

ISSUE 05 | AUTUMN 2018

PORTFOLIO

PROPERTY AND LIFESTYLE MAGAZINE FOR THE NORTH EAST



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WELCOME...

...to the fifth edition of Portfolio, the truly regional property, lifestyle and business magazine for the North East.

What a busy three months it has been since our last edition! We've continued celebrating our 30th year with the launch of new offices, announced key appointments, established further company growth and gained several award wins.

Senior appointments have included established solicitors and businessmen John Marshall and David Douglass joining our Advisory Board to further support the growth of Bradley Hall, while Nicola Osborne has joined as our Land, Development and New homes Corporate Client Director (which you can read more about further into the magazine).

To summarise our most exciting achievements; we've opened an office in Hexham and branched into West Lancashire with an office in Ormskirk. Estates Gazette (EG) also awarded our commercial operations with the 'Most Active Agents' and our very own Chartered Surveyor, Nicholas Bramwell was awarded the 'Most Active Dealmaker' in the North East, while office activity grew by 400%. Unlike some other awards, The EG Awards are compiled only of factual data, ensuring

that they are the most credible and reflective accolades in the industry, which is something we are enormously proud of attaining. The firm has also been awarded the Best Property Consultancy – Newcastle upon Tyne at the International Property Awards for our activity across all departments.

I am a firm believer that our success has been due to Bradley Hall moving with the times, keeping our eye on the ball and offering something different to other property businesses. Bradley Hall has been adapting to the market for the past 30 years, outliving and outperforming the changing faces of other property firms on the high street. With an ever-growing importance on digital and online content, we also remain passionate about also maintaining a strong physical presence via our network of branches in key areas of the North East, including in its cities, suburbs and popular market towns.

We've been developing a fantastic new website with our clients in mind, looking forward at our long term continued growth strategy and have begun planning a new way of marketing, which will not only

benefit Bradley Hall on a corporate level, but more importantly benefit our clients.

This issue of Portfolio outlines just some of our outstanding achievements over the last few months. We've also chosen interesting lifestyle features including home technology, island escapes and exciting developments for our region including the impressive 'Whey Aye' scheme being created by the World Wheel Company on Gateshead Quayside.

Of course, Portfolio also shouts about some of the best residential and commercial property opportunities in our region and is, as always, a celebration of the North East, its businesses and our achievements.

Thank you to everyone who has supported Bradley Hall and Portfolio throughout our 30th year. We look forward to continuing to create this much-loved publication in 2019.

Enjoy!

Neil Hart
 Group Managing Director,
 Bradley Hall



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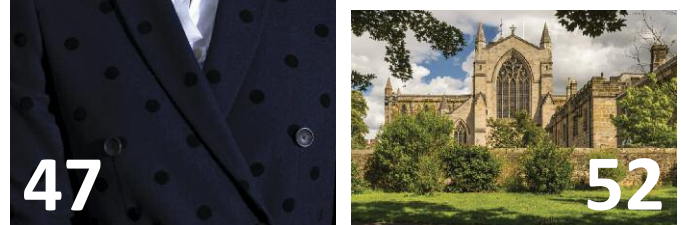
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FRONT AND BACK COVER: Newfield House, Morpeth.
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DESIGN: Paul MacDonald at Stewart Hindmarsh Advertising

PRINT: Stephens & George Print Group

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or email cassie.moyle@bradleyhall.co.uk

SMART HOME TECHNOLOGY – PROVIDING AN EFFICIENT AND COMFORTABLE WAY OF LIVING

Home technology is becoming increasingly popular due to its impact on time and energy efficiency, its money saving capabilities and improvement of security and safety. Many devices provide a more comfortable and time effective way of living while incorporating the latest technology and stylish devices.

We chose five home devices which allow you to keep your garden green, help you stay healthy, maintain a safe home and keep you warm in the winter.

1. Philips Hue Starter Kit

Philips remains one of the key technology brands in the world - and has become a household name for reliable home technology. Its smart-lighting starter kit connects your router to three bulbs, ensuring you can remotely turn lights on and off through your smartphone. It also allows you to schedule the lights, including lighting effects such as a gentle increase in brightness to awake to. It also allows you to switch lights on and off at home while on holiday.



2. Nokia Body Cardio Bathroom Scales

The Nokia Body Cardio bathroom scales are much more than a weighing device. This at home full body checker can tell you your body water content and fat content as well as your weight and heart rate. It saves the data to your Nokia health app and sends you encouragement via email to help you reach your goals. The app helps to monitor gains and losses and identify any trends when it comes to changes in your body.

3. Nest Hello

Video doorbells have certainly grown in popularity in recent years due to their impact on home security and the added piece of mind which they provide. The Nest Hello alerts you if someone is acting suspiciously near your home, providing you the opportunity to alert someone and avoid any damage or a burglary. When the doorbell is rung, your phone will ring – meaning you can speak to the person at the door from wherever you are, whether than be at home, at work or on holiday.



If you would like to programme the bell not to ring at certain times, for instance during an important conference call which you are taking while at home or during your baby's nap time, you can. Another handy feature is being able to relay pre-recorded messages at the touch of a button.

4. tado° Smart Thermostat

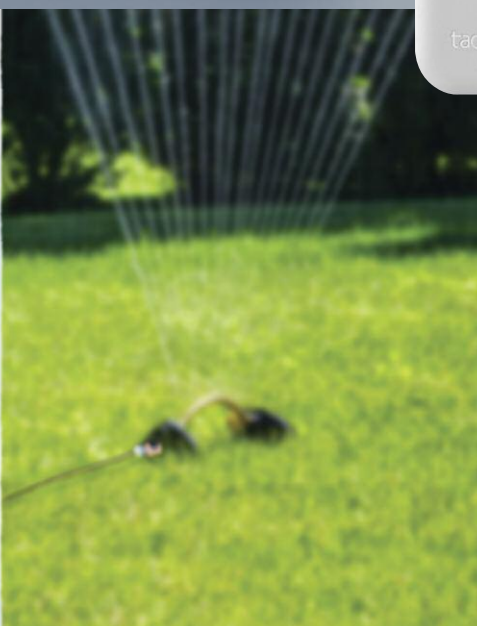
The tado° Smart Thermostat uses your phone's location to control your heating, ensuring no energy is wasted. Its automatic management system provides effortless savings on energy costs, while also allowing you to amend any controls via your smartphone app. This stylish device uses location-based control to automatically heat your home when needed. The device turns down the heating when the last person leaves and



begins to heat up the home when the first person is close, maintaining a comfortable temperature while also not wasting energy. Research has shown that this device could provide savings of up to 31% on heating costs.

5. Eve Aqua

It is often difficult to keep up with gardening and maintain a well-watered lawn and plants, which is especially important in the summer months. The Eve Aqua attaches between the garden tap and hose and can be set to be turned on at regular intervals. The device can be controlled via a smartphone app or via voice activation through your home hub.





THE THRUFF
DIPTON MILL, HEXHAM

GUIDE PRICE OF £995,000

EPC Rating E

 X 5  X 3  X 4



Forming the focal point of this home is the former windmill, over 400 years old and beautifully restored with east and west wings extending from it. Situated within 1.23 acres, The Thruff is surrounded by countryside in an Area of Outstanding Natural Beauty and has exquisite views.

This magnificent detached family home offers superb fixtures and fittings across a spacious and open plan layout. Its 'treetop' position allows breath-taking views from its balcony and every room in the house thanks to its large windows.

The lounge boasts spectacular south-

facing views from its elevated position via generous windows, spanning the southern face of the room and extending into the corners. This room also houses a substantial stone fireplace and access to a timber balcony. The snug area provides a cosy living space, suitable for several uses, and also benefits from engineered oak flooring, as well as beams within the elevated ceiling space.

The snug area leads to the kitchen where the engineered oak flooring continues and is complimented by the wooden kitchen units, constructed from

reclaimed timber from a Derwent reservoir pumping station. The kitchen is dual aspect and provides further dining space, along with a seating area to the south of the room, facing and accessing, a southern aspect terrace.

The west wing, accessed via the central mill, provides entrance to the master bedroom and bedrooms 2, 3 and 4, as well as a separate shower room. The master bedroom maximises light with extensive windows overlooking a breakfast balcony with eastern views.

Hexham
01434 614 144

hexham@bradleyhall.co.uk



THE COURT AT UNDERCLIFF HALL CLEADON VILLAGE

PRICE £995,000

EPC Rating Exempt

 X 4  X 5  X 5

The Court at Undercliff Hall is a beautifully preserved Victorian property, in the sought-after village of Cleadon. Sitting in one acre of walled mature private grounds, The Court is a fabulous family home with a one bedroom restored cottage within its grounds.

The current owners have invested in carefully renovating the property while maintaining its original features.

This luxurious and traditional property is just three minutes' walk to the heart of Cleadon Village, with all of its wonderful amenities including;

boutique shops, restaurants, tea rooms and historic public houses.

Seldom does the opportunity arise to acquire such a property and viewing is highly recommended to appreciate this property's full splendour.

Durham
0191 383 9999

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BARNES VIEW NOOKSIDE

Barnes View, Nookside, an exciting new development in Sunderland, is providing new and quality housing for the people of Sunderland.

With a mix of family homes, apartments and bungalows, this small community is providing housing opportunities for people of all ages.

With the apartments and most of its houses now all sold or reserved, developers ENGIE Regeneration, alongside appointed estate agent Bradley Hall, are now marketing the last remaining bungalows and two- and three-bedroom houses.

For further information please contact Bradley Hall, Durham on 0191 383 9999 or email durham@bradleyhall.co.uk

Lee Francis, ENGIE Regeneration's area director for the North East, said: "This is an exciting chance for people to buy or rent a new, high quality home in an established area of the city, which is receiving a great deal of investment.

"We wanted to provide quality housing options for older members of the community who remain independent. The bungalows on the development are perfect for those who are looking for a property to meet their current or future needs.

"There is also a limited amount of houses left which are perfect for first time buyers and young families."

Overall, Nookside includes 23 two and three-bedroom properties, 12 two-bedroom bungalows, 32 two-bedroom apartments and an independent living scheme comprising 8 one-bedroom suites.

Lee continued: "This ambitious development forms the next step for Engie which look to offer an integrated solution to our partners, by working with local authorities to secure viable land opportunities, building high quality homes and managing the sales through our dedicated team.

"We look forward to working with the rest of the partners to transform this neighbourhood and create a place where different generations want to live."

The scheme is being delivered by Engie and Thirteen Group in partnership with Sunderland Borough Council and supported by funding from the Homes and Communities Agency.

Councillor Graeme Miller, cabinet member for health, housing and adult services at Sunderland City Council, said: "This development is a fantastic new addition to the city's housing stock and has been brought about by excellent partnership working from everyone involved".





THE CHADWICK THE PADDOCKS IN LONGFRAMLINGTON FROM MILLER HOMES

PRICES FROM £324,950*

EPC rating TBC

 X 4  X 3

The Chadwick is an impressive home located at Miller Homes' newest development in Northumberland, surrounded by open countryside and near to Northumberland National Park.

Offering four bedrooms, its interior comprises a stylish living space. On the ground floor a welcome entrance hall

leads to a spacious lounge complete with a square bay window; an ideal setting for entertaining or family time. At the rear of the home is an open plan kitchen and dining area, with access to the rear garden. Additional features include a handy utility room, storage cupboard and integral garage. On the

first floor are the bedrooms, two of which are en-suite including the master, as well as a family bathroom.

This home is available to move into, with offers and incentives available. Viewing is highly recommended.

*Upgrades available at additional costs



Contact: 0333 414 3769

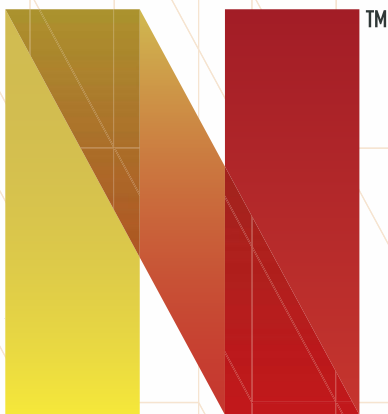
www.millerhomes.co.uk/new-homes/north-east/the-paddocks-longframlington.aspx



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New homes to become available in popular market town

A group of three experienced local businessmen have partnered to launch a local house building firm in a bid to bring new, quality homes to Northumberland.

Emerging company Northumberland Homes Ltd has announced its first project on Newgate Street, Morpeth, which will see the former Registry Office in Morpeth carefully transformed into luxury apartments, cottages and dormer bungalows.

Much of the property, parts of which were built in 1750 making this one of Morpeth's oldest buildings, is Grade II listed. The company has pledged to maintain much of its original architecture during the renovations. Leading North East property firm Bradley Hall has been appointed to market the properties from its Morpeth operations.

Gary Herron, Director at Northumberland Homes Ltd said: "Morpeth has maintained its position as one of the most popular market towns in the North East for many years, and it's popularity continues to grow. It's a great location which not only offers a range of popular amenities, but also has maintained

its original architectural features.

"The site has a particularly interesting history, having played home to some of Northumberland's most well-known families in the 18th and 19th centuries, acting as a school and latterly as the town's Registry Office, until becoming unused in 2014.

"We will be sympathetically restoring the building to keep the rich depth of features of this historic property whilst at the same time creating beautiful, spacious modern apartments to live in. We have also created several luxurious bungalows all within what will be known as Northumberland Gardens."

Founding partners Gary Herron, Michael Black and Peter Smith have pooled their expertise to create a professional and quality housebuilding practice in order to meet demand in the region. Gary has a background as a finance and marketing professional, Michael, specialises in, amongst other things, high

end kitchens and bathrooms while Peter has a wealth of experience in working in construction for national housebuilders including Miller Homes.

The Old Registry includes mostly two bedroom properties. There is also one three bedroom duplex apartment and two one bedroom apartments.

Northumberland Gardens also comprises four bungalows and cottages.

Matt Hoy, Director of Estate Agency at Bradley Hall said: "Northumberland Homes Ltd is creating a number of outstanding quality new homes in a traditional setting. All apartments are spacious and incorporate high ceilings and many other traditional architectural features.

"Impressive views are to be had either over Newgate Street or the garden areas – sometimes both. The bungalows have been created to blend with both the Grade II listed building and the surrounding properties."

E: SALES@NORTHUMBERLAND.LTD | T: 01670 580055



MOVING ADVICE

from Leading Removals Company Doree Bonner International

Moving is a time of mixed emotions, all too often the great excitement of choosing a new home is overshadowed by anxiety, stress and worry.

We understand this, and is why as a professional moving company we aim to take the strain, leaving you to savour the excitement.

Having used professionals to sell your property, arrange a mortgage and handle the conveyancing, doesn't it make sense to use a professional moving company to deal with the most important part of all, moving?

Ask yourself

- Will the mover truly understand our needs?
- Will our effects be handled with care?
- Can we rely on them to be flexible and accommodating?
- Has the mover got a proven track record?
- Are they a member of the BAR – British Association of Removers?

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are part of our "Customer Values" Initiative, carry out your move.

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Often at the last minute moving dates may change so it may be necessary to store your personal effects for a short period. Doree Bonner offers secure storage services with 24 hour surveillance.

Doree Bonner are also one of the most recognised International removals companies in the UK.

We are proud to hold a large number of industry accreditations including membership of BAR and in 1996 the Doree Bonner International Group was awarded the ISO 9001:2000 (now 9001:2008) Certification; a major achievement, reflecting the high standards maintained by the company in all aspects of its services.

At Doree Bonner International we believe that a move should be a memorable experience for all the right reasons. From the most junior of porters to our Managing Director, it is our aim to ensure once you have moved with The Doree Bonner International Group, you will always return to us for all your moving needs.



Doree Bonner International's

TOP 10 TIPS FOR MOVING

1. Recommendation from a family member or friend is a great starting point for choosing your Removals Company
2. Plan your move well in advance, at least 4-6 weeks. Even if you don't have an exact moving date.
3. Always use a moving company that is a member of the BAR (British Association of Removers). Better still a company who is "FIDI FAIM" accredited as these companies are amongst the top 600 Movers in the world.
4. How did you "get on" with your removals consultant, if you liked him/her that is always a good sign and they will be easier to contact if you have any questions or issues.
5. Remember to make arrangements that cater for children and pets in advance of the move.
6. Always best to advise your neighbours either side and opposite if appropriate. They will already know if you're moving and allowances need to be made for the removals vehicle to park on the day.
7. Ensure you keep all important documentation such as passports, driving licenses, medicines if required, keys and small valuable items such as jewellery with you personally.
8. Make sure you have comprehensive insurance in place, events beyond the control of you and the Moving Company could take place.
9. Pack a box with kettle, mugs, tea and coffee so you can have a refreshing cuppa at any time.
10. Relax and let us take the strain.

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NEWFIELD HOUSE

9 FIELD HOUSE CLOSE, HEPSCOTT NE61 6LU

Newfield House - an impressive, luxurious and outstanding seven-bedroom mansion in the sought-after village of Hepscoth, Morpeth.

Set back behind its own landscaped front garden, this mansion offers homeowners the height of luxury living, complete with extensive living space and impressive extras including a home cocktail bar with a bespoke leather seating area, a bright and airy pool room with swimming pool, jacuzzi, steam room, sauna and changing room, and a home cinema.

The open plan dining kitchen, which is just one of many rooms on the ground floor, is fitted with a range of high quality wall and base units with granite worktops, integrated Miele appliances including eye level microwaves, a coffee machine, steam oven, wine cooler, fridge freezer, two dishwashers and a large six gas burner Britannia range oven.

Located on the first floor is the master suite comprising; a spacious double bedroom with a walk-in dressing room and an en-suite bathroom with a double

jacuzzi and double shower rooms. Picture windows lead onto the balcony overlooking the front gardens and driveway.

The remaining four double bedrooms all benefit from en-suite bathrooms or shower room facilities each fitted with Villeroy and Boch sanitaryware.

A spiral staircase from the first-floor landing takes you into a guest suite with a sizeable double bedroom, en-suite dressing room and luxury bathroom with a walk in shower and sunken bathtub. Velux windows flood this space with natural light.

The main house has the added luxury of a self-contained apartment located on the first floor and accessed via a separate staircase to the rear of the property. The independent apartment benefits from its own lounge area, a double bedroom with fitted wardrobes and an en-suite bathroom with a walk in shower and

jacuzzi bath. The apartment also benefits from a breakfasting kitchen with a range of walnut wall and base units, complimentary work tops and high quality integrated appliances including a wine cooler, dishwasher, double oven and induction hob.

Externally the property occupies a very secluded and private spot in Hepscoth that extends to approximately 1.2 acres. Gardens to the front, sides and rear are mainly laid to lawn with various paved seating areas and hedged peripheries. Access is through electronic timber double gates and directly onto a sweeping block paved driveway with a double garage and ample parking spaces.

Newfield House is a luxuriously appointed modern mansion finished to an exacting standard with double glazed wooden frame windows and a comprehensive CCTV and alarm system.



GUIDE PRICE OF £2,950,000

Rental price on application

EPC Rating C80

 X 7

 X 7

 X 6

 X 1

rightmove 

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SUCCESS FOR NORTH EAST FAMILY BUSINESS AS IT INVESTS FOR THE FUTURE

A leading North-East business which has been run by the same family for six generations is celebrating further company expansion.

Karpet Mills, which currently operates five stores and employs 40 people across the region, have opened their brand new head office facility, complete with multiple offices, boardroom and internal storage space.

The company has invested over £600,000 in the new, purpose-built office space, located in the busy Bridge End Industrial Estate in Hexham, Northumberland, which will be home to several Karpet Mills departments, including Accounting & Finance, Marketing & Advertising. It will also act as a hub for Karpet Mills commercial, contract and business development.

Joel Dickinson, Operations Director at Karpet Mills said “By investing in the new head office premises, we have ensured that Karpet Mills is perfectly set up for the future. Our flagship new building gives us a platform to build upon our long-standing reputation as the North East’s



leading flooring supplier”

In addition to the new Head Office, Karpet Mills have also further invested for the future by undertaking a full showroom refurbishment at their branch in Hetton-le-Hole, County Durham.

The work undertaken has included brand new suspended ceiling with LED lighting throughout the two-floor 10,000 square foot premises, installation of multiple new premium carpet displays and brand-new staff kitchen for the Karpet Mills staff to use.

Joel adds “We are delighted with the recent refurbishment work at our Hetton-Le-Hole branch. We hope that the improvements will help enhance customer experience in store and have allowed us to maximise our display options, helping to provide even more choice to our customers and better working conditions for our staff.”

Karpet Mills already started the year positively, with the launch of new and exciting store in Hexham, Northumberland. The new venture marks a return to the family roots for the owners of Karpet Mills, with the family business starting in the Tyne Valley region in 1878.

KARPET MILLS

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Joel Dickinson

Joel Dickinson, Director. 6th Generation

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GET SET FOR A SPRINGTIME BLOOM IN AUTUMN

The autumn months may be drawing nearer, but now is the ideal time to get outside and sow the seeds of success for a vibrant garden next spring.

The traditional sight of daffodils certainly brings some sunshine cheer, but why not mix up the go-to spring flower with these beautiful bloom ideas from Dobbies Garden Centres,

Available both in-store and online at Dobbies.com, resident gardening expert and Senior Plant Buyer at Dobbies, Louise Golden, shares her advice to get your garden looking ship-shape for a colourful season ahead.

The mild weather is the perfect time to get your gardening gloves on and start planting, just before the cold of winter sets in. **To browse the range of blooms available online, simply visit www.dobbies.com.**

Tulip Fly Away -

These flowers are a striking colour and take the most unusual shape, with beautiful red and yellow flame-like

flowers. Mass planting of these bulbs creates the impression of dancing flames flying into the air when they bloom in April/May. Growing to about 55cm/22", this eye-catching variety also works well in pots or containers. **£3.99 each or 3 for £10.**

Tulip the First -

This is a very early flowering variety of tulip, producing attractive striped red and white flowers which sit above dark green foliage in March. These are shorter Tulips, around 20cm/8", so are perfect for pots, containers or at the front of your favourite flower beds. **£3.99 each or 3 for £10.**



Tulip Fly Away



Tulip the First

LIFESTYLE

Crocus Orange Monarch -

This is the first orange crocus to be available and reflects the colours of the Monarch Butterfly beautifully. Flowering in the early spring, it will produce blooms with lovely citrus orange petals, marked on the outside with purple-black feathering and veining, making the clusters of flowers very appealing. Perfect for creating impact by planting in swathes, on slopes or banks, in rockeries, beds or borders for a stunning display in the garden or simply grown in pots on the patio. They will naturalise well and will guarantee a colourful spring garden for years. You will also find that your garden becomes a hive of activity as Crocus

Orange Monarch attracts bees and other pollinators. They have the official seal of approval, carrying The RHS Plants for Pollinators mark which is only given to plants that support pollinating insects in gardens. **£3.99 each of 3 for £10.**

Allium Schubertii -

Creates a beautiful spectacle in any garden. Each stunning bloom has two levels of deep rose-coloured flowers, one half which remains close to the stem and the other half will shoot out on longer stalks, making the head look even more like an exploding firework than other alliums. This variety carries the RHS 'Plant for Pollinators' (mark) logo and will make



Allium Schubertii

your garden a hive of activity with bees and other pollinators buzzing about. These bulbs will burst into flower in late spring to early summer, enjoying full sun and ready to catch everyone's eye. They can also be used for floral arrangements or dried for use as decoration. **£3.99 each of 3 for £10.**

Anemone Bordeaux -

With deeply rich coloured blooms, this is a stunning early season flower. Once established, this charming garden plant will bloom annually, with buds emerging in mid-late spring from a clump of parsley-like leaves. The blooms are on single stems about 30cm high and are cup shaped, with rich burgundy petals surrounding a puff of black stamens. They thrive in a sheltered spot in the garden that gets full sun and the soil is baked in the summer. Try at the front of a bed or border, or in a pot on the patio for gorgeous early colour and cut a few to bring indoors. **£3.99 each or 3 for £10.**

Erythronium White Beauty -

An unusual and eye-catching 'Dog's Tooth Violet', the Erythronium White Beauty has striking curved petals that look as though they have been peeled back from the bloom. Flowering in April, they reach about 20cms on leafless stems with touches of bronze and yellow at the base of the petals. These flowers love the shade and grow well in clumps near trees or walls, or in a container to brighten up an otherwise dull corner. **£3.99 each of 3 for £10.**



Crocus Orange Monarch

Dobbies
GARDEN CENTRES



6 RYDAL CLOSE EAST BOLDON

GUIDE PRICE £299,950

EPC Rating TBC

 X 3  X 2

Bradley Hall is delighted to welcome to the market this immaculate three bedroom detached house located on Rydal Close, East Boldon, which is ideally located on this quiet and sought after cul de sac. East Boldon has convenient access to local shops, amenities, reputable schools, transport and commuting links.

The lounge comprises two sets of French doors leading to the garden, creating a spacious and light atmosphere and has large cream, high gloss tiles to the floor which follows into the kitchen. The kitchen includes an open plan kitchen diner with

integrated dishwasher, oven, hob and a stainless-steel sink. The breakfast bar provides excellent additional storage together with extra cabinets. The breakfasting kitchen also includes the back door leading to the garden, while the downstairs also includes a WC.

The property boasts three spacious double bedrooms and a modern family bathroom with a stainless-steel towel rail and a mirror with LEDs.

The extensive rear garden comprises a substantial private garden with laid lawn, patio area and its very own apple tree.

Gosforth
0191 284 2255

gosforth@bradleyhall.co.uk



LAND FOR SALE
HERMITAGE DRIVE
 WARKWORTH,
 NORTHUMBERLAND

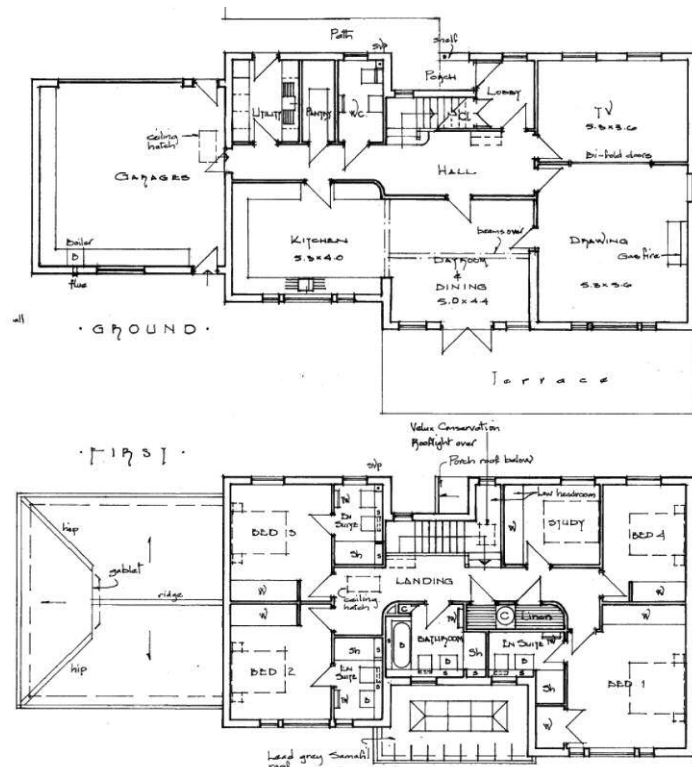
OFFERS IN EXCESS
OF £300,000



This attractive mature self-build plot is situated within a prestigious development on the northern edge of the beautiful Northumbrian village of Warkworth. The fully serviced site totals approximately 0.74 acres and is within close proximity to the A1 and mainline rail links.

Full planning permission has been granted for a detached five bedroom dwelling. The planning documents can be provided by Bradley Hall's Alnwick office or can be found on the planning portal using REF: 17/02683/FUL.

The plot benefits from a range of picturesque views out over the village and surrounding countryside.



Alnwick
01665 605 605

www.bradleyhall.co.uk



RIVERSIDE ROAD ALNMOUTH

GUIDE PRICE £499,950

EPC Rating E48

 X 3  X 3

Bradley Hall is delighted to welcome to the market Paradise Lodge, a spacious three bedroom duplex apartment in the sought after picturesque coastal village of Alnmouth.

Built in the days of Victorian grandeur this property enjoys arguably

the best location within the village and has been loved by its current owner for sixteen years. The property is currently utilised as a very successful holiday let.

Recently named one of the “Best Places To Live By The Sea” by The Times in July 2017, Alnmouth benefits

from an abundance of amenities including public houses, restaurants, gift shops, a village golf club and beach. The market town of Alnmouth is just 5 miles North West offering national retailers, supermarkets and schools.

Alnmouth
01665 605 605

alnmouth@bradleyhall.co.uk

Supporting the next generation of mortgage experts

Director of Mortgages and Finance for Bradley Hall, Lewis Chambers, covers why it's important for experienced brokers to develop the skills of the next generation of mortgage advisors.

In the current market there are an excessive number of lenders, an abundance of mortgage deals and ultimately what seems like an endless number of hoops for applicants to jump through to get the best deal – in all honesty, the market is a minefield.

Factors that need to be considered include the initial interest rate, any introductory offers, the rate beyond the fixed period and potential product fees. It is easy to use a price comparison table to find the cheapest current rate on the market, you may apply for a particularly attractive looking deal without realising that there are specific criteria that you do not actually meet.

It's not surprising that many buyers, whether they are purchasing their first home or moving, rely on mortgage advisors to handle the process - ultimately saving them both time and money.

The overall aim to meet current demand for housing, as outlined by the Government in official documents, is to build tens of thousands of new homes every year; which means that the vast majority of these new homeowners will require mortgages.

As a mortgage is the biggest financial commitment you will likely ever make, it is imperative to ensure that you are getting the mortgage advice which is exactly right for your personal

circumstances, from an expert.

In line with demand for mortgages growing, so is the need for trusted and committed new mortgage brokers. We have certainly experienced this requirement and have developed our commitment to supporting the next generation of mortgage experts.

Since the launch of our specialist mortgage team in 2016 the team has grown significantly, and we have been able to supply hundreds of people with mortgages on a national scale. We are dedicated to training the next generation of mortgage experts in order to continue providing an unrivalled service to more and more clients across the North East and further afield.

We understand the importance of investing our time and in training for the team. This not only provides personal and professional development for the individual, but also helps us to provide a best in class service.

Most recently, we welcomed Mortgage and Protection Consultant, Carney Frater, who gained her Level 3 CeMAP. We are also investing in continued development and training for our advisors and case handlers to ensure our entire team is educated to the highest standard.





For more information please
call the Bradley Hall Mortgages
team on 0191 260 2000

MEET THE BRADLEY HALL MORTGAGES TEAM



Lewis Chambers
Director of Mortgages
and Finance
0191 260 2000



Carney Frater
Mortgage and Property
Consultant
0191 260 2000



Samantha Smith
Client Manager
0191 260 2000



Victoria Smith
Client Manager
0191 260 2000

A man in a dark blue and brown checkered suit jacket, white shirt, and brown tie is smiling and holding a Rubik's cube. He is wearing a ring on his left hand. The background is a plain, light grey.

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

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We are here to help.

Call BH Mortgages on

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mortgages@bradleyhall.co.uk

www.bradleyhall.co.uk





BURNSIDE
DOXFORD, ALNWICK
NE67 5DP

**OFFERS IN THE REGION
OF £375,000**

EPC rating E48

 X 3  X 1  X 3

This unique, three bedroom detached house was originally built as a village hall. The property is located in a picturesque countryside setting, with access to the hamlet of Doxford, close to the award winning Doxford Hotel and Spa which boasts an award-winning restaurant.

Internally, the house offers character with two reception rooms, a conservatory and a recently added studio which acts as a multi functioning room.

Externally, the house benefits from a low maintenance garden and private driveway to the front and a rear garden with an elevated orchard.

Alnwick
01665 605 605

www.bradleyhall.co.uk



THE CARRICK

RAMSIDE PARK, DURHAM, DH1 4NS

Guide Price £1,600,000

EPC Rating TBC



This is a magnificent, individually designed, modern mansion which offers a truly unique layout and design. It is situated within one of the most sought after locations of the North East, overlooking Ramside Hall Championship Golf Course. This exclusive home is part of an elite development and benefits from a lifetime golfing membership as well as a lifetime membership of Ramside Spa.



Durham
0191 383 9999

www.bradleyhall.co.uk

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ROSE RIVA

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www.rose-riva.co.uk

SPECIALIST NEW HOMES TEAM STRENGTHENED AS REGIONAL DEMAND CONTINUES

One of the North East's leading property firms will expand its specialist New Homes department after continued demand for its services in the region

Nicola Osborne joins Bradley Hall as Corporate Client Director following a successful career at Sanderson Young, Knight Frank, and Grainger PLC. She will also be joined by Kathryn Kent, who has been promoted from her role as Branch Manager to New Homes Manager.

Nicola said: "I am delighted to be joining the Bradley Hall team at an exciting time for the firm. The ambitious growth strategy implemented by Neil and fellow directors has ensured that the company has become one of the leading full-service agencies in the region.

"I am proud to introduce my longstanding clients and business contacts to the firm and its expert team. The Bradley Hall service is outstanding, and I look forward to supporting Head of Land, Development and New Homes, Jonathan



Rudge, and Director of Estate Agency, Matt Hoy, in their 'field to finish' approach for developer clients of all sizes.

"It is an exciting time to be part of the region's new build property development market as we welcome further projects funded by investments from both within and outside of the region. This activity supports demand for properties further emphasised by the governments long-term target of delivering 300,000 new homes across the UK."

To meet demand for housing, the number of new homes built in the North East almost doubled between 2010 and 2017. A recent report published by The NHBC Foundation revealed that the Office for National Statistics estimated that £38.4 billion was invested nationally in creating new homes in 2017.

The report also outlined that, according to research for the Home

Builders Federation, England and Wales should increase the annual supply of homes by 81,600. This would mean £411 million more net capital expenditure, a £14.2 billion rise in economic output, 260,800 more jobs, £1.1 billion more paid in tax, £384 million more investment in local infrastructure and £2.7 billion household spending on goods and services.

Group Managing Director Neil Hart said; "Nicola is an excellent addition to the Bradley Hall team. Her professional experience will further bolster the growth of our dedicated new homes division as we move closer to becoming the market leader in our field.


"Kathryn has been an integral member of the Bradley Hall team and has proven to be a great branch manager who has provided an outstanding service to our clients. She will now apply her regional knowledge and experience to a new role within the specialist new homes team."

For information on its services please visit the Bradley Hall website www.bradleyhall.co.uk

L-R Nicola Osborne, Lewis Chambers, Jonathan Rudge, Matt Hoy and Kathryn Kent.



MEET THE BRADLEY HALL LAND, DEVELOPMENT AND NEW HOMES TEAM



Jonathan Rudge
 Head of Land & Development
 0191 232 8080




Matt Hoy
 Director of Estate Agency
 01670 518 518



Nicola Osborne
 Corporate Client Director
 0191 232 8080



Lewis Chambers
 Director of Mortgages and Finance
 0191 260 2000



Kathryn Kent
 New Homes Manager
 01670 518 518

MAKING EVERY PROPERTY LOOK £1,000,000

Director of Estate Agency, Matt Hoy, tells Portfolio how and why the firm makes every property look like it's worth £1,000,000.

The Bradley Hall brand has been built over 30 years and, especially during a recent period of growth, has become known as a market leading full-service property agency. In the past three years our estate agency operations have expanded into Alnwick, Morpeth, Sunderland and Hexham while continuing to develop a growing presence in both Durham and Gosforth.

Our reputation has been built upon quality service and excellent marketing, and our property expertise is often associated with luxury mansions or the higher end of the price scale. Our branch windows are full of impressive looking properties. We know that a photo speaks a thousand words, and the first and most important factor when marketing a property is often the imagery.

We employ only the best professional photography as standard, so all our properties are displayed to their full potential. It may, as a result, look like everything in our window is worth £1,000,000, but the fastest moving price bracket across our offices is between £150,000 and £550,000.

While our competitors may not send a professional photographer out to these properties as part of their standard package, we think it is the most important factor in the process of securing the best price for our client's homes. In addition, many properties within this price bracket are sold within the first few weeks of them coming to market – which explains why you see them a little less frequently in our windows.

There is an association between high quality marketing materials and high fees or additional costs, however, at Bradley Hall this is not the case. We provide bespoke packages to meet the specific



“It may, as a result, look like everything in our window is worth £1,000,000, but the fastest moving price bracket across our offices is between £150,000 and £550,000”

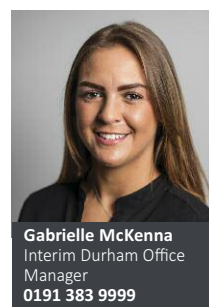
needs of each client, while working hard to ensure every one of our clients, no matter the price of their property, receives the best value for money and ultimately the best price for their home.

As well as using professional photography, our marketing includes; high quality lifestyle brochures, online marketing, bespoke advertising and editorial opportunities and glossy backlit window display cards.

Our property experts and specialist marketing team provide cost effective and targeted marketing to put your property in front of the right audience. Whether your property is suited to a first-time buyer, a growing family looking for a new home or someone searching for a luxurious mansion, we ensure it is marketed to the right people. We are both proactive and reactive, and up to date with the most effective and creative print and digital marketing tools to sell your property quickly – and for the right amount.

Bradley Hall is a truly regional firm, with a dedicated team of experts and a quality service which is unrivalled by other agencies. We boast the highest qualified team in the region including; 10 RICS registered valuers to advise and influence mortgage valuations and 15 trained and fully qualified chartered surveyors.

MEET THE BRADLEY HALL RESIDENTIAL TEAM



Here are just some of the properties we are marketing between £100,000 and £300,000

GOSFORTH:



71 Grove Park Oval
Gosforth
Price **£269,950**



12 Gleneagles
Low Fell, Gateshead
Price **£199,999**



6 Rydal Close
East Boldon
Price **£299,950**

DURHAM:



8 Edale Close
Washington
Price **£209,999**



The Four Wynds
Kaysburn, Witton Gilbert
Price **£299,950**



Mayorswell Close
Durham
Price **£299,950**

HEXHAM:



Hackwodd Glade
Hexham
Price **£170,000**



Hawthorn Terrace
Bellingham
Price **£224,950**



The Croft
Bellingham
Price **£145,000**

ALNWICK:



Northcroft Cottage
Snitter
Price **£189,000**



The Elms
Longframlington
Price **£275,000**



Cheviot Lodge
Longframlington
Price **£214,950**

MORPETH:



The Granary
Pigdon, Morpeth Price **£299,999**



Lindisfarne House
The Grange, Seghill Price **£275,000**



14 Eglington Way
Morpeth, Northumberland Price **£295,000**

For more information please visit www.bradleyhall.co.uk



Steve Greenwell
Hexham Office Manager
01434 614 144



Cassie Moyse
PR and Marketing
Manager
0191 232 8080



Sara Rees
Senior Property Advisor
01434 614 144



Laura Shepherd
Property Executive
01670 518 518



Devon Wilce
Property Executive
01665 605 605



Ross Linford
Property Executive
0191 383 9999

The impact of art in the workplace

Newcastle-based Parapluie works with businesses, individuals, interior designers and architects, guiding them through the process of selecting and buying contemporary art. Director Julia Bell explains why having art in a workplace can be a boon for businesses.

Showcasing contemporary art within workspaces can benefit companies in many different ways but is too often an overlooked resource in building corporate image and identity, not to mention its role in having a positive impact on staff and visiting clients.

Often perceived as an indulgence and expense instead of what it should be, an investment, businesses are overlooking the real benefits art can bring to a workplace.

So, what are the benefits of companies owning art and what does it communicate?

Aside from the fact that well-advised purchases can move from company expenditure to being a company asset on the balance sheet, more importantly,

artwork says something about a business, its values and its investment in staff. There is strong evidence to suggest that art in the workplace creates an enhanced environment which has a positive, contemplative impact on employees' wellbeing and productivity. Evidence also indicates that art contributes to reduced stress and increased creativity and productivity.

Developing an art programme within an organisation is also a fantastic resource for bringing staff together. The process of considering their surroundings in new ways and offering employees the chance to debate and chose art empowers staff, connecting them strongly with their environment and enhancing morale.

As it is often said, 80% of a business is your staff, so enabling them to work in empowered spaces makes for a sound

investment and provides an alternative platform for really getting to know colleagues better, away from the pressure and tensions of work-related matters. It also sends a positive message to clients and customers that you value that investment in them.

Investment in art also demonstrates that your business values the wider creative industries and understands the positive brand association that can bring. Art can be used as a tool to break the ice with new clients, a way of softening a tense environment and also - in particular with international clients - demonstrates a company's wider social and philanthropic support for culture.

In a competitive marketplace, where there is a need to distinguish your business from others, art can play a powerful role.



Dan Holdsworth Blackout (22), 2010. Sourced for corporate client.

Find out more about bespoke art programmes or securing artworks for your workplace at www.parapluieart.com, or email info@parapluieart.com

Parapluie

Parapluie guides
and connects you
to international
contemporary art
through a range of
professional services.

- Art Advisory
- Commissioning
- Events
- Members Club

parapluieart.com





Bradley Hall

CHARTERED SURVEYORS & ESTATE AGENTS

We put your
property or
business in
front of the
right people

We source and manage PR, print
and digital advertising opportunities
for many of our clients.

For information on this service please contact
cassie.moyse@bradleyhall.co.uk or call

0191 232 8080

www.bradleyhall.co.uk



WILLOUGHBY PARK ALNWICK

GUIDE PRICE £395,000

EPC Rating B83

 X 5

 X 3

 X 2

This family home is arranged over three storeys and provides spacious accommodation which is immaculately presented throughout.

Externally to the front the property benefits from a private driveway with space to park two cars and a detached single garage with parking. To the rear is an ample sized terraced garden mainly laid to lawn with Indian sand stone patio area

and mature shrubs and flower beds to the peripheries.

The house is prominently located within walking distance of Alnwick town centre. Alnwick has been famously dubbed by Country Life magazine as 'the best place to live and visit and Britain', Alnwick is a bustling market town steeped in character and history, stunning countryside walks and mile upon mile of pristine dune-backed beaches to explore.



Alnwick
 01665 605 605
www.bradleyhall.co.uk





Bora Bora



HEAVENLY ISLANDS

Looking for a relaxing and luxurious break? Look no further. We have handpicked a selection of the finest tropical island destinations in the world, where you can unwind and enjoy surroundings and service like no other.



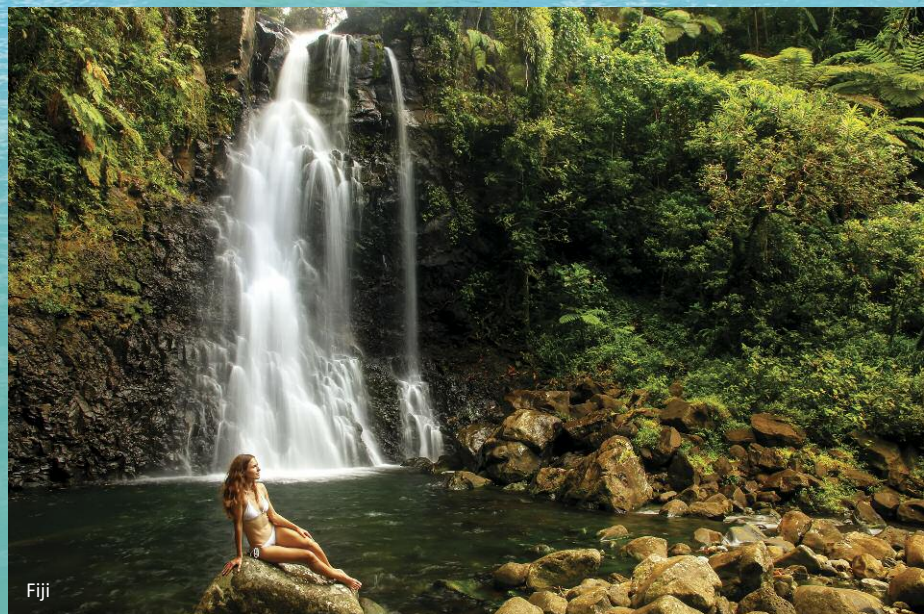
Maldives

The Maldives

The Maldives is one of the most well-known luxury island resorts in the world. The intimate islands ensure that visitors have a truly relaxing experience away from the hustle and bustle of everyday life.

Whether you choose a private overwater bungalow or secluded beach villa, you will be met with unparalleled accommodation, service and fine dining.

Its stunning white sands, crystal-clear waters, and vibrant coral reefs which are home to thousands of beautiful and interesting creatures are waiting to be explored – making the Maldives the ultimate choice for a relaxing holiday.



Fiji



Bali

Bali

This province of Indonesia offers not only a beautiful holiday destination, but also a holistic, cultural and spiritual experience.

With the largest Hindu population in the nation, its rich heritage and culture forms its atmosphere, architecture and approach to life. Enjoy relaxing in its range of luxury five-star spas and hotels or choose to explore the rainforest, waterfalls, beaches, museums and more.

Fiji

The republic of Fiji, based in the South Pacific, has hundreds of islands to visit.

Famous for its soft coral diving, white sand beaches and pristine natural environment, Fiji is a leader in eco-tourism. For business travel there is no better place halfway between North America and Asia.

Our pick of islands is Tavenui Island, which is known as the 'Garden Island' thanks to its lush jungle, stunning beaches, untouched waterfalls and abundant wildlife.

French Polynesia

We couldn't choose just one island in French Polynesia to recommend.

It's commanding, moss-green peaks surrounded by vivid turquoise lagoons offer surroundings to simply sit back and enjoy. French Polynesia is a location to take it easy and experience warm, laid-back island culture. Holiday makers can also experience whale watching in their natural habitat from July-October every year.

Tahiti offers something different for an island get away. With its black-sand beaches and modern buzz, this is the centre of all the islands, where cultures

meet. Explore its waterfall decorated mountains, the capital of Pape'ete, or wander amongst the mystical archaeological sites.

Another stunning French Polynesian destination is Bora Bora. The breathtaking view of the island as you arrive by plane sets the tone for your entire stay. It's luxury resorts and relaxing atmosphere, complimented by the stunning palette of sea blues and forest greens, make this destination an ideal choice for honeymooners. Enjoy the sun and sand or enjoy Diving, snorkelling, lagoon tours, hiking and parasailing.



Tahiti



BRADLEY HALL BRINGS £100M WORTH OF NEW HOMES TO MARKET

Bradley Hall Chartered Surveyors and Estate Agents, has continued bringing new properties to market in the North East, totalling £100m worth of properties within its instruction book.

Bradley Hall's Land, Development and New Homes department is offering its developer clients a 'field to finish' approach to housebuilding and sales.

Head of Land, Development and New Homes for Bradley Hall, Jonathan Rudge, said: "The development sector, and specifically the residential development sector, has never had greater focus in the Government's policy agenda. In the Housing White Paper Theresa May talked of the need to 'fix our broken housing market', addressing the decline in home

ownership and committing to a long-term target of delivering 300,000 new homes across the UK.

"As a firm we are committed to providing a full-service approach to housebuilding in order to support this target and are delighted to have reached such a significant milestone just half way through the year. We have fantastic relationships with some of the leading national and local housebuilders and look forward to continuing to grow our client base and our reputation as the 'go-to'

firm for new build homes."

New build schemes with Bradley Hall currently include premium style homes at The Fairways in Morpeth by national housebuilder Linden Homes and Barley Croft in Bedlington by local housebuilder Gatsby Homes.

Bradley Hall has also brought to market a number of three-bedroom, three bathroom homes built by ORCA LGS Solutions, an innovative design, manufacturing and training company, which has developed a forward thinking

way to deliver more housing faster using local people and offsite construction technology.

The digitally manufactured Light Gauge Steel Frame (LGSF) components are produced from a printer, quickly assembled in a factory, then installed on site to deliver 100m² of housing per day.

Matt Hoy, director of Estate Agency, said: "Our new homes division has exceeded all expectations, with the recent appointment of Corporate Client Director Nicola Osborne further strengthening our operations.

"We are building relationships with both national and local housebuilders, providing them with our full-service

approach. We are able to take a new build project from the initial land acquisition process to completing sales of all units. We provide housebuilders the most efficient service to help them achieve their business aims.

"Reaching the £100m mark is a fantastic achievement for not only Bradley Hall, but also for the region. With new build developments comes new opportunities for a range of skilled jobs, a boost in the local economy and much needed options for those looking for their first or next home.

"High demand for housing has been topical for some time, and we are now reaching a point where we can breathe



easily knowing that we are on the path to resolving the 'housing crisis' within our region.

"We have been working on a range of different developments across the North East, from affordable housing to modern and contemporary mansions. We are a property agency which can offer a bespoke and high-quality service for everyone."

Modern mansions within Ramside Park, Durham are being marketed with the firm from £1.6m, each property coming with a complimentary membership to Ramside Golf and Spa, with other luxurious homes available within The Walled Garden, Gosforth built by All Saints Living priced from £795,000 to £835,000.

Other firms which Bradley Hall are working with include emerging company Northumberland Homes Ltd, which has announced its first project on Newgate Street, Morpeth. The project will see the former Registry Office in Morpeth carefully transformed into luxury apartments, cottages and dormer bungalows. The firm is also working with Rare Earth to bring to market an exclusive developments of homes in Medburn.





“WE WENT DAFT CELEBRATING OUR 30TH ANNIVERSARY”

Members of the Bradley Hall team marked our 30th anniversary by walking 30km for a local cancer charity.

Twelve members of the team walked the distance in one day while fundraising for our charity of the year Daft as A Brush Cancer Patient Care.

The walkers completed the trek around Northumberland and Newcastle in a bid to raise as much as possible for the Daft as a Brush, which makes thousands of journeys annually - offering people not only free transport, but also emotional support from the volunteers who travel with patients.

Neil Hart, Group Managing Director said, “Our 30th anniversary year is about accelerated growth, celebrating our recent success with our colleagues, partners and clients while also fundraising for the local charities which provide vital support to our communities.

“This particular challenge saw our staff walk 30km in aid of this outstanding charity which offers transport and emotional support to thousands of people per year. We’re hoping to raise a

Activity



considerable amount of money and awareness to help this charity, which relies solely on fundraising and donations.

“There were a lot of blisters and sore legs in the days following however the challenge was worth it.”

To mark the end of its 30th year, the firm will throw its annual Festive Fundraiser, welcoming around 300 guests to the Crowne Plaza – Newcastle Stephenson Quarter in aid of Daft as A Brush.

To date Daft as a Brush has a fleet of 22 ambulances, 18 of which have been adopted by primary schools from across

the region and 2 by the Great North Children’s Hospital. Over 250 people volunteer as ambulance drivers and companions; staffing the information desk at the Freeman Hospital, the shop in Eldon Garden and at Daft as a Brush House.

To donate to the cause please search ‘Bradley Hall’ in Virgin Money Giving.



Daft as a Brush
CANCER PATIENT CARE

NICOLA OSBORNE

BRADLEY HALL CORPORATE CLIENT DIRECTOR - NEW HOMES

1. How did your career in property begin?

By accident. My intention was to study law but unfortunately my A level results didn't allow me to go down that route!

After the initial disappointment I took the view that, having had a very traditional education, I wanted to find something that allowed me to explore something new that would lead me to a great job at the end of my degree. Surveying seemed to offer that variety.

When I graduated the property market was booming, so jobs for university leavers were in good supply. There was also lots happening in property development.

2. What has been your proudest professional achievement?

Setting up and being part of a team which created a business dealing exclusively in new homes across the northern region. I am proud of my role in helping developers deliver successful projects across the north during both prosperous and more challenging times.

I am also incredibly proud of becoming the corporate client director at a firm which is fast becoming a leader in its field, and part of a new homes team which has welcomed around £100m worth of stock this year alone.

3. What is your favourite aspect about your career?

It's very much a people business and there are still some great characters working in property. The variety both in property type and clients I work with has meant I have enjoyed great variety in the business, which consistently allows my expertise to grow in line with market changes.

4. How has the industry changed since you started your career?

It's great to see more women and diversity in the profession these days, although we still make up a minority. Something which will never change is needing to have a thick skin – which isn't necessarily a bad thing at times!

5. What changes in the industry do you anticipate over the next 10 years?

I think we are all keen to see how Brexit impacts the property market, and hopefully at least the current uncertainty surrounding our exit from Europe will be removed from the decision-making process for businesses and individuals next year.

On the residential front, the use of digital media platforms will only increase, and the traditional means of marketing will need to change and adapt to this content driven environment.

6. Where do you see Bradley Hall in 10 years?

The business has grown at a staggering rate and I see this continuing going forward. The ambition of the company combined with the drive of the people in the business will further establish the brand as a truly regional practice providing great client care.

As demand for new homes continues so will the growth and presence of the Bradley Hall new homes team.

7. What advice would you give to someone starting in the industry?

Find your forte by seeing which field of the business suits you best – it might take a while and you might be surprised. It's a great industry to be involved in.

DEVELOPER REVEALS STRIKING NEW IMAGES AND DETAILS OF £100M PLAN TO BUILD EUROPE'S TALLEST OBSERVATION WHEEL ON NEWCASTLE QUAYSIDE

Developer World Wheel Company, which is planning to build Europe's tallest observation wheel on Newcastle Quayside, has revealed striking new images and further details of the proposed project.

Standing nearly 460 ft (140 m) high, the giant observation wheel – dubbed 'The Whey Aye' in celebration of its location – will be 16 ft (5 m) taller than the London Eye. It is anticipated that the project will see around £100m invested in the city and up to 550 jobs created.

The computer-generated images show elevations of The Whey Aye and the rest of the 'Giants on the Quayside' development, including The Geordie Giant, a 39 ft (12 m) tall steel structure, and a new destination food and beverage experience for Newcastle called The Giant's Quay.

In addition, the development will feature a family entertainment centre filled with trampolines, climbing walls, a skywalk and separate café. The 'Giant Sport Deck' will comprise a multi-purpose play and sports complex, with covered five-a-side pitches and tennis courts available for public hire, as well as a state-of-the-art virtual golf club called The Quayside Golf Club. Its clubhouse bar will offer food and beverages before golfers can play some of the world's most famous courses in private, best-in-class simulator experiences.



Vision revealed: The Whey Aye and Giants on the Quayside development (artist's impression pictured) will help deliver one of Europe's best waterfront experiences

Phase one of the development will include an 837 sq yd (700 sq m) LED digital screen on the facade of the visitor centre, at the base of The Whey Aye, which will be used to communicate information about local culture and events as well as social media content and advertising. Phase two, subject to a media licence, will see a world-record breaking 11,960 sq yd (10,000 sq m) LED digital screen added to the wheel.

The development will cover 344,445 sq ft (32,000 sq m) in total and, according

to World Wheel Company, will only take 18 to 24 months to build. A detailed planning application relating to the observation wheel and the Giants on the Quayside development is due to be submitted to Newcastle City Council by the developer later this year.

Phil Lynagh, chief executive officer of World Wheel Company's Newcastle operation, said: "It gives us great pleasure to reveal these images and further details of the development to give people a deeper understanding of our vision for The Whey Aye and the Giants on the Quayside development.

"We have had an overwhelmingly positive response to our plans so far and hope this latest

announcement will whet people's appetites even further.

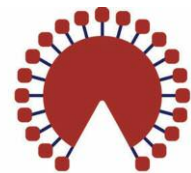
"We are proposing a £100m regeneration and inward investment project that will create local jobs and ongoing revenue for the regional economy."

World Wheel Company chief marketing officer, Nigel Hartley, added: "Our development will complement Newcastle's global reputation as a vibrant, progressive, welcoming city and help deliver one of Europe's best waterfront experiences. We look forward to presenting our full proposals to Newcastle City Council later this year."

World Wheel Company has established a base in Newcastle from where the design, construction and operation of the new development on the Quayside will be managed.

The developer has appointed 12 advisers to help deliver the project. They include five Newcastle-headquartered businesses comprising marketing communications agency SHA; commercial law firm Muckle; international design practice Ryder Architecture; structural and civil engineering designers Studio Horn; and retail property consultants @Retail.

Completing the project team are the business banking arm of Barclays Bank; mechanical, electrical and public health consultancy Black & White Engineering; public relations, content and social media agency Brand8 PR; lifestyle and interiors specialist architect Concept-i; geotechnical and environmental consultancy Golder; planning and development consultancy Lichfields; and transport planning group Systra.



WORLD WHEEL COMPANY

Centre of attention: A visitor centre and LED screen at the base of The Whey Aye (artist's impression pictured) will provide information and entertainment for all



PUBLIC SECTOR PROJECTS GROW AT LEADING NORTH EAST PROPERTY FIRM

As part of Bradley Hall's growth in recent months we have seen significant expansion in our service offering to the public sector.

Within the North East, and across many UK regions, the public sector is a vital catalyst to economic growth as a strategic occupier, investor and policy maker to residential and commercial property.

With the growth in demand for our services from the public sector, we are therefore delighted to have been appointed to a number of key property

services frameworks.

One of the most significant of these has been our appointment to the Homes England Property Services Framework. Homes England are the government body responsible for delivering on the Government's housing growth agenda and, within our region, are also a significant owner of residential development land. Bradley Hall has been

appointed alongside a number of international property companies to help support Homes England in delivering on the government's housing targets between now and 2022. In addition, this framework can be utilised by other public sector bodies to procure property advice efficiently and cost effectively.





professional services across 19 separate service categories. This portal is available for use across the UK.

Appointments such as these mean that our firm can now provide a cost effective services to ensure that within this pressurised economic environment, public sector clients can rely on our proactive and professional approach to support strategy and drive performance. Our ability to further bolster financial sustainability through the sales and acquisitions of public sector land and property is growing, and thanks to our appointment to these panels we are able to contribute to some of the region's most exciting projects.

One area of particular excitement for us at present has been in supporting Local Authorities such as Gateshead Council and West Lancashire Borough Council in the direct development of new housing. This public sector investment seeks to utilise their own assets to deliver vital new homes while at the same time generate revenue for each Council.

We have also worked closely with Northumbria University on their commercial solutions, recycling ill-performing capital into better performing assets, ultimately enabling better services and returns in line with strategy and growth.

In addition, Bradley Hall has also recently been signed up to the NHS Commercial Solutions Framework for property and estates consultancy services. The NHS is one of the largest owners and occupiers of property in the UK and their estate is a vital component of the efficient delivery of services and the generation of capital for investment. Within the North East, we are already seeing the benefits of this appointment and are working closely

with a number of the region's NHS Trusts to support the strategic development of the property assets.

Bradley Hall is also a member of NEPRO – a faster, compliant alternative to traditional public sector frameworks for specialist professional services and consultancy. It is a neutral vendor approach developed by NEPO (North East Procurement Organisation) that brings benefits to buyers and suppliers of

For more information on how Bradley Hall can support public sector projects relating to land, development or property please contact Jonathan Rudge or Neil Hart on 0191 232 8080 or visit www.bradleyhall.co.uk



FOCUS ON

HEXHAM- A CULTURAL AND HISTORICAL MARKET TOWN

Hexham is one of the most popular locations in the North East - and was previously awarded the title of England's favourite market town, as voted by Country Life Magazine.





Hall Arts Centre, a magnificent Victorian building, provides the stage for international music, drama and dance artists.

Hexham Racecourse, which has been in the town for 128 years, remains as a key attraction. As with many of Hexham's features, the racecourse also holds an interesting history, and is one of the key factors which has helped the town develop into what it is today. Although there is evidence to show that there was racing in Hexham in 1793, it was early 1890 when a small group of local influential gentlemen decided that an effort should be made to reintroduce racing. The group turned to local businessman Charles Henderson to facilitate the launch. Based on a hill overlooking the town, visitors to the racecourse can also enjoy views on the rolling countryside.

Its winding cobbled streets and traditional architecture within the town centre gives you a peek into Hexham's history. Once home to Vikings in 1300, the town now boasts an eclectic mix of buzzing art and culture, independent shops and markets as well as a number of quality eateries.

Hexham Abbey stands proudly as the town's keystone. This place of worship was founded by the Northumbrian Saint and Bishop Wilfrid in 674 and is still a popular attraction today thanks to its well-preserved grounds and features such

as its beautiful stained-glass windows.

This traditional town offers an abundance of history, including England's first purpose-built prison, Hexham's Old Gaol. Built under the order of Margot and William Melton, the Archbishop of York, in 1330-33, it held prisoners from Hexhamshire and, in the 16th century, from the English Middle March, before their trial in the Moothall Court Room nearby. Take a tour around the building and learn about its famous inhabitants including in depth tales of the crimes and prison activity.

The town's arts and culture scene boasts many galleries and the Queen's

Throughout the year, celebratory events are held including its Hexham Book Festival, farmers market, 'spook nights' and bonfire night - with its popular Christmas market rounding up the year with over 70 stalls with the outstanding backdrop of Hexham Abbey. The visiting Santa's reindeer in the park make this the perfect family day out.

The town is also a starting or centre point for several other activities, including walking, cycling, golf or visiting parks or gardens. It's close by attractions include Hadrian's Wall and keen climbers can visit Peel Crag, a popular walking spot not far from the infamous Sycamore Gap, with views overlooking Crag Lough.





FOURWINDS HEPSCOTT, MORPETH

**OFFERS IN EXCESS
OF £550,000**

EPC rating D59

 X 4  X 3

This beautiful, four-bedroom dormer bungalow is situated in Hepscoth, close to Morpeth town centre. Fourwinds is only a 20-minute drive from Newcastle City Centre and benefits from beautiful countryside views. The home offers spacious accommodation on a plot totalling approximately $\frac{3}{4}$ of an acre with substantial gardens to the front, side and rear, a double garage and a private driveway, as well as a sunny and secluded side patio.

**Morpeth
01670 518 518**

www.bradleyhall.co.uk



WALDRIDGE HALL COURT

CHESTER-LE-STREET

GUIDE PRICE £299,950

EPC Rating D67

 X 3

 X 3

 X 3

This bright and spacious property, set within a small development of luxury properties on the outskirts of Chester-le-Street town centre, boasts three bedrooms, three reception areas and three bathrooms. Waldridge Hall Court comprises a reception area leading to the first floor open plan lounge and dining area, a modern kitchen and

separate utility, bathroom and spacious bedroom with en-suite. A spiral staircase from the lounge takes you to the study. The main staircase leading from the first floor hallway leads to two further generously sized bedrooms, one with en-suite.

This popular location has a variety of shops, schools, amenities and

recreational facilities. There is also easy access to beautiful woodland walks. The property has good access to the A1(M) which provides links to major towns and cities including Durham, Newcastle, Gateshead, Sunderland and Darlington. Chester-le-Street also has a railway station which is on the main east coast line.



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BRADLEY HALL LAUNCHES NEW HEXHAM OFFICE

Matt Hoy, Director of Estate Agency at property firm Bradley Hall, explains why opening an office in Hexham is the next step for the company.

Hexham boasts outstanding architecture, interesting history, traditional restaurants and pubs, as well as stunning properties – which is why it is one of the most desirable market towns to call home in the region.

We've already had outstanding success in Northumberland, and have welcomed to market several stunning properties in and around the town through our close by offices. The Thruff, situated in Hexham, is a particularly impressive and unusual addition to our instruction book. The 400-year-old former windmill has been converted into a beautiful family home and was also chosen by Rightmove as one of the most unusual properties in the country.

Since opening in Northumberland, the team at Bradley Hall has built our client base and gained the highest market share in areas such as Morpeth, putting more properties up for sale than any of our competitors. The Morpeth office has especially exceeded our expectations, and within a short time from opening we relocated to larger, more central offices to meet demand.

With success in Morpeth and Alnwick, adding to the excellent growth at our offices further afield including; Gosforth, Durham, Sunderland and Newcastle, it was apparent to us that Hexham provides us with a fantastic opportunity to offer our services to more of the region's buyers and sellers.

Our most experienced members of staff have been assisting the region's homebuyers for over 30 years – which, coupled with our vibrant and talented new generation of property experts, provides us with a comprehensive and dedicated service.

Alongside passionate staff, we also offer clients an unrivalled



high-quality experience. We implement a bespoke approach which includes high quality brochures, professional photography, online marketing and various advertising and editorial opportunities. We ensure our presence in the community is second to none while also creating impressive and glossy window display cards.

From modern mansions to traditional country properties, to family homes and properties for first time buyers, our team are experienced in all areas of the property market.

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Ambulance service training grounds to be transformed with a unique residential scheme in Morpeth

The former training grounds of the North East Ambulance Service in Morpeth is set to be transformed as planning permission has been granted for award-winning housebuilder Duchy Homes to build new luxury homes in this unique and secluded setting.

The four-acre site at Fulbeck Grange offers an idyllic location for a tree-lined residential development, surrounded by open space and vast greenery. Currently derelict after being deemed no longer fit for purpose by the NEAS, Duchy Homes will regenerate the grounds with thirteen five-bedroom homes whilst retaining and enhancing the existing two acres of mature woodland and the historic woodland walk. Residents will be able to enjoy the exclusivity of this private space including an ornamental pond and stream.

With a reputation for the highest

standards in house building, recognised by a repeated triumph year-on-year in the industry-acclaimed NHBC Awards, buyers can expect only the best luxury homes with premium build-quality, luxury fittings and thoughtfully-designed interiors. A choice of four styles of executive five-bedroom homes will be offered, each presenting sophisticated exterior styling with charm and character to enhance the picturesque setting.

The development's location in the desirable Fulbeck area, just 1 mile north of Morpeth town centre, is ideally placed for commuting and enjoying the

recreational offerings of north Tyneside and Northumberland with stunning coastline, National Parks and heritage sites nearby.

Duchy Homes has already started work on site with foundations and a Sales & Marketing Suite is due to open soon on Newgate Street in Morpeth town centre.



For more information please visit www.duchyhomes.co.uk/morpeth

First steps on the property ladder - Help to Buy mortgages and ISAs

Jane Fiddes, Samuel Phillips Law Firm

First time house buyers with only a 5% deposit can take their first step up the housing ladder by choosing a Help to Buy equity mortgage.

The Government's flagship scheme will lend you up to 20% of the cost of your newly built home (40% in London), so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. The full purchase price must not exceed £600,000.

For example:

Purchase Price	HTB mortgage	Mortgage	Deposit
£200,000	£40,000	£150,000	£10,000

The government loan is interest free for the first five years. In year six you're charged interest of 1.75% of the loan's value and thereafter payments increase every year at 1% above inflation.

For example:

	Purchase Price	Interest	Interest payable on 20% HTB contribution	Monthly interest payable
Year 6	£200,000	£3,500 (1.75% of Purchase Price)	£700 (20% of £3,500)	£58.33
Year 7		£3535 (£3500 plus 1%)	£707 (20% of £3,535)	£58.92 (plus inflation)

The loan must be repaid either when the property is sold or when the mortgage period ends.

It is also important to note that the Help to Buy mortgage is not fixed to the amount of the initial 20% contribution. When you come to repay the mortgage, you will have to pay 20% of the current open market value of the property. However, any improvements you have made to your property will be disregarded when assessing the new market value, provided you sought written consent from Help to Buy before undertaking the works.

The mortgage will run for 25 years unless it is repaid earlier. The Help to Buy scheme, introduced in 2013, has been extended to 2021. If you are a first-time buyer interested in buying a new build property, talk over Help to Buy with your solicitor or adviser alongside other mortgages on offer.

HELP TO BUY ISAs

If you have saved at least £1,600 in a Help to Buy ISA when you buy your first home the government will give you an extra 25 per cent tax free boost – up to £3,000 per account.

You can save up to £200 a month into a Help to Buy Isa. It also offers instant access and attractive rates, so it's worth looking into – and the added bonus of 25% towards your first house is a real benefit.

It's important to get in touch with your solicitor if you want to claim the bonus, because they need to claim it at least five working days before your completion date and require a closing statement confirming the closing balance and a completed First Time Buyer Declaration which they will send to you. It's up to you to close your ISA and provide these documents to your solicitor.

Over 169,000 first time buyers have used a Help to Buy mortgage over the past five years to buy a new build house, and the Help to Buy ISAs are also popular.

Find out more by talking to your solicitor or mortgage adviser to make sure Help to Buy suits your needs.

Samuel Phillips is one of Newcastle's leading law firms. It has a wealth of experience in dealing with the purchase of new builds and is the recommended solicitor for major developers in the North East.

Jane Fiddes is Head of Residential Property at Samuel Phillips Law Firm, 18-24 Grey Street, Newcastle upon Tyne. Email: jane.fiddes@samuelphillips.co.uk Tel: 0191 2328451





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Todd and Cue Directors Mark Armstrong, Julie Rea and Glenn Cue.

LEADING INSURANCE FIRM CELEBRATES MILESTONE YEAR

One of the North East's leading insurance brokers is celebrating a milestone year with significant growth.

Todd & Cue, which is the largest independent brokerage in the region, has been trading for over 40 years. Following a re-structure within the business, Directors Mark Armstrong, Glenn Cue and Julie Rea are passionate and committed to implementing a long-term growth strategy which will build on the firm's established brand and securing its independence for years to come.

Collectively the Board have over 70 years of experience in the sector and continue to retain the expertise of previous Directors Steve Cue and Chris Scott.

Managing Director Mark Armstrong said: 'This is an exciting time for all of us within the business, having completed a year of sound growth which has allowed us to make significant investment in systems and training. Our investment in

both are key actions in ensuring we continue to deliver profitable growth from the business and professional growth for our colleagues.

Whilst we continue to operate in a hugely competitive sector, our increased turnover and profitability numbers are strong indicators that the business is well placed to achieve our short, medium and long term goals.

We pride ourselves on continuing to build excellent relationships with our clients which is reflected in the quality and profile of businesses we work with. Whilst servicing business UK wide we have a real passion for the North East where the business community continues to show its resilience despite the uncertainties presented by Brexit. We will continue to work with our clients to ensure that we deliver bespoke insurance

programmes aimed purely at meeting their requirements, allied with excellent service.'

Todd & Cue supports the region's businesses across a range of industries including licensed and leisure trade, commercial business insurance, motor fleet insurance and private medical insurance. Their impressive client portfolio includes public companies, professional practices, financial institutions, private companies, partnerships and sole traders.

Additionally Todd & Cue also gained Chartered Status from The Chartered Insurance Institute in 2016 which is a mark of professional standing awarded to firms who can actively demonstrate commitment to developing knowledge, enhancing capability and maintaining ethical standards.

For more information on Todd & Cue please visit www.toddcue.co.uk or call on 0191 482 0050.

WHAT IS A COMMERCIAL RENT REVIEW – AND WHY DO YOU NEED ONE?

Rent reviews are a key part of the lease agreement when renting a commercial property and are something which tenants must pay good attention to.

The process can be complex and both parties (the landlord and the tenant) will have conflicting objectives. A landlord will often employ a professional surveyor to conduct and oversee the process and any negotiations to achieve the best possible outcome for them, which is why a tenant should also do the same.

The rent review process includes assessing and adjusting the rent paid on a commercial property. The rent review is primarily there to benefit the landlord and allows them to increase the rent in line with current market rates during a lease term. These reviews often happen between every 3-5 years - the details of which will be outlined within the commercial lease.

The most common type of rent review is an open market review, which is the assessment of the property's current market rental value. To assess this, a professional surveyor needs to collect and analyse all relevant information, including current market activity, and comparisons of the rents of surrounding and similar properties. There are a number of variables to consider such as lease term, specification, size, covenant strength,

market demand, incentives and location all of which have an influence on how the rent is assessed.

The lease will provide assumptions and disregards within the rent review clause which must also be considered. These clauses are important considerations in the assessment of Market Rent, and often only a qualified surveyor will be able to quantify the impact of these in rental terms during the negotiation process.

Landlords often seek uplifts in rent where there is no justification for such. Tenants who decide to undertake their own negotiations will often accept the uplifted rent to simply draw the matter to a conclusion - or are willing to accept a rental uplift based on a business decision, rather than ensuring they are paying an appropriate rent in line with the market norm.

Leases always allow for a costly and time-consuming third-party determination, which are necessary should an agreement not be reached. Landlords can often use the threat of a referral to a third-party as a negotiation tactic to put pressure on tenants to accept

their rental terms.

Often leases allow for rent reviews to be back-dated to the review date contained within the lease no matter how long has passed since this point. This can result in hefty backdated rent being payable, often in one lump sum which can have detrimental impacts on cashflows. Although there will be costs involved in appointing a surveyor, these often lead to much more significant cost savings over a longer period of time.

Rent reviews are a complicated issue which do have the potential to become time consuming and expensive if not undertaken by experts during the initial stages. As a tenant, it is always beneficial to seek professional advice from an early stage so that you understand your position, and to ensure that you do not pay any more in rental terms than is necessary.

If you would like any advice, please contact our specialist Professional Services team on 0191 232 8080 or visit www.bradleyhall.co.uk

MEET THE BRADLEY HALL PROFESSIONAL SERVICES TEAM



Richard Rafique
Director and Head of Professional Services
0191 232 8080



Carl O'Brien
Senior Surveyor and Registered Valuer
0191 232 8080



Rachel Roberts
Chartered Surveyor and Registered Valuer
0191 232 8080



Lisa Hall
Administrator
0191 232 8080



Lauren Gill
Administrator
0191 232 8080



Neil Hart and
Medicals President
Dr Howard Ingram

PROPERTY FIRM PROVIDES CONTINUED SUPPORT OF THE REGION'S SPORTS CLUBS

Leading North East property firm Bradley Hall has continued supporting the region's sports clubs and events to encourage grassroots sports and opportunities for the region's young people and sports enthusiasts.

The firm recently sponsored Newcastle Boys School for the 2018/2019 season. The money donated will go towards funding the sports kits to enable other funds to go towards opportunities for the teams and their young members.

Bradley Hall also continued supporting the Medicals RFC, a rugby union club in Newcastle upon Tyne who have been in existence since 1898, by sponsoring the club for its 2018-2019 season.

Neil Hart, Group Managing Director at Bradley Hall said: "Many of the Bradley Hall team have a long-standing relationship with grassroots sport, and we feel it is very important to support our local clubs, organisations and events.

"We are aware that many grassroots sports clubs in the region struggle to survive because of high running costs, which is why we are happy to sponsor clubs which make a positive impact in the local community."

Alnwick Rugby Club also benefitted from a sponsorship which will allow the club to maintain its grounds and continue

providing activities for local rugby enthusiasts. Northern Football Club and Northumberland Rugby Union also benefitted from a sponsorship from the firm.

Matt Hoy said: "Bradley Hall has a long running tradition of supporting local grassroots sports clubs, tournaments and

people.

"We are a truly regional company and pride ourselves in supporting clubs from across the North East. Our reach spans from north of Alnwick to south of Durham, and we are passionate about providing for the communities in which we operate."





Above The Action

What Videography can do for your business...

Engaging video content can transform a customers' perception of your business. Videos give a real insight into your organisation, it helps to build trust and credibility while adding a professional dimension to your brand to help you stand out from the crowd. Video content for websites and social media platforms such as YouTube, Facebook, Twitter, and Instagram can help increase engagement with your target audience. More so, search engines such as Google love video content which will help boost your business' website ranking and reach a wider customer base.

How Drones can benefit your business...

Is it a bird, is it a plane...? No, it's a drone: an incredible piece of technology that has transformed the world of videography and added a new dimension to video content. Drone technology is used to explore previously unseen places. Whether you require external birds-eye-view footage achieved through aerial drone videography and photography, or an internal 3D virtual tour, Above The Action's fleet of drones can be used to take your business to a whole new level.

Using drones to market your property

Gone are the days of only using static photos to showcase a property for sale. Many potential buyers will spend hours researching their dream home online and one thing that will help your property portfolio stand out from the reams of listings is a 3D virtual tour. Offering a potential buyer the chance to take look around the property with a simple click of a button is a great way to engage interest and encourage a real-life viewing. Team this with aerial videography and it gives buyers the whole picture of the property that could potentially be their future home. Aerial footage filmed using drone technology really helps to showcase the scope of the grounds in which a property is located too, and more so the video content can be shared online amongst family and friends to help make that all-important buying decision.



Virtual 3D Tours to sell your property...

Get to the top of the property ladder by using 3D virtual house tours. Aerial videos and photographs are great marketing tools for estate agents and property management companies but combine the two with a 3D virtual tour and the results will speak for themselves.

Virtual 3D Tours to grow your business...

Above The Action use the latest and innovative technology to create residential & commercial 360 Virtual Tours. Our spaces are the highest quality virtual tours that you can get to showcase your business. With an online virtual tour, you can share your unique venue to the entire world and attract visitors from far and wide. Virtual Tours are a fantastic way to showcase your commercial property to potential clients or visitors. The Virtual

Tour integrates seamlessly with Google Street View allowing people to view your premises before they arrive. This allows your business to create a connection with your visitors before they arrive.

Photography to grow your social media...

The demands of social media management are all-encompassing. Responding to messages, acknowledging comments and posting content that will help boost your business profile and sales is a full-time job in itself, and, one that cannot be ignored. If you're feeling the pressure of keeping one step ahead with social media management, Above The Action can manage content on your behalf and help your social media soar.

contact@abovetheaction.co.uk
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LEADING PROPERTY FIRM EXPANDS SPECIALIST DEPARTMENT

Bradley Hall has announced the expansion of its specialist licenced and leisure department, which will be strengthened by an experienced industry expert.

David Gibson joins Bradley Hall Chartered Surveyors and Estate Agents following over 40 years of experience in the sector. He will work closely with Head of Agency, Tim Aisbitt, to further grow the firm's licenced and leisure operations.

The expansion comes during a significant time of growth for Bradley Hall as it celebrates its 30th year.

David, who joins from a 15-year career at commercial agents Sidney Phillips, said: "Bradley Hall has recently secured their position as a leading, full service, North East property firm. I am proud to have been appointed to strengthen its specialist licenced and leisure service as its strategic and rapid growth continues.

"We are all aware that the past few years have been a challenging time for local pubs and bars especially; however, my experience of working on many successful licenced and leisure partners allows me to identify what makes a successful business. A business now has to offer something special and out of the ordinary, and I can support clients with this expertise and knowledge when handling instructions."

Recent growth has also enabled the firm to become established as a full-service agency with specialist departments including; Mortgages, Residential Agency, Land, Development and New Homes, Commercial Agency,

Property Management, Professional Services including valuations and lease advisory, and Building Surveying.

Group Managing Director Neil Hart said; "We've had an absolutely outstanding few years in terms of growth and business success, and it's showing no signs of slowing down.

"We have a very talented and dynamic team with a great deal of passion and experience behind them, while David has been appointed to further add to that knowledge of the North East licenced and leisure sector and grow this specific department."

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PG Legal make tax less taxing for property owners

PG Legal have taken their role in the North East property sector to a new level through the addition of a market-leading tax lawyer to their team.

Simon Briton joined the firm in the summer and has already helped shape the way in which a number of North East property investors build their businesses.

Best known for his work with high growth companies, Simon sees a lot of parallels between intellectual property and the commercial property sector. "Business owners and investors want to maximise growth while minimising risks where they can. The tax incentives that I work with help get that balance right."

Phil Dean has seen a boost to the firm's relationships with accountants and financial advisers too, "Having a lawyer that instinctively knows what our clients' tax advisers are trying to achieve gives us a head start over other similar sized firms in the region."

"Commercial property remains a key sector for PG Legal. We continue to see an appetite for growth in this sector but with more challenging circumstances beginning to emerge, there is an important role for advisers. What sets us apart is that we actively advise our clients rather than just drafting documents and bringing Simon in adds even more into that mix."

On the back of a move to bigger offices, a rebrand and several key hires, PG Legal is making waves.

Simon has 20 years of experience at firms locally and nationally, including Ward Hadaway, Bird & Bird and KPMG. He is an active member of the region's innovation community and recently led a successful Innovate UK backed knowledge transfer partnership on the future of technology in legal services.

For more information about PG Legal's commercial property and tax services, please contact Simon Briton on 0191 466 1080 or by email simon.briton@pglegal.co.uk





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We offer a full-service solution - design and consultancy, equipment, supply and installation both front and back of house. We create innovative spaces helping you to enhance the customer experience.

We work across a range of sectors from education, international blue-chip companies, High Street Brands, NHS Trusts, sports and leisure, heritage to businesses of all sizes.

Our latest Projects

Some of our latest projects have seen us create everything from a Prosecco bar through to a Costa Coffee and bespoke projects.



Loggia Bar

At Haver Castle in Kent, we worked in partnership with Levy Leisure to create a bespoke solution. We completely transformed a storage unit into a flexible counter, allowing a moveable Prosecco Bar to be locked away for safe keeping.

Rak Kalidas, Commercial Director, Levy UK said: "It's been a pleasure working in collaboration with RDA. The Prosecco Bar is a fantastic addition to the customer experience."

Costa Coffee

Our team of designers also worked with a leading NHS Trust and the contractor to transform an outdated café into a new look Costa Coffee.

The interior fit out was based on the latest Costa brand and specification with a modern and vibrant look and feel and state of the art equipment.

Whitegates Nursery

We also worked with Whitegates Nursery to transform their existing tea room into a contemporary country style café. Custom has since doubled in just six months and the owners are already



thinking about the next stage of development four years ahead of schedule to cope with demand.

The project has also been shortlisted in the UK Project of the Year category in the prestigious FX International Interior Design Awards 2018.



To find out how RDA can help with your next catering project please call 0844 8734993 or visit www.rdalimited.co.uk

Building surveying for commercial property

Henry Scott, Head of Building Surveying at Bradley Hall, explains why building surveying is an essential service within commercial property ownership and occupation.

The role of a chartered building surveyor can involve a wide range of commercial and residential projects. This is often surprising to those outside of the industry as it is assumed a building surveyor is only used by home buyers, looking to acquire their next home.

While residential property surveys and conversion projects form a key area of our services, so do a greater variety of commercial projects.

Employing a professional building surveyor will often provide savings and value for money to a project, the value of which can significantly exceed the surveyor's fee, while long-term financial planning can be made thanks to planned preventative maintenance schedules.

When running a business, the aim is to minimise costs without cutting down on quality, while also maximising revenues.

Investing in property requires upfront and continued investment, for ongoing maintenance – for this reason maintenance planning will help predict cash flow and avoid unexpected costs.

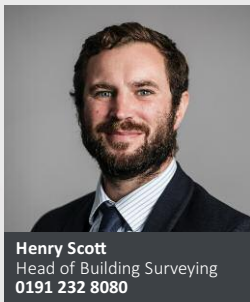
Professional building surveying can assist tenants by limiting repairing liabilities through detailing the condition of the property on commencement of the lease. When a comprehensive schedule of condition is put together the tenant will not be expected to leave the property in a higher standard than when they began their tenancy – which can mitigate further disputes, so costs are limited where possible. When the lease expires, dilapidation assessments can be modelled to help predict a landlord's likely damages claim. Depending on the findings of the assessment strategic decisions can be made by a tenant to ensure an economic

exit strategy is instigated.

The construction of any building must also be carefully assessed within our pre-acquisition surveys to ensure existing and potential issues are identified and their associated risks considered. We regularly provide rebuild cost advice to landlords and tenants so that they have the comfort of knowing they are not over insured, and more importantly confirming that they are not underinsured.

Additionally, the health and safety of your staff and visitors is something which should be carefully considered when moving to a new property. The liabilities and risks are high, so this part of the process must be completed to the highest standard, including identifying fire precautions and escape options.

MEET THE BRADLEY HALL BUILDING SURVEYING TEAM



Henry Scott
Head of Building Surveying
0191 232 8080



James Thompson
Graduate Building Surveyor
0191 232 8080

The Bradley Hall Building Surveying team offer a wide range of services and add protection and value to all clients.

For more information please call 0191 232 8080 or visit www.bradleyhall.co.uk

LANDLORDS BEWARE - THE NEW SECTION 21 RULES WILL CHANGE THE WAY YOU APPROACH TENANCIES

Catherine Affleck, Bradley Hall's Head of Property Management and Operations Director. Discussed the new Section 21 changes and how they will impact landlords.

When it comes to ending a tenancy, many terminate quietly and easily – with the tenant simply handing in their notice and leaving when agreed. However, occasionally (and most likely unexpectedly) a problematic tenant will need to be evicted – which is why every tenancy needs to be treated with caution and preparation to avoid any discrepancies and legal expense.

There are many legal requirements which landlords must follow when it comes to ending the tenancy. These rules and regulations are often updated and changed and landlords can often struggle to keep up. The new Section 21 (of the Housing Act 1988) changes regarding providing notice to tenants have caused confusion and panic following the amendments in October 2018.

A number of changes were implemented in October 2015 due to the introduction of the Deregulation Act 2015, however, from 2018, further

amendments have been brought into force.

The key to a seamless process is keeping a detailed record of everything and filing all necessary documentation – which is a chore, but with changes coming into force it is now more essential than ever. This detailed record could include; a written description and notes on first contact, a pre-tenancy interview form, an application form for each adult resident, a check in and out list which includes important tasks for new or departing tenants, an inventory, risk assessments and a right to rent declaration.

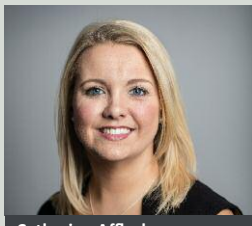
Other paperwork must be taken care of at the point of tenancy, which will also be needed if a possession order comes into play. The tenant must have been provided with a 10 year Energy Performance Certificate, a current copy of the Gas Safety Certificate and an up to date copy of the Government Booklet: How to rent: the checklist for renting in

England. The landlord must also protect any deposits and serve the s213 notice within 30 days. The landlord must be able to provide proof that all required documents have been provided, either with a tenant's signature or proof of service.

You'd be right in thinking this sounds like a big admin task and fairly time consuming, however, ticking all of the boxes at the beginning of the process will reduce the chances of dispute when ending a tenancy. Within the new Section 21 rules, there are also changes to notice periods. Landlords are not able to serve the Section 21 notice within the first four months of a tenancy but can do so at any part within a renewal tenancy. The new notice period is simply two months, with exceptions for quarterly or longer periods. Additionally, new rules state that once a Section 21 is served it is only valid for six months.

Eviction is a three-stage process, which

MEET THE BRADLEY HALL PROPERTY MANAGEMENT TEAM



Catherine Affleck
Operations Director and
Head of Property Management
0191 232 8080



Laura Walker
Senior Property Manager
0191 232 8080



Joseph I'Anson
Chartered Surveyor
0191 232 8080



Winkie Leung
Property Manager
0191 232 8080



Anthony Barella
Property Manager
0191 232 8080



includes, serving a Section 21, applying for court possession order and if required applying again for a court bailiff eviction. When going through the second stage, the paperwork from the beginning of the tenancy will be required from the initial proof of service including EPC, Gas Safety Certificate, How to Rent Booklet, together with copies of the tenancy agreement, section 21 notice, copies of the Tenancy Deposit Protection certificate and any licences if required.

The new Section 21 rules also protect tenants from what is known as 'Retaliatory Eviction' – where a landlord tries to evict the tenant because they have complained about the property. If there are outstanding or relevant disrepair complaints or the Local Authority has served an Improvement Notice then this may prevent a valid Section 21 notice being served. Exceptions to this include if the property is for sale, is under repossession or if the tenant caused the disrepair.



Geoff Davis
 Finance Director
 0191 232 8080



Paul Czerepok
 Assistant Finance Director
 0191 232 8080



Paul Simpson
 Accounts Manager
 0191 232 8080



Thomas Lough
 Accounts Assistant
 0191 232 8080

For further advice on this topic or any property management issues, please contact the Property Management team at Bradley Hall on 0191 232 8080.

NORTH EAST TAXI FIRM CELEBRATES 60-YEAR MILESTONE

The region's leading taxi firm and one of the North East's most iconic businesses is celebrating its 60-year milestone.



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The advertisement features a man with dark hair and a goatee, wearing a blue jacket with a Blueline logo on the chest. He is standing outdoors in front of a large, dark sculpture of a person with arms outstretched. The background shows a grassy area and a clear sky. The text is overlaid on the left side of the image.



Blueline™

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IMMEDIATE STARTS AVAILABLE

Blueline Group now services more of the North East than any other taxi provider including in; Newcastle, North and South Tyneside, Sunderland, Durham, Northumberland and Gateshead, with recent significant growth in both North and South Tyneside, impressively completing more than 3.5m taxi journeys per year.

Alongside this impressive business expansion, the demand for drivers has also increased. The firm not only looks to recruit drivers, it is also dedicated to training new recruits at the Blueline Training Academy.

Managing Director Ian Shanks said: "Our goal is to continue creating jobs and sustainable employment in the North-East. Through our training academy, we believe in training our future workforce to be skilled professionals who can offer the highest possible service to our customers."

The firm is dedicated in its vision to reduce unemployment in the North-East by facilitating an easy transition into work with the help of this bespoke training programme. The SIX WEEK PROGRAMME is delivered by

experienced, trained mentors and the driver liaison team at Blueline Group.

Graduates from the programme receive an official NVQ Level 2 qualification in the 'Introduction to the Role of the Professional Taxi and Private Hire Trade', which covers a range of topics from health and safety, road safety, professional customer service, taxi and private hire maintenance, regulatory framework of the taxi and private hire industry and more.

The training programme provides participants with the skills they need to develop their careers in the industry, while also creating a skilled workforce to provide its service users with a high quality service.

The company was launched by Audrey and Colin Shanks from Wooley Street in Wallsend in 1958 with only one car. Their first car was an Austin Morris with a single blue coach line along its side – a motif that inspired what has become one of the best-known brand names in the North East.

On top of taxis, Blueline Group now incorporates: Blueline Property Services, Blueline Insurance Services, Blueline

Telematics, Fisher Street Ford Garage and Blueline Media.

Looking to the future, Ian continued: "Our region's councils have ambitious visions, as well as long-term sustainable plans, for the future of the area, and we believe that we can play a part in this regeneration by helping to better connect the North East with an efficient transport service, by driving efficiency through investment in technology, and by creating sustainable employment."

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LEIGH TAYLOR

BH FINANCIAL SERVICES - HEAD OF COMMERCIAL FINANCE

BH Financial Services recently announced the appointment of commercial lending specialist, Leigh Taylor, during a time of unprecedented growth and success for the company.

BH Financial was set up as part of the BH Group in 2015, and is a sister company of one of the region's leading full service commercial and residential property agencies, Bradley Hall Chartered Surveyors and Estate Agents.

The firm specialises in asset finance, business finance, motor finance, vehicle procurement services, acquisition funding and property development finance.

1. How would you describe your role?

My role is to help business clients in getting the best deal from their Bank, or to support clients in negotiating the best deal from any finance provider. This ultimately provides the funds they need to continue or expand the business, which could include purchasing new equipment or premises or training their workforce.

2. What is the most interesting part of your job?

I enjoy meeting new people and finding them a solution for their business. The initial stages of going through the details and finding the best finance provider and deal for them is always really rewarding.

3. How did your career start?

From leaving school I worked at Lloyds bank for 38 years, becoming Regional Director for SME businesses. I climbed the career ladder while building my experience, and believe I am proof that hard work does get rewarded.

4. How does BH Financial differ from other financial firms?

We offer a personal and bespoke service which is unlike any other. We are also able to offer competitive rates for clients as our fees are paid by the financier. The team has a wealth of experience and has successfully supported hundreds of clients across a variety of projects, so client's cases are always in the best hands with us.

5. How is the current economic uncertainty surrounding Brexit impacting the finance industry?

I have not seen much evidence of any impact. In fact, the finance market is seeing new entrants all the time and the choice for the client is now much more than previously. It is great to see so many new lenders in the market place.

6. What do you think the future with hold for BH Financial?

I think certainly the geographical reach and presence of the firm will expand. The reputation of the firm is strongest in the North East which I believe will filter out into the wider North and Midlands as our client base grows. I also predict that BH Financial will become one of the go-to finance brokers nationally.

MEET THE BH FINANCIAL TEAM



James Hill
Director BH Financial Services
0191 260 2000



Leigh Taylor
Head of Commercial Finance
0191 260 2000

For more information on BH Financial and its services please call 0191 260 2000



www.bhfinancialservices.co.uk



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Lee Gilder and Jacqueline Emmerson

LAW FIRM STRENGTHENS COMMERCIAL TEAM WITH NEW APPOINTMENT

A North East law firm is celebrating the expansion of its commercial team with a new key appointment.

Emmersons Solicitors has announced the appointment of commercial law specialist, Lee Gilder, during a time of growth and success for the company.

The firm has appointed the graduate legal executive to oversee both residential and commercial legal work, including support for clients purchasing and selling property, assisting landlords in acquiring commercial tenants, and tenants taking on new leases as well as assisting clients who are dealing with commercial refinance.

Emmersons Solicitors Managing Director, Jacqueline Emmerson, who launched the firm in 1998, said: "Lee is a fantastic addition to our commercial team as we look to continue to grow this department regionally and nationally. He has brought his enthusiasm and skill set to Emmersons Solicitors where he has settled into our team very quickly.

"The firm is consistently growing and

we have experienced an impressive period of expansion, which we are looking forward to continuing. Now is an important time for us to be making key appointments in line with our growth strategy, and we are confident that Lee will continue to adapt professionally alongside the firm's development.

"Lee's appointment and personality has allowed us to develop further relationships with local businesses, which has in turn increased our work flow and client base."

In the past three years the size and turnover at the firm has doubled, with increases in turnover YOY across several of its departments; notably within its private client work, which is made up of wills and probate, lasting power of attorney and family cases, with an increase of 74%. The residential and commercial conveyancing departments have both seen an increase of 35% in the

last three years.

Lee received his graduate diploma in law and legal practice from Northumbria University, and went on to establish his career at Sintons Law before joining Emmersons Solicitors.

Lee said: "I was delighted to accept the role at Emmersons, which allowed me to work across both residential and commercial projects. Jacqueline and the team are very supportive of career and personal progression, and because of that I have been able to continue professional qualifications.

"The service at Emmersons is professional, bespoke and personal – the firm has instilled client care as part of its culture. I admired these values and I feel privileged to be part of a firm which really cares and supports its clients and the local community."

For more information on Emmersons Solicitors please visit www.emmersons-solicitors.co.uk



PLANNING AND DESIGN DIRECTOR REFLECTS ON AN EXCITING YEAR

BH Planning and Design has experienced significant growth throughout 2018 so far. The appointment of Director Mark Ketley has driven an influx of new projects, including for regional and national businesses, charities and a number of major housebuilders.

for a total of 60 years, will open its fourth operation on Finchale Road in Framwellgate Moor, following gaining planning permission with our support.

“Business owner Graham Kennedy, who has been in the industry alongside his wife Alleison for 32 years, has invested in the transformation of a former derelict car showroom into a 9,000sq ft restaurant, takeaway and preparation centre.

“The planning system is tasked with supporting investment and economic growth, and this is an exemplar proposal as the redevelopment of this derelict site will create new jobs for local people. These projects are especially important as we look to utilise the region’s opportunities and play a part in efficiently transforming the landscape not only in our cities but in our surrounding communities too.

“We are looking forward to continuing in our success, growing operations and growing the team. 2018 has been a fantastic year for us and we look forward to the future of BH Planning and Design.”

The growth of the business has also resulted in the appointment of a Senior Planner, Joanne Wood, to further support the company’s clients.

Mark Ketley discusses the projects which have particularly stood out during his time with BH Planning and Design.

“In recent years Bradley Hall has rapidly become a key player in the North East property industry, and I was delighted to join a team of professional industry experts with an outstanding track record.

“My role now includes managing a number of exciting projects while attracting new business and growing the planning and design team. Now is such an exciting time for North East development, and BH Planning and Design is already playing a part in the changing landscape of the region.

“We’ve been involved in a number of significant projects, including with well-known brands Story Homes, Miller Homes and Galliford Try, as demand for new housing in the region grows. However, there are two particular projects which have stood out due to their impact on the regions people, entrepreneurs and local communities.

“North East charity, Heel and Toe, recently acquired a new centre which will support their work in providing free therapy for children with physical disabilities. The charity wanted to build a specialist therapy centre in County Durham, which will help increase support for the region’s young people with physical disabilities. They currently provide 12,000 hours of free therapy including physiotherapy, occupational therapy, speech and language, conductive education and special educational needs tutoring.

“The charity launched the Footprints Appeal last year to raise money to convert a derelict building in nearby Perkinsville, into the only centre in the area to house a hydrotherapy pool.

“We were proud to work on behalf of Heel and Toe in gaining planning permission for the state-of-the-art hydro centre, which will help provide important sessions for families in the hydrotherapy pool, with a therapist, plus therapy

rooms, a Gait analysis suit, rebound therapy on a trampoline, a charity shop and accommodation for families who are travelling from outside of the region at reduced rates.

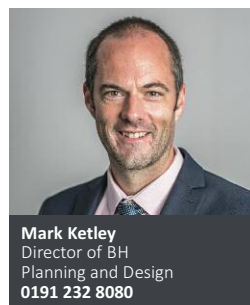
“Over 500 children a month have free therapy sessions with the charity and this figure is expected to rise to 600 a month in time for the planned opening of the new centre.

“In addition to national corporate companies and important local charities, we also look to support home-grown North-East businesses as they expand. Bells Fish Shop, which has been running



For planning and design advice please call BH Planning and Design on 0191 232 8080

MEET THE BH PLANNING AND DESIGN TEAM





THE BRADLEY HALL ADVISORY BOARD

The recent expansion of Bradley Hall encouraged its directors to appoint an advisory board to support the further and significant growth of the firm.

We had a chat with Chairman John Marshall, Advisory Board Member David Douglass and future Board Member and Bradley Hall Financial Director, Geoff Davis, about the firm and its future.

1. How would you describe the Bradley Hall advisory board and its purpose?

JM: A small group who support and challenge the senior management team, augmenting their knowledge, experience and contacts to assist the future development of Bradley Hall.

GD: It also opens the door to more independent views which will provide a positive impact on general strategy and specific projects and opportunities.

DD: I think to summarise we will be bringing our collective experience to bear to support the senior management in driving the business forward.

2. What are your thoughts on the current North East economy?

JM: In two words, remarkably resilient. Getting a favourable outcome to the Brexit negotiations will be critical to the future here though and the current uncertainty is taking its toll in some sectors.

DD: I would say it's been difficult – the residential property market has been affected by economic uncertainty (a key example being the recent developments regarding Sanderson Young) caused by such matters as Brexit and other trade wars which are well beyond the control of people in our business.

GD: I am cautiously optimistic – but, of course, the property market will be affected by the success of the economy. Although Bradley Hall is continuing to thrive and grow, these external elements are not ignored and are carefully considered in our business plans, I think that is why the firm has continued to thrive.



3. How do you think this impacts the local commercial and residential property market?

DD: In short, it promotes uncertainty. We never quite know what is around the corner.

JM: I agree. This uncertainty can, and has, impacted the market in both commercial and residential. There is still such a shortage of new homes though that developments continue to come forward and we are involved with many of these. It is also great to see the beginning of “on spec” building again in the commercial property market.

GD: In fairness the North East property market hasn’t fared badly. Activity across residential and commercial markets is continuing. Exciting developments and investment across the region is happening and the region is growing its presence as an attractive place to live and work.

4. What do you predict for the future of Bradley Hall?

JM: With the combination of a really strong local team and great and active clients, I see Bradley Hall as underlining its position as a regional heavyweight and being able to push beyond the region for work in a targeted way.

GD: The Bradley Hall brand has become well known and its reach continues to grow across the North East and further

afield, with the opening of new offices, and presence in our core services. We continue to look for new opportunities and expect our growth to continue.

DD: Additionally, what is presented in the current economic climate is the opportunity to increase market share by the recruitment of first-rate people (as evidenced by Bradley Hall’s recent series of senior appointments) who maybe consider greater confidence in moving to an ambitious firm.

5. What do you think makes the firm stand out from its peers?

JM: Professional services of any kind is all about the people. What I think distinguishes the firm is the fact we have a young, hungry and dynamic team and real strength across our service lines. This translates into a strong regional player who can compete head to head with the much larger national practices

GD: Well, we are certainly more visible than we had been a few years back. Our eagerness to take on new challenges and take advantage of opportunities as they have arisen have taken us this far. To add to John’s comments about the team - we believe we have the quality within our team to continue this growth and we are not slow to take advantage when new prospects come along.

DD: I concur that the team most definitely underpins the firm’s presence in the region. Its senior management’s ability to make important and responsive decisions quickly and its enthusiasm and dynamic approach.

6. You each have impressive careers – what has been your professional highlight?

JM: As Chair, I am going to allow myself two. My time at what is now Womble Bond Dickinson and the role I played in its transformation, and in my role as Regional Chair of the Prince’s Trust Development Committee, getting our new Newcastle Centre from concept to opening.

GD: Personally, I like to hover under the radar, using my skills to help others succeed. I’d like to think that my appointment to the advisory board is another step on what a fulfilling and enjoyable journey.

DD: Very modest, Geoff! My professional highlight would be establishing myself as one of the ‘go to’ lawyers in the North East for national and regional housebuilders and residential developers. I was involved in a number of significant developments including Smiths Dock, Waldrige, Ingleby Barwick and Newcastle Great Park – amounting to some 10,000 homes – and the Sage site purchase in Gosforth.

I would also say a highlight would be playing a part in the emergence of Ward Hadaway, and the significant mergers and premises move to its current Quayside offices that helped the business grow from 2 small firms with 45 staff to its current size and reputation.

MEET THE BRADLEY HALL ADVISORY BOARD



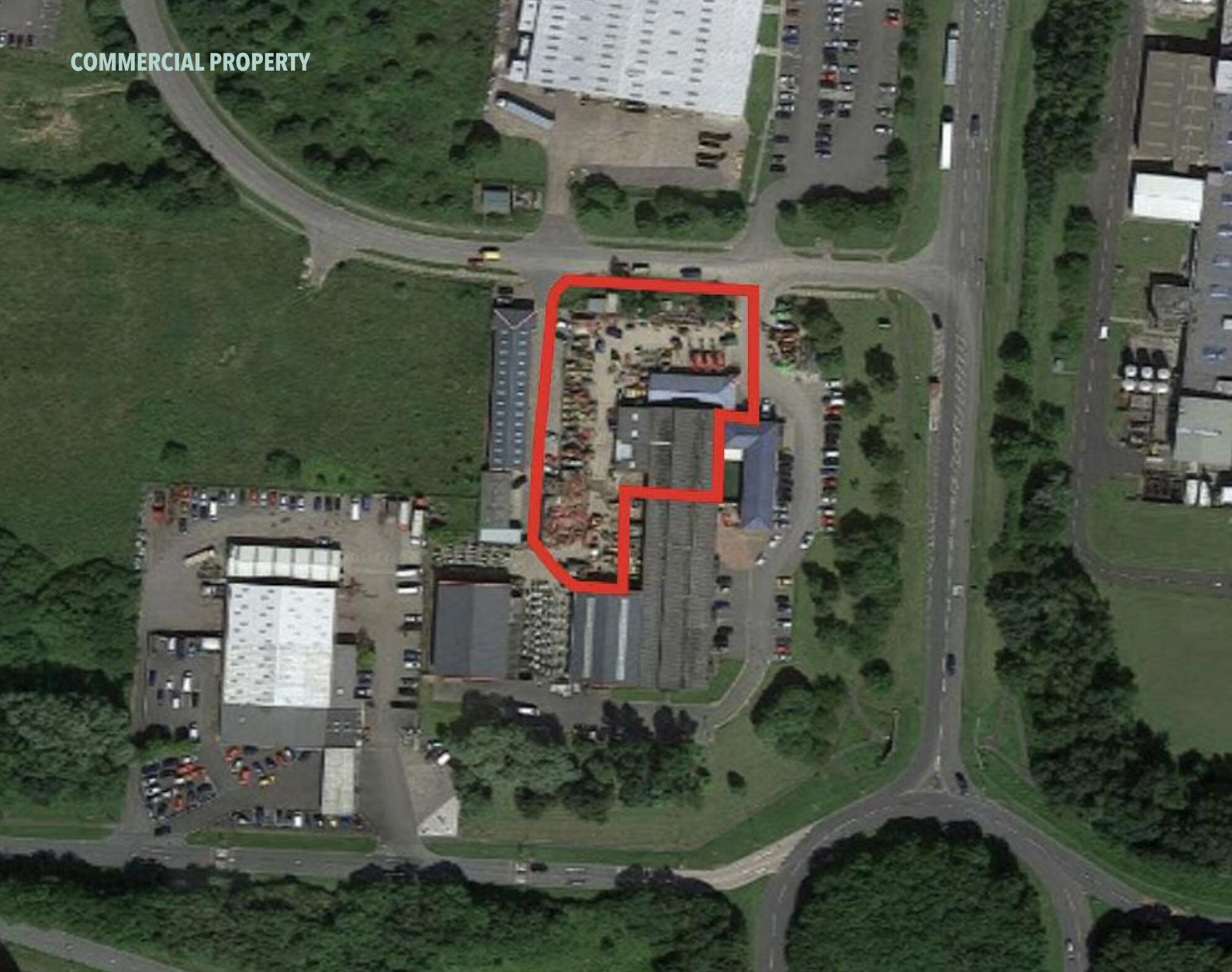
John Marshal
Advisory Board Chairman
0191 232 8080



David Douglass
Advisory Board Member
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Geoff Davis
Finance Director and future
Advisory Board Member
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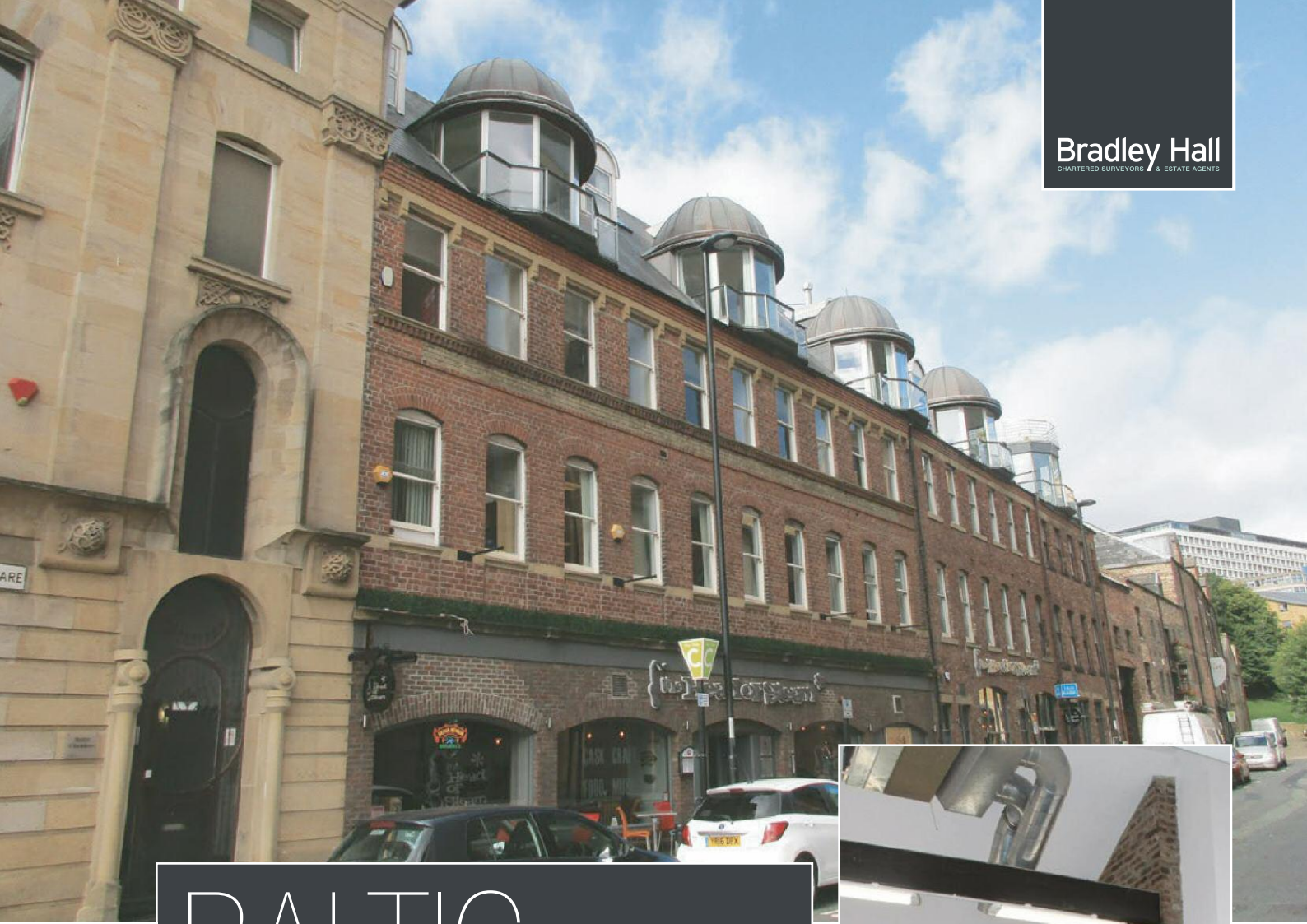
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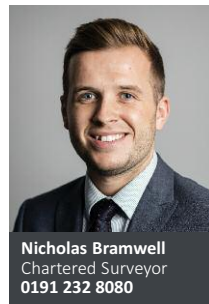
durham@bradleyhall.co.uk



BRADLEY HALL WINS TWO PRESTIGIOUS AWARDS

A North East property firm has been awarded two prestigious accolades including 'Most Active Agent' and 'Most Active Dealmaker' by leading national commercial property magazine, Estates Gazette.

MEET THE BRADLEY HALL COMMERCIAL AGENCY TEAM





Nicholas Bramwell

The commercial agency team at Bradley Hall has been announced as 'The Most Active Agent' in the North East following a record year for the firm. Chartered Surveyor Nicholas Bramwell was awarded the title of 'Most Active Dealmaker' in the North East following an impressive year.

Most Active Dealmaker is awarded to the highest volume of commercial property transactions carried out by an individual across the North East. Most Active Agent is awarded to the overall firm who carries out the most commercial property deals. Bradley Hall was also recently awarded the title of most active non-national office agent in the region following a 400% increase in office deal activity year on year.

The firm, which has followed an aggressive and strategic growth strategy to expand its team and services, has experienced success across a range of sectors including; offices, industrial, licenced and leisure.

Group Managing Director, Neil Hart, said: "Unlike some other awards, The EG Awards are compiled only of factual data, ensuring that they are the most credible and reflective accolades in the industry, which is something we are enormously proud of gaining.

"Nicholas's performance over the past year has been outstanding and we are delighted he has been given this fantastic acknowledgement by not only us, but external awarding bodies too."

Tim Aisbitt, Head of Agency for Bradley Hall, said: "This is fantastic recognition of the commercial property deals completed by the Bradley Hall agency team over the past year.

"Undeterred by Brexit, the region is maintaining its optimism and businesses are still expanding, starting up or relocating to the North East. Organisations like Invest Newcastle and its supporters, including Bradley Hall, are driving new business towards the region and championing all that is great about the North East through international property events such as MIPIM.

"From September 2017 to August 2018 the firm completed on 191 deals and over £60m worth of sales and lettings, from properties perfect for SME's and start up companies, to large development sites and investment property."

Dealmaker Nicholas Bramwell said: "Despite current economic uncertainty the commercial property market is performing well. There has been a steady stream of activity, ranging from local small businesses to national brands including Eon Energy and NCJ Media.

"In the past year new and exciting schemes have provided additional space for hospitality providers and retailers, including shipping container leisure hubs which provide SMEs with an affordable presence within city centre locations.

"The office market continues to thrive, and we increased transactions of office space by 400%, becoming the highest-placed independent agent for office deals in Newcastle upon Tyne.

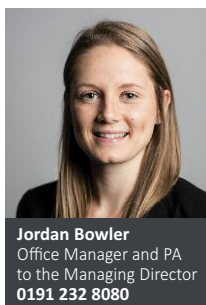
"The recent success by the commercial agency team and I has been underpinned by Bradley Hall's growing reputation and presence and we look to continue this as our market share continues to expand."



For more information on Bradley Hall's commercial, residential and financial services, please visit www.bradleyhall.co.uk



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Experts from énergie fitness share their top tips on how to stay fit forever.

1. Work out why

Think about the reasons why you are exercising – whether that be to lose weight, improve your health or to reduce stress. Think about the most important and valuable reason why you are investing your time into working out.

The best way to approach staying fit forever is to consider a lifestyle change rather than a short-term fix. The best investment you can make is in yourself, your health and wellbeing.

2. Slow and steady

Whatever your goal, it will take time to achieve it. Don't cut out everything which is 'bad' for you and commit to an intense workout regime in order to reach your goal in a couple of weeks. It simply won't work. Pace yourself, make small changes along the way. We guarantee those small changes will be easier to maintain, you won't give up.

3. Remember - you don't have to love it

Find something you like. Try different activities, classes or exercises to find out what you enjoy. That way, it won't be as difficult to drag yourself there. And remember, don't beat yourself up if you aren't the type of person who just LOVES exercise, many people don't - but they do love the benefits, which is enough to get them to their workout every time.

4. Fit it in

If you have a demanding career or a busy family life the best way to exercise is to fit it in to your daily routine. For example, walking or cycling to work or trying to fit in a walk in your lunchbreak could become part of your daily routine. It may seem like a small change however the results will mount up.

5. Be realistic

Try not to set yourself unrealistic goals. For example, if at your starting point you don't workout, try not to tell yourself that you will get up for 5am bootcamp before work every day then hit the gym on an evening. Start off by doing a few sessions a week and you won't get into the habit of ditching the workouts in aid of some much-needed rest. You'll soon have the bug and be enthusiastic about maintaining your routine or upping the intensity or frequency of your workouts.



énergie Fitness is here in the North East



énergie Fitness
Tynemouth



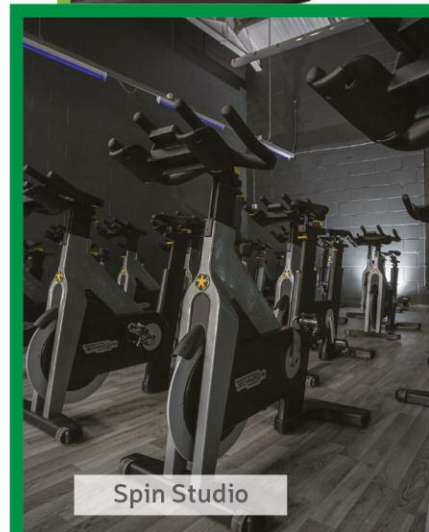
énergie Fitness
Blaydon



énergie Fitness
Jarrow



Free Weights



Spin Studio



The Yard

SOME GREAT FEATURES OF OUR GYMS:

THE YARD

An exclusive multi functional facility, with a mixture of Plyometric, suspension and boxing training which can be used throughout the day or within a class

NEW EQUIPMENT

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Most accurate group heart rate tracking wearable

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Mixing the hottest music with cutting edge exercise science

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Brand new spin bikes with 15+ classes per club a week

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