

ISSUE 12 | 2021

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PROPERTY | BUSINESS | LIFESTYLE

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The Next Generation of Portfolio North

It's been a whirlwind few months since our last edition launched. Restrictions are lifting and we're slowly starting to get back to normal, big events are taking place again and it feels like there is more positivity, vibrancy and hustle and bustle about the world again.

For those who aren't aware, I have an exciting dual-role in that I am proudly the Commercial Editor of Portfolio North, overseeing the growth and strategy of the magazine, sales and editorial with support from content executive Sophie, the extremely talented design specialist Paul Macdonald, The Social Co. supporting with social media and an outstanding website team. My other role is Head of Marketing for Bradley Hall Chartered Surveyors and Estate Agents, which includes all things print media and PR, content, social media strategy, website strategy, communications strategy, digital transformation, business development and everything in between.

Our organic reach includes a readership of 35,000 per issue, as well as tens of thousands of social media followers across both Portfolio North and Bradley Hall platforms (we recently reached a quarter-of-a-million people with a single organic post) as well as over 40,000 visits a month to the Bradley Hall website.

This experience and knowledge built through working both client-side and in publishing allows me to truly understand the requirements of our partners and advertisers and what they can achieve from their coverage in Portfolio. Not only do we provide specialist editorial writing and journalism, but also an in depth understanding of the full potential of good content, how it translates both in print and online and how it supports business strategy.

It's not enough now for content to simply tell a story, it should include support for SEO purposes, provide authentic value to its readers, speak in the corporate or brand 'voice' and also provide a variety of content opportunities for socials. Sometimes it can be used as a lead magnet, sometimes as a brand building exercise.

This is what I want to achieve for my

clients - influential and fully comprehensive, cost and time efficient content.

We've also been working incredibly hard behind the scenes over the last few months, working with The Social Co. in developing our social media presence while also working with the best website experts to create a brand-new standalone website for what is officially now Portfolio North. I am also excited to launch our latest video advertising campaign at STACK Seaburn and Newcastle and on the in-car media screens for BlueLine Taxis - putting us in front of approximately 320,000 people every week.

Whilst we continue to be a quality print-led publication, we also recognise the importance for an online and digital presence for both the profile of the magazine and, importantly, the benefits for our contributors and advertisers. There are so many digital marketing opportunities - and both Bradley Hall and Portfolio are each in the process of their own exciting and significant digital and technological evolutions. One of my priorities is ensuring that our reader experience is consistently improving, that we are welcoming more readers and website visits and ultimately supporting our partners and advertisers to the highest standard.

In other news, Portfolio's expansion to Leeds and Manchester has developed following the launch of the Bradley Hall offices within these major cities. Our teams and offerings are growing exponentially as demand for our services in the area grow, which has allowed me to meet some fantastic businesses in these cities over the past few months.

In addition, my team and I are also delighted to be supporting our clients in their own PR and Marketing, creating online and print content for Magna Homes and Riverview Business Centre amongst others. We enjoy using our own

experience and expertise to support both Bradley Hall and Portfolio clients to build their own profiles and presence, allowing us to provide a full-service approach.

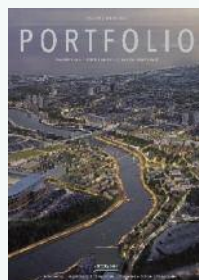
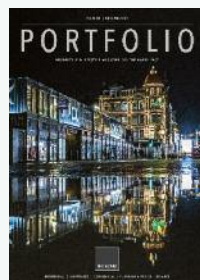
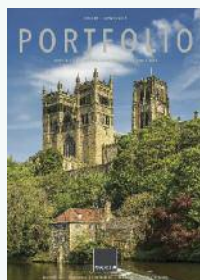
With restrictions now lifting, we are now looking forward to hosting our sold out big annual festive fundraiser which, since its launch a few years ago, has raised over £70,000 for local charities including Marie Curie, Daft as A Brush and Heel and Toe Children's Charity. As well as supporting a range of local charities, we are of course looking forward to spending time with 400 of our clients, partner organisations and colleagues from across our branch network.

Our last fundraiser raised over £25,000, and we look to double that this year with support from our sponsors. Portfolio advertiser and the Headline Sponsor of our fundraiser, West Nautical, has kindly donated a two night stay on a superyacht in the South of France, which will provide the headline auction prize of the evening.

Last but certainly not least, I am proud to include Sunderland City Council's projects once again, as well as Inn Collection Group, The Social Co., Performance 28, Karpel Mills, The Muddler, West Nautical, Glass & Mirror Solutions, Consult North, Belvedere Residential & Commercial Services, Aston Walker Developments, Magna Homes and more.

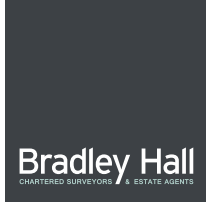
Following our recent and significant growth and activity, I am delighted to bring you all the next generation of Portfolio Magazine, Portfolio North. Thank you to all of our partners, advertisers and readers for your continued support. I hope you all enjoy reading.

Cassie Moyle
Commercial Editor
Portfolio North



PORTFOLIO

NORTH



THE INN COLLECTION
GROUP

**City of
Sunderland**

**Sunderland
City Council**



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Please remove the front cover to recycle.

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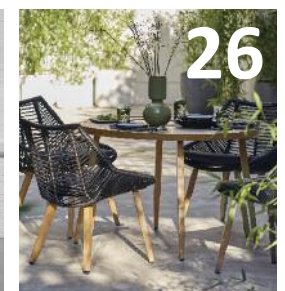
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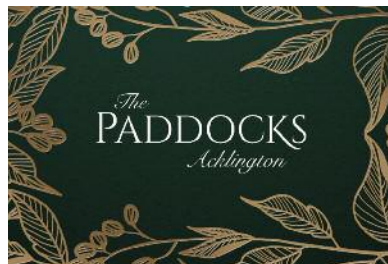


DEVELOPMENT OF NEW NORTHUMBERLAND HOMES BEGUN

An established North East development firm has started works on its latest new home development within the beautiful Northumberland village of Acklington.

Bondgate Homes has announced The Paddocks development of twenty-one exclusive homes is due to be completed by Autumn 2022, with the first plots due late Spring 2022. The properties are being marketed by leading North East Chartered Surveyors and Estate Agents Bradley Hall from their Alnwick operation.

With uninterrupted views of the countryside and accessible transport - links to the nearby bustling town centres of Morpeth and Alnwick as well as the coast, city and the airport, and a great deal of local history, The Paddocks will provide a stunning location to call home.



Rachel Trew, Project Development Manager at Bondgate Homes, said: "The Paddocks development has been

specifically designed to preserve the heritage and beauty of the natural landscape, retaining as many of the existing hedgerows and trees as possible, adding privacy to the gardens and creating a truly beautiful unique setting for this new-build development.

"Positioned in an area of great local history, the site holds a special place in many people's hearts and the developers were keen to incorporate these aspects into their design plans. The preservation of the hedgerows protects and enhances the ecology onsite whilst also maintaining the land's heritage as Burgage plots, these



and shops. Acklington has previously been crowned as Northumberland Village of the Year - the village itself is quaint, with a parish church, train station, and plenty of nearby beaches perfect for coastal walks or picnics at the weekend. Around the village there is a range of walking, cycling, and running routes for those wishing to stay active while appreciating everything the rural and coastal landscape has on offer.

Historically Acklington is a village of reinvention and transformation. From farmers to colliers, before reverting to farming once more, the landscape and countryside of Acklington is some of the most attractive in the area. With Neolithic ring carvings, Bronze Age Human bones, Iron age settlement and a relic of a major Roman road, the area is filled with history and artefacts dating back thousands of years. When the Normans arrived, they built Warkworth Castle on the beautiful coastline in the 12th Century. The castle and hermitage are still in great condition for visitors and are perfect for a day out with the family.

Acklington has also been the home of RAF stations housing Spitfires, Hurricanes, and other notable fighter jets since 1918 and has also played a major role in the Second World War. Later a housing estate was built on the east side of the village to accommodate the officers and their families, today the accommodation still exists and is referred to locally as 'The Married Quarters'.

Today Acklington is a village of enterprise: from a multi-million-pound turnover generated at Acklington Auction Mart, to smaller specialist businesses like Morwick Dairy Ice Cream, and the family run brewery, Rigg & Furrow.

For more information please visit
www.bondgatehomes.co.uk,
 email info@bondgatehomes.co.uk
 or call Bradley Hall's Alnwick office
 on 01665 605 605 or email
alnwick@bradleyhall.co.uk



The Paddocks is a collection of six different house types, each type beautifully designed to suit contemporary living while incorporating a traditional Northumberland style. Bondgate Homes is passionate about supporting the local economy in using materials sourced from the North East, and the Paddocks will be no different. Considering the unique setting of the site and generous plot sizes, The Paddocks is set to be a hugely popular development.

Bondgate Homes has appointed local construction firm AstonWalker Developments Limited to build these outstanding family homes. The firm has a wealth of experience within the construction industry, working for Five-Star Housebuilders and Tier One Contractors with the aim to continue their success.

Acklington village is situated south of Amble and Alnwick, north of Morpeth and Newcastle, just inland from the coast of the picturesque North Sea. Nearby villages of Felton, Guzyance, Warkworth, Swarland and Thirston are in the immediate vicinity that offer a range of local services and facilities such as schools

plots also known as seven fields date back to Medieval times. In more recent years the land was used as horse paddocks hence the development aptly being named 'The Paddocks'."

The development will have 21 homes for sale including a mix of three and four bedroom detached houses and a selection of three bedroom traditional and dormer style detached bungalows as well as four affordable homes that will be available for shared ownership sale with Heylo, the UK's leading part-ownership housing provider.



THE REGION'S NEW BUILD SPECIALISTS

Take a browse through some of the impressive new-build developments and properties which are currently available through Bradley Hall's established North East branch network.

OLD REGISTRY

MORPETH

The Old Registry is home to nine individually styled, two bedroom homes, including a superb duplex apartment, together with three, one bedroom apartments offering options for all tastes. The Old Registry has been sympathetically restored to keep the rich depth of features of this historic property whilst at the same time creating twelve beautiful, spacious modern apartments to live in.

Prices from £170,000

morpeth@bradleyhall.co.uk 01670 518 518



MEADOW VIEW

LONGFRAMLINGTON

A development based in the quiet and peaceful village of Longframlington. This development has been specifically designed to attract the discerning buyer seeking something different in a new home. Available as four bed and five bed properties and perfectly located to take advantage of all the beautiful Northumbrian coastline has to offer.

Prices from £570,000

morpeth@bradleyhall.co.uk 01670 518 518



LAST PLOT REMAINING **WEST CHEVINGTON FARM** WEST CHEVINGTON

The estate comprises 21 stunning, rustic-style and carefully planned homes, on generous sized plots, accompanied by landscaped communal spaces and car-friendly access. A total of nine barns, modelled on the original working barns of the farm, and twelve new homes, designed to accompany the original structures, make up West Chevington Farm.

Price £550,000

morpeth@bradleyhall.co.uk 01670 518 518

COMING SEPTEMBER 2021 **SHEPHERDS QUAY** NORTH SHIELDS

Experienced developer Ian Stewart is leading the 'Shepherds Quay' project to build 49 apartments and one townhouse in three complementary blocks on the site of a former rubber factory on Clive Street. The completed homes will be marketed by Bradley Hall Chartered Surveyors and Estate Agents.

gosforth@bradleyhall.co.uk 0191 284 2255



COMING SOON **MULBERRY LANE** LONGFRAMLINGTON

A luxury development of four and five bedroom homes in the popular Northumberland village of Longframlington.

Register your interest

morpeth@bradleyhall.co.uk 01670 518 518



OYSTERCATCHER WHITEFIELD FARM, MORPETH

Situated only four miles south of the popular coastal town of Amble in Northumberland the rural setting of Whitefield Farm enjoys expansive views over open countryside with the Pennines and 'Cheviot' able to be observed. With Druridge Bay and its beautiful beach only 90 seconds away by car this location is bound to be popular. The property is a four bed, and is sympathetically built in heritage brickwork with slate roofs complementing the small number of existing properties on this farm.

Prices from £579,999

morpeth@bradleyhall.co.uk 01670 518 518



WOODHOUSE MEWS

SWALWELL

Woodhouse Mews is made up of 22, two and three bedroom apartments which each offer spacious, contemporary and open-plan living. The apartments include sleek modern kitchens and bathrooms. Each apartment is completely bespoke in its layout, so viewings are highly recommended to appreciate the quality of the designs.

Prices from **£114,950**

gosforth@bradleyhall.co.uk 0191 284 2255



TWO PLOTS REMAINING SHOTTON AVENUE BLYTH

Bradley Hall is delighted to bring to market an opportunity to acquire a new build home on an exclusive development of five properties within the popular coastal town of Blyth, including a mix of three, four and five bedroom homes.

Prices from **£170,000**

morpeth@bradleyhall.co.uk 01670 518 518

SOLD OUT THE COACH HOUSE GOSFORTH

A stunning development set in the heart of Central Gosforth Conservation Area, the Coach House is an outstanding Georgian building which has been transformed into a collection of prestigious homes. This exclusive development of eight properties offers houses, bungalows and generously spacious apartments. These homes are ideally located and aim to provide contemporary living within a unique and historic building.

Prices from **£599,950**

gosforth@bradleyhall.co.uk 0191 284 2255



REGISTER YOUR INTEREST THE KILNS BEADNELL

There are 45 houses in total at the Kilns with a choice of six designs ranging from large three or four detached two storey homes as well as dormer bungalow designs perfect for smaller families or those looking to downsize. Homeowners at The Kilns have the advantage of a range of amenities within a gentle stroll as the local village is within close proximity.

Prices from **£185,000**

alnwick@bradleyhall.co.uk 01665 605 605



1 PLOT REMAINING OF PHASE 1
PHASE 2 COMING SOON
BROOK FIELDS
LITTLE THORPE

Brook Fields is on an exclusive development located in the stunning hamlet of Little Thorpe in County Durham, ideally situated between Easington and Peterlee. The development has been specifically designed to attract the discerning buyer seeking something different in a new home. Designed by an award winning local architect's practice, this is a collection of five bespoke house designs and benefits from a contemporary yet subtle design with unique exterior frontage.

Prices from £299,950

durham@bradleyhall.co.uk 0191 383 9999

SOLD OUT
CARTER DENE
LESBURY

An exclusive development of just five stone built country homes, in a superb village setting with good road links to Alnwick and local independent shops, cafes and pubs in the surrounding villages of Alnmouth and Warkworth. Perfectly located to take advantage of the idyllic country setting whilst being close to all that the North East of England has to offer.

Prices from £610,000

alnwick@bradleyhall.co.uk 01665 605 605



SOLD OUT
TOWN END FARM
BISHOP MIDDLEHAM

The outstanding development of homes at Town End Farm provides a range of opportunities which are set to include a five-bedroom converted farmhouse as well as two magnificent detached modern new build properties featuring beautiful glass openings to the surrounding countryside, which will allow individuals to create their own interior finishes to include bathrooms, kitchens, walls and flooring.

Price £360,000

durham@bradleyhall.co.uk 0191 383 9999



SOLD OUT
PARKBURN COURT
CRASTER

A development of premium new homes in the sought-after coastal village of Craster. These stylish homes have been designed utilising local materials with feature stone detailing in Winstone, quarried in Northumberland. The homes are built by local tradesmen to deliver a property that is both contemporary whilst in keeping with the traditional street scenes of this historic fishing village of Craster.

Prices from £475,000

alnwick@bradleyhall.co.uk 01665 605 605





Marley Hill by AstonWalker Developments

NORTH EAST CONSTRUCTION COMPANY CELEBRATES SIGNIFICANT CONTRACT WIN

A North East based construction company has welcomed its latest contract, taking the company over the £10m project value milestone.

AstonWalker Developments recently announced its appointment by established housebuilder Bondgate Homes to the construction of its site The Paddocks in Acklington, Northumberland. The Paddocks will boast 21 exclusive homes in the Northumberland Countryside, each completed to a high specification.

The project comes following a number of successful schemes secured across the North East including; Durham, Gateshead, North Tyneside and Teesside. AstonWalker, which has recently entered into a five year framework with Hartlepool based house builder Acland Homes, has also worked closely with several established local organisations within the housebuilding sector including POD Architects, Nicholson Nairn Architects, J C consulting and Coast

Engineering.

Directors Davie Aston and Nathan Walker set up the company in order to deliver much needed high-quality homes, which are in high demand across the North East. Directors at AstonWalker have a wealth of experience within the construction industry, working in senior and director level roles for Five-Star Housebuilders and Tier One Contractors.

Davie Aston, who has over 32 years of experience in the construction industry, said: "Our appointment to the construction of The Paddocks has been a significant milestone for AstonWalker as it takes our total project value to over £10m, which we are delighted to have reached within a short space of time.

"Our passion is to deliver high quality homes in a time-effective manner to the families and communities of the North

East, especially during a time when there is such short supply to meet growing demand. This is largely due to the fact that the industry's largest developers are restricting supply, driving up demand and subsequently causing challenges for homebuyers and smaller developers alike. Our purpose is to provide a cost and time efficient service which will meet the needs of our partner organisations and our region's homebuyers.

"Despite the activity throughout the Stamp Duty Holiday, there is still a huge amount of pent up demand for new homes. The majority of people have been stuck within the same four walls, working from the kitchen table, so the desire for more indoor and outdoor space has heightened to an unforeseen and previously unexperienced level.

"AstonWalker's mission is to deliver a



high-quality product, in an environment focussed on safety whilst ensuring the best value for our clients. We have a proven track record of delivering projects on time, on budget and to the highest standards. We pride ourselves on building relationships and working closely with our clients, consultants and supply chain. This is echoed in our core values which we instill into the everyday running of our business. We feel that we can offer our clients a more complete service than many of our competitors. We treat our contracts like we are building for a speculative house builder and we treat our clients' customers like our own, we follow a bespoke customer journey ensuring that every customer's home is not only completed to the highest standard but that any aftercare is of highest priority."

As well as The Paddocks, the company is now looking to complete Fitzhugh Court, Cotherstone, Barnard Castle. The exclusive development for Acland Homes comprises eight luxury four bedroom detached properties and is constructed from locally sourced natural stone, slate roofs and handmade, hardwood timber doors and windows, ensuring this development is in keeping with existing properties in this local conservation area. The partnership is continuing with both companies planning to start various projects across the North East in forthcoming months.

The firm has also submitted planning for a £1.5m project including two luxury contemporary five-bedroom homes for private sale situated in an acre of woodland in Marley Hill.

As well as its large project work, its

small works division was employed to carry out all joinery and roofing works on two exclusive Dormer Bungalows on Worset Lane, Hartlepool.

Nathan Walker, co-founder and director of AstonWalker, has over 18 years of experience in the industry, most recently as Commercial Director. He said: "We offer a range of services in order to provide effective solutions to meet our client's needs. We are able to act as Principal Contractor to carry out construction works, employing an expert team to ensure all aspects of the project are managed effectively and coordinating all parties to ensure that the project is delivered on time, on budget and to the highest standards. Our expert management team will employ all of the required subcontractors and liaise with the architect and engineer to ensure a smooth delivery.

"One of our core values is our belief that working in partnership is the best way to deliver a successful project. Engaging with us at conception stage means that we can bring our wealth of experience to the table. We can help to develop your project ensuring it is built in the most cost-effective manner and deliver the best outcome.

"We are open to discussing joint ventures with developers and landowners who may wish to benefit from our expertise in developing a scheme. Joint ventures and partnerships are a great way of delivering a project whilst sharing the risks and gains of a development."

To support its current and future growth, the company has also launched a new website which includes details of its projects and updates from the firm.

For more information please visit
www.aston-walker.co.uk



AstonWalker Directors Nathan Walker and Dave Aston.





SOUTH PARK HEPSCOTT Detached Family Home

GUIDE PRICE £1,350,000

EPC Rating E

 X 4  X 2  X 3

Bradley Hall is delighted to welcome to the residential property market this rare example of an impressive stone built family home, constructed in the 1930's in a 'Georgian Villa' style. This outstanding property has been the subject of much renovation and modernisation by the current owners whilst retaining many features of its period. Situated within a mature plot of just under 1.25 acres and surrounded by trees, with a secure gated entrance this lovely property offers a high level of privacy.

The spacious accommodation is spread over two floors and is accessed through a timber gable portico porch leading to a spacious welcoming vestibule with an inglenook housing an original working fireplace, ornate coving, and a staircase to the first floor.

To the rear and above the treble garage

block is a separate annex ideal for a number of uses incorporating an open plan living/kitchen area with a range of high gloss units, work tops, central breakfast bar isle, four ring ceramic hob with splash screen and extractor hood, oven and grill unit, fridge/freezer, dishwasher and washing machine and laminate flooring throughout. The property also boasts a fully tiled wet room with walk-in shower, vanity unit with wash basin and WC. On the first floor is a large bedroom area with sloping ceiling, skylight windows and an atrium window to the front. Subject to permissions this accommodation would be ideal for a family member or as a holiday let.

Well suited to a range of potential purchasers, this charming family home offers easy access to the historic market town of Morpeth where a range of

traditional shopping and national retailers can be found, schooling for all ages is available locally, Morpeth also offers many bars/restaurants and leisure facilities, transport needs are catered for by local buses and the A1 trunk road gives vehicle access to the region north and south and beyond. Morpeth also has a mainline rail station on the East Coast Line to Newcastle, Edinburgh and London. For commuters Newcastle City Centre and Newcastle International airport are both approx. 18 miles away.

Morpeth
01670 518 518
morpeth@bradleyhall.co.uk

www.bradleyhall.co.uk

THE GRANARY

RAMSHAW

Spectacular Equestrian Property

GUIDE PRICE £695,000

EPC Rating C

X 3 X 3 X 2

Seldom does the opportunity arise to purchase a spectacular equestrian opportunity suitable for a variety of uses and situated in a beautiful parkland setting on the outskirts of this well-established Market Town.

The Granary not only provides a delightful stone-built luxury convert barn with formal gardens but also the added benefit of a concrete courtyard and detached barn with workshop, three tack rooms, six loose boxes, wash area, wc facilities and laundry room. The long driveway from the country road dissects the paddocks which in total extend to around five acres. The cross-bar fencing adjoining the driveway adds to the grandeur of the opportunity and leads to the courtyard parking and driveway to the detached double garage.

Internally, The Granary has been finished to superb standard and boasts an entrance hallway with cloaks/wc, inner hallway with steps to first floor, access to

an impressive formal lounge with a two storey gable glazed window and French doors leading to the courtyard. Following on through the hallway is a breakfasting kitchen with a granite work tops, oak island and a Belfast sink, utility and bedroom three with en-suite. At first floor there are two further bedrooms both with en-suites and a study/landing/bedroom four (not created but potential). This home benefits from underfloor heating via a heat source pump, in total the house extends to over 1,850 sq ft.

Ramshaw is a small village situated approximately four miles to the West of Bishop Auckland and is a mainly rural area with an excellent village school with a high Ofsted rating. The Granary has the best of both worlds, offering a unique country location with easy access to superb bridle paths for hacking out, without being too remote and with easy access to local amenities, shops and leisure outlets. Bishop Auckland and Auckland castle has

seen significant investment over the years and becoming a huge tourist attraction with the opening of the castle and theatre (Kynren). The property is also close to Barnard Castle, Raby Castle, Bowes Museum and Hamsterley Forest which is excellent for horse riding.

An opportunity not to be missed and one we would strongly recommend an early viewing.

Directions: From West Auckland 688 take the 68 heading north at The Manor House Hotel, after half a mile take next Left signposted Morley/Butterknowle. Take next left signposted Ramshaw. The Granary can be found on the left after half a mile looking for crisscross fencing going down the drive.

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0191 383 9999

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RED LODGE

SUNNISIDE LANE, CLEADON, SUNDERLAND

Six bedroom detached house

GUIDE PRICE £799,999

EPC Rating D

 X 6  X 3  X 2

Properties in this desirable location on the outskirts of Sunderland seldom come to the market and when they do, are always popular due to the size of the houses, closeness to local amenities and countryside views across the Cleadon Hills and beyond.

This particular house has the benefit of being situated towards the northern aspect of Sunnyside Lane in a peaceful location and accessed via a block paved entrance driveway. The house also enjoys south easterly facing rear gardens and a paved patio area with the gardens having matured and grown over the years providing a degree of seclusion and privacy. The house also has the benefit of a private driveway, single garage and superb lawned gardens with extensive rural views.

The modernised and extensive accommodation on offer does not disappoint when viewed and provides a number of rooms on the ground floor off the main reception hallway. The bay windows to the front have a master bedroom with en-suite. Additionally, lies a further two bedrooms as well as an extensive open plan fully fitted kitchen/ diner/ family room with feature fireplace and door leading to the rear paved sun terrace. To complete the ground floor accommodation, there is a spacious lounge with French doors leading into the garden, family bathroom, cloaks/W.C, utility with access to garage. A staircase provides access to the first floor where there are three bedrooms and a family bathroom in addition to a large storage cupboard. In total the house extends to

over 3,000 sq ft of GIA.

There is a paved driveway in addition to a single garage. The paved walkway and drive to the front, border Sunnyside Lane itself with large and mature trees providing an element of privacy from any passing pedestrians. The rear garden is quiet, private, south east facing with views across Sunderland including the Northern Spire Bridge and beyond. The garden has a brick-built BBQ, extensive lawned area which has the benefit of mature borders in part and a greenhouse.

Sunderland
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THE FIRST SDLT HOLIDAY HAS DRAWN TO A CLOSE; HOW IS THE HOUSING MARKET ADJUSTING?

Matt Hoy, Director of Estate Agency,
Bradley Hall Chartered Surveyors and Estate Agents

The UK Residential Market Survey is published monthly and is used by the government, the Bank of England and other key institutions, including the IMF, as an indicator of current and future conditions in UK residential sales and lettings markets. The July 2021 publication states; “[These] results signal a slightly softer month for new activity across the housing market, which is perhaps unsurprising following the start of the phasing out of the Stamp Duty holiday from the end of June. Even so, the lack of stock available at present continues to underpin house price inflation, with the headline metric on prices showing minimal signs of easing over the latest survey period.”

The North East has experienced consistently high levels of demand across all price points in the post-pandemic market, including seven figure price points - which historically haven't been the fastest moving in the region. Each of our branch network offices have reported significantly quicker sales of the stock at all levels, with many homes selling in excess of asking prices, and heightened demand for larger more expensive homes – with Bradley Hall Gosforth, for instance, recently selling a home marketed at £3,000,000 within just four weeks.

Many homebuyers are moving to acquire more space – having realised the shortcomings of their existing accommodation when ‘locked down’ into their homes amid pandemic restrictions. With home and hybrid working, many require more room and separate office space to enable a work-life balance. This shift in working arrangements has also allowed people to choose the location of their new home more freely, with many moving ‘further out’ to enjoy open spaces and the ability to get more for their budget.

The freedom to move away from major cities has also impacted London's

monopoly on high value homes. The North East has experienced a 11.8% growth over the past year, in comparison to 5.3% in London. Sales above £1m have dropped by around 10% in London, while sales above £1m elsewhere have grown by almost the same amount. Property in the North East is in high demand – and in our experience more buyers than ever coming from other areas of the UK to set up home in areas such as Durham and Northumberland.

Search Acumen has reported that almost one in five home purchases across England and Wales are now valued at £500,000 or more. This compares with just 11% in 2018. Sales have been boosted to record levels and UK house prices are rising at a rate of 10% annually. Properties priced over £1m make up 3% of sales, up from 2% in 2018.

Changes in spending habits certainly increased the ability to save and spend on property. The Commons Library Briefing reports; “Overall, household savings have increased since the pandemic began. The Bank of England estimates that households built up more than an extra £125 billion in savings from March 2020 to November 2020, and this increased to over £200 billion by June 2021.” This has

most definitely allowed many people to prioritise moving home, despite the rise in house prices.

Notwithstanding the end of the SDLT holiday, we continue to experience a rise in house prices due to supply scarcity, low interest rates, and government support for homebuyers. For the time being, while there was an inevitable tailing off in frenzied demand after the higher-tier Stamp Duty holiday ended, those who are listing are still selling quickly and for healthy prices, and there are no immediate signs of house price growth slowing.

Now is a great time to take advantage of low supply and heightened demand by selling, but it's a double-edged sword, homesellers may enjoy the frantic bidders competing for their home, but when looking to secure an onward purchase should expect a similarly competitive environment, with properties frequently achieving higher than asking prices.

To speak to a property expert about selling your home please visit www.bradleyhall.co.uk to find your nearest branch.

PERMANENT
MAKEUP
PEACHY BROWS

Academy

PEACH PERFECT

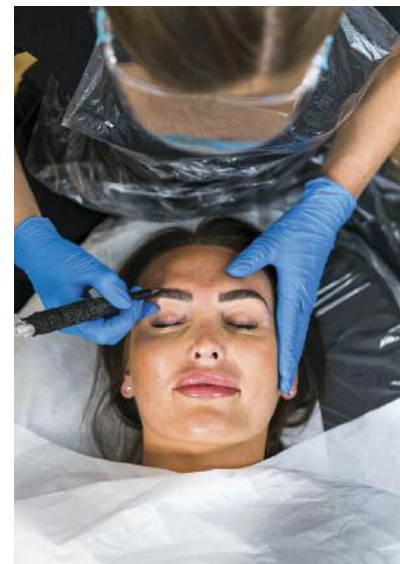
Peaches Graham, founder and leading artist at Just Peachy Brows, is passionate about empowering both men and women to develop their confidence through the use of permanent makeup. When Peaches created Just Peachy Brows four years ago, she was determined to ensure that everyone left her clinic feeling more comfortable in their own skin, and she has big plans to expand the business to educate other practitioners in the same field.

Peaches is truly an expert in her industry, after undertaking the highest-level training courses possible within this specialist industry, including VTCT Level 4 Microblading, Brow Lamination qualifications, and more recently Level 4 ITEC VTCT Micro Pigmentation, Microblading and Nanoblading qualifications. Before undertaking these specialist qualifications, Peaches studied BSc Hons Science & Sports Medicine at the University of Leeds, and then continued to expand her medical knowledge at the University of Northumbria.

Peaches offers a range of beauty solutions that aim to enhance each client's natural features. Peaches' services include: ombre eyeliner, lash line enhancement, ombre brows, combination brows, nanoblading, microblading and machine method lip blush ombre

tattooing, brow regrowth and reshaping, brow lamination, and salt and saline Tattoo Removal. Peaches is expertly qualified in all of the services she offers, thanks to her dedication to advanced SPMU training courses, lip masterclasses, and a passion for keeping up to date with the latest techniques within a rapidly changing cosmetic field.

Peaches offers semi-permanent beauty solutions for all, but she also makes it her aim to give those with hair loss or hair thinning an option to regain their eyebrows and lash line. Expert hair loss solutions are available for those with a range of causes including, but not exclusive to; alopecia, chemotherapy patients, those with hypothyroidism and thyroid disorder. Similarly, Peaches wishes to assist women who experience any hair loss or hair thinning that may have occurred due to hormonal reasons



importance for anyone wanting to expand their practising beauty knowledge, especially due to the growing popularity of this treatment.

Another incredibly popular brow trend is also offered through this new educational programme. Brow lamination is perfect for untidy brows and is a rapidly growing trend due to the influence of celebrities such as Rosie Huntington-Whiteley. The process involves the straightening and placing of the brows into the clients preferred position, this will give the brow a fluffy and fuller effect without adding any more hair to the brow itself. It is recommended that this process occurs every 6-8 weeks to allow the brows to continue to look lifted, voluminous, and full. This is a skill that all brow enthusiasts need to try if they are wanting to make their mark in the beauty community.

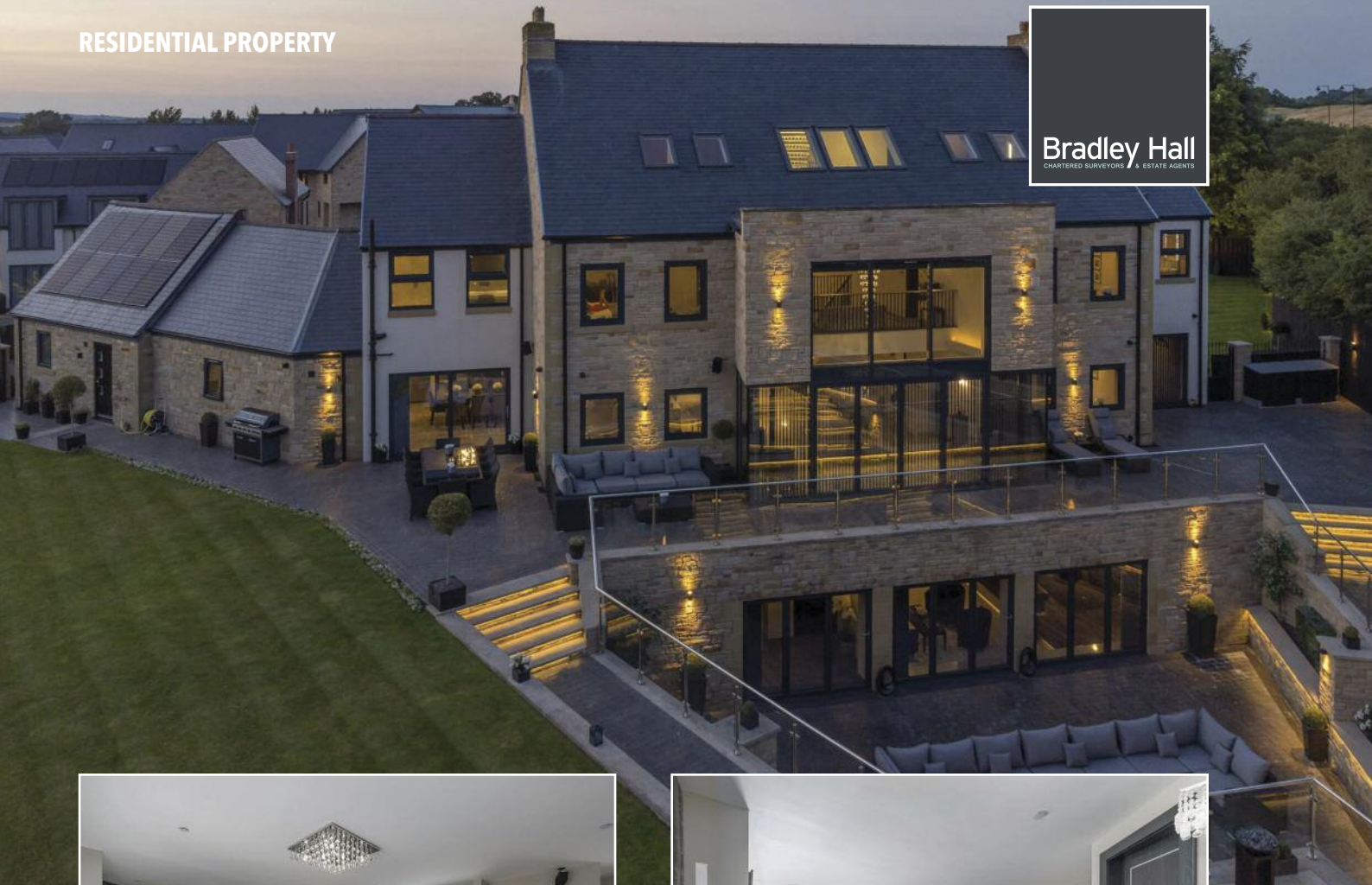
Lip blushing is a form of semi-permanent cosmetic tattooing which enhances and balances the shape and colour of the lip giving the appearance of more natural, but full and defined healthier lips. The procedure is particularly good for scarring on the lips, pale pigmentation and mature lips that lack elasticity and can help individuals who may suffer with conditions such as bell's palsy, to assist in the balancing of the lips symmetry. For all of treatments available at the Just Peachy clinic, the website offers detailed information regarding what you can expect when undergoing this treatment, as well as how long it lasts, and the do's and don'ts you should prepare for before attending your appointment.

Salt and saline tattoo removal is another service offered at the Just Peachy clinic. This method of tattoo removal is a safe, simple, and a natural way of removing permanent tattoos that could be old or new. The process allows the skin to gradually lighten until the original tattoo has been totally removed, as if the tattoo were never there. Information will also be online and released soon for the upcoming training courses and dates.

Currently based in Cleadon, Peaches looks forward to expanding her business further with other programmes and treatments in future. Peaches' offers a 'confidence from within' approach for all that enter her studio and hopes to continue this going forward.

P/B

**Book your treatments with the Just Peachy Clinic at www.justpeachybrows.co.uk
Follow Peaches at @justpeachybrows on Instagram**



AUGUSTA

RAMSIDE PARK, DURHAM
 Six Bedroom Detached Property

OFFERS OVER £2,000,000 EPC Rating D

 X 6  X 5  X 6

This truly spectacular modern mansion is situated in what has arguably become one of the best residential locations, on an exclusive development of only a handful of individually built mansions.

Augusta however is located in the corner of the estate and accessed via a long driveway between houses as well as occupying a large plot extending to around 0.5 acre of formal grounds, within walking distance to the surrounding golf courses. The facilities within the Ramside complex are close by, which can be accessed through a residents only coded gate. Members can enjoy two 18-hole golf courses, driving range, superb club house

facilities, a spa, gym, and swimming pool complex as well as the 4-star hotel with its range of restaurants. The estate has, in effect, established itself with a 'country club' feel and the future plans for Ramside Hotel and Spa will create even bigger and better facilities for the use of the hotel residents and residential owners.

Located only 2 miles to the East of the Historic city of Durham, Augusta, not only provides a country feel but has the benefit of excellent communication links via J62 of the A1(M) as well as train services on the east coast mainline from the city's main train station for locations

throughout the country. The Castle and Cathedral complex within the city have a World Heritage status and the city itself provides a delightful mix of shops and leisure facilities together with boating on the river and country walks, running and bridle paths dissecting the green open space and woodland seen in abundance all on your doorstep.

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TRENDING OUTDOORS AND IN FOR SUMMER 2021 JAPANDI

Create an outdoor oasis, with styling and gardening advice from the experts at Dobbies

Tokyo 4-seat set £999.
Also shown:
Mardi Gras cushions, £19.99;
Gemstone smoke
tumbler glass, £3.99;
Barley pots, from £6.99.

Where East meets West, one of the top trends for 2021 will bring some cool shades of calm to your home, both inside and out.



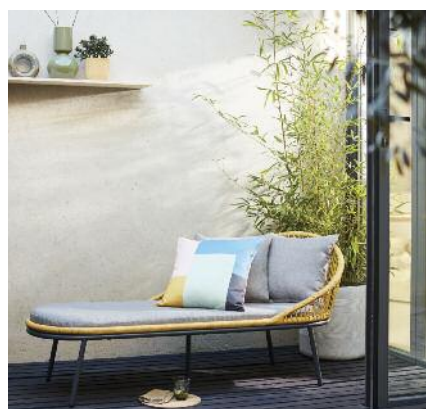
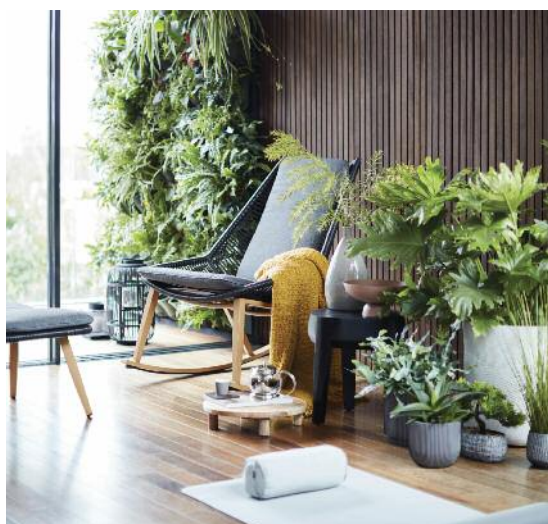
Bamboo bench £399 (includes side table, not shown);

Not your average garden centre, Dobbies 'Simple Serenity' collection is effortlessly stylish, embracing the core design traits of Japanese and Scandinavian design.

Find indoor accessories that can be used to layer up an outdoor room alongside statement pieces that break the garden furniture mould. The range includes the Tokyo Rocking Chair and Stool, the ultimate laid back lounger, it's sure to look just as good in the garden as it will in the living room

Outdoor Living Buyer at Dobbies, Lynsey Abbott, said: "This is an understated look that will work perfectly to create your very own calm cocoon that's free of all distraction. The colour palette for this trend includes a mix of cool grey, bamboo and undertones of anthracite. The neutral shades of Simple Serenity mean it works well in any space, with a variety of outdoor furniture sets to choose from in the range, so you can tailor the design to the size of your garden."

Tokyo rocker and stool £399



Lina chaise longue £299

Horticultural Director at Dobbies, Marcus Eyles, provides his top tips to create your very own zen garden...

Compared to cottage and country garden style gardens, this style of outdoor space is uncomplicated and paired back, they don't feature a lot of different flowers, creating a sense of peace and tranquillity. The aim is to create a space with a modern feel - light and clean lines are important when it comes to establishing a sense of zen.

The look works well in small to medium sized spaces, from pots on balconies to raised beds and patios in back gardens. They are often fairly low maintenance.

When planning the space, look to create a neat, organised structure with simple planting schemes and choose neutral, natural colours, such as lush leafy greenery, white flowers and silver, grey foliage. Tall sculptural plants will add height and work well in groups.

Get the look, plants and foliage that work well for zen style gardens

- **Ornamental grasses:** Larger foliage types such as Miscanthus and Pampas grasses (Cortaderia) or for ground cover then the blue Festuca glauca
- **Hardy evergreen ferns:** Including slow growing tree ferns, Hart's-tongue fern (Asplenium scolopendrium) and Wood Fern (Dryopteris)
- **Architectural foliage:** Plants such as Bamboo (Arundinaria), which can be used around to frame the outside edges of gardens or to add some extra privacy and create zones or areas within a space
- **Plants with large grey/silver foliage:** Such as super soft Senecio 'Angel Wings' or Brachyglottis
- **'Sunshine'** which produces bright yellow, daisy-like flowers in June and July
- **Flowering perennials:** Attracting bees, butterflies and insects, plants such as Echinacea, Butterfly bush (Buddleia) and Foxgloves (Digitalis) for a pop of colour

Shop the look...



**Jari off-white vase
£34.99**



**Marian stoneware
vase £12.99**



**Colour block cushion
£12.9**



**Utilla green vase
£29.99**



**Tokyo rocker
and stool £399**

Tokyo 4-seat lounge set £999



To browse the online collection and find your nearest store, visit [dobbies.com](https://www.dobbies.com)

To find out more about seasonal gardening advice, visit: www.dobbies.com/ideas-advice

Listen to the Dobbies gardening podcast for more expert advice and trend insights, available on Apple Music and Spotify: www.dobbies.com/content/podcast.html

For information on virtual events hosted by Marcus Eyles, with his gardening tips and advice, visit: www.dobbies.com/content/events.html



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We're looking for luxury holiday homes in Northumberland to join our exclusive portfolio

As the leading independent agent for luxury holiday homes in Northumberland, Coquet Cottages have grown steadily over the last 24 years from just one holiday cottage to 140 beautiful holiday homes across the most enviable locations in the county.

Each holiday home has been hand-picked to allow our expert team to ensure your investment can perform to the best of its potential, working alongside our brand guidelines. Unlimited support and guidance is given to our clients, 7 days a week, allowing us to provide the best service to our loyal customers.

Whether you are looking to purchase your first holiday home or you already own a holiday let and would like to improve your occupancy levels, we would love to see how we could work together to make the most of your investment.

At Coquet, we market only the very best quality accommodation in Northumberland. All properties are officially graded 4* or 5* by Visit England – ensuring every property has recognition and promotion of the high standards.

We work with owners who have a professional and friendly approach, take pride in achieving high standards of presentation and enjoy making a holiday extra special and memorable.

From the moment you become part of our Coquet family, our Client Services team will work personally with you, getting to know your property inside and out and guiding you on how to provide the very best service.

"I am enormously grateful for the very personal service I have received from Coquet Cottages, both in helping to start up my business and throughout this difficult last year. Their expertise, ongoing support and information has ensured that I have complied with all the statutory requirements resulting from the pandemic but also benefited from government grants and high levels of bookings when allowed. I would definitely recommend them to others."

Owner of Piggyback Cottage

Considering investing in a holiday home?

If you're looking to buy a holiday property in Northumberland, our Client Services team can provide advice on the best areas to invest in, up and coming areas to consider and also some home truths! We can advise on what our customer base are looking for in their holiday home, such as the internal facilities and layouts and

nearby amenities.

As we have direct experience of owning a holiday home ourselves, we're able to advise and guide on the operational side of running your holiday home remotely. This includes housekeeping services, maintenance and overall presentation.

Once onboard, you could see your property on the website within 48 hours. We can advance market your property as long as 6 months in advance, should you be working on a longer project. This allows us to build up momentum, ready for your photos to go live, and build up some hype and interest from our current and new customer base, potentially securing valuable bookings ahead of opening.

Our carefully planned marketing and advertising strategy, combined with extensive knowledge of the market and ability to nurture our client base allows us to maximise the potential of your property to provide an excellent return on your investment. Simply check out the level of bookings on the availability calendars online to see how successful your holiday home could be.

Please contact our Client Services team today and allow us to inspire you to strive for the best.

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DEMYSTIFYING MORTGAGES WITH BRADLEY HALL'S MORTGAGE TEAM

Purchasing a property or moving home is certainly one of life's most significant milestones - but it can also prove to be a nerve-wracking, confusing and stressful process when 'going it alone' without professional support. Before you start looking for your new home, whether you are a first-time buyer, looking to re-mortgage, move home or to purchase your next investment, it is important to choose the right path which will ensure the best financial outcome for you. Bradley Hall's mortgage team answers your questions on mortgages.



Q. What first steps should I take?

A. Figuring out how much mortgage you can afford will dictate your entire property search. Comparing mortgage rates will give you a rough idea of what interest you may pay, and by using a mortgage calculator you could figure out roughly what your monthly payments may be.

Lenders will also consider a range of personal and financial circumstances which will impact the amount of money they offer you. Therefore, figuring out your actual affordability is more complex than the usual mortgage calculator and can be a rigorous process with a range of small details which will impact your final mortgage in principle.

An agreement in principle is the indication of how much you could borrow, based on your income, spending and debts, which will allow you to consider properties within your budget.

You should also begin research into which solicitor or conveyancer you will appoint in due course.

Q. What will I need to apply for a mortgage?

A. Ensuring you are on the electoral roll will support your credit rating.

Make sure you review your credit file. If you think information on your file is wrong, ask your bank to correct it or challenge it with the credit reference agency. Any errors on your credit file can lead to your application being rejected.

Ensure your paperwork is ready. When you apply for a mortgage, lenders will look at your income and outgoings. To prove your income, you will usually need to show pay slips and bank statements from the last three months. If you are self-employed, you will need copies of your tax return and business accounts.

Make regular card payments. Make sure you avoid missing card payments or paying late by setting up direct debits. Keep your financial circumstances as stable as possible in the months running up to an application and try not to apply for any new credit accounts.

Q. Can you tell me more about the different ways to repay a mortgage?

A. A repayment mortgage: your mortgage payment covers the interest and helps to reduce the overall amount which you owe.

An interest only mortgage: your mortgage payment only covers the interest on what you owe. At the end of the mortgage, you pay off the amount you have borrowed using savings or investments built up during the mortgage period.

Q. Is there any support to help me get onto the property ladder?

A. There are a number of options which can be used to help first time buyers onto the property ladder, each supporting different circumstances and affordability levels. Options include the Help to Buy: Equity Loan, Help To Buy ISA, the Right To Buy scheme for council housing tenants, Shared Ownership and The Mortgage Guarantee Scheme.

Q. What is the mortgage guarantee scheme?

A. The mortgage guarantee scheme is designed to increase the appetite of mortgage lenders for high loan-to-value lending to creditworthy customers. It will provide lenders with the option to purchase a government guarantee that compensates them for a portion of their losses in the event of foreclosure. The government will charge a commercial fee for the provision of this guarantee.

The scheme allows you to get a mortgage with just a 5% deposit and the 95% mortgage offering will run for 18 months until December 2022. You must have a regular income, a good credit rating and show that you can afford the monthly mortgage repayments.

Q. What is the help to buy scheme?

A. Help to Buy is a government scheme which will run until 31 March 2023 to help first-time buyers get a property with just a 5% deposit. You can borrow 20% of the purchase price (40% in London), interest free for five years. Terms and conditions apply.

If you would like to find out the best mortgage options for you, please contact the Bradley Hall Mortgages team on 0191 260 2000 or email mortgages@bradleyhall.co.uk

Your mortgage is secured on your property. Your property may be repossessed if you do not keep up repayments on your mortgage.



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SPRING COTTAGE

STANNINGTON

Three Bedroom Bungalow

OFFERS OVER £650,000

EPC Rating D

 X 3  X 3  X 2

Bradley Hall is delighted to offer a very rare opportunity to acquire this impressive stone built three/four bedroom detached bungalow. This charming home occupies a generous private plot of just under ¼ of an acre and is situated within the heart of the peaceful village of Stannington.

From the welcoming tiled entrance porch, the spacious hallway with half panelled walls, dado rail and polished timber floor gives access to the living space and an internal hall to the rear. The spacious dual aspect sitting room with a feature stone fireplace and hearth, inset bookshelves to the alcoves, polished timber floor and coved ceiling has double doors into the hallway. The dining room

with a tiled a floor is open plan through an arch to the kitchen which offers a good range of bespoke oak units with granite worktops, upstands and complimentary tile areas, a four burner gas hob with extractor above, double oven and grill, one & a half bowl sink unit with mixer tap, tiled floor, and spotlights to the ceiling.

To the rear is a charming garden room with tiled floor overlooking the rear garden leading to a fitted utility room with base and wall units, laminate flooring and a cloakroom/WC, doors leading to the front garden and the double garage with a useful workshop to the rear.

The master bedroom and guest bedrooms both have en-suites and there is a family bathroom, a further bedroom,

and a study/fourth bedroom to the rear with access to the garden.

The picturesque Stannington village has a local first school and a Village Hall and the well-known traditional country pub/restaurant "The Ridley Arms" is close by. Stannington is ideal for commuters situated near the A1 trunk road giving vehicle access to the region both North and South.

Morpeth
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GOOD DAY
STUDIO

Credits:
Studio - Good Day Studio
Stylist - Sally Minns
Styling Assistant - Ellie Baxter
Photographer - Samantha Orton
H&MU - Victoria Holdstock

SUMMER STYLE

North East based award-winning stylist and founder of Good Day Studio has teamed up with Fenwick to create these summer looks exclusively for Portfolio Magazine.

Fenwick



Jacket - COS
Trousers - COS
Trainers - Russel & Bromley
Bag - A.P.C
Jewellery - COS



Knitted Vest - COS
Trousers - Max Mara
Shoes - Carvela
Bag - Danse Lent
Necklaces - Sif Jakobs
Rings - Sif Jakobs
Bracelet - Tutti & Co



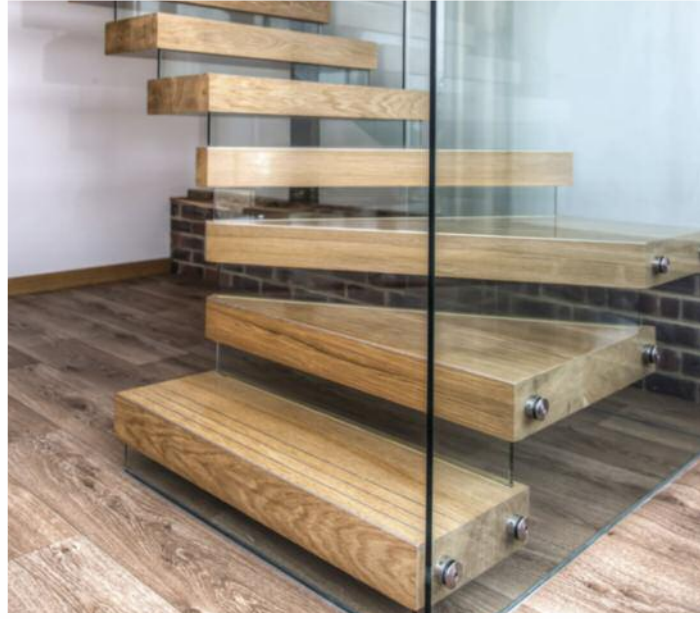
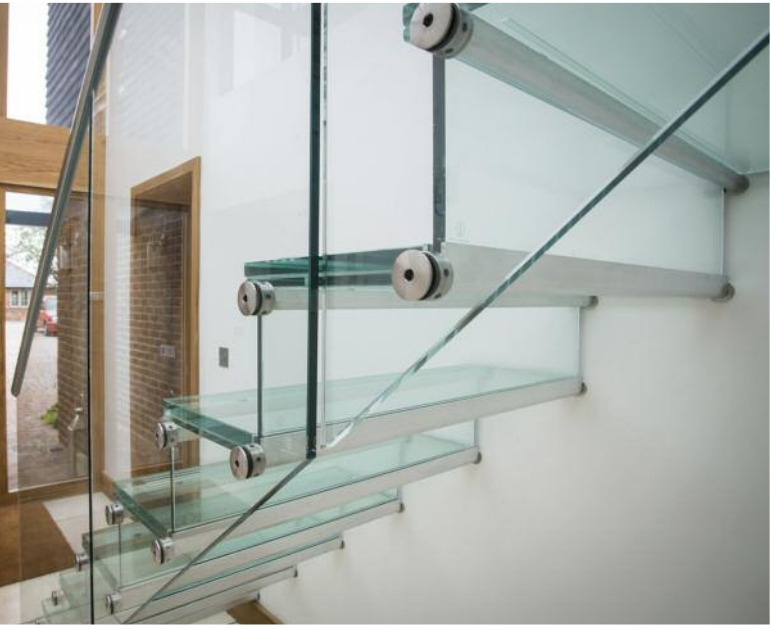
Jacket - Hugo Boss
Polo - John Smedley
Trousers - Hugo Boss
Trainers - Hugo Boss



Jumper - Colours of Benetton
Cord Trousers - Hugo Boss
T-shirt - Sunspel
Shirt - Sunspel
Trainers - Veja



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CHESTERWELL SWARLAND

Five Bedroom Detached Family Home

Offers in the region of £595,000

EPC Rating C

 X 5  X 4  X 2

Swarland is a village that sits within minutes of the A1 and seven miles from Alnwick Town centre. The village benefits from a first school a children's playground, several country walks and bike rides. There is also an artisan coffee shop and sports club whilst in the neighbouring village of Newton on the Moor is the very well-regarded Cook & Barker Public House.

The property is a large modern detached family home that has been finished to a fantastic contemporary but charming standard internally by the current owners. The property is accessed via a gated drive and provides ample parking to the front in addition to the integral double garage. You enter the property via the entrance porch to the front which leads onto a spacious oak floored hallway. The sleek and modern kitchen is located to the rear of the property and benefits from generous amounts of storage from wall and base

units that incorporate high quality fitted appliances whilst there is further space and storage provided in the utility room which in turn provides access to the double garage. From the kitchen there is a large doorway opening providing a good separation of space whilst retaining an open and modern form of living with the dining room and family room that benefit from large sliding doors onto the rear patio whilst a contemporary log burner provides warmth and attractive focal point on the longer winter nights. To the front of the property is the main sitting room that is generously sized and provides ample space for the family to relax. There is also a well-appointed ground floor W/C positioned off the hallway.

A gorgeous oak framed staircase leads to the first floor and the houses five bedrooms each of which could accommodate double beds. The master bedroom is located to the rear with views across the garden, in addition to the

ample bedroom space there is a modern en-suite and walk in wardrobe. There is a further en-suite bedroom again with views to the rear garden and fitted wardrobes. A further two large bedrooms are located to the front whilst the fifth bedroom is currently used as an office by the current occupiers but could easily be used as a further bedroom and would by no means be considered boxy. In addition to the bedrooms there is a beautiful family bathroom with huge corner bath.

To the rear of the property is a pristine but easily maintained garden providing a number of seating areas perfect for family BBQ's and a large lawned area on which for children to play.

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Mk1 Ford Escort Mexico

A CLASSIC REVIVAL

The Ford Escort was frequently the bestselling car in Britain during the 1980s and 1990s, selling a total of more than 4.1 million vehicles over the period. In 2000 the model was discontinued and has recently returned as a popular collectable and investment piece.

This car is an iconic and quintessential part of British life and was loved by a range of demographics, being used as family cars, by businesspeople, and even the emergency services. The car's first launch introduced four styles including; the De Luxe, Super, Super 1300cc and GT and stuck to a conservative style known as a classic 'Coke bottle' design. The car was compact and had clever interior packaging, being dubbed 'The small car that isn't' by Ford. As the car became more popular it was used for a variety of vocations, from rally race cars to Police vehicles – creating one of the most versatile cars of its time.

The first four-door Ford Escort hit the



roads in 1969 and by 1970 the model was making its name in motorsport and had won the British, German, Belgian and South African saloon car championships, as well as the European Rally Manufacturers' championship two years

running. Next came the Escort Mexico, the Escort Sport, the Escort RS2000, Escort Mk2 and many models up until the late 1990s.

The popularity and iconic status of the Ford Escort has meant that many people who lived through its golden era hold fond memories and a sense of nostalgia regarding the cars. From trips to the seaside, through to success on the world rally stage, there was a Ford Escort for everyone. Celebrities have also been known to reminisce about their beloved Ford Escort, including David Beckham, who bought his first car, a Ford Escort MK2 from his Manchester United teammate Ryan Giggs.



Mk1 Ford Escort Twin Cam



Ford Focus RS Heritage AWD



Recently luxury Durham-based automotive specialists, Performance 28, have welcomed a number of these classic cars to market; the models include Mk2 RS 2000, Mk2 RS Mexico, Mk3 RS 1600i, and a 2.0 RS Cosworth Lux 4x4 3dr, with the popularity of the cars leading to off-market sales.

The Mk2 RS 2000 on offer at Performance 28 is one of the finest 1980 Ford Escort RS2000 'Custom' in the country. This luxury model offers incredibly low mileage, totalling just over 10,000 miles. This stunning classic has had a full respray in OE Midnight Blue with Satin Black detailing, tan cloth seat

refurbishment and new Aldridge carpets. The Mk2 RS 2000 was originally launched in January 1976, and it used a two-litre engine and was based on the two door Mk2 Escort. The model was famous for its 'droop snoot', twin headlamps and undercut by a front chin spoiler, giving it its classic 'boxy and aggressive' look.

A beautiful Ford Escort Mk2 RS Mexico is also available at Performance 28. This car has been recently restored to its former glory, early in its life the popular 2.0 Pinto engine and 5 speed type 9 gearbox were fitted, along with a twin choke carb, including original air filter housing, standard differential, 4 spoke deep dish RS alloys and genuine beta cloth rolltop seats. The Mk2 RS Mexico featured Recaro seats, split front bumpers, optional four-spoke alloys, and a sports steering wheel.

Performance 28 also have on offer the extremely rare Mk3 RS 1600i in brilliant condition which is rare to the market. There is a huge appetite for today's market and these cars continue to climb in value making it a sensible investment for the purchaser. This car was a product of the Ford Germany Motorsport project and was a huge sales success in Britain, the vehicle continues to be incredibly

popular to this day.

Ford Escort 2.0 RS Cosworth Lux 4x4 3dr is another fantastic option available at Performance 28. This vehicle has been owned for almost 20 years by the same driver and is a mostly original car with the very popular Graham Goode 305 upgrade that was carried out in 2003. The Cosworth was instantly recognisable due to its large 'whale tail' rear spoiler and highly turnable turbo charged 2.0 litre engine.

The Ford Escort continues to tick many boxes, including being a sentimental and nostalgic purchase which is also proving to be a wise investment. Adding to its discontinuation in 2000, the government's 'Road to Zero' £1.5 billion of investment to support for the transition to zero emission vehicles further support the collectability of these classic cars. The government plans to achieve as many as 70% of new car sales to be those with ultra low emission by 2030, ending the sales of all new conventional petrol and diesel vehicles by 2040.

For more information on the classic Ford Escort's available at Performance 28 please visit www.performance28.com



Mk2 Ford Escort RS 2000 Custom



Mk1 Ford Escort RS 1600



FAWNS KEEP

LAKE DISTRICT

Self Build Plot

GUIDE PRICE £450,000

EPC Rating G

 X 3  X 2  X 1

The property is situated on the eastern side of Lake Windermere, about four miles south from the centre of Bowness-On-Windermere. The site is currently an overgrown brown field plot of land, which contains a vacant, single storey detached dwelling.

A successful purchaser will have the opportunity to renovate and extend the existing residential dwelling of Fawns Keep, Windermere- a modern, single storey building in keeping with the National Park's architectural vernacular, that maximises on the site's complex topography and potential views.

It is the intention for the project to maintain the footprint of the original building and echo the more modern developments currently underway along the shoreline of Windermere. The original building's footprint will be maintained, utilising a new roof form, ridge, and fenestration, following the traditional architectural styles of the more historical buildings throughout the Lake District- square/rectilinear stone buildings with pitched slate roofs and slender window openings.

Gosforth
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ROSE TREE HOUSE

DURHAM

Five Bedroom Detached Home

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

GUIDE PRICE £795,000

EPC Rating B

 X 5  X 3  X 2

Hetton Le Hill, by its name is a small group of individual homes perched on a hill and as a result offering superb views over the surrounding countryside. It is located only six miles to the east of Durham and only two miles from Pitlington with its local shops, pub and restaurant. Whilst being in a country location, accessibility around the area could not be better with the A19 and A1(m) equidistant only three miles to the east and west respectively. Golf, leisure and the hotel facilities of Ramside Hall complex are nearby and cinema, shopping, bars and restaurants are all contained within the City itself which also provides a main east coast line train station.

It's hard to believe that such a place exists which not only benefits from the quiet open countryside but also even more rare is the fact the home has only

recently been completed and therefore benefits from all the modern building techniques, insulation, double glazing and a fantastic modern specification throughout. There is also under floor heating throughout the ground floor.

Internally the house does not disappoint with stone pillars and a grand double entrance door leading into an even grander reception hallway with central staircase and polished marble floors. Double doors provide access to a full length formal living room as well as a huge full length, fully fitted, kitchen with family seating area, both having French doors to the rear courtyard and gardens. Also on ground floor is a cloaks/w.c, utility and sitting room/garden room with glazed outlook to front and French doors to sun terrace.

At first floor a galleried landing offers access to five bedrooms, two with

dressing rooms and three with luxury en-suite facilities. There is also a luxury family bathroom and double doors leading to a balcony offering superb views over the surrounding farmland and woodland. Externally a gravel drive offers ample parking as well as access to the detached double garage which itself offers future possible living accommodation to the house if developed (subject to planning). The driveway dissects the lawned south facing front gardens and sun terrace and leads to the lawned rear garden and additional courtyard parking area.

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THE MUDDLER

Curved alcoves adorned with gold and a nod to 1920's glamour creates the perfect setting to enjoy a delectable choice of Pan-Asian dishes at The Muddler, found in the heart of Newcastle.

The Muddler Bar & Restaurant opened its doors in 2018 and has been wowing diners with smoking sushi platters and a unique cocktail menu ever since. Just before the pandemic you would be lucky to score a table on a weekend, unless you had reserved weeks in advance.

And whilst lockdown made it feel like the world stood still, The Muddler has only progressed – with its new dining room, outdoor seating and refreshed menu – this restaurant and bar has firmly claimed its place as the go to dining experience in Newcastle.

The Muddler is a favourite haunt for date nights, special celebrations and everything in between. The restaurant is opulent, but at the same time offers a relaxed and welcoming environment with friendly staff who ooze personality, ready to guide you through the extensive food and drinks menu.

The small plates selection is a customer favourite – rather than a traditional 3 course affair you can mix up your meal with a variety of dishes bouncing with flavour. The Wasabi Prawns are juicy and covered in a light tempura batter served with a wasabi mayonnaise – just the right amount of kick to bring the dish to life, leaving a pleasant and memorable taste in the mouth. The Mushroom Bao – another one of the Chef's recommendations from the small plates menu, is packed full of Oyster mushrooms, seasoned to perfection with classic oriental flavours and served in a steamed bun.

Food is made for sharing and the Dim Sum and Sushi platters were designed with this in mind – fresh salmon and tuna Sashimi, katsu Uramaki and spicy salmon Gunkan are just some of the choices that beautifully adorn the Chef's Choice Platter – decorated to perfection the platters are as stunning to look at as they are to taste.

One of the latest additions to the menu is the Massaman Beef Fillet main dish – tender beef skewers served with a massaman spiced puree, oyster mushrooms and crispy shallots. The fusion of Indian spices and Thai aromatics give this dish its signature flavour, and the balanced mix of textures create a plate that you will want to devour all to



yourself.

You need a strong and confident cocktail menu to accompany these bold dishes, and this is where the General Manager comes into his own - Rob Firth brings his flair for mixology and passion for unique ingredients to these very special cocktails. Giving the classics an exotic twist with unexpected combinations – The Pandan Espresso Martini is rich with hints of grassy vanilla and coconut, provided by the Pandan leaves which give it that Southeast Asian flavour. Expect a cocktail menu like no other but rest assured, the bar staff are well versed in the classics should you wish for something a little less adventurous.

Although you may want to savour this place for a special occasion, the plentiful mix of dishes to try makes for a very alluring repeat visit. Their weekday lunch time offer is the perfect excuse – at £15 for 3 small plates you can work your way through the variety of dishes and find your favourites. Available Monday to Friday from 11am – 5pm.

This restaurant is perfectly situated on the magnificent Grey Street and whether



you want to take your tastebuds on an exploration or just enjoy the splendour of the architecture that surrounds, The Muddler is the place to be no matter what the occasion.

To book visit
www.themuddlernewcastle.com

Facebook - @MuddlerNewcastle
Instagram - @themuddlernewcastle





ALNWICK: A VIBRANT HUB OF BUSINESS AND CULTURE

Boasting cobbled streets, an extensive assortment of independent shops and some of the country's top historic and natural attractions, Alnwick is one of the most sought-after areas to live in the North East.



Alnwick is a stunning and popular market town, boasting historic architecture and attractions such as the Alnwick Castle and Gardens, Barter Books, and in close proximity to neighbouring coastal villages including Amble, Warkworth and Alnmouth. The town hosts an eclectic mix of amenities including independent shops, national retailers, supermarkets, doctors surgeries, churches and fantastic schools, as well as easy access to the A1.

Alnwick is certainly a desirable place to live, but it is also an everchanging and growing business hub. At the end of May 2021, an application was submitted seeking permission to build six business units with ancillary trade retail areas, external storage yard areas and car parking on the Lionheart Enterprise Park. A separate application was also submitted seeking full planning permission for the construction of 10 office units in two phases on the nearby Cawledge Business Park. Similarly, following a period of growth and expansion, Arcinova has been acquired by Quotient Sciences, a drug development and manufacturing

accelerator. The facility in Alnwick, Northumberland, is now one of the most technically advanced of its kind in the UK, and is a prominent name promoting clean and efficient chemistry and biotechnology processes to minimise the environmental impact of drug development. Attracting business interest of this proportion demonstrates that Alnwick has no intention of slowing down and aims to continue its business expansion.

Towards the end of 2020 Premier Inn received the green light for plans to develop a new 83-bed hotel on a 3.5-acre site within Willowburn Trading Estate in Alnwick. The scheme is expected to create more than 100 jobs during the construction of the project, as well as up to 30 jobs upon the completion of the hotel. Other impressive hotel options include the rapidly expanding Inn Collection Group. Founded in Alnwick, and given a Harry Potter inspired name and a silver award for the North East England Tourism Awards, The Hog's Head Inn is a prominent member of the Inn Collection Group's ever expanding influence across the hospitality and hotel industry in the North.

Besides strong business prospects, Alnwick has plenty to see and do. From an assortment of markets and farmers markets to a collection of independent shops and businesses, there is something for everyone in Alnwick. However, if shopping is not your favourite pastime, there are plenty of local and historic attractions to visit that the whole family will enjoy.

The infamous Alnwick Castle has most recently featured in Transformers: The Last Knight, and as the magnificent Brancaster Castle in Downton Abbey's 2015 and 2016 Christmas specials. Having also appeared as Hogwarts in the iconic Harry Potter films, Alnwick Castle certainly has strong fame in motion picture.

Alnwick Castle is also legendary across the country due to its historic background. With the initial construction beginning in 1096, the castle was built to control and protect the border, symbolising status, and power for the new Norman barons across the country. A result of its role in history, the castle possesses numerous defences, including two-metre-thick walls, a seven-metre-deep moat, two baileys and thick oak gates. The Castle has been home to the Percy Family for the last 700 years and they still live in the castle today. Alnwick

Castle is the second largest inhabited castle in England, second only to Windsor Castle.

Alongside the castle, Alnwick Gardens, the brainchild of the Duchess of Northumberland, is a stunning attraction. With a Taihaku Cherry Orchard, Poison Garden, and Rose Garden, there is plenty to do all year round. Alnwick Garden is also home to the magical Treetop Restaurant, the perfect venue to make any occasion special.

Alnwick is also in a brilliant location due to being surrounded by Areas of Outstanding Natural Beauty. The Northumberland Coast offers some of the finest coastal walks in the country and is adorned with sandy beaches, rocky headlands, dramatic castles, and beautiful coastal villages for all to enjoy. The perfect place for a summer picnic, bird watching, or fishing, the Northumberland Coastline is the gift that keeps on giving.

With plenty of recreational activities and business opportunities available, planting roots in Alnwick will be your next step. With a collection of brilliant schools and transport links - setting up home in Alnwick is becoming increasingly attractive.

With Swansfield Park Primary School receiving an Outstanding inspection rating from Ofsted, and The Duchess's Community High School being one of the many schools receiving good ratings; any child attending either of these schools would be obtaining a first-class education. If independent schools are of interest to you, there is also a collection of independent junior and senior schools a mere 30 miles from Alnwick town centre. This journey can be easily taken via the A1, which has recently received interest for advancement through planning applications for a major infrastructure project. These plans include alterations to the Morpeth to Felton section initially, following a separate order for the Alnwick and Ellingham section, and then later with hopes for the A1 to be dualled all the way to the Scottish Border.

Alnwick is consistently becoming a more and more prosperous business community. That, coupled with stunning surroundings is encouraging more and more people to move to the area.

If you are interested in commercial or residential property opportunities in Alnwick please call 01665 605 605 or email alnwick@bradleyhall.co.uk

UNPACKING CHEMICAL PEELS

with Studio Aesthete

Lucie Royer, Owner and Lead Practitioner at Studio Aesthete, is passionate about the skin and the soul. The word aesthete is defined as meaning a person who is enthusiastic towards art and beauty, and Lucie focuses her business on exactly that ethos. Based in Newcastle and Sunderland, Studio Aesthete offers a range of non-surgical cosmetic practices and advanced facials including injectables, lip augmentation, micro needling, and chemical peels.

Lucie considers herself a specialist in ensuring people are feeling their best, inside and out. With an education in personal training, as well as being a qualified mental health nurse, Lucie took her education further afield through various placements and has since undertaken advanced aesthetic training. She has also travelled all over the world, and by doing this has begun to understand more about her own personal ambition to help and care for others. Through all her experience and learning, complemented by her keen interest in aesthetics, Studio Aesthete was established.

Studio Aesthete specialises in services such as injectables and medical facials including chemical peels. Chemical peels can help to aid a collection of issues from the reduction of dilated pores, to lessening the signs of sun damage, to fighting against signs of wrinkles and ageing- there really is a solution for almost all skin concerns with the use of a chemical peel.

Lucie offers three different types of chemical peel: a purifying peel, a radiance peel and a rejuvenating peel. Each peel contains a specific cocktail of ingredients to assist with your individual skincare needs, in order to totally transform your skin. The peels are available at £65 for a single session, or £350 for a course of six sessions. Opting for a course of six sessions is an exceptional procedure for those wishing to enhance their skin, via this package you will receive a series of six chemical peels, one per month, for six months.

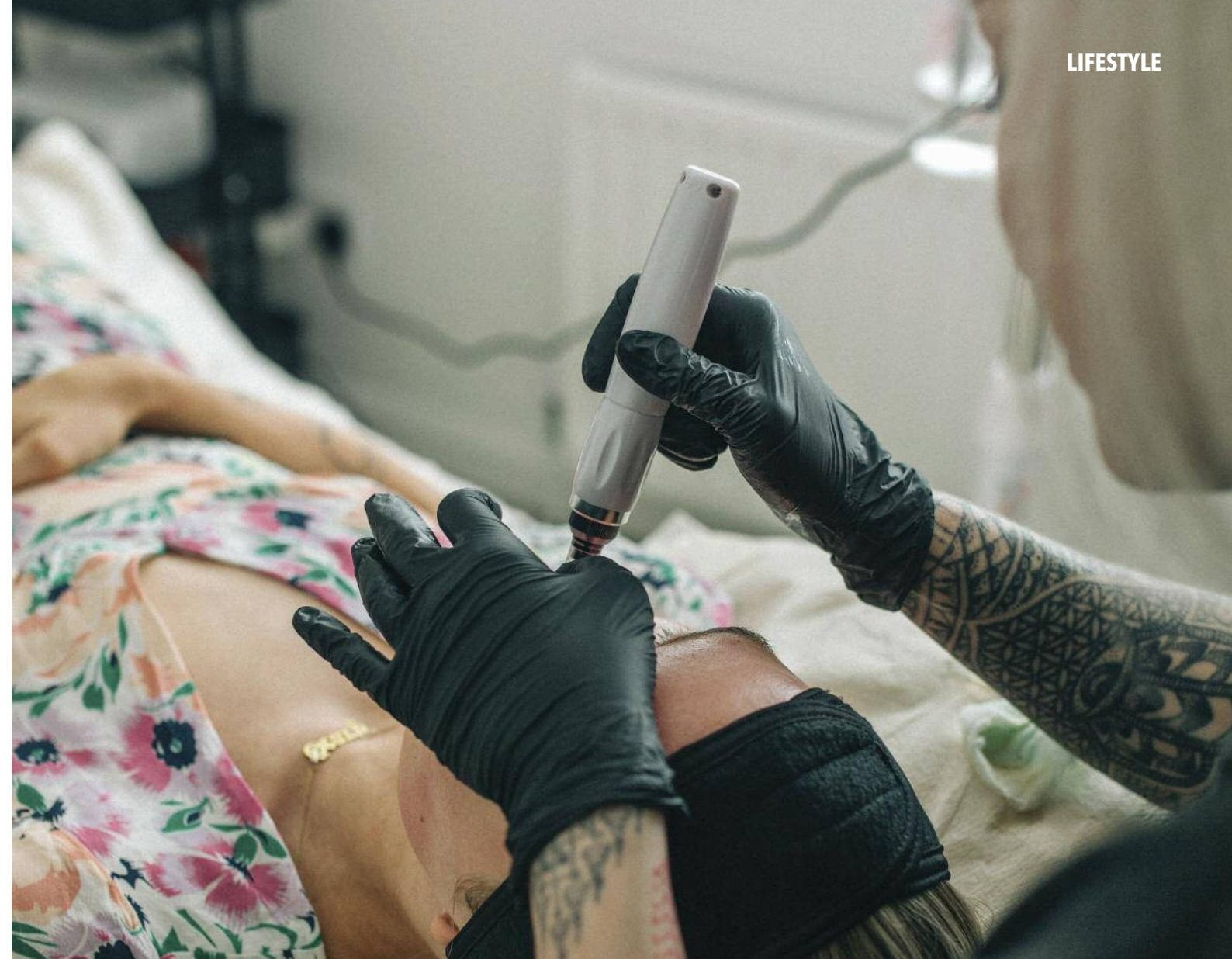
Studio Aesthete's Purifying Peel is a combination of salicylic and azelaic acid



which aims to accelerate a significant improvement in the appearance of acne-related disorders. Salicylic acid works by encouraging the skin to shed dead cells from its top layer and by doing so will decrease redness and swelling across the entire surface of the face. Azelaic acid assists by helping the skin to renew itself more quickly and therefore reduces pimple and blackhead formation. It also helps to kill the bacteria that can cause acne and rosacea. This concoction of ingredients will renew the skin by lifting

the dead cells off its surface, while stimulating the proliferation of cells in the basal layer's underneath. An increase in the number of cells, because of cell growth and cell division, will ultimately make improvements to the health of oily and acne-prone skin. The purifying peel is ideal to control sebaceous secretion, reduce dilated pores, and improve cases of acneic couperosis.

The Radiance Peel is a superficial-action chemical peel with an innovative brightening ingredient. This chemical peel



assists in achieving an even skin tone through the dilution of pigmented irregularities. With a mixture of acids, the skin appears to have reduced visible signs caused by sun damage, as well as an overall brightening effect through the removal of eliminating superficial dead cells. Glycolic acid is used to break the bonds between the outer layers of skin, to improve its overall texture. Glycolic acid works in conjunction with citric acid and kojic acid to reverse visible signs of photodamage, age spots, and scars. Two other acids complete the radiance peel mixture; lactic acid helps to improve the skin's natural moisture and keeps the skin hydrated, while salicylic acid works to help the skin shed to reduce redness and inflammation. The use of this peel will give the complexion a brighter, more youthful appearance through removing any unwanted sun damage.

Studio Aesthete's final peel of the trio is the rejuvenating peel. This peel is designed to lift the stratum corneum (outermost layer of the skin) without invasive damage to the underlying viable epidermis below. The rejuvenating peel is safe for all skin types and incorporates two acids into its formula. Pyruvic acid acts as a medium chemical peeling agent

and assists with skin issues like inflammatory acne, moderate acne scars, greasy skin, actinic keratosis, and warts. Pyruvic acid works in combination with lactic acid to exfoliate the surface of the complexion while keeping the skin moisturised with the assistance of the lactic acid. The rejuvenating peel fights against signs of moderate and advanced wrinkles, provides anti-flaccidity action, and revitalise the skin's general complexion.

The Studio Aesthete team is keen to get to know you and your face, to help reach your aesthetic goals, and with chemical peels and their brilliant services available from £65.

For more information about Studio Aesthete head to www.studioaesthete.co.uk


**Studio
Aesthete**
it's skin and soul

RESIDENTIAL PROPERTY

At Bradley Hall Chartered Surveyors and Estate Agents we have enjoyed a period of significant success for our clients. Properties are selling quickly and often achieving higher than asking price. Demand is currently outweighing supply, and we need more stock for keen buyers across the North East.

Our team of experts offer an unrivalled service and prioritise our clients' requirements – resulting in achieving an efficient sales process. Take a look at some of the properties which we recently sold.



The Dower House, Blaydon, £1,000,000



The Old Stables, Ellingham, £995,000



Isabella House, Durham, £2,250,000



Baltal, Whitesmocks, £1,250,000



Charleswood House, Eshott, £899,000

SOLD



Montagu Avenue, Gosforth, £3,000,000

SOLD



Low Burnhall Farmhouse, Darlington Road, £1,500,000

SOLD



Ramside Park, Durham, £1,600,000

SOLD



Hill Top Farm, Durham, £895,000

SOLD



Glebe House, Washington, £775,000

For more information visit www.bradleyhall.co.uk



MYKONOS – BY DAY AND BY NIGHT

Are you looking for the ultimate island getaway? A holiday filled with days of adventure, cruising beautiful coastlines and nights spent in luxurious beach clubs?

Offering a private chef, dedicated captain and crew and access to private anchorages, it's easy to see why yacht charter is such a popular choice for the ultimate summer holiday. Your captain and crew will know exactly where to go to find isolated bays and beaches that boast clear blue waters.

Your yacht will also have a range of water sports equipment for the days spent on board, which allows you to enjoy adventure as well as luxury on your island holiday. These will include jet skis, paddleboards, kayaks and snorkels, along with a tender boat to take you and your guests ashore when you would like to visit

one of the island's beaches or spend a day shopping in the sun.

West Nautical, yacht charter specialists, will help you design the ultimate yacht holiday itinerary in Mykonos that meets your each and every desire.

MYKONOS

Mykonos is a beautiful island located in the Aegean Sea, famous for its parties and extravagant lifestyle.

Not only is this gorgeous Greek island home to epic beach clubs and restaurants

but its natural beauty, picturesque beaches, and quaint Cycladic architecture make it the perfect place to have a holiday filled with luxury, relaxation and parties.

Anchorage

The crystal-clear water makes these anchorages the perfect spot for an afternoon of swimming or trying your hand at water skiing behind the yacht's tender. One of the most popular anchorages on the South coast is Ornos Bay, only 3km from Mykonos Town making it the perfect place for an overnight stay. Elia Bay is a large bay



perfect for water sports and a day of sunbathing on board with your favourite cocktail in hand, there is also a taverna ashore that serves the most delicious seafood.

Beaches

Mykonos is truly a beach paradise island, the most famous beaches are Super Paradise, Paradise Beach, Platis Gialos and Lia. These beaches are not only famous for their beauty but also their perfect location for wind or kite surfing. For more of a hidden beach, perfect to reach with the yacht's tender, visit Lia, where a true off the beaten track beach day awaits.



Restaurants and bars

This Greek paradise is home to many traditional Greek restaurants but is better known for its Mediterranean cuisine, fresh seafood and mezze dining culture. Ranging from rustic tavernas on the cobbled streets to fine dining restaurants, this island has something for everyone. We recommend Interni for its Mediterranean Asian fusion, Hippie Fish for the amazing views, and Queen of Mykonos for those who want to end a day of shopping with a bottle of Dom Perignon.

Beach clubs

With Mykonos being one of the Med's top party destinations, it is naturally home to some of the world's best beach clubs.

Why not arrive at the beach club straight from your yacht anchored right outside!

Paradise Beach Club is no doubt the most famous of them all. Founded in 1969 and crowned 14th best open-air club in the world, it has become known as the ultimate party destination in Greece.

By day, you will be able to enjoy VIP treatment on one of the many sunbeds or lounging areas. Enjoy a swim between cocktails while you listen to the DJ's set.

Super Paradise Beach Club attracts celebrities and models, enjoying DJ sets and a more mellow atmosphere during the day. The party gets going in the afternoons although spontaneous parties have been known to erupt at all times of day.

Jackie O Beach Club is upmarket and offers a pool, jacuzzi and a full-service beach. Their Mediterranean restaurant and all-day bar, serves exceptional seafood.

SantAnna is the island's most luxurious beach club in Mykonos boasting a full entertainment complex including a private beach, a traditional Greek taverna, a sushi bar, four cocktail bars, a free form pool and a full-service spa and salon – all in all, the ultimate luxurious day ashore. You will find seven private islands within the pool, each with their own bars and butler service.

Night life

Last but not least; the Mykonos night life! This island is home to over 100 bars and clubs, making it THE place to party in the Mediterranean. Ranging from sophisticated cocktail bars, night clubs and beach clubs, you will be sure to find a venue to suit your vibe.

Many top DJ's have graced the clubs and beaches of Mykonos with one of their incredible sets, creating an unforgettable night of dancing and enjoying cocktails at the beach. Many clubs will stay open well past dawn making this a destination where the party never stops!

So why not visit this epic destination in the height of luxury, by pulling in on your very own private yacht!

Get in touch with West Nautical today to help plan your Mykonos adventure.



WEST NAUTICAL

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EMERGING NORTH EAST HOUSE BUILDER ANNOUNCES NEW PROJECT OF LUXURY HOMES

An emerging North East housebuilder lead by a team of experienced industry specialists has announced its first project.



Magna Homes has announced plans of its Mulberry Lane development of five luxury family homes in the popular Northumberland village of Longframlington, which will include four and five bedroom properties.

Property development experts Tony Dulay and Harvey Hayer will head up the project. Directors of the firm have previously built 159 homes across Sunderland, Northumberland and Newcastle, with hundreds of direct employment opportunities also created for local people.

The firm is led by its expert directors who have a wealth of experience in the industry and are supported by a team of skilled and knowledgeable professionals in their field. With over 12 years of experience in the construction industry, the team behind Magna Homes has previously created developments with a total GDV of £15,929,000.

Harvey Hayer, who has a First-class degree in BA Finance and Investment Management from Newcastle University, recently project managed the development of 8,000 sq ft home in the North East's most affluent area. He said: "We are passionate about providing high-quality homes for our communities to support a positive living environment for all.

"Tony and I have both worked on a variety of projects throughout the North East, providing dozens of quality homes, and we are now delighted to launch Magna Homes which will deliver a range of opportunities for our region and its people."

The group of experienced construction experts behind Magna Homes has created a range of developments including of 23 to 25 two bedroom starter homes, apartments, assisted living accommodation, executive homes and its

latest development of two, three and four bedroom homes.

Tony Dulay previously oversaw a development of 25 two-bed starter homes, the development of 100 bed student accommodation, a 28 home development and was actively involved in the construction of 23 apartments.

Magna Homes is working with Bradley Hall Chartered Surveyors and Estate Agents on bringing the homes to market which will be complete by Spring 2022.

Kathryn Kent, Bradley Hall Chartered Surveyors and Estate Agents Morpeth Office Manager said: "We are delighted to be working with Magna Homes on bringing Mulberry Lane to market. Family homes of this calibre in the popular village of Longframlington are in high demand so we anticipate that this development will welcome significant interest.

"Tony and Harvey have created a fantastic offering with only the highest level of design, construction and aftercare and I look forward to supporting both Magna Homes and the future purchasers."

Its inaugural project will be set within the village of Longframlington in the heart of Northumberland offering easy access to the many attractions and villages along the beautiful Northumbrian Coastline.

The village has a local shop, café, bars and a restaurant, with further amenities which can be found in the historic market towns of Morpeth to the south or Alnwick to the north – each offering a variety of traditional shopping, national retailers and schooling for all ages. Transport needs are catered for by local buses and the A1 trunk gives vehicle access to the region north and south, including Morpeth's mainline rail station on the East Coast Line to Edinburgh and London.

For more information please call Bradley Hall's Morpeth office on 01670 518 518 or email morpeth@bradleyhall.co.uk





THE GRANARY

ROTHBURY

Four Bedroom Family Home with Adjoining Apartment

GUIDE PRICE £600,000

EPC Rating C

 X 4  X 4  X 3

Suited to a variety of needs and uses, The Granary would make a fantastic primary or secondary home, with ample space to entertain guests both inside and out. With the world renowned Cragside Estate and Gardens situated in the village, the rolling Cheviot Hill and Northumberland National Park on the doorstep and sweeping sandy beaches of the Northumberland coast just a short drive away, The Granary is brilliantly positioned to enjoy all that Northumberland has to offer and would also run as a highly successful holiday let if purchased as an investment.

The Granary comprises two floors of living accommodation, with an adjoining apartment offering further private living

space. To the front of the house is the warm and welcoming entrance hall which incorporates a well with strengthened glass covering, providing access through to the large open-plan kitchen/diner, complete with a quality range fitted wall and base units. To the far end of the room is the large and spacious living area, benefitting from an abundance of natural light from the sliding doors providing access into the front garden. The ground floor of the main dwelling also features a utility room and downstairs shower room.

To the first floor, the property comprises three bedrooms, with the master benefiting from an adjoining dressing room and en-suite. The first floor also features a study room and large

family bathroom.

The adjoining apartment, Euan Cottage which is currently ran as a holiday let, features two floors of living accommodation comprising a kitchen, bedroom, bathroom and living area.

Externally, the property benefits from a spacious front garden complete with a seating area and shed. For parking, residents have the benefit of an integral single garage and space to the front of the property.

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www.bradleyhall.co.uk

KENILWORTH

DARRAS ROAD

Detached Mansion House

GUIDE PRICE OF £1,375,000

EPC Rating C

 X 5  X 5  X 4

'Kenilworth' is a fabulous, detached mansion house, set back from Darras Road on approximately 0.37 acres, with superb south facing landscaped gardens, a large driveway and double integral garage.

The modern, luxurious family home has been tastefully finished throughout, with many high specification design features including a 'Sonos' digital music system, wired for a Bang & Olufsen sound system, air conditioning to the master bedroom, travertine flooring with under floor heating, and a bespoke wine cellar.

The house offers superb, well-proportioned accommodation over two floors, with 'Mowlem' fitted bedroom furniture to each of the bedrooms, Villeroy and Boch sanitary ware to the bathrooms, a stunning reception hall with galleried landing, four reception rooms, a magnificent 42ft kitchen/breakfast room

open to an impressive conservatory overlooking the terrace and garden, five double bedrooms all offering en-suite bathroom/shower rooms and beautiful gardens, with a hot tub to the terrace.

The property comprises: impressive reception hallway with galleried landing, cloakroom/wc, good sized study, gymnasium/bedroom five with en-suite shower room, fabulous drawing room, living room with high ceilings, formal dining room, stunning 42ft kitchen/breakfast room with fabulous conservatory and separate utility room. To the first floor the galleried landing connects to a luxury master bedroom with balcony/terrace overlooking the garden, dressing room and 17ft en-suite bathroom with Jacuzzi bath. There are three further double bedrooms with en-suite shower/bathrooms.

The property has the benefit of a double garage, bespoke wine cellar, electric gates with intercom system.

A superb family home with excellent, versatile living and entertaining space. The house enjoys both privacy and shelter by its position within its garden site, well set back from the road and with mature trees and shrubs to the rear garden boundary. A great opportunity for a luxurious bespoke home where attention to detail has been paramount in its design.

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North East Commercial and Residential Services firm celebrates client wins and expansion

A North East based commercial and residential services firm has celebrated two new recent client wins, adding to its established portfolio.

Belvedere Commercial & Residential Services, wins celebrating two new major contracts for the company as it welcomes Malhotra Group, BoConcept York, Tolent Construction, Acklam Homes, Buxton Group, Callerton Kitchens & GKC Interiors LTD to its existing portfolio of clients.

The firm, which was established in 2020 by Katie Owens, is an independent commercial cleaning company covering commercial, industrial and domestic cleaning, boasting some of the region's leading businesses as clients. Katie said: "Since launching we've seen a significant and heightened demand for our services across a range of sectors, working with an array of the region's leading businesses, as well as taking on projects further afield.

"The growth of the business has created 15 jobs and I am incredibly proud of the team which we have grown. Each of our team members are dedicated and professional, delivering a high-quality service which our clients have been delighted with. We have found that most companies currently have a cleaning contract in place but are not satisfied with the standard of service currently being delivered. At Belvedere we pride ourselves on delivering excellence and a far superior service to anything currently on the market.

"We understand that we are not the cheapest cleaning contractor on the market, and nor do we want to be. We are however the best cleaning contractor on market. We take cleaning very seriously and have a proven track record of delivering excellence. We have discovered that most clients aren't looking for cheap, what there looking for is value for money, and a service provider that works with them, for them and understands their individual bespoke requirements.

"All of our team are CRB checked and fully qualified in infection control and COVID 19 prevention and we provide all material which are of the highest standard. The company has the manpower, plant, tools, equipment, and cleaning consumables required to be able to deliver a top-quality job of the highest standards & specification, along with all the risk assessments, method statements and associated insurance policies to be

HS&E compliant. Our staff are all, very presentable, well trained, conscientious, well mannered, well-spoken and are also most importantly well paid! We pay our staff way above the minimum wage as I expect a lot more than the minimum out of them. If you pay the minimum, like sadly so many cleaning companies do, then you can only expect the minimum, and that no way near good enough for Belvedere or any of my clients."

Since its inauguration, the firm has welcomed clients from a diverse range of industries, rising to the requirements of each throughout each project. The firm's recent clients have included Paul Pringle & the Team at PCN LTD having delivered works for them on several high-profile construction and refurbishment projects at the Caledonian Hotel, Billabong Bar on Osbourne Road in Jesmond along with the Spot White Snookers Halls in both Newcastle & Sunderland, along with the after build clean of Newcastle new Super Club "The Lofts". Metnor Construction, recently working on the Inn Collection Group's highly anticipated Seaburn Inn, and now contracted to deliver the after build, clean and sparkle on the Northallerton Inn. BoConcept York, Burnard Accountants, Harrison Construction, , Cussins Homes, Fat Hippo Restaurants, Waterworks Bathrooms, Callerton Kitchens & Interiors, Malhotra Group, N1 Golf & Maldec Property, Aston Martin Silverlink, Fentimans, AMB Packaging, G K C Interiors, Tolent Construction, Your Move LTD, Buxton Group & Bradley Hall Chartered Surveyors and Estate Agents and many, many more.

Belvedere's services include bespoke cleaning, after build initial clean, deep clean and sparkle prior to the keys being handed over to the client, new owners or tenants. Along with ongoing routine maintenance cleaning of communal areas, industrial compounds, factories, offices and more.

Mark Doyle, Project Manager at Metnor Construction Ltd said: "If you are looking for a subcontractor; that truly is a service provider and a specialist in their game - then look no further than Katie Owens and the Team at Belvedere Commercial & Residential Services Ltd. They take the provision of cleaning



Katie Owens - Managing Director at Belvedere Commercial and Residential Services.

services to another level. Katie and her team genuinely executed the requirements with such focus and precision. Value for money, collaborative, efficient, cost effective and a pleasure to deal with from day one."

Grant Watson, Contracts Manager at Esh Group said: "Belvedere successfully completed the builders and sparkle clean works on our recently completed Seaburn Inn project. The programme was tight but standards did not slip and Katie and her team completed their works to a very high standard, going the extra mile to ensure they met our programme. I would highly recommend Belvedere for future works."

For more information please don't hesitate to call Katie on 07947453398 or email info@belvedereservices.co.uk if you would like to discuss your requirements in more detail, we are here to help and provide you with the best service and a cleaning solution & schedule that works best for your business and operational requirements.

Dare to Dream

Peter Swift, Director at Dunwoodie Architects tells the unusual story of a digger, a train and a project manager.

Once upon a time a school secretary knocked on the door of a builder's site cabin and asked if she could borrow his digger. . . .

Sound a bit far fetched? It may very well do but it is actually true & led to an interesting tale.

In 2019, Adam Ryan, Senior Project Manager at building contractor ISG Ltd, was sitting in his cabin on site at a now completed large distribution facility at Bowburn in County Durham when he received a knock at his door. At the door was Lesley Smith, School Secretary at Kirk Merrington Primary School in Spennymoor, County Durham. She said she wondered if he could loan her a JCB so she could rearrange some levels within the grounds of her school. Not surprisingly, this wasn't a question that Adam had been asked before. That moment has changed Adam's life over the last couple of years.

The reason Lesley wanted to borrow a digger was that she had 'acquired' two carriages of a train which were now located within the school grounds adjacent to the children's playground. The story goes that the school has become massively oversubscribed over the last few years, having received excellent Ofsted ratings, to the extent that where there were previously 80 pupils there are now 140. This had led the school to convert a purpose-built technology room, library and IT Suite into classrooms to accommodate the additional children.

With her never say die attitude, and with the full support of Headteacher, Nicola Murray, Lesley set about finding a way to create new educational space. She then entered a competition to win a train. . . . I kid you not! Unfortunately, Lesley was shortlisted but ultimately unsuccessful in winning one of three carriages, but not one to be easily beaten, she then, with the help of one of the school Governors, Mick Hodgeson, operational director at National Rail, 'set the wheels in motion' to try and find another train which could be brought to



Peter Swift - Director at Dunwoodie Architects.

the school. A couple of carriages were donated which today sit proudly overlooking the beautiful Durham countryside. ISG Ltd had a Social Value Committee on site who agreed to donate time, facilities & materials to help the project become a reality. Lesley has a firm philosophy that if every child dreams they can achieve, so the project was named 'Dare to Dream'.

In April this year Adam approached me & said he had been following with interest the development of our business over the last couple of years, with particular reference to our work bringing old shipping containers to life at both Newcastle and Seaburn STACK

developments. Adam thought we would be the perfect people to help the Dare to Dream project become a reality. Things moved quickly after that & we met with both Lesley & Nicola and set about designing a scheme to accommodate a library & sensory space in the two carriages. The initial challenge was to get the children into the train whilst complying with all relevant building regulations. This has led to the creation of what has become affectionately known as 'Teletubby Hill', which incorporates a meandering ramp using the natural contours and what is essentially a very shallow gradient to get up to the train floor level.

The school has been overwhelmed by offers of help from members of staff, Governors & parents, many of whom have contacts and skills in relevant trades and sectors. Even Hitachi, who manufacture trains in nearby Newton Aycliffe, have offered to help. However, whilst time is being offered free gratis, along with some materials, there will undoubtedly be a financial shortfall when it comes to fitting out the carriages and creating the library and sensory space, so if anyone feels they would like to help in any small way and support the Dare to Dream project they only have to go to <https://uk.gofundme.com/f/dare-to-dream-library-train-for-children?qid=b685f6901daed08af4993f10f1c99eb7> and make a donation, no matter how small, and they may be able to make a small but valuable contribution to this very worthwhile and admirable project. In the words of School Secretary, Lesley, 'Shy Bairns Get Nowt!'



BRADLEY HALL'S LEEDS OPERATION GEARS UP FOR FURTHER EXPANSION

Leeds is now firmly established as one of the UK's fastest developing cities and a key performer in the city region thanks to a growing £64.6 billion economy, supported by a combined population of three million and workforce of 1.37 million.



Bradley Hall Chartered Surveyors and Estate Agents launched an office in the bustling city of Leeds as part of its northern expansion plan 18 months ago and has seen rapid expansion in the area since. The office currently offers expert RICS Red Book Valuation services, lease renewals, rent reviews, and is expanding its offering into commercial agency and building surveying services.

Director David Cran joined Bradley Hall in 2020 and has since expanded the team and its services as part of a strategic growth plan. David joined the team with 13 years of experience in the industry and oversees a team which operates to support clients across the region as well as the North West. The expansion comes following 30 years of success for Bradley Hall from its the North East office network, allowing the firm to provide its expert services across the entire North.

As the team has expanded, Associate Director Vijay Singh, Surveyor Support and Office Manager Emma Laverty, Daniel Cook and Oliver Maloney, both Graduate

Surveyors, have also joined the Leeds office.

David said: “The Leeds team has gone from strength to strength since the official launch of the office in January 2020. It goes without saying that 2020 and 2021 have been challenging, however, there has still been a great deal of activity within the specialisms which we operate in. Valuations are flooding in and we’ve been appointed to several leading bank panels which has provided a steady stream of activity for our specialist valuation team.

“Demand for our commercial agency services continues to grow and we are delighted to welcome graduate surveyors to support in this field. We’re also looking to meet demand for building surveying services by adding to the branch networks’ established building surveying team.

“Leeds and its surrounding areas are proving to be a hub of enterprise, innovation and activity and we look forward to growing our team in order to support pioneering businesses which occupy these areas.”

Currently concentrating on professional services, the Leeds office focuses on work which involves formal Red Book Valuations for secured lending, taxation, accounts, pensions, proceeds of crime, matrimonial and also probate purposes. The expertise has seen Bradley Hall appointed onto the panel of several major institutional lenders, including; Barclays Bank Plc., Lloyds Bank Plc, Yorkshire Building Society and TSB Bank PLC.

David and the team are also set to revolutionise commercial agency in the area due to the growing amount of office space activity and investment across Leeds over the last year, despite the challenges of Covid 19. A real battle has occurred for quality space that promotes employee’s positive mental health and wellbeing, both issues growing in priority following the challenging conditions brought by the pandemic. Leeds is one of the UK’s dominant commercial strongholds, with office stock of over 20 million sq. ft. in 2019.

Bradley Hall is a multi-disciplinary practice that is known for providing services for all commercial property needs. Being awarded ‘The Most Active Agent’ by Estates Gazette for three years in a row, the firm is hugely proactive when it comes to commercial property agency. From sourcing new premises for

businesses, settling or letting vacant spaces successfully, offering advice on the best property investment portfolio, to providing commercial property development advice, the Bradley Hall commercial team provide a comprehensive, full service approach.

Bradley Hall’s established building surveying services provide expert advice on a broad range of specialist lines of consultancy including design and construction, structural condition, maintenance, repair, refurbish and restoration of proposed and existing buildings. The firm currently undertakes pre-acquisition surveys as well as targeted detect diagnosis inspections for offices, industrial, commercial, and residential buildings. As Leeds has cultivated considerable growth and interest through all avenues of commercial development, David is looking to expand the building surveying service across its Leeds operation.

Further adding to the economic prosperity of Leeds, its ‘knowledge’ sector has experienced significant growth, focussing on its leading academic institutions including the University of Leeds, Leeds Beckett University, Leeds Teaching Hospital Trust, and Leeds Arts University. With expanding transport links through the government announcement that the HS2 high speed rail line will go ahead in full, Leeds is set to benefit from a great deal of immediate inward investment focussing on areas set to be revived by the new station and its connections. The enhancements to Leeds’ transport services will create greater connectivity and stronger relationships between Leeds and other strongholds across the country, including Sheffield, Birmingham, and London.

With 30 years of experience in the North East, Bradley Hall is excited to expand further and hopes to bring about many opportunities as a result of this growth across the North West. Bradley Hall’s dedication to developing new talent has enabled many senior members of the group to develop their vocational skills from a young age, and aims for this to continue during the strategic northern expansion plans across the North West.

If you would like to enquire regarding career opportunities with Bradley Hall’s Leeds and Manchester teams, please contact David via email david.cran@bradleyhall.co.uk



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BUSINESSES GO LOCK, STOCK AND BARREL TO RAISE OVER £70K FOR NE YOUTH AT CHARITY EVENT

North East businesses went out all guns blazing to support young people's development charity, NE Youth.

Teams from sponsors The Inn Collection Group, Ward Hadaway Chartered Surveyors and Estate Agents and JR Holland Food Services hit their target to raise over £70k at a charity clay pigeon shoot for NE Youth, which supports disadvantaged young people

across the region.

Almost 450 people took part in the three-day charity event at Bywell Shooting Ground near Morpeth.

Chief executive of NE Youth Jon Niblo said: "We are incredibly fortunate to have fantastic relationships with these key

businesses across the North East. Their generosity and backing provides us with valuable support for our fundraising programme. With their help – and from supporters like them – we can continue to increase our direct reach and impact with young people.



“It is fantastic to see entire organisations like The Inn Collection Group getting behind us, from director level to the teams on the ground who have fundraised throughout the year – even during Covid and lockdowns – which is incredible. Their support enables us to sustain and develop our youth work offer to some of the most disadvantaged young people across the North East.”

Sean Donkin, managing director of pubs with rooms operator The Inn Collection Group organised the event. He said: “We are proud to be supporting NE Youth and their amazing work providing opportunities to under privileged children in the region.

“Investing in young people and giving them access to the opportunities they

deserve is something our entire team here at The Inn Collection Group believes in. We look forward to supporting NE Youth further as our chosen charity and playing an active role in helping young people achieve their potential.”

John Holland, CEO of JR Holland Food Services, said: “As a North East centric business supporting young people and charities in our region is the heartbeat of our company. NE Youth and its aims couldn’t be closer to where our passions lie in helping young people. We are very proud to be involved with NE Youth and supporting a brilliant event that has raised such a tremendous amount and been so well organised while having so much fun along the way.”

Neil Hart, group managing director at Bradley Hall, said: “NE Youth is an incredible charity which we were proud to support this year alongside our clients at The Inn Collection Group.

“Jon and the team delivered a fantastic event which raised a significant amount of money which will undoubtedly provide a positive impact on the lives of many young people within our local communities. A big well done to all who were involved and we look forward to the next event.”

Jamie Martin, senior partner at Ward Hadaway, said: “We were delighted to take part in this sporting event in support of the fantastic and important work of NE Youth. An enjoyable time was had by all, but hitting such an exceptional fund-raising target was the real achievement of the day.”



An Interview with James Thompson

Bradley Hall
CHARTERED SURVEYORS • ESTATE AGENTS

As a Chartered Building Surveyor, James discusses his career growth with Bradley Hall Chartered Surveyors and Estate Agents, what it takes to be a building surveyor, and how the pandemic has impacted his role.



How has your career developed with Bradley Hall?

I graduated from Northumbria University in 2018 and was lucky enough to start at Bradley Hall in the August of that year. As Bradley Hall is a multi-disciplinary company, I was excited to get involved as a graduate surveyor in all things property. While allowing me to develop my experience, I have been supported throughout my APC to gain chartered status.

The senior management team at Bradley Hall is incredibly supportive and operates on a strong culture that nurtures career development. The majority of surveying staff we have started out as trainees, either on placements or through a structured training programme which allows everyone to reach their maximum potential.

My position allows me to work with a range of clients, from private individuals to large national corporations. I am also able to work with both residential and commercial properties and I really enjoy the diversity my position offers me. For instance, one day I could be working with a client with a one-bedroom flat and the next day I could be working with a national hotel company. The variation the job offers is something that has always appealed to me, it has not failed to deliver.

What does it take to make a good Building Surveyor?

I firmly believe that construction knowledge is the main strength of a successful Building Surveyor. Other helpful skills include: an eye for detail, teamwork, a strong skill set with both verbal and written communications, and a degree of IT understanding. Good customer service skills and the upholding of the RICS ethical standards is also something I would say are essential to any good building surveying practice.

My job entails a wide array of tasks - building surveyors do a lot more than survey buildings. Day to day tasks include Project Management, Insurance Reinstatement Cost Assessments, Schedule of Conditions, Design and Tender of refurbishments and extensions, Contract Administration, Planned Preventative Maintenance, and measured surveys, project monitoring as well as residential and commercial surveys.

How has the pandemic changed your role?

There are the obvious factors such as working remotely, being involved in more Teams calls than usual, and the additional PPE that needs to be worn when we attend sites. However, compared to some positions I consider myself quite lucky that generally I have been able to perform my job as I did whilst also following government guidelines.

If you could have a day in another department in the office, what department would you choose and why?

If I were to have a day in another department, it would be Bradley Hall's sister company, BH Planning & Design. I believe it makes the most sense with my skill set and the reel of work involved. Plus, I think the logistics of working to both preserve and enhance listed buildings would be a real challenge.

Bradley Hall's established Building Surveying services provide expert advice on a broad range of specialist lines of consultancy including design and construction, structural condition, maintenance, repair, refurbish and restoration of existing and proposed buildings. The firm currently undertakes pre-acquisition surveys as well as targeted defect diagnosis inspections for offices, industrial, commercial, and residential buildings. With Bradley Hall's strategic expansion across the North West there are further plans to instate building surveying services in the Manchester and Leeds offices.



To speak to James about our Building surveying service please email buildingsurveying@bradleyhall.co.uk or call 0191 232 8080



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Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

BUILDING SURVEYING

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Planned Preventative Maintenance | Project Management | Project Monitoring

Reinstatement Cost Assessment | Schedule of Condition | Aerial drone surveys and mapping

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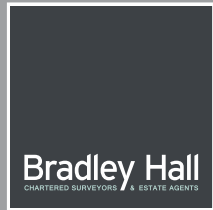


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LEVELLING UP –

Unlocking Potential in the North of England

Fraser Tinsley, Chartered Town Planner at BH Planning and Design

“Its grim up north!” We all know that this is a nonsense, but it has been part of the lexicon for far too long. There are issues with skills, infrastructure and connectivity in the North of England that have been neglected by successive Government’s for decades. In a globally competitive world, the fact that it takes nearly three hours to travel between Newcastle and Manchester, two of the North’s key economic growth drivers, is just one example of an issue holding the North of England back.

The Government’s Levelling Up Fund Prospectus, published in March 2021, identifies a total of £4.8 billion to be invested over the coming four years to support town centre and high street regeneration, local transport projects, and cultural and heritage assets across the country. This is a big deal and has the potential to spur growth in an area with huge potential.

Each parliamentary constituency area is able to bid to Government for up to £20m in funding (more for transport related projects) and Councils across the region are currently beavering away preparing bids to the Levelling Up Fund Tranche 2 which it is anticipated will need to be submitted around Christmas of this

year.

While there is potential for up to £600m of investment to come into the North East region alone from Levelling Up if each parliamentary constituency is successful in achieving £20m from the Fund, the real potential of Levelling Up is not in the very welcome funding from Government. Yes the Government funding has the potential to unlock private sector investment as we emerge from the Coronavirus pandemic. However, just as important as the money will be the confidence in the North of England as a dynamic forward-looking area with a key role to play in the UK on the international stage. Bids that are able to demonstrate how they are able to lever private sector investment, especially from abroad, and how they can be sustained to make a lasting change to an area are likely to be more successful in achieving funding.

The first tranche of bids to the Levelling Up Fund were submitted in June 2021. These were generally shovel ready off-the-shelf projects that had been languishing in Council filing cabinets for years waiting for funding to become available. The forthcoming Tranche 2 bids will likely be the focus for most local Councils preparing bids to Government.

For more information on what is being proposed in your area in terms of Levelling Up, your first port of call should be your local Council or your local MP who will need to sign off any bids for funding from the fund.

Time will tell but Levelling Up could be the biggest change in direction for England in over half a century which has too long focused on London and the South East as the drivers for national economic growth. There is now the potential to shape a future for the North of England that responds to the rapidly changing technological, environmental and cultural context and grasps the opportunities that this offers. The challenges facing our high streets and changing working patterns on the residential development sector as a result of the likely continuing focus on the potential for home and flexible working are just two examples of where Levelling Up may offer huge opportunities. Maybe then we can cast the concept of it being “grim up north” to the dustbin of history where it quite rightly belongs.

To contact Fraser, please email fraser.tinsley@bhpd.co.uk



SUNDERLAND LETTINGS 'LEAP' AS CUSTOMER SERVICE CENTRES CHOOSE THE CITY

BARCLAYCARD and Bellway are among the big-name businesses to have invested in Sunderland in recent months, as the city's strengths in customer service continue to attract a host of the UK's best-known brands.



Sunderland has recorded a number of significant commercial lettings over recent months, boosted by increasing activity in its buoyant professional services sector.

This has led to the creation of scores of jobs, with many more expected to follow, despite the uncertainty currently clouding the global property market in the

midst of the Covid pandemic.

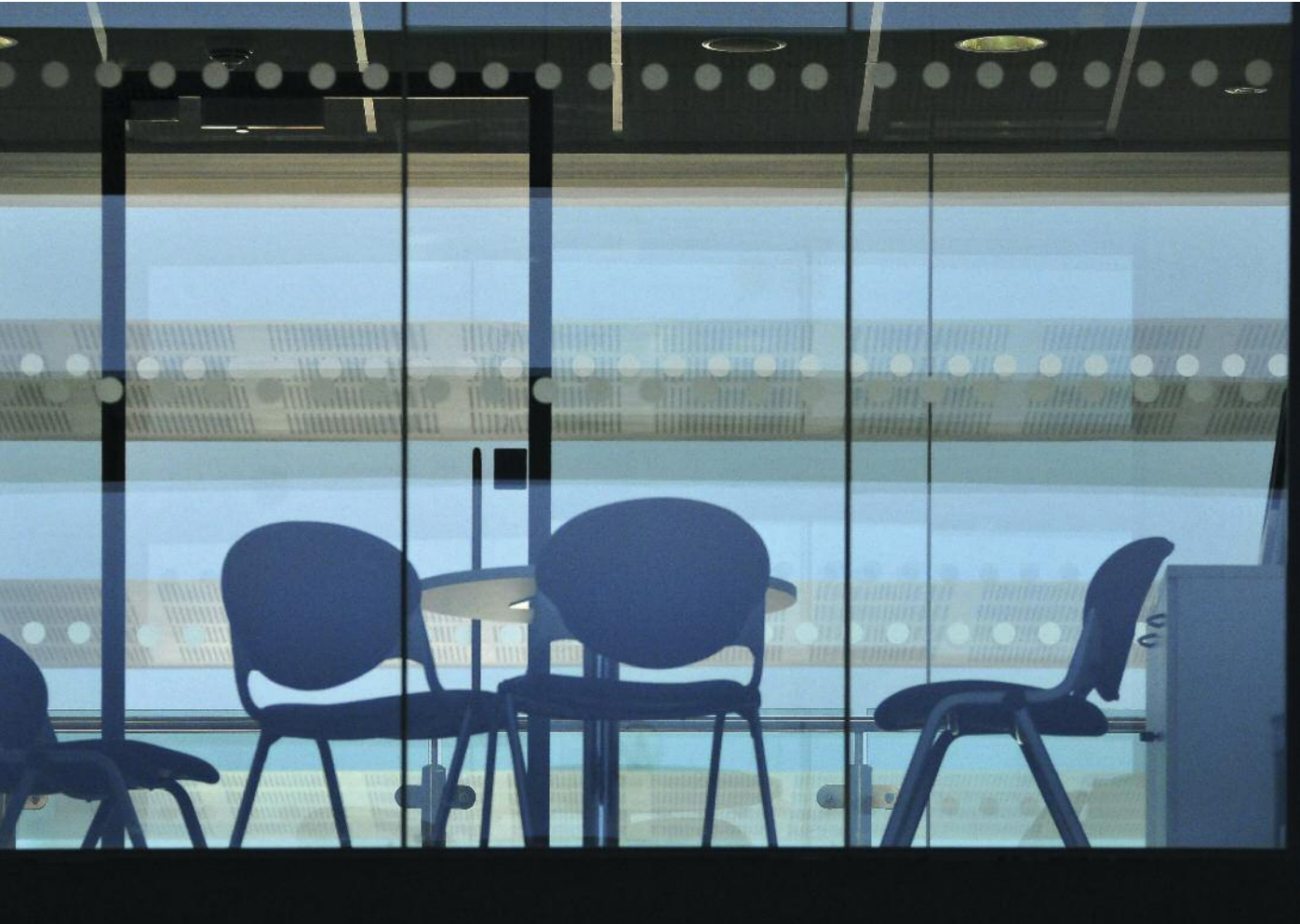
One of the most significant deals has been the relocation of almost 1,000 Barclaycard staff from Teesside to the banking giant's Doxford Park hub, off Admiral Way, following the closure of its Stockton operations centre.

A Barclays spokesperson said: "Barclays has been reviewing its geographic footprint, seeking to drive collaboration by bringing teams together to create efficiencies, driven by ongoing changes in the way people work and where people work.

"Bringing our teams together in Sunderland will enable us to innovate at pace for the customers and clients we serve and offer flexible career and development opportunities for our colleagues."

Another company making the call to relocate to Sunderland is the London Stock Exchange-listed housebuilder Bellway, which has acquired a 7,000 sq ft office at Rainton Bridge, on the outskirts of the city, with staff relocating to the hub from Darlington.

Rainton Bridge has also proven popular with business and professional services companies, with energy



consultancy Direct Business Solutions (DBS) recently having agreed to take up a further 10,000 sq ft at its Franklin House office, as part of plans to create 100 new jobs, with Utilink Consulting also taking up 5,600 sq ft at Hylton Park on the north side of the city.

Teamed with the arrival of Ocado to Riverside Sunderland in 2019, a move that created 300 new jobs in the city, the area's strengths in customer service and its supply of high-quality office space are ensuring that new jobs continue to be created in this dynamic sector.

Councillor Graeme Miller, leader at Sunderland City Council, said: "The team at Sunderland City Council have worked tirelessly during the pandemic to not only support those businesses most affected by the crisis, but also to ensure the momentum that was building prior to the pandemic did not lose pace, and we're delighted see all of that hard work paying off.

"The decision by Barclaycard and Bellway to continue investing in the city, coupled with thousands of jobs being created at Riverside Sunderland and the £400 million International Advanced Manufacturing Park (IAMP) over the coming years, show just how strong of a footing the city is on as it takes the steps

required to build for the future and ensure this significant activity in the market continues to grow.

"Economists and property experts the world-over were left speculating about the future of the property market post-covid, with firms such as JP Morgan and Twitter among those announcing plans to fully embrace remote or hybrid working models, so it's pleasing to see confidence returning to the market Sunderland and to see the city – once again - continuing to buck industry trends."

Another of the city's business hubs to benefit from the uplift in commercial activity in recent months is the North East Business & Innovation Centre (BIC), a location which – over the past 25 years – has played a key role in helping businesses set up and grow in the city and is now near full capacity, housing over 140 enterprises.

Paul McEldon, chief executive of the BIC, said: "When lockdown measures were first introduced in March last year, many of our tenants packed up their things and left with no idea of when – or in some cases if – they would ever return.

"However, since the easing of restrictions, we've been delighted with the response we've received not only from our existing tenants - who have

returned in their droves - but also the wider business community.

"Recently we've seen 40 new businesses relocate to the BIC and as a consequence, we are operating at near capacity for the first time in years, which is testament not only to the amazing work our staff have put in to make the BIC as safe and welcoming a place as possible, but also the fantastic resilience shown by the region's businesses to fight back and continue growing in the wake of the crisis."

Cllr Miller added: "It's been an exceptional few months for the city with thousands of jobs secured and set to be created at Nissan and Envision AESC. Coupled with professional services jobs, we're creating a stronger, more resilient economy.

"This is just the start. With Riverside Sunderland taking shape, IAMP moving forward apace and Hillthorn Park now set to advance, the building blocks are in place to deliver more space for ambitious businesses and we're confident that there will be more deals to follow, creating highly skilled jobs for local people and further underlining the message that Sunderland is a city ready and open for business."

For more information on Sunderland as a city to do business, visit:
<https://www.mysunderland.co.uk/business-and-investment> or follow @InvestSundUK.

various buildings within the school campus.

The £4.6m contract will take just over a year to complete, with Tolent and the school working together throughout the programme to develop a number of opportunities for pupils to engage in the project, including site visits and trade-specific workshops with the supply chain.

Principal of Dame Allan's Schools, Will Scott, said: "This is a significant and exciting development for Dame Allan's which will provide much-needed space for our pupils as well as ensuring they're learning in the very best environment.

"The development will allow us to create a new sixth form area within art, design and technology, an arts exhibition space, spacious new classrooms and science labs and create more room for a new wellbeing centre for our dedicated pastoral team."



Michael Robinson and Jacqueline Emmerson.

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CREO COMMS



Creo Comms welcomes Lee Weatherburn, Alice Clark and Beth Dixon.

Creo Comms expands as demand increases for property comms

A SUNDERLAND communication consultancy has recently expanded to appoint three new team members, after seeing a heightened demand for its services in property and development sectors.

Having recently moved their headquarters to Foyle Street, the growing comms and creative agency, Creo Comms, offer a broad range of communications services to an extensive array of clients including Legal & General, Sunderland City Council, the International Advanced Manufacturing Park, Castles & Coasts Housing Association and the North East Business and Innovation Centre (BIC).

The team welcome Lee Weatherburn as lead designer, Alice Clark as a designer, and Beth Dixon as a junior client partner. The team are very much looking forward to moving into their new premises - a four-store building which comprises office space, hot desking facilities, a board room and editing suites, which will be perfect for the teams dynamic.

Founded by Louise Bradford in 2014, as PR support to clients, Creo has developed and expanded its services tenfold to now offer services ranging from web design and social media, to marketing and video production.

£4.6m construction project begins on historic Newcastle school site

A TRANSFORMATIVE construction project has begun at Dame Allan's Senior School to create new state-of-the-art facilities in Newcastle.

The school recently appointed Gateshead-based contractor Tolent to carry out the work, which forms part of an £8m development by Dame Allan's and will provide a much-needed increase in space, as well as new high quality arts and science areas.

The site, in Fenham, is currently undergoing the demolition of some of the existing buildings to make way for the new two-storey classroom block and the contractor will also be refurbishing



SALBOY

51% increase in leads

14% increase in conversion rate

243% increase in engagement rate

EMBRYO



Lesley Fairclough from Ward Hadaway and Ian Prescott from Keepmoat Homes pictured at DVRC's housing development at Gibside in Chester-le-Street.

Manchester based digital specialists celebrate success

MANCHESTER-BASED, award-winning digital agency Embryo has seen great success in the first half of 2021. After an extensive recruitment drive, the company has taken its headcount to just short of 40, with a range of senior team members joining. The digital brand's rapid growth has helped further develop its reputation as the go-to digital marketing agency for local, national and international brands, with clients including Verastar, alldayPA, Wonderbra and Salboy.

For property development company Salboy, Embryo delivers specialist marketing campaigns to boost brand exposure, lead generation and web presence. Benjamin Ashcroft from Salboy said: "Embryo's reputation and approach appealed to us as they complemented our existing setup and growth plans. It also helps that they have a great team with an evident passion in their specialist field."

YANA™ Active launches new range

YANA™ Active is an independent, luxury women's activewear brand focusing on designing and manufacturing unique activewear pieces in the UK. Founded by sister-duo Charlotte & Sophie Wilson, they aim to empower their tribe of 'Everyday Warriors' and enhance the concept of multi-functional and fashionable activewear.

YANA™ Active's products are all designed in-house by co-founder Charlotte, manufactured in the North East and their 1.0 Collection has leggings that contain specialist technology that helps to reduce the appearance of cellulite. YANA's brand new 2.0 Collection introduces recycled fabrics and more pieces made in the North East, to consciously take the business in a sustainable direction.

YANA will be hosting a week-long pop-up shop in Fenwick's Newcastle store

from 2nd August and a local event with boutique Yoga Therapies Studio in the Ouseburn on 13th August.

To find out more information about YANA Active, visit their website www.yanaactive.co.uk or social media accounts @yanaactive

Ward Hadaway supports regeneration company to deliver its long-term vision for County Durham

NORTH East regeneration company, Durham Villages Regeneration Company (DVRC), has praised the work of law firm Ward Hadaway.

For the last 20 years, Ward Hadaway has advised DVRC on the development of 2,059 homes across 32 developments

with investment totalling £240 million.

DVRC is a joint venture between Durham County Council and Keepmoat Homes and specialises in building affordable homes, stimulating economic activity and regenerating communities in former coalfields villages in County Durham.

Lesley Fairclough, a Partner at Ward Hadaway said: "This has been a hugely successful partnership over the years, which has delivered significant regeneration across the whole of County Durham.

"We are extremely proud to have supported our client using our experience and expertise within the sector and the Built Environment. We have acted for the partnership on all acquisitions of land for development pursuant to the partnership and the sale of all new homes. The positive economic impact DVRC has had and its legacy is phenomenal."



Sisters Sophie (26, Left) & Charlotte Wilson (33, Right).

Todd & Cue's Mark Armstrong, Julie Rea and Glenn Cue.



RGS Newcastle named North East Independent School of the Decade

THE Royal Grammar School (RGS), Newcastle has been named The Sunday Times North East Independent School of the Decade by Parent Power, The Sunday Times Schools Guide.

Parent Power is widely acknowledged as the most authoritative survey of the country's best schools. The 28th edition of Parent Power identifies the 2,000 highest-achieving schools in the UK, ranked by their most recently published examination results, and honours the top school in each region.

Geoffrey Stanford, Headmaster of RGS Newcastle, said:

"To be recognised by The Sunday Times as a much coveted 'School of the Decade' is an incredible honour; we are amongst exceptional company alongside the very best independent schools in the country. We are rightly proud of our consistently outstanding public examination results, the product of our students' hard work and determination plus the expertise and encouragement of our staff."

Perhaps most important, is the recognition of RGS's commitment to social impact, through bursaries, partnerships with state schools and philanthropic ethos.

Bo Concept

DANISH premium lifestyle and furniture brand BoConcept, has announced its first UK store in a major retail park, a move to work with consumers evolving buying habits. The new 380sqm store based in Monks Cross Retail Park, just outside York, is Yorkshire's second BoConcept store, after the successful Redbrick concession near Leeds. It offers the brand's collection of contemporary furniture, lighting, and accessories, for living, dining, sleeping, home-office and outdoor spaces.

With stores in 65 countries spanning six continents, BoConcept helps consumers 'Live Ekstraordinær' and create a unique and expressive home

through its industry leading customisable collection, where more than 80% of the assortment is adaptable in size, colour, materials, or components. Consumers will also learn about the free Interior Design Service; expertise that brings personal style and Danish design to life in the home.

Todd & Cue

CHARTERED independent insurance broker Todd & Cue persist in delivering confidence to their clients, amidst the difficulties of the last 18 months.

The firm continue to deliver tailored and attentive aid to clients of all sizes, from sole traders to publicly listed companies. The company's commitment has enabled the business to hold a long-established position within the Insurance Age Top 100 UK brokers whilst also being longstanding members of Brokerability. A group of businesses placing circa £400

million of written premiums into the market.

Todd & Cue strengthened their independence in 2017 when Mark Armstrong, Julie Rea and Glenn Cue completed a management buy-out.

Mark commented that "It is a hard market at the moment, insurance rates are increasing at a time when the economy has faced real challenge.

"But our strong relationships with clients and insurers means we are able to deliver bespoke solutions for all of our clients ensuring they are protected against all insurable risk and allowing them to concentrate on the challenges many business owners have faced in recent times.





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SUNDERLAND CENTRAL STATION TO BE TRANSFORMED

Stunning plans unveiled as city council leads central station upgrade

TRANSFORMATIONAL plans to revamp Sunderland's central train station are full steam ahead, with a £26m boost that will 'give Sunderland the rail station it deserves'.



Striking proposals for the southern entrance of Sunderland's central station were unveiled recently, for a six-year programme to fully transform the city's arrival point.

Preparatory work on the first part of the ambitious project is expected to begin imminently, kick-starting a project of improvements that will deliver a beautiful new station for the city.

Working in partnership with Network Rail, Nexus, Grand Central and Northern Rail, Sunderland City Council is driving this essential project, beginning with the demolition of the current south entrance, clearing the way for the construction of a statement building that will herald the start of the transformation into an integrated public transport network that matches the city's ambitions and meets future needs.

The new entrance will create a prominent visible landmark, with a stunning façade overlooking Market Square. The large glass wrap-around design, creating a light, bright and welcoming concourse, will be set among upgraded public realm. A new ticket office and reception, public toilets, comfortable waiting areas and retail space and cafes will all be created, as well as improvements to accessibility. Office space on the new mezzanine level will be reserved for railway industry staff.

A meeting of the council's cabinet is expected to sign off plans for the station regeneration, which also includes a new multi-storey car park (MSCP) on Holmeside.

Having unlocked the funding needed

to push ahead with the southern concourse, council leaders will pave the way for the whole transformation programme to be delivered over the next six years, with the northern entrance reimagined, with attractive public realm to create the Central Business District statement building and gateway entrance on High Street West. The northern entrance will become the city's main arrival point, with Mackies Corner and the Elephant Tearooms just two of the impressive buildings greeting people coming into Sunderland.

Major works to the platform-level of the station are included in the plans, with the ambition to increase capacity by creating a four track, four platform station that separates Nexus and Metro, on one platform, from mainline services allowing both to expand as public transport connections regionally and nationally, and enabling them to provide access to jobs, to secure investment and to grow the economy.

More than £16m has been secured from the Transforming Cities Fund to progress southern entrance works, with the remaining balance coming from the council and partners including Nexus and Network Rail.

Councillor Graeme Miller, leader of Sunderland City Council, said: "The stunning CGIs and animations that we're unveiling today are not just a vision.

They're a delivery plan, and the product of many months of work to secure a transformational programme of investment in the station that is both ambitious and deliverable.

"We are absolutely focused on making this happen quickly, because we know it's something residents want and something Sunderland deserves - a station to be proud of, reflecting the size, scale and significance of an ambitious Northern powerhouse.

"So much is happening in Sunderland right now - in recent months we've had the launch of Riverside Sunderland, a fantastic Nissan jobs announcement and continued infrastructure works enhancing our connectivity. This project represents another huge leap forward in our evolution.

"Sunderland is a city on the march. We're ambitious, we're focused and we're delivering the transformation needed to ensure we become the dynamic, vibrant, healthy smart city we want to be. The station - as a key arrival point - has to be a core part of our plan for Sunderland, and it is."

As well as the station, the funding expected to be released by the council as soon as possible - which will create a total £26m 'pot' for the scheme - will also enable the development of a 400-space four-storey multi-storey car park at Holmeside to support the station.

Cllr Martin Gannon, Chair of the North East Joint Transport Committee, said “This is excellent news for the North East. Sunderland Station is a key part of the region’s Transforming Cities Fund Programme, and I’m sure the modern facilities will be warmly welcomed by passengers.”

“The revitalised station will serve as a gateway into the retail core of the city centre and the wider Sunderland area and will greatly benefit business, commuters and visitors to Wearside.”

The council wants the completion of the southern entrance to act as a catalyst for further investment, with the plans to revamp the wider station part of a ‘one station vision’. This fits with the wider regional aspiration to reconnect former rail lines to Sunderland’s central station, including the Leaside Line, tied into the Government’s Levelling Up agenda as well as ambitions shared by Government and the city council to deliver more sustainable transport solutions as part of a bid towards carbon neutrality.

In 2019/2020 c1.5 million Metro trips were made from and to the station, with a further c427,000 trips made using the national rail network. Numbers are expected to grow as the city centre becomes an economic hub and the city will require supporting infrastructure to encourage sustainable travel.

Cllr Graeme Miller added: “Enabling easy, sustainable travel into and out of Sunderland, connecting people to jobs and opportunities in a cleaner, greener way is critical if we want to level up the economy in the North East.”

“We’re delighted to be moving forward with this much-needed project in partnership with colleagues who share our commitment to delivering an exemplar travel hub for the city and we look forward to sharing more exciting details of our plans for the north entrance, and the platform level of the station soon.”

Jason Hamilton, route programme director for Network Rail, said: “We’re really pleased to be working with Sunderland Council on this project which will transform rail travel for people in the city.”

“The work we’ll begin over this summer will make this a better station for passengers, with the introduction of a new escalator and easier access across the station. It will also improve passengers’ connections to other forms of transport from the station.”

“We’ll work overnight where needed on many parts of this project, so that there’ll be no disruption to the train services people rely on now.”

Work on the southern entrance of the station is expected to get started in August, and completion is scheduled for the end of 2022, with the new southern entrance set to open at the beginning of 2023.

The project has been well-supported by transport provider Nexus, which has part-funded the programme. Martin Kearney, Chief Operating Officer at Nexus, said: “We have worked alongside Sunderland City Council to make the case for investment and fund this £26 million project, which builds on the major refurbishment at platform level we delivered in 2010. It will create an iconic new landmark for Sunderland. The designs are fresh and modern, bringing this key regional gateway into the 21st century.”

“Metro customers make almost 1.5 million journeys a year through Sunderland station, where our frequent services connect easily with Intercity and regional trains, as well as having the city centre on the doorstep. Our customers can look forward to travelling from a bright new station at the same time Metro’s new train fleet begins to enter

use.”

Kerry Peters, Regional Director at Northern, said: “Northern is delighted to be working with our partners on this project and our customers will see big improvements at Sunderland station and it will offer much more to the community it serves.”

“I am confident that the significant changes made at Sunderland will help to enhance the overall experience for passengers – whether that’s buying a ticket, waiting for a train or getting information about our services.”

“The refurbishment is part of a larger programme of improvement work taking place across our network which includes installing more CCTV, resurfacing car parks and improving accessibility for all our customers.”





APPOINTMENTS AT LUXURY AUTOMOTIVE SPECIALISTS TO BOLSTER FURTHER GROWTH

The region's leading independent automotive specialist has welcomed two new members of the team to bolster further growth.

Durham based Performance 28 has employed Robbie Allison as a trainee detailer and Leeds University graduate Charlotte Tilley as photographer and social media executive.

The two join the established firm as part of its dedication to developing future talent and skills retention in the North East. Charlotte has been employed via the government Kickstart scheme, which has been introduced to develop the skills required to progress in their chosen

careers while acquiring valuable first hand experience of the working world.

The appointments follow significant growth for Performance 28, following over £800,000 in investment and expansion, including in its base, new services a new website and team members.

Performance 28, which was founded in 2019 by local entrepreneurs Aidan Sunter and Perry Ataliotis as well as experienced luxury automotive specialist Tony

Thomson, specialises in purchasing, selling service and modification of nearly new, used and classic models from the world's most renowned manufacturers including; Bentley, Porsche, Lamborghini, Range Rover, McLaren and Classic Ford RS.

Aidan said: "The appointments of Robbie and Charlotte mark another key milestone in our growth as we expand our team to meet demand for our services.

"Robbie has been incredibly eager to



working environment. Performance 28 is a fast-moving organisation which requires a dedicated and enthusiastic team, which Robbie and Charlotte have both showcased excellently."

The recent appointments will underpin future growth for the firm, as it continues to grow its exclusive offerings for luxury automotive enthusiasts. The firm has become renowned for providing only the best and most exclusive upgrades and modifications.

The firm is also renowned for its modification and detailing services and is the exclusive supplier of Vossen Wheels in the North East. Performance 28 is also an accredited Kamikaze detailing company and use professional Kamikaze range, only available to a small number of authorised dealers, offering the full range including the self-healing Zipang application.

Tony Thomson is an experienced luxury automotive specialist. He said: "Our service lines continue to grow and develop as we keep up with the latest products, technology and methods. We are proud to be positioned as the leading independent high-end automotive specialist in the North with the ability to offer a range of services alongside the luxury and rare vehicles for sale.

"The growth of the team further marks our dedication to developing the best local talent and in offering our clients the highest level of personalised and bespoke service.

"Our unique showroom offers a truly unrivalled experience and is set within a gated, insured, humidity controlled, indoor environment, and we use specialist lighting for paint correction. Our range of services include high-level servicing, modification including springs and handling, bodykits, wheels and tyres and exhaust systems as well as detailing including careful and intricate exterior and interior detailing, engine bay washes and ceramic coating – to name just a few."

For more information please call 0191 389 7103 or visit www.performance28.com

learn and is passionate about his craft. This is his first time in a skilled role and his dedication to learn alongside the talent he has shown has been incredibly impressive. We look forward to continuing to support Robbie in his role and his future professional growth.

"Creative digital content, photography, video and social media is an important

tool for many businesses which has only been further highlighted in the last 18 months. Charlotte has been fantastic at creating engaging content to support our online digital strategy.

"Our aim is to support future talent with valuable on-the-job training, developing the skills and supporting the confidence needed to thrive within a





KEY CHALLENGES THE CONSTRUCTION INDUSTRY IS FACING

Founder and director at specialist construction consultancy, Consult North, Javaad Khalil shares his insight into the key challenges which developers, contractors, consultants and suppliers in the construction sector are currently facing.

The stay-at-home orders issued throughout Covid-19 led to increased spending on home enhancements and moving to, or creating larger homes. While this is fantastic news for building contractors, they are also finding themselves battling for fresh supplies due to strained supply chains. The demand for materials currently far outweighs the supply and due to this, the cost of construction works are vastly inflated.

1. Material shortages

Material shortage continues to be a major setback for many in the construction industry with timber and steel being the most cited materials which contractors are having issues sourcing. Timber supplies are slim across the globe and with other countries willing to pay more than the UK, this is further aggravating the situation. The Timber Trade Federation (TTF) warned that supplies will tighten further in Q3 2021.

Structural Steel and Re-bar prices have shown double digit inflation from the comparable quarter in 2020. The latest hikes come as British Steel announces further price increases due to the cost increases and availability of raw materials. The manufacturer warned that due to supply order acceptance would be via customer allocation only.

The movement of goods through the EU due to Brexit only adds more pain. Shipping costs are being recorded at the highest ever, said to be caused by Brexit, Covid and Suez. Until a strong recovery in imported goods is made or alternative sources from within the UK are established, the country will continue to face the same difficulties not just in construction but other sectors too.

2. Fluctuating tenders

Tendering in a market where you have material shortages and their scarce availability means further challenges for Developers. Recent tender returns are being adversely affected by material shortages but also the delivery times given by suppliers. Potential tenderers are reluctant to fix the prices of their tenders and are stating that they are subject to fluctuations. It is understandable in the current market, no one wants to be out of pocket due to material costs spiralling out of control with no indication as to when normal levels of supply will resume.

A fluctuating tender brings cost uncertainty, however, when factors such as long supplier delivery times are considered, contractors will also be reluctant to fix programmes.

Developers may choose to halt their projects until the market cools or, even worse, scrap plans to build at all. Especially those looking to hit certain yields, without knowing the final costs the yields may be greatly at risk.

3. VAT reverse charge

The VAT reverse charge finally came into effect on 1st March 2021 and made a considerable change to vat regulations. The new regulations mean that customers are able to charge themselves VAT and pay it directly to HM Revenue and Customs rather than the supplier sending them an invoice.

This has put huge strain on the cashflow of SMEs who act as suppliers. This is because they will not receive any VAT from customers, yet will still have to pay it on whatever they purchase – a seemingly unfair model. Brought into play with good intentions, however, putting all important cashflow of some sub-contractors under pressure.

4. Skills shortage

The UK is facing a significant skills shortage which is posing further issues for companies and more specifically projects, including;

- Lengthier programmes
- Hiring difficulties
- Increased workforce costs

Employment in the construction sector fell from 2.3m in 2017 to 2.1m at the end of 2020, representing a 4 per cent fall in UK-born workers and a 42 per cent fall in EU workers, according to the Office for National Statistics (ONS).

Furthermore, over 20% of employees in construction are within the 51-60 age range and are close to retirement, this leads to a significant loss of skills among the workforce without the same level of new talent coming through.

5. Net zero by 2050

The UK government are looking to bring all greenhouse gas emissions to net zero by 2050.

These targets continue to be a struggle for construction business that are responsible for generating 45% of the total carbon emissions in the UK.

All projects have a huge environmental impact - plant, equipment, vans, trucks, machinery, and tools all require a substantial amount of energy.

Earlier this month, the Carbon Reduction Code for the Built Environment was launched. The code is intended as the first step in helping to reduce carbon emissions in the design, construction and maintenance of built assets.

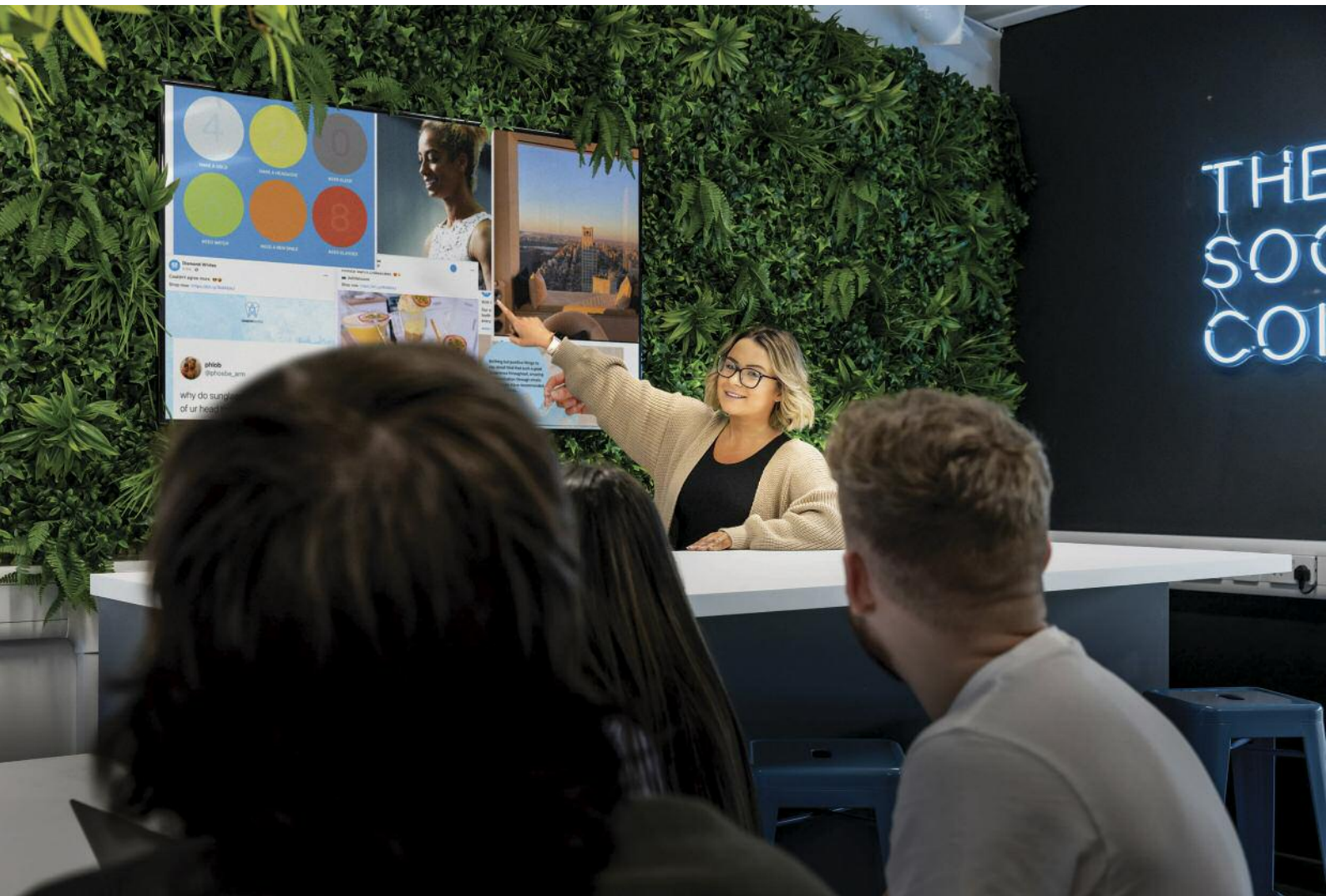
Summary

The greatest threat to the industry is the continuing materials shortage as a result of Brexit and the covid-19 pandemic. It could be argued that the timing of the two served as the perfect storm for supply chain issues. This would suggest that the issues are temporary and over time will alleviate towards the end of 2021 yet for now companies are really having to concentrate on their supply and put an emphasis on stock and cost control. There are ways and means to navigate these challenging times, it calls for the highest level of collaboration from all parties involved.



CONSULTNORTH

www.consultnorth.co.uk



NEW ACADEMY LAUNCH FOR THE SOCIAL CO.

Leading North East social media agency, The Social Co. has launched a specialist training academy to provide much needed training to businesses across the UK.

The expert team has launched The Social Co. Academy following, actively gaining feedback from local businesses and identifying a gap in the market for expert training for small business owners, marketing professionals and social media teams.

The launch marks further success for the company following significant growth to a team of 28, multiple client wins and internationally viral campaigns.

Zoe Pouton has been appointed as Director of Training for The Social Co. Academy, and has been dedicated to finding out exactly what support local businesses need to thrive in the current environment. She said: "I've been with The Social Co. for two years and have experienced first-hand the impact which successful social media campaigns can have on businesses of all sizes. Some SMEs don't have the budget to spend on monthly retainer-style support, while some organisations may have an in-house team who could execute the campaigns with the right knowledge and up-to-date skills. We've created a cost and time effective solution to meet the needs of these organisations.

"Obviously, a lot has changed for businesses in the last 18 months, and the pandemic and subsequent isolation has highlighted the need to have a better online presence for many organisations. That, combined with furlough and lack of collaborative working has meant that there is now a huge demand for staff training and updates on any changes to these fast-moving and adapting platforms.

"Social media moves quickly, algorithms change and the types of content which gain interaction alongside user habits are constantly evolving. We are here to provide the knowledge and in-depth training which will yield fantastic results for our clients.

"The training has been created to be time-efficient and convenient – we know that everyone is busy so we wanted to make the training as accessible as possible. This is why we've developed a range of options to suit individual needs including courses over one full day, two half days or three evenings either at The Social Co. office in Durham or via video-call. We provide full training kits to use and take away too."

The team has developed three variations of training to suit the needs of a range of learners, including Beginner, Intermediate and Bespoke. The beginner course will include lessons on professionalism, getting to know algorithms, organic social posting and the tools available to enable learners to get the most out of social without a big budget or technical equipment.

The Intermediate training will give those already with some experience of social media knowledge on how to successfully run adverts and paid-for content, how to get the best return on investment for advertising spend and how to use more complex tools and



programmes. It is also designed to support participants with building their own design skills, animation, videography and more complex advertising campaigns. Their bespoke level course means they can offer social media consultancy to businesses on a more personal level, whether that means visiting a work place to teach a range of staff or one and one sessions, audit and support with business social media accounts.

The firm will also set up community groups for previous participants to join to swap tips, build networking opportunities as well as developing specialist and bespoke courses and consultancy to offer ongoing support.

Zoe and the team are also partnering

with Schools, Colleges and Universities to educate students on social media safety.

Zoe continued: "Our purpose is to ensure that self-sufficient teams are gaining the highest return on time and investment via their social media teams and channels. We know how important SMEs are to the economy, which is why we are supporting everyone from business owners operating solo enterprises to marketing managers of larger organisations.

"We've already seen great success following our initial training sessions and we look forward to supporting many people and businesses with The Social Co. Academy."

THE SOCIAL CO
academy.

For more information please visit thesocialco.academy



An Interview with Carl O'Brien

Carl O'Brien, Associate Director at Bradley Hall, reflects on his time with the firm, commenting on his career growth, the misconceptions about working in surveying and the ways in which Covid 19 has impacted the market.

How has your career developed with Bradley Hall?

Around five and a half years ago, I began my time at Bradley Hall as a senior surveyor within the Professional Services team. Since then, I have been given a great deal of opportunities, including the chance to sit extra qualifications to become a RICS Registered Valuer to help boost my own career, as well as assisting the teams ever-escalating workload. When I began, most of my work involved valuations and dealing with a very small handful of lenders; ever since, we have been admitted onto a great deal more lender panels and as such the workload has increased tenfold.

One of the best things about Bradley Hall is that all members of staff are given the appropriate support when workload increases occur. We have grown the department with the appointment of an additional registered valuer and have recently appointed a graduate surveyor to assist with increasing workload. Through such expansion, as well as a lot of hard work, I have also been promoted to associate director recently, which I am overjoyed about.

What traits make a good Associate Director and what does your job entail?

As part of my role, I undertake a large proportion of Landlord & Tenant work, and as our management portfolio has grown, so too has the workload in dealing with rent reviews and lease renewals. My primary responsibilities are to undertake commercial and residential formal 'Red Book' Valuations on behalf of a range of clients, including primary and secondary lenders, solicitors, accountants, pension funds and private clients for internal purposes. The valuation work requires me to inspect and measure premises, review leases, title plans and registers, and the sourcing of comparable evidence to then

enable me to write the report itself.

The fundamentals of Landlord & Tenant work are similar; from the reviewing of leases, inspecting and measuring properties, to the sourcing of comparable rental evidence. Rent reviews and lease renewals can be tactical at times, and specific lease clauses can have a significant impact on where the rent should be set and as such a significant amount of time is spent analysing transactions.

Upon being promoted to associate director, I have learnt to appreciate the importance of having a clear understanding of the wider company objectives and to avoid the temptation of 'tunnel vision' within my own department. At Bradley Hall, we are a 'one stop shop' so it is important to recognise when and where it is appropriate to introduce parties to members of other departments.

We are constantly active in the process of appointing new members of staff at Bradley Hall with the intention of offering opportunities that otherwise may not be available. Equally, Bradley Hall always rewards their staff when it is earned, no matter what their age – I see it as an important role for an associate director to help younger members of staff learn and improve. I often take graduates and those going through their APC, on valuations for the experience and talk them through the valuation process afterwards, and I have helped with colleague's APC's.

How has the past year changed your role?

In undertaking valuations, the general role has always been the same so apart from a few more difficulties when it came to arranging access due to social distancing, the process (thankfully) has remained unchanged. There were obvious difficulties around valuing properties at the height of the pandemic, which was a challenge, resulting in the RICS helpfully provided regular advice and new clauses to incorporate into reports.

I think in some ways the experience has improved my ability as a surveyor. I

have always had a keen interest in following economic movements and forecasts, but the pandemic has forced me to consider the likely bouncebackability of some sectors whilst relating them to the particular asset that I am valuing, enabling for my typical approach to work to be flexed.

My Landlord & Tenant work has changed most – historically, where it may have been a case of simply trying to negotiate a rental figure or a new lease term, the pandemic has forced me to think outside of the box for solutions.

If you could have a day in another department in the office, what department would you go for and why?

I would really like to spend some time in the Land & Development department if I didn't hold my current position. I'm always interested in new schemes - it would be good to have an early understanding of what schemes are in the pipeline and to have an influence on the design and layout of potential schemes from an early stage.

I feel the work the Land & Development team do is incredibly varied, from appraising potential end values of schemes from a valuation perspective, assessing the viability of schemes, inspecting the sites themselves, liaising with the likes of Planners/Quantity Surveyors/Clients regularly all with same aim of seeing the site come to fruition. I can imagine a great deal of satisfaction must come from seeing a scheme develop from start to finish.

I get the impression I would get a lot out of the role through meeting those acquisitive in the market, as well as to build an abundance of contacts. I also love a challenge, so feel my negotiating skills would be stretched intensely!

**To contact Carl please email
carl.obrien@bradleyhall.co.uk
 or call 0191 232 8080**

CMYK CELEBRATES NORTHERN EXPANSION

The Newcastle arm of a national managed print and business technology firm is heading towards the first year in business while celebrating significant success.



CMYK's North East base, headed by directors Craig Pratt and Sarah Wharrier, has experienced significant growth and success building solid foundations for future business growth.

The Newcastle office adds to CMYK's established branch network with offices located in Edinburgh, Glasgow, Aberdeen, Warrington and London.

CMYK is a customer-centric business which supports its clients with a national network of technical support engineers, customer service teams and helpdesk functions. With the launch of the new office, Craig and Sarah can now ensure that all of the company's North East business is managed and supported locally.

The pair have over 24 years of combined experience working in the North East, the majority of that spent together at one of the region's largest firms prior to its change in ownership. They pride themselves on their client focussed approach, allowing CMYK to further build its presence as a locally minded business with national capabilities and strengths.

The firm boasts a reputation for its technical expertise and industry leading technology partners which is underpinned by a professional team that is continually growing to meet demand for its services. So how did CMYK's expansion and invest into Newcastle all come about? When

drafting their ambitious business plan and strategising on the best possible way to support the region's businesses and organisations, Craig and Sarah looked for a partnership with a larger more established company, to be able to utilise their expertise, robust infrastructure and route to market. The pair joined forces with CMYK to expand into Newcastle, allowing them to offer a wider portfolio of workplace technology solutions, whilst being able to provide unrivalled customer service.

Sarah commented; "We looked at several companies while putting our plan into action last year, but we wanted to team up with a firm that, like us, was very client centric.

"CMYK were head and shoulders above the rest because they have the same principles as Craig and I, and also, synergies with the same manufacturing partners that we have previously worked with and know well.

"The biggest tick in the box for me was the people - everyone at CMYK is passionate about what they do and work as a team to achieve the same goal - providing great service to our customers. It was really refreshing when we spoke to CMYK and we all instantly realised this was going to be a great fit for everyone, so we jumped at the opportunity, and put our plan and strategy in place to get Newcastle office operational."

CMYK offer a range of products, services and solutions to enhance business processes and business technology to support the agile workplace. Their offering includes Managed Printing & Integrated Scanning workflows, all aspect of Managed IT Services including Hardware and associated support, Connectivity & Communications, and Visitor Management Systems all from the very best names in the business technology sector with the highest quality results. Working with CMYK means that Craig, Sarah, and the team are now able to supply, install, service and manage these extensive offerings across the region and beyond.

Craig said; "Despite the past year being particularly challenging for businesses, we've experienced significant growth and success which has surpassed our expectations. There's been a great deal of demand for the quality services which we deliver, we've been working on a range of different projects with businesses from a variety of sectors and they are all facing similar operational challenges.

"The North East has a resilient business community with the ability to adapt and thrive. We've seen it over the past 18 months and we look forward to the exciting opportunities which lie ahead for CMYK and businesses across our region. We are in a strong position post pandemic as the region welcomes a range of significant inward investment attracting a variety of different organisations from SMEs to international corporations.

"As the world begins to return to normal we look forward to meeting more clients face-to-face once again and supporting their needs which have undoubtedly changed throughout the course of the past year. With the increase in agile and remote working businesses want to move away from restrictive processes and require better infrastructure, connectivity, document workflows, scanning, digitisation, software with robust security to support this change. We're here to help businesses through a vitally important transitional time."

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BH Planning & Design celebrates further expansion

A leading North East planning consultancy firm is celebrating further growth and expansion following the appointment of two new members to its team.

BH Planning & Design has welcomed chartered town planner, Fraser Tinsley, and graduate planner, Fabian Kamran, as part of the company's strategic growth plan.

Fraser is a chartered town planner with over 15 years' experience working on a wide range of planning projects across the UK and overseas. He has worked for several leading planning and development consultancies, gaining experience of dealing with large scale and complex planning issues. He has experience in environmental and economic assessments, retail and commercial projects, and shaping planning policy.

Fabian is a recent Real Estate and Planning graduate and is currently undergoing a placement with BH Planning & Design. He is responsible for assisting in the preparation of planning applications

and site appraisals whilst offering support with application case management, pre-application enquiries and appeals.

Mark Ketley, planning director at BH Planning & Design is delighted to have welcomed the new members to the team and said: "We are incredibly pleased to be expanding the team at BH Planning & Design and feel confident that the new appointments will offer the support required to allow the firm to service a rapidly growing demand for our services. Fraser's appointment in particular has diversified our offer through the wealth of retail and commercial experience that he brings to the team.

"We have a wide range of clients, not just across the North East but nationally, so expanding our team and diversifying our specialisms whilst also investing in the next generation of planners is a tactical

move towards further northern and national expansion.

"Our team is experienced in all planning matters. Whether that is strategic site promotions, major residential and commercial schemes, SME developments or domestic extensions, we are more than capable of picking up work of all scales, sizes and complexities for our client base.

"We specialise in supporting both the residential and commercial sectors as well as having in-house heritage expertise and providing consultancy support to Local Authorities. Having delivered successful projects for a wide range of clients including the likes of Bellway Homes, Miller Homes and the Inn Collection Group, BH Planning & Design are flourishing and with our most recent appointments we will continue to do so."

For more information please contact Mark Ketley on mark.ketley@bhpd.co.uk or call 0191 232 8080



TEESSIDE - THE NEW POSTER CHILD FOR LEVELLING UP?

By Neil Hart, Group Managing Director
Bradley Hall Chartered Surveyors and Estate Agents



The North has held the longstanding stigma that its people and communities are friendly, hardworking and robust, but our economic performance has been behind other regions. In recent years our local authorities have certainly stepped up to the mark and have been pioneering change as serious investment, regeneration and development continues to roll out across the North, with Teesside certainly hitting the headlines for its heightened activity.

The ambitious Tees Valley Investment Plan outlines how £1.2 billion will be spent on business growth, transport, culture, and job creation by 2029. Recent news like this from the Tees Valley Combined Authority has catapulted the area into the spotlight, however, a steady foundation for this process started when The Tees Valley Combined Authority was established back in 2016 with the purpose to drive economic growth and job creation in the area. A partnership of five authorities; Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees, was formed with the aim to work in partnership with the Local Enterprise Partnership, wider business

community and other partners to make local decisions to support the expanding economy. In 2017, the people of the Tees Valley elected their first Tees Valley Mayor, Ben Houchen, who continues to chair the Combined Authority. These steps seemingly became a catalyst for the steady growth in activity in the area for commercial sectors including transport, construction, engineering, energy, education and trade.

Teesside's recent commercial and residential redevelopment activity and the heightened publicity which has followed suggests that the Tees Valley Combined Authority could arguably gain a reputation as the poster child for the topical 'levelling

up' drive from the government. The obvious work which is going into raising the profile of business opportunity in the region will undoubtedly reap the rewards of further significant investment, which will underpin a transformed built environment, better infrastructure and connectivity.

One of the key elements in the levelling up agenda is certainly transport, with many of the North East's local authorities improving this key element of infrastructure, but it is important not only to think about public transport, but also to consider how the professional services industries and its vast amount of clients rely on city centre parking options. It is



incredibly important for businesses people, especially those working in the professional services industries to be able to get to and from meetings efficiently. Pedestrianising city centres and especially central business districts leads to more travel time and lower productivity for those who occupy those spaces. Equally, maintaining convenient parking for shoppers in city centres will also encourage more trade. Our city centres need to ensure that it is convenient for our local people to be able to conveniently visit our local retailers to pick up all types of goods, from small to large. Many are now in the habit of using the convenience of amazon, a cycle which must be broken to keep our high streets alive. Sunderland City Council is leading the way on this, with parking options playing a key part in its redevelopment of the city centre - and I hope to see Teesside follow suit to encourage professional services industries to occupy its business hubs.

It's also positive to see Wynyard Business Park, operated by Northumberland Estates, leading the way in attracting global giants such as Amazon will establish a logistics centre in

Wynyard, creating 3,000 good quality jobs. The proposed facility will be two million sq ft and will act as a huge investment in the area creating jobs, covering everything from fulfilment staff to HR to finance, business, IT support and engineering.

The recent news of the Teesside Freeport creating more than 18,000 jobs and £3.2 billion boost to the local economy over the next five years supports its ambitious campaign. The Freeport will cover 4,500 acres, the equivalent to 2,550 football pitches, and will be the largest in the in the UK. Teesside was one of only eight chosen from a shortlist of eighteen applicant areas in England bid to become a Freeport. One of the most important considerations, according to the government, was how a Freeport could bring economic opportunities to poorer regions and 'level up' the country.

The Freeport will give a boost to the Teesside area through enhancing trade and investments across the UK, boosting the amount of high skilled jobs in the area, as well as increasing innovation and productivity in port regions. Areas given Freeport status within the region will promote a great deal of redevelopment and regeneration across a range of industries in Teesside. Chancellor Rishi Sunak commented on the future of the region; "I see old industrial sites being used to capture and store carbon, vaccines being manufactured, offshore wind turbines creating clean energy for the rest of the country. I see people optimistic an ambitious for their future. That is the future economy of this country."

In wider transport news, Teesside has seized the opportunity to expand its links to bolster its connection to other influential areas across the UK, especially with the international connectivity opportunities which better links to the capital will bring. Loganair has added an extra service from Teesside International Airport to London Heathrow, ensuring that three flights follow the route daily. The commercial officer at Loganair, Kay Ryan commented on the expansion: "There is no doubt that this service will provide the timing necessary to support the business growth the area is experiencing, now and in the future".

Rail transport has received increased interest and plans for development in recent years. A proposal has been submitted for the redevelopment of Darlington Station, this will improve the frequency and reliability of services as well as connectivity along the East Coast Main Line and to other regional stations. The £100million redevelopment will pave the way for a new platform, entrance,

station building and upgrades to its transport links. Ben Houchen, Mayor of Tees Valley commented; "We took a major step closer to our vision, with the submission of the planning application for the station which, when complete, will give people from across Teesside, Darlington and Hartlepool the more reliable, frequent and faster services that they've been crying out for – and that they deserve."

To support the Net Zero Teesside campaign, Teesside has enhanced its dedication towards the clean energy industry and has been backed by the government for these proposals. Energy and Clean Growth Minister Claire Perry has affirmed that the government is committed to ensuring clean growth is a prominent part of Teesside's economic plan, with hope for further progress in areas such as carbon, capture usage and storage, district heating and the hydrogen economy. These strides towards a cleaner Teesside also involve the introduction of 25,000 new jobs and over £1 billion of investment across a 10-year period. Business Minister Richard Harrison also noted the government's commitment to steelmaking regions across the UK and the importance of putting the sector at the heart of the UK's industrial strategy.

Following in the footsteps of major cities, the dedication to developing Teesside's educational facilities has also taken a front seat. In January 2021 ESH Construction completed the task of converting a Grade II listed building on behalf of Teesside University. The refurbishment of the 129-year-old building which will support Teesside University students, graduates, and staff to start and grow new businesses across the region. The £1.7 million renovation of the Victorian Building is a central focus for the to the Teesside University's goal to create more opportunities and grow the local economy.

Not only will this refurbishment reinvigorate the economy of Teesside, but it will similarly allow for further growth for the university and the education sector in the region. Teesside University has also recently lodged plans for a three-storey, cutting edge Net Zero research centre on land near the £55m Tees Advanced Manufacturing Park, in Middlesbrough, showcasing the impact which higher educational bodies can have on local economic development.

There's still much to be established in regard to how we level up but with more and more news coming from Teesside, we're incredibly eager to see the regeneration and development of this emerging hub of opportunity.



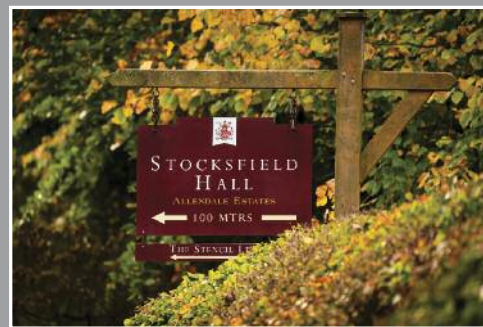
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KARPET MILLS BUILDS FOR THE FUTURE

“This will be a real gamechanger for us” – Karpet Mills pleased to invite customers to new premium flooring showroom after latest lockdown ends

Karpet Mills, the North East leading Carpet and Flooring retailer, are delighted to announce that all stores are now open for business again after the latest lockdown, including the NEW Designer Flooring Premium Showroom at their Kingston Park branch in Newcastle.

All six stores have successfully reopened, with COVID measures still in place to help customers shop with confidence, and early signs have been extremely positive, with footfall numbers incredibly high.

“The coronavirus crisis and subsequent national lockdowns have had an significant impact on the flooring sector, but I am absolutely thrilled to announce that we are fully back open for business and here to help anyone who requires carpets and flooring.” Says Joel Dickinson, Karpet Mills director. “It goes without saying that the entire world has (almost without exception) had to adjust to the impact of COVID-19. However, our company has been established for over 140 years and although this is the biggest crisis we have had to face in our family’s living memory previous generations in our company have overcome enormous obstacles including two World Wars”

The first enforced lockdown in 2020 came just as Karpet Mills had launched their new premium Designer Flooring showroom in Kingston Park, Newcastle. The new 10,000 sqft showroom displays the highest quality floor coverings



Joel Dickinson, Karpet Mills Director

available in today’s market, including famous names such as Amtico, Axminster, Crucial Trading to name just a few.

In addition to having the North-East largest selection of premium flooring on display, the new showroom also features state-of-the-art design software from both Hugh Mackay & Amtico, allowing customers to create completely bespoke carpets and flooring, and even providing them with visual representations of how their new flooring will look in their home.

“This will be a real game changer for us, and we’re excited for people to finally get the chance to see it” says Joel. “Our Designer Flooring Showroom at our Karpet Mills branch in Hexham has had great success since its launch in early 2018, so it has always been the plan to open up further showrooms and expand the business. The new Designer Flooring showroom will allow us to provide customers with the largest selection of premium flooring brands in the North East.”

Karpet Mills combines the experience gleaned from over a 140 years trading with the modern-day expectations of quality and service to provide the full package for every customer. All branches (Kingston Park, Gateshead, Hetton-Le-Hole, Hexham and Benton) are open for trade 7 days a week. Please be aware that all stores now feature new measures, in accordance with Government advice and guidelines, to ensure the safety of all customers and staff at all times.





Council leaders back a £450m development on IAMP

The leaders of South Tyneside Council and Sunderland City Council have welcomed a planning application from Envision AESC that will pave the way for a £450m development on the International Advanced Manufacturing Park (IAMP).



Councillor Tracey Dixon and Councillor Graeme Miller, leaders of South Tyneside Council and Sunderland City Council, have backed plans for a gigafactory proposed by Envision AESC, the world-leading battery division of global green tech company Envision Group, which will stand on IAMP if the application is approved.

The company submitted plans for the UK's first at-scale battery manufacturing plant at the International Advanced Manufacturing Park (IAMP) recently, proposing a 9GWh-capacity Gigafactory, with state-of-the-art battery technology, will form part of a £1bn partnership with Nissan UK and Sunderland City Council to

create an electric vehicle hub supporting next generation EV production and accelerating the transition to net zero carbon mobility. The facility will create 750 green jobs and safeguard 300 jobs from its existing Sunderland plant if approved by the local planning authority, Sunderland City Council.

Councillor Tracey Dixon, leader of South Tyneside Council, said: "This is a gamechanging development, part of a wider plan that will create green jobs, producing green products, and powering green cars. It's a statement of this area's credentials in low carbon and of our commitment to creating a more sustainable economy and we're delighted to see plans move forward so rapidly after it was first announced.

"We're focused as a council on attracting investment that will give our communities and our businesses opportunities – that will bolster South Tyneside. This is a huge moment for IAMP, and for the borough which will see huge benefits from this should it go ahead."

IAMP was brought about by a partnership between South Tyneside and Sunderland Councils, formed in 2014, and began moving forward at pace in 2018 when enabling works started on the site, which stands just north of Nissan.

Envision AESC would be the third new development on IAMP, which is expected to create some 7,000 jobs when it is fully developed out.

Construction on the Gigafactory – if planning is approved - is due to begin in 2022 to support battery production in 2024, which will pave the way for potential future investment of £1.8bn on the site to generate 35GWh capacity and 4,500 new high value green jobs. Envision AESC's existing Sunderland plant has been supplying batteries to Nissan for the

LEAF electric vehicle for the last nine years. The new scaled up Gigafactory will produce batteries to power more than 100,000 EVs annually, using new Gen5 battery cells with a third more energy density to improve range, efficiency and exceptional performance, including 100 per cent safety record/zero critical incidents.

Councillor Graeme Miller, leader of Sunderland City Council, said: "Our partnership at IAMP is one that we have always been confident would deliver for our residents, and it did that very quickly with the arrival of SNOP and Faltec in quick succession.

"Envisions plans are a significant step in our journey towards carbon neutrality and our focus in Sunderland on creating a diverse economy where everyone can access high value job opportunities. We look forward to working with them as they move forward with their plans, and to ensuring communities in Sunderland and South Tyneside are able to access the opportunities this gigafactory unlocks."

The planning application was submitted following a public consultation exercise with local stakeholders and residents which received 80 per cent positive support. It will be the largest facility on IAMP if approved and represents a significant step forward for the 150-hectare site, which was backed by the UK Government through the Local Growth Fund - through the North East Local Enterprise Partnership (LEP) - towards infrastructure including new roads, bridges and environmental enhancements to support the development. The Local Growth Fund resource is supporting major capital investments to promote innovation, economic and skills infrastructure and sustainable transport as part of the North East Growth Deal.



BRADLEY HALL APPOINTED AS PROPERTY MANAGERS OF PROMINENT SUNDERLAND OFFICES

Bradley Hall has been appointed by Sunderland City Council in the property management of Bridge House, adding to the firm's established roster of projects with the local authority.

The firm's property management department will oversee rent collection, building maintenance, new lettings, lease advisory and, landlord and tenant liaison with the multiple occupiers of Bridge House.

The business centre is currently home to a range of organisations including Big Help Homes C.I.C, ILM Associates Ltd, JBS, Hope for Kids, Veteran Building Services, FCR Recruitment, North East Building Services, Learning Concepts Ltd and Wearside Women In Need.

Bradley Hall Operations Director and Head of Property Management, Catherine Affleck, said: "We are delighted to have been appointed by Sunderland City Council to oversee the property management of Bridge House. The appointment marks another step in our established relationship with Sunderland City Council.

"Tenants will no doubt benefit from the significant investment and development in the city centre, ensuring an outstanding environment for the business and organisations which occupy Bridge House, as well as an impressive location for their clients to visit. Plans for

a £26m investment in the city centre's train station have recently been announced which will transform its transport links and opportunities, in addition to a 'lettings leap' and buoyant commercial property market announced by Sunderland City Council.

"Bridge House is a prominent office building located in the heart of the Sunderland city centre and overlooks the Wearmouth Bridge being the main road bridge crossing the River Wear. The office suites to let within this ideally located business centre each have their own dedicated entrance, independent kitchen facilities, toilets and ample free car parking on site and as such would suit a range of uses including studios, storage units or training venues."

Bradley Hall has also recently gained two award nominations for its work in Sunderland, being named by the Insider North East Property Awards as in the running to win the Property Deal of The Year Award for its land acquisition and letting for STACK Seaburn as well as Public-Private Collaboration of the Year for STACK Seaburn alongside Sunderland City Council.

Councillor Kevin Johnston, dynamic city cabinet member, said: "We are delighted to be working with the team at Bradley Hall to bring more businesses into the city centre as part of an ambitious plan to increase city centre employment by 50 per cent.

"The heart of the city has vast potential to become an economic motor for Sunderland, and through the right partnerships – including this one with Bradley Hall – we are spreading the word about the unique offer Sunderland has for companies looking to join a collaborative, dynamic business community in our transforming city centre."

Bridge House is located in the heart of Sunderland city centre within a few minutes' walk from city centre shops, restaurants and bars in Sunderland. The subject property has fantastic transport links as it is just south of the A183 and Wearmouth Bridge, offering good access to the A1018 as well as the A19 to the west. Sunderland Rail and Metro Station is just a short walk away with links to Newcastle and local buses which run locally.



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