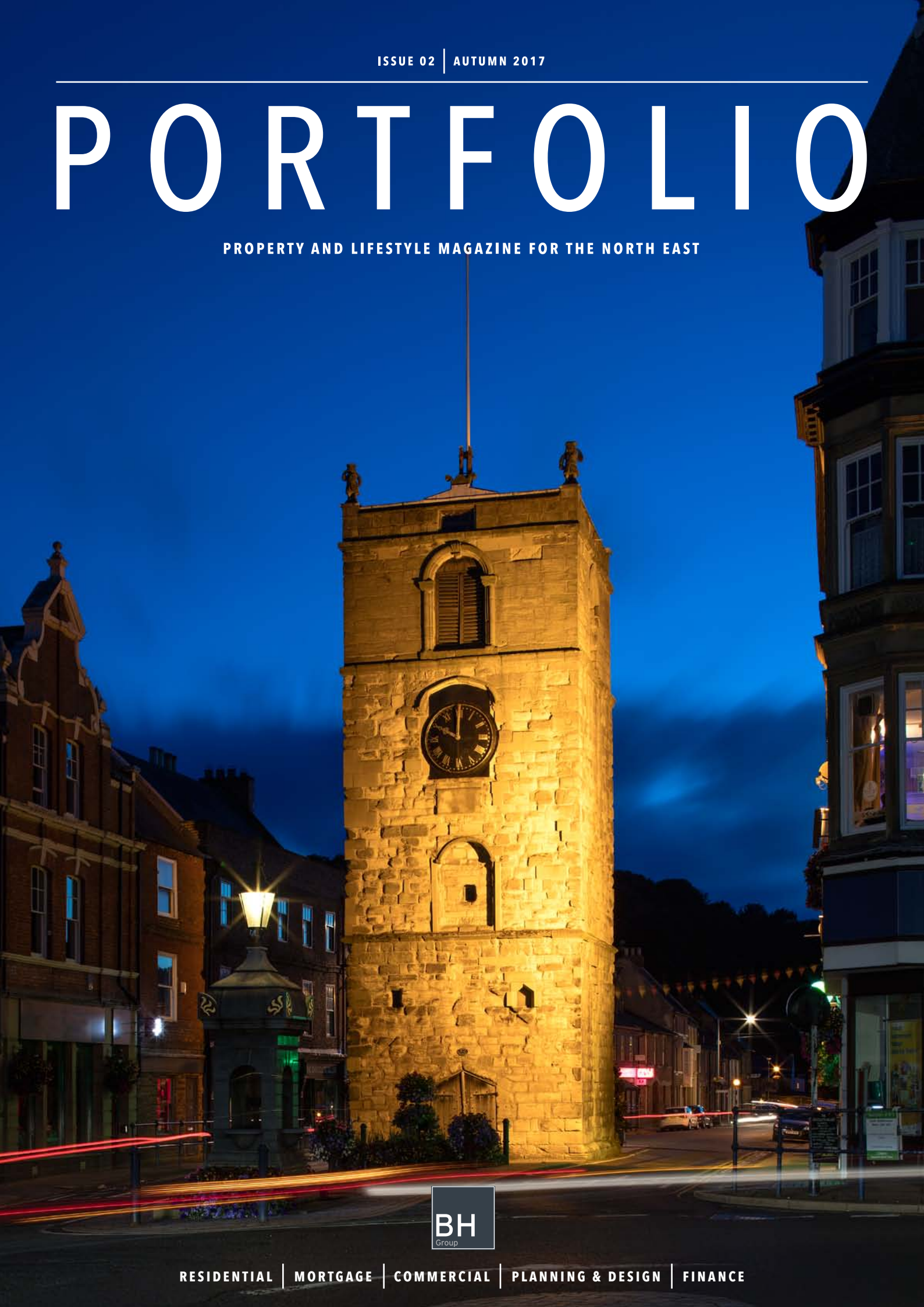


ISSUE 02 | AUTUMN 2017

# PORTFOLIO

PROPERTY AND LIFESTYLE MAGAZINE FOR THE NORTH EAST



RESIDENTIAL | MORTGAGE | COMMERCIAL | PLANNING & DESIGN | FINANCE



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## WELCOME

Welcome to the autumn issue of Portfolio, a truly regional magazine which highlights the best property and lifestyle opportunities in the North East.

The success of our first issue encouraged us to create a second edition which is even bigger and better. As a truly regional company, we decided to share our expert knowledge of the best commercial and residential property opportunities in the North East, while exploring some of the most outstanding local towns to promote what is exceptional about our region. Like our company, the magazine has grown and we are now able to offer even more great articles which have been created with our readers in mind. We have included useful lifestyle pieces and exciting local property news about projects which are set to transform our region. This edition of Portfolio is a tool which we have used to shout about how exciting and bustling the North East really is. We have chosen a selection of comments from industry professionals and the recent or upcoming local property activities which showcase that our region is resilient and continuing to strengthen.

The past few months for us have been significant in terms of our expansion, and we hope that Portfolio reflects our recent success and confidence in our position as the leading firm in the North East property industry, as well as our confidence in the marketplace in which we operate. We are fast approaching our aim to have a team of 50 colleagues, and we are looking forward to our sixth office opening in Sunderland by the time we go to print. We strive to continue being the best in our class, offering the best full-service practice in the North East. We would like to take the opportunity to say thank you to our dedicated and professional team, our partners and clients we do business with and the companies which have chosen to advertise in Portfolio. Our success has been based on this support and we look forward to it continuing and growing. We hope you enjoy reading the autumn issue of Portfolio.

**Neil Hart**  
MD, BH Group

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Full page £500+VAT  
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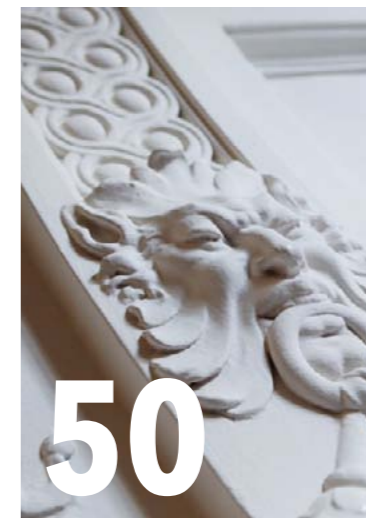


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*“The service from Bradley Hall was incredibly outstanding and they really helped us to sell our business efficiently.”*

*Former owners of Thorpes Gosforth, Colin and Peter Thorpe*

1  
GROUP



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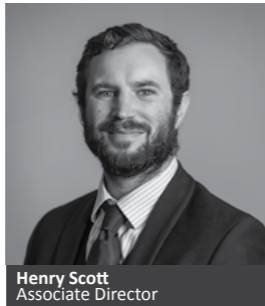
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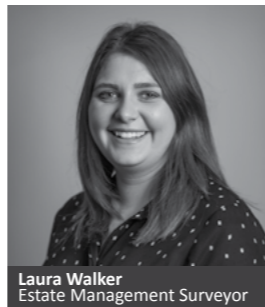
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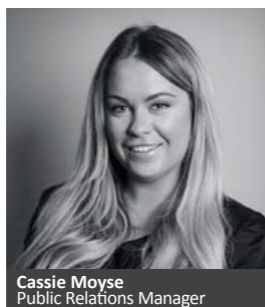
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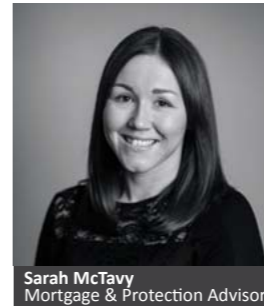
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Mortgage & Protection Advisor



Samantha Smith  
Case Manager



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PEOPLE



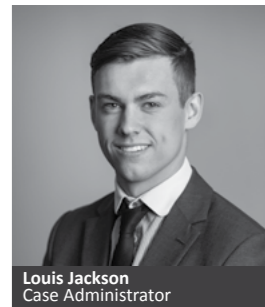
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Director BH Financial Services

BH Group

DEDICATED  
COMMITTED  
PROFESSIONAL



Phill Barker  
Commercial Mortgage Specialist



Louis Jackson  
Case Administrator

*“Thanks to Bradley Hall we have been able to begin filling our offices at 18-24 Grey Street quickly, ultimately making our investment in the city centre commercial property a success.”*

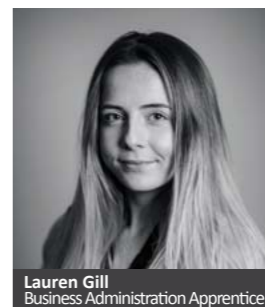
*Adam Thompson, director of Stessa Commercial Limited*



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Administrator



Amy Nicholls  
Administrator



Lauren Gill  
Business Administration Apprentice



# 'INTERNET OF THINGS' GIVING US THE HOUSE OF TOMORROW TODAY

## LIFESTYLE

Home based technology has been available for some time; however, we are only now entering a generation where 'the internet of things' is enhancing our home life by providing efficient and exciting devices to aid us in everyday tasks.

Home devices have been 'smart' since as early as the 1990s, however, the ability to send and receive data easily, access products and a general interest in smart products have only recently emerged. Smart TVs – which allow internet access, voice control, connectivity to other devices and the ability to download apps – have become mainstream. Many of the leading TV brands including LG, Samsung and Panasonic, have been creating smart TVs across the board on middle to high end versions since 2015.

In the same year, the Amazon Echo burst into the market, allowing users to connect freely with other devices in the home, stream music

and rely on a 'virtual assistant' endearingly named Alexa. This brought an 'internet of things' into the mainstream, and home based technology was no longer exclusive to tech enthusiasts or those with a high disposable income.

Even the energy savvy can benefit from home technology, with the launch of smart bulbs which continue to work without power, turn on automatically and relay typical lighting patterns. Wireless internet connected monitors also allow the modern home owner to track energy usage and spend.

The third generation of smart thermostats, which can be controlled through a home hub or remotely through a mobile device now

allow users to control the temperature within the home at any time.

Switches and plugs can be controlled remotely now too, so there is no need to panic when you realise during the commute to work that you left the iron on at home. Leading companies have cleverly created 'starter kits' for those who aren't sure where to start with home technology. Samsung offers a pack which includes a 'hub' and basic introductory devices, with the opportunity to add more and create a fully integrated smart home.

For those concerned with safety, complicated alarm systems connected with wires are a thing of the past, with surveillance cameras

including the Nest Cam Outdoor and the Netgear Arlo Pro allowing users to view their home remotely via smart phones and other devices.

The safety conscious can also be reassured with the second generation of smart locks. The handy devices fit over your normal deadbolt, operate via internet or Bluetooth – ensuring it works even if there is no available connection – and allow users to track comings and goings via notifications to smartphones.

As popularity for such devices grow, so does the need to continue developing and improving gadgets. More competitors and products are emerging, allowing users to choose from a range of newly created items which are said to save time, money or entertain. We are now entering the third generation of established home technology, and enjoying the benefits of several competent and exciting new products.

Robots, especially those which kindly complete your housework while you are at work or socialising, are no longer an aspirational purchase. Developers seem to have cracked it when it comes to robotic vacuums. Compact, intelligent and efficient, the new generation of robotic cleaners are now affordable and a legitimate option for keeping floor surfaces in your home clean, thanks to the release of the app controlled iRobot Roomba 770, Dyson 360 Eye, and the Black and Decker Lithium Robotic Vacuum with LED and SMARTECH™.

For those who enjoy entertaining or listening to music, multi room smart sound systems have been created to operate in sync throughout the home. Users can connect to smartphones, TVs and other devices to stream sound - with market leaders Bose, Sonos and Yamaha creating speakers, sound bars and subwoofers to create cinema-worthy sound available in the home.

Dog owners can also now keep an eye on and interact with their furry friends through Furbo, a camera which allows users remote two-way communication and releases treats to their pet at home via a smartphone app. Robotic lawnmowers have also been introduced to the market, with popular garden device firm Flymo creating a version to rival the Robomow R5622. However, the devices are yet to be connected remotely to smart devices and instead work within a wire perimeter set by the user – something which we may be able to look forward to becoming more available soon.

The 'internet of things' in the home can provide real benefits for anyone, and is set to continue to improve our home experiences for years to come.

### Here's our pick of the best home technology devices:

- August Smart Lock
- Amazon Echo
- Netgear Arlo Pro camera
- Nest Learning Thermostat (3rd generation)
- Furbo Dog Camera
- Black and Decker Lithium Robotic Vacuum with LED and SMARTECH™

“The 'internet of things' in the home can provide real benefits for anyone.”



THE CARRICK, RAMSIDE PARK - DURHAM, DH1 4NS



**SALE PRICE OF £1,600,000**

Awaiting EPC Rating  X 6  X 6

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 in the North East, overlooking the 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  
durham@bradleyhall.co.uk



BALTAL, WHITESMOCKS - DURHAM, DH1 4LQ



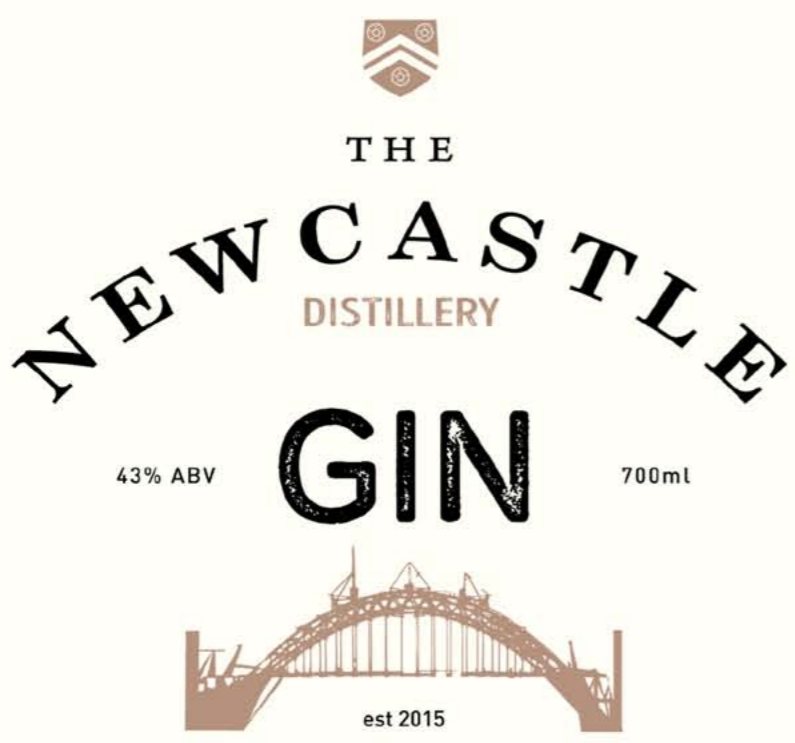
**SALE PRICE OF £1,300,000**

EPC Rating D59  X 5  X 4

This outstanding detached dwelling has been impressively refurbished and provides luxury modern living accommodation. The property is set within grounds extending to over half an acre with a landscaped garden. The house benefits from a beautiful orangerie with an amazing lantern style roof which brings in the natural light.

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# RESIDENTIAL APPOINTMENTS REFLECT COMPANY GROWTH

## BH GROUP NEWS

Bradley Hall is celebrating further expansion across its residential offices with the appointment of new staff.

The Gosforth operation gained an area valuer, Liz Humphreys, who is set to oversee home sales across the North East from her base in the popular Newcastle suburb. Liz, who is 43 and from Longframlington, joins the team after over 20 years in the property industry. After following her parents footsteps at a young age, Liz began handling the sales of houses before moving into residential marketing appraisals. The newly appointed team member now conducts market appraisals across the region, covering areas from Berwick to Gateshead. Liz said: "This is a fantastic opportunity for me to join an established and successful property firm which has a range of impressive current and future projects - providing the opportunity for me to continue to grow professionally. "I am looking forward to joining the leading North East property firm at such an exciting

time of growth and expansion for the business, and I hope to play a part in further developing the company and becoming an integral part of the team." The company's Durham operation has also gained a new property executive Gabrielle McKenna, who provides assistance with general clerical support, viewings, marketing properties and customer services. Gabrielle, who is 25 and from Darlington, has joined the Durham office at a busy time for the branch, which is currently marketing a number of impressive properties across the county, including several modern and traditional mansions and well presented family homes. Lincoln Miles, who is known as Danny, joins the team as Durham office manager. He has been appointed to head the team following on from a successful and established career in the property industry.

To meet its company expansion plans across the region the firm has also recruited a further property executive to be based at its Morpeth office. Jessica Wilce, who is 22 and from Shilbottle, joins graduate valuer Oliver Hindle who recently joined the team full time after a successful placement year with the firm. Neil Hart, managing director of BH Group and Bradley Hall said: "We are delighted to take on these talented and dedicated members of our residential team. Our operations across the North East are continuing to go from strength to strength and we are looking forward to growing our number of offices with the support of the team." The appointments add to another successful year of growth and expansion. The team is currently undergoing growth from 35 to 50 people across its residential and commercial offices.



15TH DECEMBER  
12PM – LATE

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## CROWNE PLAZA NEWCASTLE

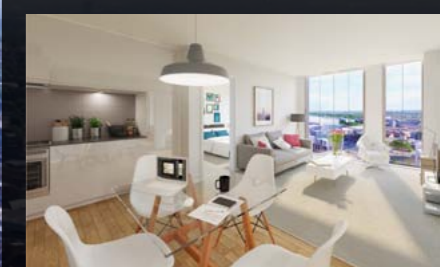


Join us for an afternoon of dining, entertainment and fundraising for Heel and Toe Children's Charity.  
To reserve your table please call Jordan Bowler on 01912328080.

# NEWCASTLE'S TALLEST BUILDING UNDERWAY IN £40M PROJECT

## PROPERTY NEWS

A new £40m residential scheme at Rutherford Street is soon to become Newcastle's tallest building.



A new £40m residential scheme at Rutherford Street is to become Newcastle's tallest building.

Hadrian's Tower, a 26-storey, 82 metre high structure received planning approval earlier this year and will be offered exclusively for the residential rental market.

The skyscraper will deliver 162 apartments, providing homes for up to 456 people including young professionals, post graduate students and workers in the adjacent Science Central and university hospitals.

Newcastle based property specialist, All Saints Living, will undertake the development of the building alongside construction company Tolent. Stonegate Developments submitted the successful planning application with Architects FaulknerBrowns also involved in the project.

Director of All Saints Living, Keith McDougall, commented: "We are extremely excited to be playing such a key role in this landmark development. It heralds a significant shift in our business direction, with an increased emphasis on building for the private rented sector.

"Around one sixth of people in the UK live in privately rented homes and that is expected to grow significantly in the coming years.

"The project is a clear signal of the growing importance of the city to the UK economy and demonstrates confidence in the Newcastle market place, which will encourage further investment. In addition, the scheme will help retain graduates and attract young professionals to Newcastle city centre, which is a further boost for the region's economy."





5 BROAD OAK, BISHOP MIDDLEHAM - COUNTY DURHAM, DL17 9BW



**SALE PRICE OF £450,000**

EPC Rating C74 X 5 X 3

This detached family home is perfectly situated in the classic and prestigious village of Bishop Middleham. The property offers spacious living accommodation with cast iron spiral staircase. Externally the front of the property is landscaped with a double driveway.

Durham  
0191 383 9999  
durham@bradleyhall.co.uk



56 MOOR CRESCENT- GOSFORTH, NE3 4AQ



**SALE PRICE OF £650,000**

EPC Rating C70 X 4 X 2

This 1930's semi detached house is superbly positioned in a highly regarded residential area of Gosforth. The family home is full of character and offers spacious living.

Gosforth  
0191 284 2255  
gosforth@bradleyhall.co.uk



# DURHAM CITY REGENERATION GATHERS PACE

## DURHAM SPOTLIGHT

Exciting new developments are changing the skyline of Durham city centre...



Durham is benefiting from major investment, with a string of developments transforming the city centre. By far the biggest scheme is the Milburngate development, which will see £150m ploughed into Durham's newly styled Northern Quarter.

Situated next to the River Wear on the site of the former passport office, the development will consist of luxury apartments, contemporary offices, premium restaurants and bars as well as a plush Everyman Cinema. It will also boost employment in the area, with an estimated 1,000 new jobs up for grabs. Milburngate House, which was originally built in the 1960s, has been demolished to make way for the new development and an agreement has been struck with Marston's to house a Pitcher and Piano bar on the site.

Milburngate is being created by a development consortium comprising Carillion, Arlington Real Estate and Richardsons Capital. This project marks the second phase of their ambitious regeneration plan and follows the successful redevelopment of Freeman's Reach on the opposite bank of the River Wear.

Meanwhile, the £30m Riverwalk scheme on the other side of the A690 will see the former Gates shopping centre off North Road totally transformed. Once completed it will provide an array of terraced

restaurants along the river, with a softly lit promenade enabling visitors to enjoy views of the historic castle at night. Boutique shops, fashionable retailers and cafes will line the planted open squares and stone paved walkways and a new cinema will be given pride of place in the heart of the site.

The third scheme is the conversion of the Grade II-listed Old Shire Hall on Old Elvet into a Hotel Indigo complete with a Marco Pierre White Steakhouse Bar and Grill. The £15m redevelopment will also include a coffee shop, cocktail and champagne bar and function room that can be used for weddings, conferences and events. Work started on the development earlier this year and is expected to be completed in the next few months.

These three developments are providing plenty of activity in Durham city, which attracts tourists from far and wide. A captivating city with winding cobbled streets and a prominent peninsula, it is also home to the dramatic Durham Cathedral and Castle World Heritage Site – one of the most stunning city panoramas in Europe.

With quaint cafés, artisan workshops, boutiques and galleries decorating the Durham skyline, the city is widely seen as an inspirational place in which to live, work, study and do business.

## Ten things to do in Durham

1. Take a trip to the famous Durham Cathedral. It's one of the finest examples of Norman church architecture in England and contains the tombs of St Cuthbert and The Venerable Bede.
2. Play a round of golf at the prestigious Ramside Hall Hotel, which boasts two 18-hole championship golf courses.
3. Enjoy the Durham City North Walk, a 7.4-kilometre riverside and farmland route, or the eight-kilometre City South Walk which takes in riverside and woodland scenery.
4. The Brew Bar provides the perfect opportunity to relax and unwind whilst enjoying the city views with a cocktail or glass of champagne.
5. Use your intuitive powers to make your getaway from Escape Rooms Durham. A team of up to six people are locked in a room and have one hour to solve the puzzles, find the key and escape!
6. Treat yourself to a relaxing and invigorating spa break at the Beauty Centre Spa in Durham Marriott Hotel.
7. Enjoy a pint or two in the Victoria Inn, a friendly, unspoilt, thriving cask pub.
8. Go indoor rock climbing at the Durham Climbing Centre, which houses 6,500 sq ft of climbing facilities under one roof.
9. Watch a high-profile comedy or drama at the Gala Theatre, the centrepiece of Durham's cultural offer.
10. Take a tour of the internationally renowned Durham Castle, which is part of the city's world heritage site.

## Five interesting facts about Durham

- Durham's Lumiere is the UK's biggest light festival.
- Dubbed "the Henley of the North", Durham Regatta pre-dates its southern counterpart by five years. It was founded in its present form in 1834 by Durham University, Durham School and Durham Boat Club.
- Durham City saw the birth of modern English mustard when a Mrs Clements (her first name has been lost in the mists of time) hit upon the idea of grinding mustard seeds like flour at a mill in Saddler Street.
- Durham University Oriental Museum is the only museum in the north of Britain dedicated solely to the art and archaeology of the Orient.
- Best-selling author Bill Bryson is a high-profile fan of Durham, which he once described as "a perfect little city".

For more information, visit [www.thisisdurham.com](http://www.thisisdurham.com)





# QUALITY HOUSEBUILDER EXPANDS INTO NORTH EAST

Experienced housebuilder Robertson Homes is celebrating its 50th anniversary by creating a range of luxurious homes in the North East...



Construction giant Robertson is one of the largest independently owned construction, infrastructure and support service companies in the UK. Covering the entire built environment lifecycle, the group operates throughout the UK, with offices across Scotland and the North and Midlands of England. Robertson Group was established in 1966 by its current executive chairman, Bill Robertson CBE. His strategy of creating a broad range of companies which are run as separate,

fully resourced entities ensured the firm's strong growth. This success ultimately led to a comprehensive group of 22 companies and a group of over 22,000 employees that exists today. The company marked its 50th anniversary of homebuilding by rolling out its residential division, Robertson Homes, into the North East for the first time, creating a range of homes in North Tyneside and Northumberland. While Robertson Homes is a new entrant to

the region's housebuilding market, its parent company – Robertson Group - has had a strong presence in the North East for many years. Its residential division has been building family homes in Scotland since 1967, winning a number of awards during that time. Robertson Homes was recently awarded House of the Year for its Azure Grand home design and House Builder of the Year at the Scottish Home Awards 2017. Construction is currently underway in Backworth Park, an extensive development involving a number of different builders, and Cragside Gardens, a small enclave of homes in Rothbury - both of which are built from the company's Boutique Collection. The bigger project of the two, Backworth Park, will include 145 three and four-bedroom homes set in the Tyneside Village. The new community will comprise 12 different house types when it is complete, with a show home and marketing suite available from autumn 2017 for prospective buyers. Cragside Gardens, a collection of 40 luxury homes, is surrounded by rural settings that include Cheviot Hills, Thrunton Woods, Kielder Forest and Northumberland National Park, as well as close links to local towns and cities, such as Morpeth and Newcastle. Construction on the exclusive development has already begun and reservations have already been taken on the first few plots. A show home and marketing suite are also anticipated from early autumn 2017. Kirk Thompson, Robertson Homes' Development Director, said: "Although we

encompass a variety of separate businesses and capabilities, we are one group with a common goal: working together to transform communities. "Robertson Homes has built a reputation over 50 years for building family homes of the highest levels of build quality and attention to detail, and it is fantastic that we are bringing that into the North East in such a significant year for the business. "We are now on site in two locations and have a healthy pipeline of sites coming through over the next 9 – 12 months in beautiful locations across the North East. Robertson Homes are committed to driving quality over quantity and this has been proven with our recent awards at the Scottish Home Awards. This is a great achievement and sets out our stall for this new region. "Our current sites in Rothbury and Backworth are both doing very well and interest levels have been high. We are committed to creating the highest quality of residential developments and, in doing so, to become part of the local community." The luxury homes created by Robertson not only provide quality housing to the North East, they also create hundreds of jobs for local people and use local suppliers. Timber frames for both sites are sourced from a local timber production plant in Seaham, County Durham. Homes built by the company boast a range of quality features, fixtures and fittings which create a luxury feel to the properties. Dependent on house type, homes include high quality German kitchens, IQ700 Siemens appliances, fitted vanity units, sanitaryware by Villeroy & Boch, Porcelanosa bathroom tiling, fitted wardrobes to both master and bedroom two and alarm systems are all fitted as standard.



# Conveyancing that's right up your street

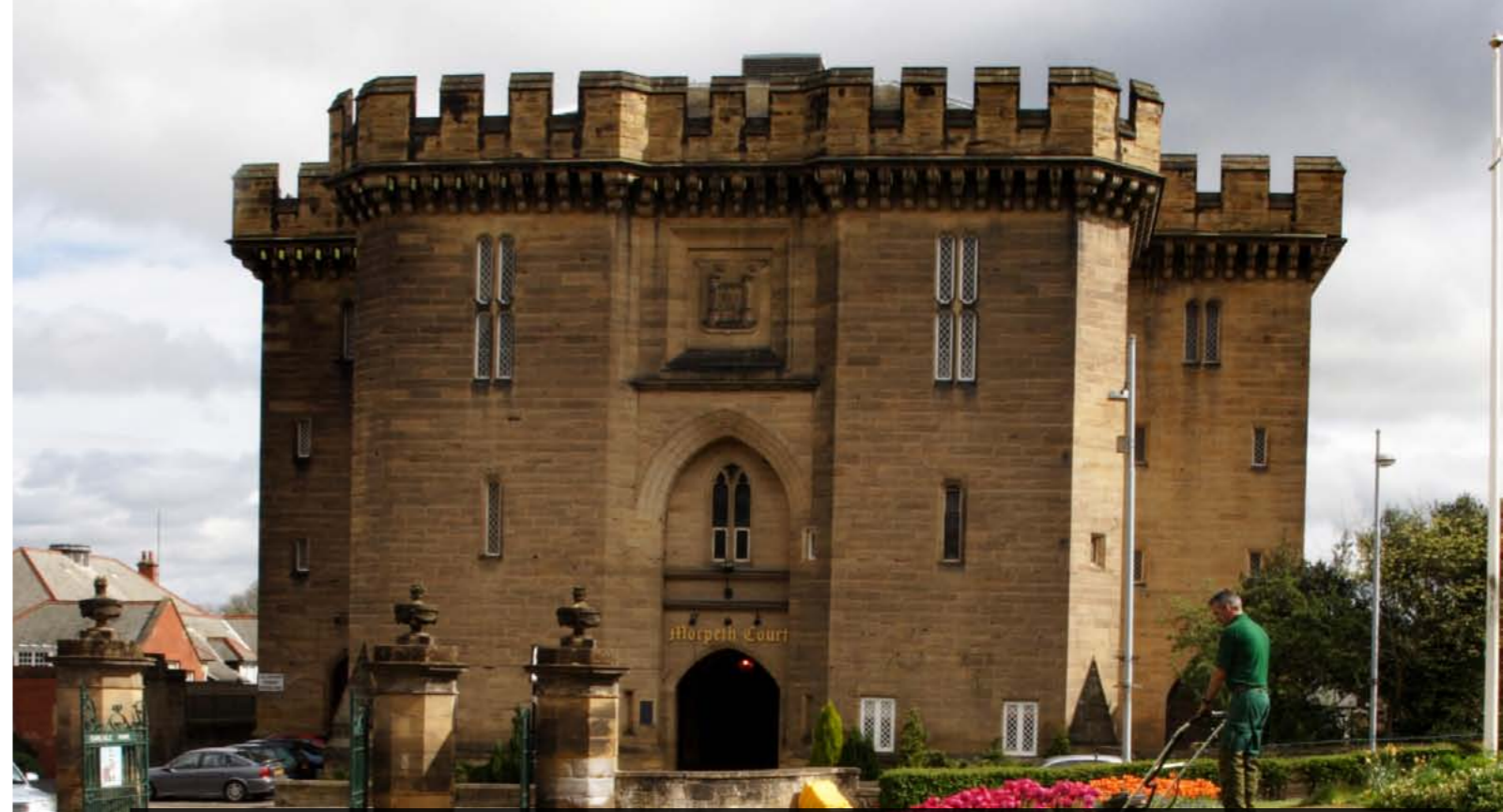
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## MORPETH CHARM PULLS IN CROWDS AND INVESTORS

### MORPETH SPOTLIGHT

Morpeth - one of Northumberland's most attractive market towns – continues to grow at a strong pace, stimulating investment and employment opportunities.

This scenic, historic town retains a special charm while managing to accommodate new housing and retail developments in and around its fringes.

The town centre hangs onto old traditions and continues to hold a weekly market every Wednesday and a popular farmer's market the first Saturday of every month.

Adding to the heritage is the much-loved department store, Rutherfords, a local institution having started in retail in 1846. Nearby, is the attractive Sanderson Arcade, a more modern development, which has attracted national retail chains along with independents.

Lively independent hospitality operators include Newcastle-based Valkhard Group and their successful bistro, Barluga, which opened in Sanderson Arcade almost five years ago. The same independent group operates the nearby Central Bean coffee house.

Not far away, there are ambitious plans to redevelop the 400-year-old Queens Head Hotel on Bridge Street. Crafted Projects – part of Newcastle-based Ladhar Group, wants to retain the building's Tudor façade,

while creating a 43-bed boutique hotel, with wedding, spa and conference facilities. A Pleased To Meet You bar, restaurant and tea room would also open on the ground floor.

A growing population combined with Morpeth's location, amenities and high quality of living, means commercial, leisure and residential developments are very buoyant in and around the town. House builders – including Barratt Homes, Bellway, Taylor Wimpey, Persimmon, Linden Homes, and Story Homes - are all active and busy in and around Morpeth.

Estate agent Bradley Hall has relocated to a larger site in the town to handle growing demand for both new and period homes. And for those relocating or thinking about moving to Morpeth, there are several well-regarded schools in and around the town including Abbeyfields First School, Morpeth First School, and The King Edward VI secondary school. Elsewhere, only 15 minutes away in Ashington, there is Northumberland College offering a range of apprenticeships and higher education courses.

There is no shortage of local leisure

opportunities. Morpeth Riverside Leisure Centre has a swimming pool, sports hall and fitness studio. And nearby there is the very popular Carlisle Park.

The park sits on the winding River Wansbeck and provides a great focal point for walking, boating, play areas and bird watching in the woodland. There is a summer paddling pool, skate park, tennis courts and a bowling green.

The River Wansbeck provides a beautiful setting for the town, but in recent years has also been the cause of some concern for the town's residents and retailers. The completion of a £27m flood defence system in July this year was celebrated by many. The spring opening of the £30m Morpeth bypass, after two years of disruptive construction, was also welcomed by many. The scheme, running from Whorral Bank roundabout to the A1, will cut congestion in Morpeth and reduce travel time between the A1 and the south east of the county. Northumberland County Council hopes the bypass opens a lot of opportunity for future investment and job creation in the south east of the county.

DOVE COTTAGE, EGLINGHAM - ALNWICK, NE66 2UA

# ESTATE AGENCY EXPANSION IN POPULAR MARKET TOWN

## BH GROUP NEWS

Bradley Hall is celebrating further company expansion with the relocation of its Morpeth office.

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The company announced the expansion and relocation of its Morpeth operation in response to growing demand for its property services. The office, which has moved to larger premises at 4 Newgate Street, has seen significant success since its launch in early 2016. The team has welcomed Oliver Hindle as a full time graduate valuer at the offices, joining property executive Jessica Wilce and director of estate agency Matt Hoy. Experienced chartered surveyor and Bradley Hall director Richard Rafique also oversees commercial operations at the office. Matt Hoy, director of estate agency, said: "The expansion in Morpeth is another fantastic achievement for Bradley Hall. The outstanding success of the office and subsequent expansion has cemented us as

the leading chartered surveyors and estate agency in the area. "Northumberland's popularity as a fantastic area to live thanks to its stunning coastlines and countryside's, transport links and access to the regions cities and other market towns, is constantly growing. "We're currently offering a range of impressive properties in the area and we are looking forward to taking on even more new instructions to provide buyers with the best range of properties to choose from. We want to help people find their dream home or ideal business space." House buyers in the Morpeth area are also offered access to mortgage advice through the agency's sister company, BH Mortgages. Specialist advice is offered free of charge, with no fees for the service.



## POA

EPC Rating E39 X 3 X 2

This detached bungalow situated in a rural conservation village in Northumberland offers light and open living space with exposed beams. The property boasts a large terraced garden with two patio areas offering unencumbered views of neighbouring woodland. This family home benefits from a large driveway and a two storey, single garage.

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|--|---|--|---|--|--|

**TOP TIPS FOR THOSE  
LOOKING TO BORROW**

**BH MORTGAGES**

Taking out a mortgage is one of the biggest financial commitments you will ever make. The process can be daunting and stressful, and without the right preparation, some may even be rejected. Lewis Chambers from BH Mortgages goes through some top tips for those looking to borrow...

**1. Check your credit score**

Before applying, check your credit score. Some people don't realise that not having your name on the electoral register or having an unused credit card or address still listed on an account can bring down your score.

**2. Know your budget**

You need to know that you will firstly be able to borrow enough to cover the price of the property you are interested in and secondly be able to keep up with the monthly repayments. The amount you can borrow can depend on your circumstances as well as monthly income. There are online calculators which can give a rough guide to the figures, however if like many others you prefer to know your budgets before applying, speak to a professional mortgage broker who can do the sums for you.

**3. You need to prove how much you earn**

Lenders require proof of how much you earn. You often need three months worth of pay slips and bank statements so the lender can view your income and outgoings – just to make sure you are able to afford the repayments. If you are self employed, it is important that your accounts are in order. Lenders will ask to see a SA302 from your most recent year.

**4. The bigger the deposit the better**

Bigger deposits mean better interest rates and lower monthly repayments, so saving up as much as possible to put down at the outset provides advantages. You will need to invest at least a 5% deposit depending on the type of property you are looking to buy.

**5. Professional help can improve your chances**

If you are unsure of where to start, or have hit any stumbling blocks in the process – it can help to get professional advice. Don't trust comparison websites, they can't give you advice on what deal is best for you. Every lender has a different set of criteria and as a broker we take time to build knowledge so we can best advise you.

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2 BOLLAND MEWS, BULLERS GREEN - MORPETH, NE61 1EL



**SALE PRICE OF £329,950**

EPC Rating B81  X 3  X 3

This semi detached, newly built town house is situated in the heart of Morpeth. It has been finished to a very high standard and also comes with a 5 year guarantee on the building. The home oozes natural light from the many windows creating light and spacious living accommodation. There is also a 'Juliet' balcony looking over Cottingburn and an enclosed patio to the rear.

Morpeth  
01670 518518  
morpeth@bradleyhall.co.uk



BRANSTONE - MORPETH, NE61 3AR



**SALE PRICE OF £319,000**

EPC Rating D61  X 3  X 1

This recently renovated detached family home is finished to a high standard and benefits from a log burning fire in the lounge. The property has been granted full planning permission to extend and create an additional bedroom, dressing room and en suite facilities. Additionally, the property benefits from a large grassed garden to the rear.

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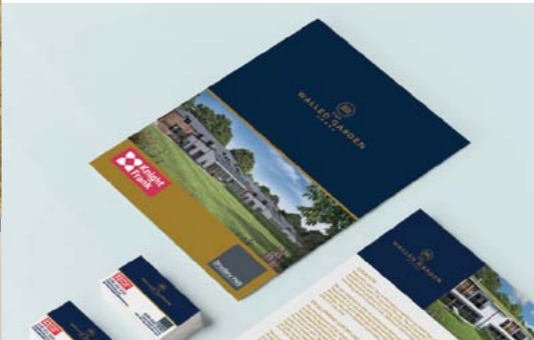


GUIDE PRICE OF £375,000

EPC Rating E53 X 3 X 2

This barn conversion is situated in the quiet village of Ulgham. The Stables offers a spacious living accommodation which retains its exposed brickwork and oozes natural light. Externally, there is an extensive, beautifully landscaped garden that backs onto the rolling countryside.

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THE BIRCHES, TRANWELL WOODS - MORPETH - NE61 6AG



**SALE PRICE OF £1,100,000**

EPC Rating D64 X 8 X 4

This outstanding family home situated in a highly sought after location in Gosforth was constructed in 1907 and has been extensively refurbished and improved. This is a beautiful period home which benefits from large lounge and dining areas, modern kitchen and extensive grounds.

Gosforth  
0191 284 2255  
gosforth@bradleyhall.co.uk



**PRICE ON APPLICATION**

EPC rating C72 X 6 X 7

This impressive luxury modern mansion in Tranwell Woods, near Morpeth, offers six main bedrooms, a pool room with sauna, steam room, gymnasium and bar area, four elegant reception rooms, a contemporary high spec kitchen with wine cellar and a separate second floor apartment. The grounds also boast attractive gardens, an orchard area, oversized double garage, granite paved driveway and electric gates which sit between two pillars.

Morpeth  
01670 518 518  
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# FROM LUXURY SPACIOUS LIVING TO MODERN APARTMENTS

**BH NEW BUILD PROPERTIES**

# CONTEMPORARY HOMES NOW AVAILABLE IN NEWCASTLE WALLED GARDENS



Bradley Hall is bringing to market a wide range of new build properties across the North East, from spacious family homes to modern apartments. The schemes are also set to regenerate local communities across the region...

Northumberland developments include The Maltings, Alnwick, a range of 37 two and three bedroom apartments and penthouses within a group of listed stone buildings on Dispensary Street. The apartments are built to a high specification and are situated in one of the most attractive market towns in the North East. Many of the apartments boast private balconies and patios, while penthouses are complete with sky lights and floor to ceiling glass doors - allowing picturesque views across Alnwick. Bradley Hall also brought to market an eclectic mix of 15 new detached family homes on the former site of Thomas Percy School, near Alnwick town centre. The six build styles proved popular, and the properties

The Maltings, Alnwick



were snapped up quickly by those looking to make them their homes. At the time of print, one final plot is still available. Matt Hoy, director of estate agency at Bradley Hall, said: "The variety of new homes across Northumberland means that buyers can select a property which is perfect for them, with choices ranging from spacious family homes to modern apartments. "Many of these homes combine historic market town surroundings with modern contemporary living. All of the properties we are marketing are finished to a high standard, boasting luxury features and a high attention to intricate details."



Luxury homes at the highly anticipated £11m project The Walled Gardens at Newcastle Racecourse in Gosforth are now available to reserve.

Discerning buyers are now able to visit the site and view plans for the four and five bedroom properties, which will boast a range of high quality finishes and aesthetic details, as well as sedum grass and zinc roofs, designed to mirror the leafy surroundings and former greenhouses of the Walled Gardens. Agents from Bradley Hall and BH Mortgages will be available to advise potential buyers from the site at selected times. Located in Gosforth, one of the city's most affluent suburbs, The Walled Gardens will have access to a range of restaurants, pubs and retailers on Gosforth High Street. Home owners will have excellent transport links, such as access to the A1(M) and A194(M), as well as public transport links, providing a prime location for commuters and professionals. The exclusive homes are being built by the award winning All Saints Developments, a property development company which specialises in innovative architecture and high quality interior design. Matt Hoy, director of estate agency at Bradley Hall, said: "These outstanding homes have been highly anticipated for a long time, and we were not disappointed to see the plans for this exclusive development. "We know that All Saints Developments and the homes they build are a perfect fit for this particular location. All 14 of the properties will boast a range of stunning features and practical, yet luxury, living. "The location of The Walled Gardens provides discerning buyers the opportunity to own a home in one of the most sought after suburbs of Newcastle. The close location to Newcastle city centre provides convenient travel for commuters and those who like to socialise in the city, whilst also enabling a tranquil living environment.

"As there are only a limited amount of properties within The Walled Gardens, we expect them to be snapped up very quickly." The homes will be carefully set within the four-acre site which originally served the 18th Century Brandling Estate. The initial sale of the site for redevelopment also supported a highly publicised multi-million-pound investment programme at the racecourse. Director for All Saints Developments North East, Keith McDougall, added: "In an area renowned for its landscaping and wildlife, we will be building homes which are sympathetic to their surroundings. The modern design of the properties will maximise natural light, with large south facing windows as a key feature in the eight, four bedroom properties in the northern part of the garden."



THE WALLED GARDENS, GOSFORTH, NEWCASTLE UPON TYNE



PRICE ON APPLICATION

Awaiting EPC Ratings X 5 X 5

The Walled Gardens is an exclusive development of 14 contemporary properties within the grounds of Newcastle Racecourse. The range of four and five bedroom properties, which will boast a range of luxury finishes and aesthetic details and sedum grass and zinc roofs, are designed to mirror and compliment the leafy surroundings and former greenhouses of the Walled Gardens.

Gosforth  
0191 284 2255  
gosforth@bradleyhall.co.uk



MORTON ACRES COTTAGE - HOUGHTON LE SPRING, DH4 6PY



SALE PRICE OF £585,000

EPC Rating C70 X 3 X 3

This immaculately presented cottage in Houghton Le Spring is finished to a high standard with spacious lounge, stunning stone build fireplace and open plan kitchen and family room. To the first floor there are three bedrooms all with ensuite and the external grounds are substantial.

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# PORTERHOUSE IS A CUT ABOVE THE REST

By Dr Foodlove (aka @enjoy\_ne)

Rarely does a week pass when another restaurant or bar opens in Newcastle. But every once in a while, there is something to really savour and get excited about.

There's usually quite a celebration when renowned North East chef and restaurateur Terry Laybourne opens a new eatery in the city.

His new venture – called Porterhouse Butcher and Grill – has already captured the imagination since opening within Fenwick Food Hall. The concept combines a butcher's counter with a lively steak bar.

This is the sixth operation within Terry Laybourne's successful 21 Hospitality Group, which operates his flagship restaurant, 21, along with Caffè Vivo and The Broad Chare pub on Newcastle's Quayside; and Café 21 and Saltwater Fish Company within the Fenwick department store.

Terry Laybourne says his new venue has been driven by the positive response he's had to the Saltwater Fish Company which operates as a fish bar and fishmonger within Fenwick.

If you haven't already been, Porterhouse Butcher and Grill provides casual dining at the counter, along with seated restaurant space. There is an open kitchen, creative chefs and knowledgeable service staff. Meat is cooked in front of customers using a charcoal fired Jospier grill, ensuring a lively, dynamic environment throughout the day.

And this is no ordinary beef. One of the key suppliers to Porterhouse Butcher and Grill is world renowned meat supplier Peter Hannan who runs Hannan Meats. The award-winning beef is dry aged for up to 45 days in Himalayan salt chambers which give the meat a unique flavour and tenderness.

Top nationally renowned chefs turn to this beef because of its unique quality. Terry Laybourne has been working with Peter and serving his Himalayan salt-aged beef from other restaurants within his 21 Hospitality Group for several years.

However, this is the first time such premium, restaurant quality beef has been available from a retail outlet in Newcastle and the North East. London's Fortnum & Mason is the only other retailer to offer this beef in England.

Porterhouse Butcher and Grill will source best quality seasonal produce from a multitude of small, specialist producers including Steve Ramshaw and his Northumberland Wagyu beef and Middle White pork from Ravensworth Grange Farm.

Big hitting red wines feature on the carefully selected wine list along with some classic cocktails.

More details at [www.porterhouseencl.co.uk](http://www.porterhouseencl.co.uk)





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# ALL WRAPPED UP FOR WINTER

## GARDEN

Wyevale Garden Centres, owner of Heighley Gate in Morpeth, gives some top tips on how to prepare the garden for winter...

There might not be too much going on with the plants in your garden over the next few months, but there is still plenty to do. From keeping things ticking over to preparing for next season, these are some of the jobs you can be getting on with while your plants take a back seat. Getting out into the garden in autumn can be just as joyful as any other time of the year and you'll thank yourself come spring when you're all set for the gardening year ahead.

### Tidy your beds

Continue to remove any dead plants and faded annuals, and cut back herbaceous perennials to keep your beds looking nice and tidy. Leave the woody attractive architectural herbaceous plants and seed heads standing. Perennials like stonecrop (sedum), echinops, eryngium and hydrangeas give your garden a bit of structural interest over the colder months and can provide an attractive show. Grasses like Miscanthus can be left too. During late winter, they look particularly striking poking out from the snow on a frosty morning.

### DIY leaf mould

Rake up any leaves from the lawn so they don't smother and kill your grass. Keep pathways and patios clear of leaves and other debris to prevent them from becoming slippery and dangerous. If you're

interested in making your own leaf mould, now's your chance.

### Make good ground

If the ground's not too hard or wet and soggy, now's the perfect time to get your beds and borders ready for the coming season. Dig in plenty of organic matter and remove the roots of perennial weeds such as bindweed and ground elder at the same time. Doing this now will give the worms plenty of time to work it deep down into the ground. The winter weather cycle of frost and thaw helps to break your soil down so that it's wonderfully workable by the spring. You'll also be exposing potential pests that can be snaffled up by hungry birds – so everyone's a winner. Is there ever a time when weeding isn't on the to-do list? Well, no, but at least at this time of year you'll have a clear view of anything popping up where you don't want it. So, clear weeds from beds before adding mulch – leaf mould, wood chippings and well-rotted manure are all good options – and that will help keep them down until spring as well as protecting plant roots from the cold.

### Tools and equipment

While you might be downing tools at this time of year, it's a good idea to give them a quick brush down or wipe over before

**“Getting out into the garden in autumn can be just as joyful as any other time of the year”**

you store them away. Give everything a thorough clean and service while they're not in use, leaving them in tip-top shape ready for the start of the new gardening year.

Grass stops growing in temperatures below 6 degrees, so once you've given your lawn its last mow of the year you can give your lawn mower a bit of extra care. This could be as simple as removing any stuck on grass, cleaning and sharpening the blades, or you could send it away for a proper service.

Clean old pots and seed trays and discard any you don't intend to use next year. Use a stiff brush and some warm water with a bit of washing up liquid in it to get the worst off, then soak them in a garden disinfectant for a few days (the longer the better) to kill off any nasties that may be lurking.



**Herbs and houseplants**

Bring potted plants or herbs like basil, parsley and mint indoors or place them in your greenhouse. Position them on a windowsill in the kitchen and water them sparingly and you'll be able to enjoy fresh herbs in the kitchen throughout winter. Don't forget about your houseplants, either – you need to adjust their care with the seasons. With shorter days, they'll need

positioning where they can get plenty of light and, at this time of year, you'll also need to go easy on the watering.

**Take care of containers**

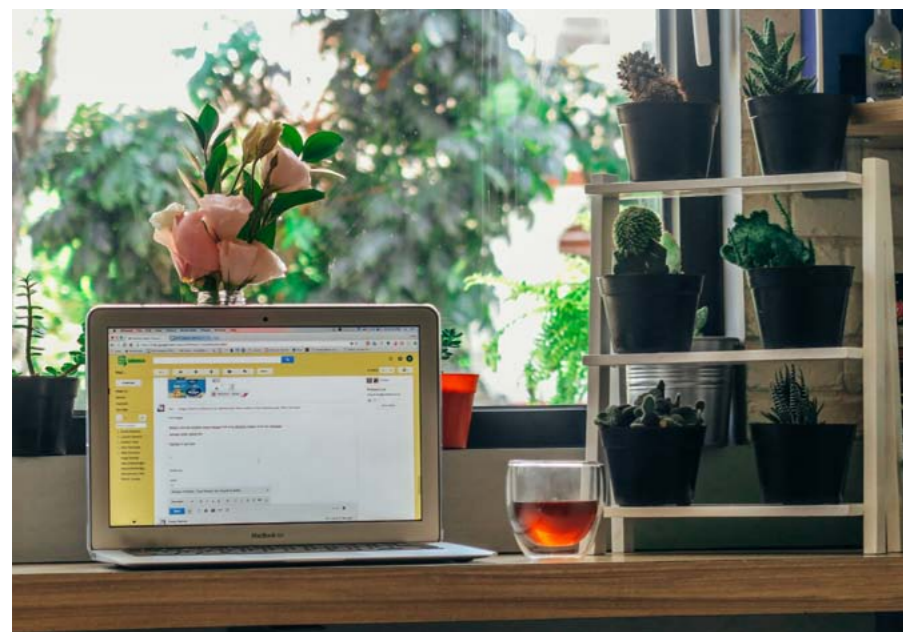
One of the advantages of containers is that you can move them – so now's the time to do just that and put them in a more sheltered position. At this time of year, they're at risk of

getting too much water rather than too little and your plants won't thank you if you have a hard frost and your pots freeze. You can avoid wet or frozen conditions by maintaining good drainage and raising your pots up on special feet, bricks or flat stones. Any pots that are not frost-resistant should not only be lifted off the ground but wrapped up warm in bubble wrap, fleece or hessian to prevent frost damage. This will also help to prevent the roots of your plants from getting too chilly. Before you wrap them up, take the opportunity to remove any of the last weeds, and mulch around the base of your potted plants to insulate the roots and stop mud splashing up onto foliage when it rains.

**“enjoy fresh herbs in the kitchen throughout winter.”**

**And finally...**

Enjoy your garden! The countdown to the first frost may have already begun, but there is still so much left to enjoy. Make the most of the remaining warmth while you can.



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BRIDGE END FARM - WOOLER, NE71 6QE



**SALE PRICE OF £549,950**

EPC Rating D65 X 8 X 7

An impressive 18th century stone built farm house with adjoining cottage is situated in the picturesque town of Wooler. The house is actively run as a successful guest house. This is a bright and spacious home which offers an ideal purchase for a family drawn to the virtues of countryside living or someone looking for a business venture.

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ELGY ROAD - GOSFORTH, NE3 4UU



**SALE PRICE OF £1,250,000**

EPC Rating D60 X 6 X 4

This detached family home has fabulous external symmetry and retains many of its original, internal period features. The staircase in the home is nothing short of exquisite, with detailed wood balustrades and spindles. The property benefits from an extensive landscaped garden to the rear and large driveway and double garage to the front.

Gosforth  
0191 284 2255  
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4 ALLERBURN LEA - ALNWICK, NE66 2NJ



SALE PRICE OF £370,000

EPC Rating C70 X 4 X 3

This detached property boasts a spacious and bright family home with modern finish throughout. The property benefits from a generously sized private garden and patio area and attached double garage.

Alnwick  
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alnwick@bradleyhall.co.uk



LOW WOOD, POTTERY BANK - MORPETH, NE61 1SH



SALE PRICE OF £575,000

EPC Rating C75 X 3 X 2

Low Wood offers the best of both worlds with unspoiled rural views and close access to local towns. The spacious property also boasts oak flooring throughout and offers pre-planning opinion to support a proposal to provide two further bedrooms and bathrooms over the double garage.

Morpeth  
01670 518 518  
morpeth@bradleyhall.co.uk





**LISTER CHASE, STABLE DRIVE - ESHOTT, NE65 9FB**



**SALE PRICE OF £580,000**

EPC Rating F34  X 5  X 3

This spacious detached home offers a traditional finish throughout and is located in an idyllic village location. It also benefits from large rear and front gardens with double garage and private driveway.

Morpeth  
01670 518518  
morpeth@bradleyhall.co.uk



**OLD STATION MANOR, CROXDALE - DURHAM, DH6 5HF**



**SALE PRICE OF £645,000**

EPC Rating D66  X 5  X 5

Old Station Manor has been renovated to a high standard since being transformed from a hotel to a residential dwelling. Its original features including high ceilings, fireplaces and functional cellar have all been maintained, making this truly a unique home. The beautiful period home boasts an additional two bedroomed modernised Coach House with charming original features which is currently being used as a holiday home.

Durham  
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# CONTINUED INVESTMENT IN NEWCASTLE CITY CENTRE OFFICE MARKET

## COMMERCIAL PROPERTY

Tim Aisbitt, associate director at Bradley Hall, discusses his positive outlook on Newcastle's city centre office market...



During the first half of this year Bradley Hall has experienced a significant increase in investment and demand for office space in the region's capital.

We recently welcomed to the market several impressive refurbished office schemes in Newcastle city centre. Landlords are identifying that the city centre is an ideal location to invest in high quality and well located office space, with continually changing attitudes towards the space we work in.

Investors are also benefitting from reliable investment yields, with sustained rental growth continuing in light of the lack of supply of available office space in the city centre. A contributing factor is the large number of traditional office buildings being converted into student halls of residence. Prime rents have modestly increased by 1.4% in comparison to last year thanks to

**“Landlords are identifying that the city centre is an ideal location to invest in high quality and well located office space”**

the slow and steady increase in demand. Despite wider economic uncertainty, the North East remains resolute and optimistic. As well as proving a popular location with both local and national investors, Newcastle also offers good opportunities for businesses who want to expand in an attractive and vibrant city which offers one of the lowest occupational costs of all the major UK regional cities. The city is also benefitting from major investments and significant funding

being directed towards the tech sector and sciences, including ground breaking developments like Science Central which is continuing to gather pace. More traditional office stock is continuing to be popular and the owners of The Collingwood Buildings, on Collingwood Street, have invested over £300,000 in updating the boutique offices, which boast luxury amenities all within a stone's throw of the train station. A collection of 35 of the 130 fully furnished offices are currently



**“Great modern facilities in an attractive period building.”**

available, ranging from 125sq ft to 2,000sq ft, and include great modern facilities in an attractive period building. Other offices in the heart of Newcastle which are set to undergo significant investment and refurbishment include 18-24 Grey Street, following its multi million-pound purchase by Adam Thompson. His firm, Stessa Commercial, part of Stessa UK, purchased the building and is now set to further invest in the office space on one of Newcastle's most iconic streets.

Our most recent appointment is to market offices within 26 Mosley Street, a fabulous building and originally the National Westminster bank, based above the popular Miller and Carter steakhouse. The property spans across three floors, totalling approximately 9,000 sq ft, with a range of stylish and refurbished spaces available to let. Landlord, HMC Group, have invested significantly in an 18 month long project to modernise the space in preparation for new tenants, and works are set to complete in the late summer of this year.

In addition to office space to let, we have a range of office investments available both on and off market.

# WINTER IS COMING.

*Are you prepared?*

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**NE13 6DS**

# GREY STREET OFFICES SET TO **TRANSFORM** AFTER MULTI-MILLION POUND DEAL

## COMMERCIAL PROPERTY

Office space in 18-24 Grey Street has undergone significant refurbishment after its purchase in a multi-million pound deal.



The new landlord Stessa Commercial Limited, recently purchased the building in a multi-million pound deal for the company. The offices are close to Newcastle Central Railway Station, Monument Metro Station and Eldon Square shopping centre. Tim Aisbitt, associate director at Bradley Hall, said: "Thanks to this investment the landlord is set to create an attractive office space for prospective tenants. Its location is fantastic with excellent transport links and a well presented interior and exterior. "The landlord is also set to reduce rents, making it excellent value. We don't expect the property to be vacant for very long." The surrounding occupiers include a number

of national businesses including Royal Bank of Scotland and NRG Recruitment alongside a range of popular retail and leisure facilities playing host to many well-known restaurants such as Harry's Bar, Las Iguana's and Browns as well as Grey Street Hotel and The Theatre Royal. The property, which is also managed by Bradley Hall, has benefitted from a recently completed lease renewal and negotiations are ongoing with other existing tenants to extend their occupation. Adam Thompson, director of Stessa Commercial Limited, said; "We are delighted to bring the offices on the iconic Grey Street to the market.

"The office suites we have available offer predominantly open plan suites over part raised flooring and allow for a variety of configurations including open plan, modular and cellular formation. We have already had interest from a variety of different businesses and expect to fill the suites soon." The building has seven floors and each vacant floor is available separately. The suites also boast modern fixtures and fittings, an impressive ground floor atrium, a grand direct street entrance offering access to reception, seating areas and two 10 passenger lifts which serve all floors.

Bradley Hall  
CHARTERED SURVEYORS & ESTATE AGENTS

BH COMMERCIAL PROPERTY

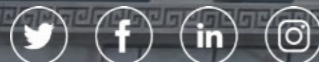
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# SUPPORT CONTINUES FOR NORTH EAST CHILDREN'S CHARITY

## BH IN THE COMMUNITY

Bradley Hall is continuing support for its chosen charity partner Heel and Toe, which provides free physical therapy to children with disabilities.



The firm's group director, Peter Bartley, is a trustee of the charity. He recently organised a 200km bike ride to Edinburgh from the charity's base in Pelton, Durham. Peter recruited a group of eight keen cyclists to take part in the challenge, which involved 10,000ft of uphill riding, raising £4,500 - enough to provide a full year of therapy for one child. The recent fundraising adds to a £23,000 donation made from the firm to the charity earlier this year. The charity currently helps over 125 children from across the North East each week with free therapy including physiotherapy, occupational therapy,



speech and language, conductive education and special educational needs tutoring. Cyclist Peter Bartley, and a group director at North East chartered surveyors and estate agents Bradley Hall, said: "I have been involved with Heel and Toe for some time now and I have seen first-hand the fantastic impact its work has on children in the region who need therapy for physical disabilities. "As a group of keen cyclists we thought this would be a great opportunity for us to go the extra mile and raise money for such an important charity. It was a great challenge for all of us and we are incredibly proud to have raised enough money to provide therapy to a child for a full year." The generous chartered surveyors and estate agents also sponsored the annual golf tournament for Heel and Toe. The eighth annual Heel and Toe golf tournament, which was held at Ramside Hall, brought business people from across the region together to take part in the tournament and donate to the charity. The event raised around £8,500, which is set to go towards the charity's Footprints Building Appeal. The appeal was set up to fund the transformation of a derelict building in Perkinsville, Durham, into a specialist centre which will provide children

with physical disabilities with a variety of therapies. Around £280,000 is required to renovate the centre, which has been designed to include a hydrotherapy pool used by fully trained specialised staff, a large adapted therapy room, a special Olympic sized trampoline with hoist systems as well as self-contained, fully accessible accommodation for children, siblings and parents to use whilst accessing weekly intensive physiotherapy. Heel and Toe chairman, Paul Gilsonan, said; "We would like to thank Bradley Hall and Peter Bartley for the dedication to fundraising for Heel and Toe. "We rely solely on donations to provide free therapy to children with physical disabilities in the North East, and kind fundraising activities like this make a fantastic and positive impact on the lives of the children we aim to help and their families." Bradley Hall director Richard Rafique and chartered surveyor Joseph l'Anson are also completing the Great North Run in aid of the charity on September 10 this year.

## Support for local grassroots sport continues

Grass-root team sports are also a beneficiary of Bradley Hall's commitment to the communities in which it works.

Bradley Hall has sponsored rugby clubs Northern RFC, Morpeth RFC, Alnwick RFC, as well as football club Ashington FC.

The donated funds have gone towards a number of training kits, ground improvements and trips for the clubs.

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## BH PLANNING AND DESIGN

Christopher Whitehouse, director of BH Planning and Design, discusses his experience in the industry and how business has been since the company's launch at the start of 2017...

My experience in running a planning and design firm started over six years ago in the midlands and south east after returning to the area on completion of my degree. I studied at university in Newcastle for five years while also working at Bradley Hall. While running the business, I gained key experience in major applications and within high level planning appeals. I kept in touch with the senior directors at Bradley Hall and at the end of 2016 we came to the decision to launch a bespoke planning practice to contribute to Bradley Hall's remit and expansion plans. Thanks to the partnership between myself and the Bradley Hall team, we have been able to establish a highly reputable planning and design firm while also building solid relationships in the North East. My experience in this particular profession together with the company's reputation has opened a number of opportunities quicker than we expected.

We are currently in various planning stages of major residential and mixed use applications across the region, including two major residential developments in Newcastle City, and we look forward to expanding the team so we are able to take on more projects. Additionally, we also work closely with other branches within BH Group, including finance, building surveying, commercial and residential operations.

The company is a multifaceted businesses and we work closely to offer clients a high quality, comprehensive service. The future for BH Planning and Design will include becoming the market leader in our field by solidifying our reputation for offering a high quality one stop service for planning and development, expanding the team and becoming a recognisable brand.



## LICENCED AND LEISURE PROPERTIES

### **FORMER JAPANESE RESTAURANT** NEWCASTLE UPON TYNE, NE2 4LA



#### LEASEHOLD OFFERS INVITED

- Established restaurant premises to let
- Upwards of 200 covers
- Close to St James Park in Newcastle city centre
- Free of tie lease available
- Awaiting EPC Rating
- Prominent arterial road into Newcastle

Newcastle 0191 232 8080

### **THE DEVONPORT HOTEL** DARLINGTON, DL2 1AS



#### FREEHOLD OFFERS INVITED

- Established hotel, public house and restaurant
- Restaurant, bar and function rooms
- Attractive village location facing the River Tees
- Benefits from 16 en suite bedrooms
- EPC Rating D92

Newcastle 0191 232 8080

### **THE SHAMBLES** MORPETH, NE61 1PQ



#### LEASEHOLD OFFERS INVITED

- Bar and restaurant premises to let
- Total floor area of 472m<sup>2</sup> (5,080ft<sup>2</sup>)
- New free of tie lease available
- Prominent location in Morpeth
- EPC Rating D89

Newcastle 0191 232 8080

### **THE BERESFORD ARMS** MORPETH, NE61 3UZ



#### LEASEHOLD OFFERS INVITED

- Established pub and restaurant with en suite rooms
- Four en suite rooms with further expansion space
- New free of tie lease available
- Affluent and attractive village location
- EPC Rating E107

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## RETAIL PROPERTIES

### **12 HIGH ROW** DARLINGTON, DL3 7QQ



#### RENTAL OF £20,000 PER ANNUM

- Ground floor retail unit to let
- Prime town centre location
- Total size of 66m<sup>2</sup> (710ft<sup>2</sup>)
- High footfall area
- Occupies a prominent position
- EPC Rating G195

Durham 0191 383 9999

### **20-22 ST MARY'S CHARE** HEXHAM, NE46 1NQ



#### RENTAL OF £10,000 PER ANNUM

- First floor restaurant premises to let
- Total size of 110.6m<sup>2</sup> (1,190ft<sup>2</sup>)
- Premium offers invited for goodwill
- Available by way of assignment
- EPC Rating D77

Newcastle 0191 232 8080

### **KENTON RETAIL** NEWCASTLE UPON TYNE, NE3 3RX



#### RENTAL PRICES ON APPLICATION

- Refurbished retail units to let
- Within recently refurbished shopping centre
- Units available from 449ft<sup>2</sup>
- Within densely populated residential area
- EPC Ratings available on request

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### **32 BONDGATE WITHIN** ALNWICK, NE66 1TD



#### RENTAL OF £21,800 PER ANNUM

- Ground floor retail unit to let
- Total size of 77.9m<sup>2</sup> (838.5ft<sup>2</sup>)
- To let by way of assignment
- Prominent town centre location
- EPC Rating D78

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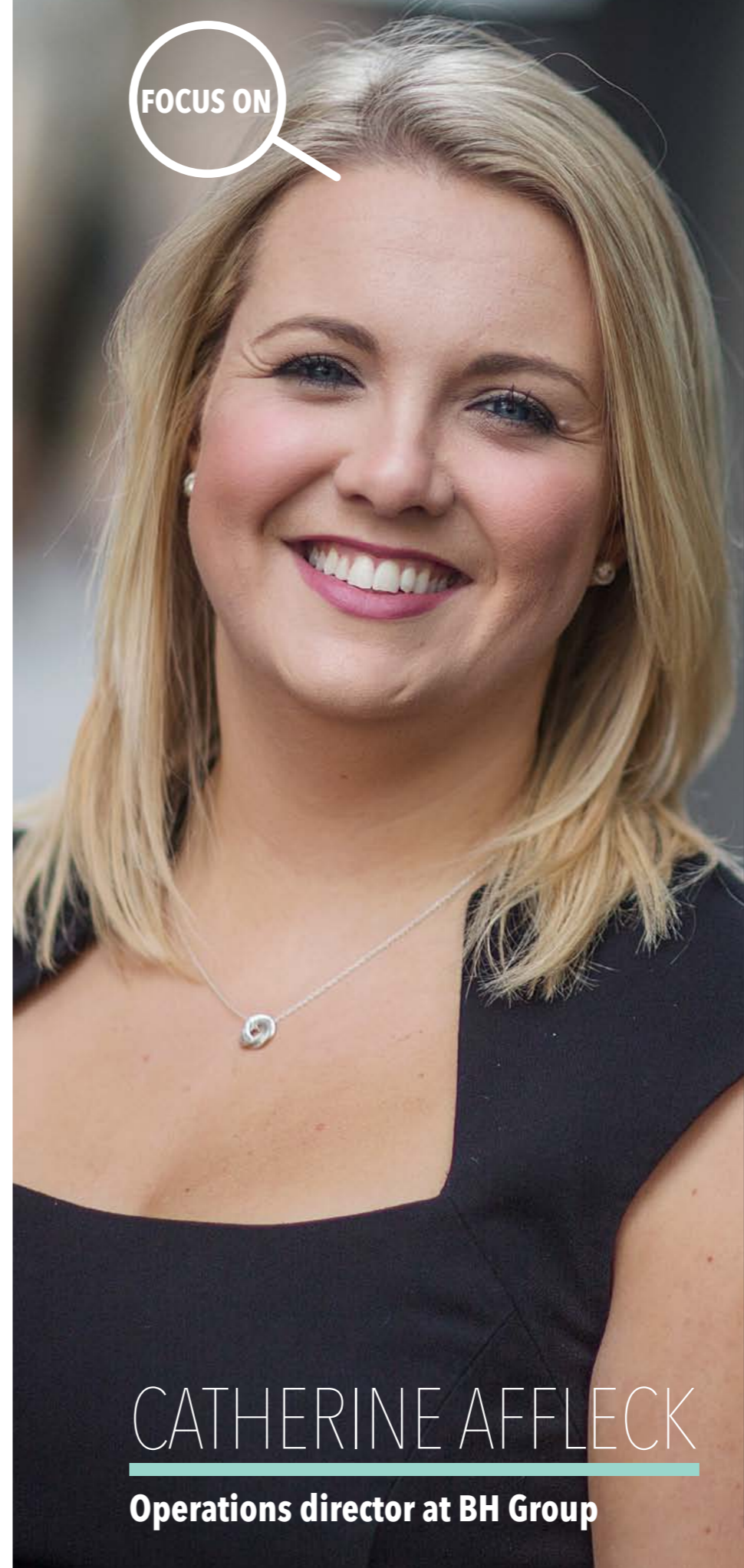


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FOCUS ON



CATHERINE AFFLECK

Operations director at BH Group

**What does your job involve?** *I'm lucky to be able to say that I genuinely love what I do - from day-to-day surveying to being involved in the expansion plans of the firm. My day might start by dealing with service charges and property management issues and end with reviewing company procedures or planning a new office fit out.*

**Who has inspired you most in your career?** *My mentor when I first started working at Bradley Hall in 2005. They convinced me to pursue a career in property and have continued to support me in my career.*

**What is your most memorable professional achievement?** *This is a close competition between passing my APC first time and being asked to take up the position of operations director at Bradley Hall after re-joining the company just a few months prior.*

**What advice would you give to someone starting in the property industry?** *Go and get an industry placement or do the part time degree - it make you appreciate how the theory you learn at Uni applies in the real world. The experience you gain in practice and the contacts you make are invaluable.*

**What is the number 1 rule you follow at work?** *As a surveyor specialising in property management one of the first things I was taught in practice was "Read the lease, read the lease and read the lease again!". Years later this is still always my starting point.*

**What has been the most significant challenge you have faced?** *Being promoted to my current role has had its challenges as BH Group has ambitious expansion plans; and we are on the way to expanding the size of our team from 35 to 50 within the next 12 months. My role will be to ensure that we're ready for this expansion without compromising on the exceptional level of service our clients have come to expect.*

**What do you predict for the future of BH Group?** *As the business continues to grow we'll continue to recruit the best in their class across the team. We may also look to add new services and arms to the business following the success of building surveying, the launch of BH Planning and Design and the ongoing success of BH Mortgages.*

**What do you do in your spare time?** *I'm married with a four-year-old son so our weekends revolve around superheroes, football, playdates and family time.*

**What can you not leave the house without?** *Wet wipes, they're an absolute essential for any Mam... and my phone because a job in property doesn't stop when you leave the office.*

**What would be your second choice of career?** *I haven't looked back since joining the Bradley Hall team on a temporary contract in 2005 while I waited for my midwifery degree course to start. After only a month I was convinced that my future lay in property so if I wasn't a surveyor I'd probably be delivering babies.*



**ST CUTHBERT'S WALK SHOPPING CENTRE - CHESTER LE STREET, DH3 3YQ**



**RENTAL FROM £18,000 PER ANNUM**

- Retail units available to let
- Within a popular shopping centre
- Units from 113.1m<sup>2</sup> (1,217ft<sup>2</sup>)
- Generous car parking facilities
- Occupied by national and local covenants
- EPC Ratings available on request

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BH COMMERCIAL PROPERTY

**CASTLE EDEN STUDIOS**

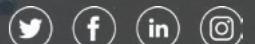
Castle Eden, County Durham, TS27 4SN



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BH COMMERCIAL PROPERTY

# CASTLE CHAMBERS

Market Place, Barnard Castle, DL12 8NE

## RENTAL OF £9 PER FT<sup>2</sup>

- Newly refurbished office suites to let
- Prominent town centre location
- Prestigious Grade II listed building
- Car parking available
- Suites available from 16.03m<sup>2</sup> (173ft<sup>2</sup>)
- New EFRI leases available
- Awaiting EPC Rating

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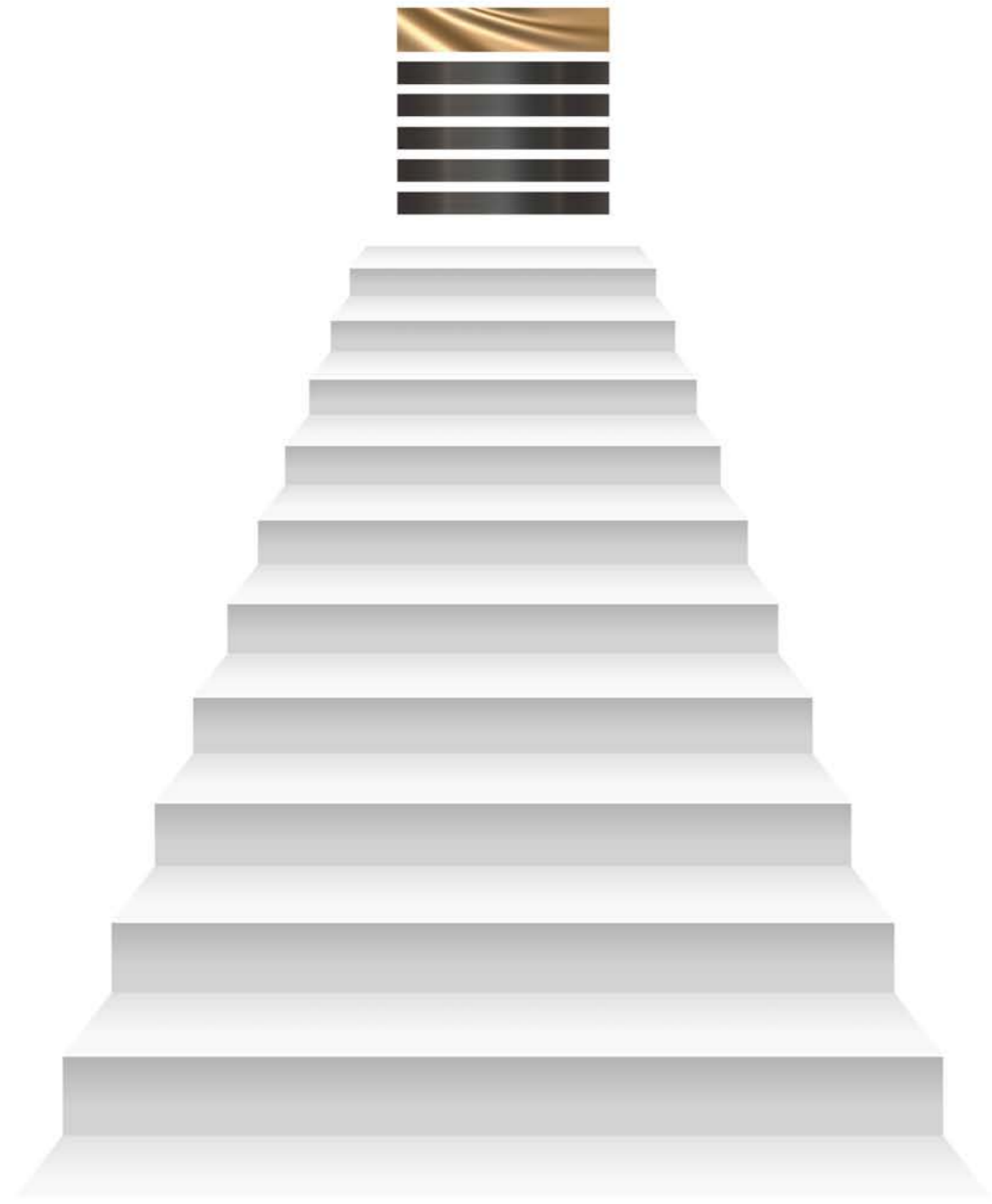
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A LITTLE STAIRWAY TO HEAVEN ANYONE?

## DRIVING INCOME

One of the most regular desires we have from investors across our client base is that of producing a healthy amount of income from their capital without chasing excessive risk.

Normally, this type of desire is relatively easy to satisfy and is bread and butter stuff for any experienced investment manager. This most desired goal however is not easily satisfied as things stand. The current lack of quality income opportunities in today's economic climate is about as stark as at any time in the past 30 years and is arguably the worst seen over that period.

**Why so?** Because it remains the case that none of the normal avenues of income are looking particularly attractive from a risk perspective. These are driven by a few key fundamentals:

- The bond market stands to go through higher volatility if and when the base rate starts coming back up. Bonds, generally, have massively benefitted from a reduction in the base rate to an all-time low at 0.25% and this has lifted the capital value of bonds dramatically. The bond market will therefore need to cope with the reversal of this trend and, bizarrely, some of the most 'safe' bonds such as sovereign bonds (bonds from governments) stand to potentially be the most volatile.
- Uncertainty around Brexit isn't just continuing, it's becoming more pronounced. Such uncertainty is never great from an investment point of view as it dampens companies' appetite to reinvest in growth, research and development and expansion.
- The spectre of inflation is growing. The forecasts from the Bank of England around inflation expect this to be marginally above the 2% target level but these are conditioned on the assumption that the adjustment to the UK's new relationship with the EU is smooth. If it isn't and inflation raises its head, it will hit real income levels further.
- Generally, the markets have done really well over the past 12 months and whilst this will hopefully continue, we are now over eight years since the market lows of 2009 and woe betide any investor who forgets that the markets never go up forever. High yielding equity shares are still heavily correlated to the overall performance of the FTSE 100 and any wider correction to the FTSE 100 index as a whole will have an impact.



So, without further ado, where are we looking for quality income currently I hear you ask? Well, in short, from property. But in a different way to holding it directly. We have created a property backed lending trust which is designed to create an ongoing income from lending to property backed projects. This is broadly equivalent to 'being the bank' in the relationship between you and your bank. You own the house, but the bank holds it as security. On a wider scale, the TOC Property Backed Lending Trust is serving the same purpose and is targeting an annual income of 7% with a total return slightly above that at 8%-9% per annum. It pays quarterly income via a dividend and as it stands to be unaffected by the base rate increasing, by Brexit uncertainty, by inflation impacting on the markets or by a market correction, we strongly think it's worth considering as part of your investment portfolio. Add to that the trust supports the North East by deploying roughly 74% of its capital in the region and we think there's an excellent case to be made to look at it in a bit more depth. Especially if you are looking for quality income anyway!

To speak to a local wealth management expert, please either call the Tier One Capital Newcastle office on 0191 222 0099 or email the team at [info@tieronecapital.co.uk](mailto:info@tieronecapital.co.uk). Alternatively, visit the website at [www.tieronecapital.co.uk](http://www.tieronecapital.co.uk).



FOCUS ON



HENRY SCOTT

Associate director at Bradley Hall

**How long have you worked at Bradley Hall?**  
Since February 2017.

**What does your job involve?** As a building surveyor I am expected to have a broad understanding of our key service lines. These include dilapidation assessments and negotiations, design and project management, measured surveys, defect diagnosis and repair and pre-acquisition surveys.

**What are your biggest challenges?** When project managing commercial refurbishments I have to make sure all the works can be executed within strict budgets. This often takes extensive value engineering to ensure both goals are achieved. This is often stressful at the time but very rewarding once achieved.

**What is the most interesting aspect of your job?...** I love the variety my job offers, both in the office as well as out on site. A day can begin with meeting a client to discuss a strategy for their portfolio before conducting a progress inspection and meeting at a large-scale office refurbishment. The day may then end conducting a survey of a residential property, followed by a couple of days at my desk writing it all up.

**What has been the most memorable project you have worked on?** We have been working on a number of beautiful listed buildings in Durham recently. These have taken great care and planning to ensure that the works we do are effective yet sensitive. Listed buildings are always challenging but are a great achievement once complete.

**What do you predict the next 12-18 months will bring for you at Bradley Hall?** We have begun to grow the team with a new surveyor, Ricki Hutchinson, starting with us come September. I would expect we will be taking a third member on in the next 12 months. I have recently completed my commercial drone pilots licence so we will be offering greater services in relation to development site mapping. This is an area we are very excited about as part of our development monitoring tools.

**Away from work, what do you do in your spare time?** My fiancée and I adopted a rescue dog about 8 months ago, so a lot of my time is spent out of the house with the two of them.

**What has been your biggest personal accomplishment?** I once climbed Ben Nevis with 22kg of sand on my back. It was a charity event to raise money for children in Peru who had to walk an equivalent trip to get to school.

**What would be your chosen superpower?**  
I think I would like to be able to fly.

**What's your favourite thing about living in the North East?** It is hard to pick one but probably the people. I have never been anywhere so friendly in my life. That is the reason I decided to stay after university. I also love our amazing open spaces and coastline.

# SHOPPING CENTRE RELAUNCHED AFTER SIGNIFICANT INVESTMENT

## BH COMMERCIAL PROPERTY

Shoppers are feeling the benefit of the £200,000 makeover of a South Tyneside shopping centre...

Mountbatten Shopping Centre, formerly known as Hebburn Shopping Centre, on Station Road, has recently been transformed and re-launched thanks to the investment.

An improved shopping experience has now been created for local people, including more variety and a better quality of shops. It comes after a local business consortium bought the shopping centre for £2.4million in a bid to create a better environment for both retailers, shoppers and the local community by transforming and updating the units and attracting new and exciting retailers. The outdoor shopping centre has been re-named after Lord Mountbatten, uncle of Prince Phillip, who commanded Hebburn-built destroyer HMS Kelly during the Second World War. The site was acquired for the consortium through Bradley Hall. The property firm's building surveying department, led by associate director Henry Scott, oversaw the refurbishment, with the company also set to provide the property management for the centre. Richard Rafique, director at Bradley Hall, said: "The Mountbatten

Shopping Centre has completed a significant refurbishment project, creating a range of excellent units for retailers to occupy as well as an improved shopping experience for local people.

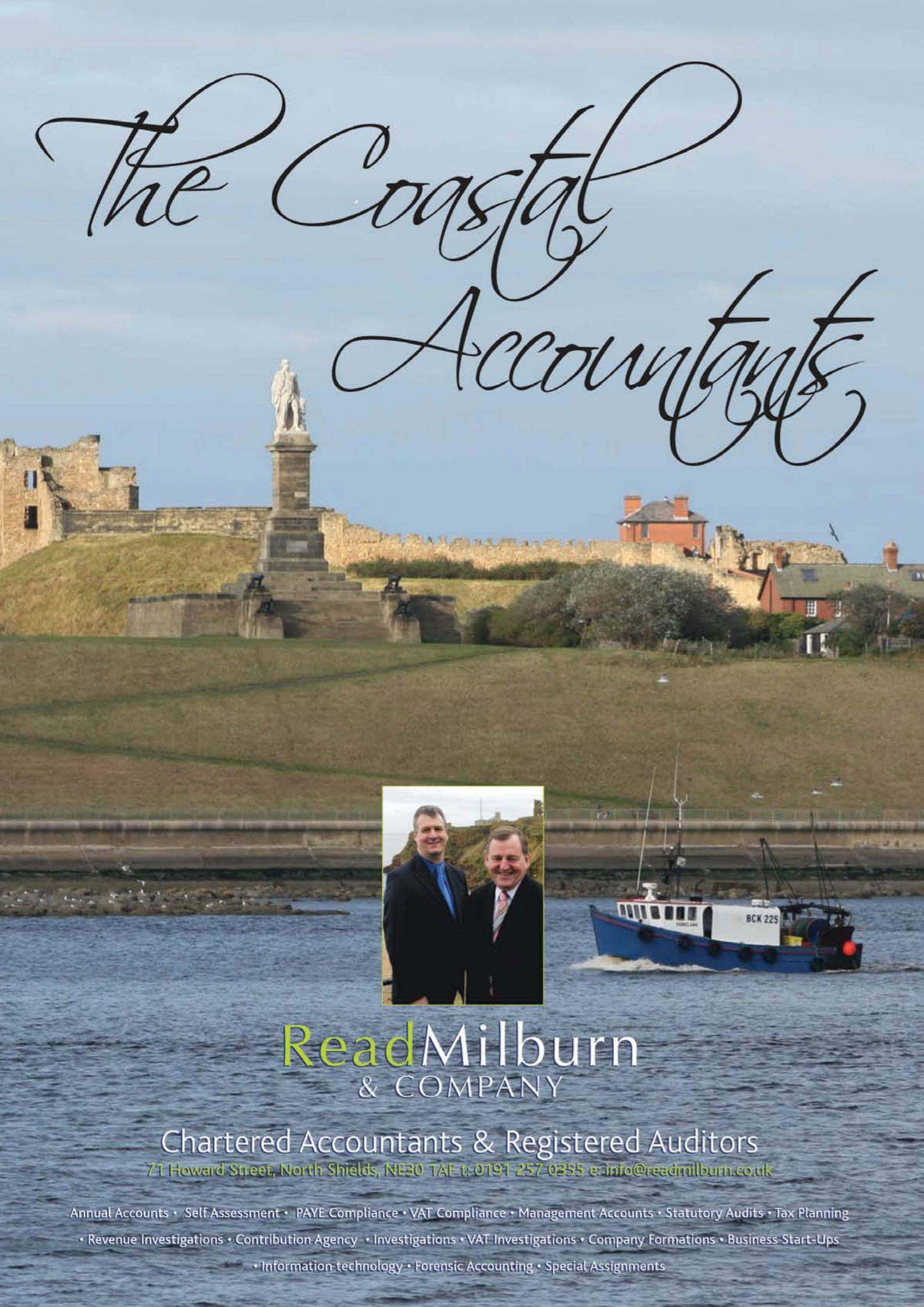
"The investment has attracted new retailers as well as encouraging original retailers to maintain their presence in Hebburn. New tenants, as well as smaller independent businesses, can look forward to a high footfall thanks to the big brands which occupy the site.

"Purchases and refurbishments like this also encourage development and regeneration in the local area, boosting employment and business opportunities, and I believe we could look forward to further opportunities in Hebburn and South Tyneside following this."

Stores within Mountbatten Shopping Centre include Herons Frozen Foods, Boots and Subway, with popular and thriving local small businesses including hairdressers, launderettes and newsagents also trading from the site.



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## COMMERCIAL OPERATION APPOINTMENTS FUEL COMPANY EXPANSION

### BH GROUP NEWS

The fast growing Bradley Hall commercial arm has been further strengthened with a number of appointments and promotions.



Catherine Affleck has been made operations director after re-joining the established chartered surveyors and estate agents - she now oversees the running of the organisation as well as continuing her role in property management.

The property management team is now further supported by chartered surveyor Rachael Roberts (née Farrier), who joins the team with 10 years of experience in the property industry. Rachel oversees the day-to-day running of a portfolio of commercial properties for several key clients. As a RICS accredited registered valuer Rachel also undertakes valuations and provides advice to clients for a range of valuation purposes.

The accounts team welcomes Paul Simpson, accounts manager, who assists the finance team with sales and purchase ledgers for commercial and residential property, raising fees and purchase invoices. Students Daniel, who is based in the Newcastle office and Callum,

who is based in the Durham office, join the team as assistant surveyors during their placement year at university. They will both provide key support with commercial property. Building surveyor Ricki Hutchinson joins associate director Henry Scott to oversee building surveying from the head office.

Neil Hart said: "We're thrilled to have hired these talented staff as we look to continue our growth strategy.

"Our commercial operation is stronger than ever and these key appointments will assist us in providing the high quality services we are known for.

"We have always been committed to growing the next generation of property experts and many of our senior members of staff and directors started with the company as placements. We hope to replicate this success with our new recruits."



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# FINANCIAL FIRM CELEBRATES SECOND ANNIVERSARY MILESTONE

## BH FINANCIAL

BH Financial is celebrating its second anniversary. Director James Hill discusses the success of the business and some major milestones reached in recent months...

Since the launch of BH Financial in 2015 the company has gone from strength to strength. We have employed two new members of the team – Louis Jackson, our case administrator who provides us with invaluable support across many projects, and our recently appointed commercial mortgage advisor Phill Barker.

Thanks to the support from the team and the hard work we have all put into establishing the business, we are now able to provide a broad range of finance options. We have recently been awarded full permissions from the FCA, and are now also members of the NACFB, the UK's trade body for finance brokers. This allows us access to a wider range of funders and finance options for our customers.

This year has brought us a range of exciting projects, including large commercial property portfolio finance deals, financing and supplying a range of super cars across the UK and organising IT system funding for businesses of all sizes.

One of our most popular services is car finance, and we are able to source vehicles and finance to meet any customer requirements, from commercial vehicles to classic super cars. We recently organised a classic Ferrari 328 GTS from 1989, which was vacuum air stored, to be financed and delivered. The car was only 500km from new and was worth over £220,000. I also had the pleasure of travelling to London recently to arrange finance for an impressive Aston Martin DB7 Zagato worth £275,000.

We also recently sourced a mini bus for a Newcastle based dementia charity after they were awarded funding from The Big Lottery Fund. We provided them with the opportunity to buy a very reasonably

priced vehicle which met the needs of the organisation, which is now able to provide day trips and opportunities for those living with dementia in the local area.

Other recent and significant projects have resulted in an £86,000 finance deal for the IT systems for a large North East business, as well as a £3million finance deal to fund a commercial property portfolio for a local businessman.

In summary, business is going from strength to strength and we are looking forward to taking on even more exciting projects and expanding the team further over the coming months and years.



**METNOR HOUSE** - KILLINGWORTH, NEWCASTLE UPON TYNE, NE12 5YD



**PRICE ON APPLICATION**

- Office premises with warehouse
- Detached unit within a self-contained site
- Established and popular business location
- Good transport links
- Total size of 1,659.7m<sup>2</sup> (17,865ft<sup>2</sup>)
- Site area of 0.83 acres
- Awaiting EPC Rating
- Leasehold or freehold available

Newcastle 0191 232 8080

**APOLLO HOUSE** - NEWCASTLE UPON TYNE, NE1 8JF



**RENTAL OF £10 PER FT<sup>2</sup>**

- Superb second floor studio office accommodation
- Additional mezzanine level providing added space
- Benefits from an external terrace to the rear
- Total size of 357.4m<sup>2</sup> (3,847ft<sup>2</sup>)
- Prominent city centre location
- Easy access to local Metro Stations and intu Eldon Square
- EPC Rating D92

Newcastle 0191 232 8080

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BH COMMERCIAL PROPERTY

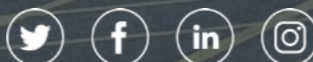
# 26 MOSLEY STREET

Newcastle upon Tyne, NE1 1DF

## RENTAL PRICE ON APPLICATION

- Refurbished offices to let
- Variety of suite sizes available
- Within a landmark city centre building
- Finished to a high standard
- EPC Rating available on request

Newcastle  
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newcastle@bradleyhall.co.uk  
www.bradleyhall.co.uk



## INDUSTRIAL PROPERTIES

### 1 EASTERN AVENUE TRADE PARK GATESHEAD, NE11 0ZJ



#### RENTAL OF £27,500 PER ANNUM

- Modern industrial unit to let
- Total size of 298.2m<sup>2</sup> (3,209.76ft<sup>2</sup>)
- Prominently located in Team Valley Trading Estate
- Well presented throughout
- EPC Rating C64

Newcastle 0191 232 8080

### UNIT 10 REGENTS DRIVE PRUDHOE, NE42 6PX



#### PRICE ON APPLICATION

- Modern industrial unit for sale
- Dedicated car parking
- Gross internal area of 1,321m<sup>2</sup> (14,219ft<sup>2</sup>)
- Easy access to A695
- Awaiting EPC Rating

Newcastle 0191 232 8080

### UNIT 4 DERWENT COURT EARLSWAY GATESHEAD, NE11 0TF



#### RENTAL FROM £6 PER SQ FT

- Warehouse/Industrial unit with offices to let
- Total size 539.8m<sup>2</sup> (5,810ft<sup>2</sup>)
- Located within Team Valley Trading Estate
- Hard-standing area to front for parking
- EPC Rating C73

Newcastle 0191 232 8080

### UNITS 1-8 ST JOHNS ROAD COUNTY DURHAM, DH7 8NP



#### RENTAL OF £15,500 PER ANNUM

- Industrial/office units available to let
- Suitable for a variety of uses STPP
- Units available from 319m<sup>2</sup> (3,436ft<sup>2</sup>) to 3,046m<sup>2</sup> (20,999ft<sup>2</sup>)
- Abundance of on site car parking
- Excellent transport links to A690 and A1(M)
- Awaiting EPC Ratings

Durham 0191 383 9999



# NCJ MEDIA SET TO MOVE TO INTU ELDON SQUARE

The publisher of North East publications ChronicleLive, The Chronicle, The Journal and The Sunday Sun is set to move into new premises in Newcastle's intu Eldon Square in early 2018.



The move for NCJ media comes following 52 years in Newcastle's Groat Market, ensuring the organisation remains in the heart of Newcastle City Centre. The 18,500sq ft offices are set to undergo significant investment to create an attractive and practical space for NCJ media.

As reported on Chronicle Live, managing director for Trinity Mirror North East, Robert Cuffe, said: "This is a fantastic move for our business, locating us right in the heart of the city and in an iconic location. "Having been part of North East life since 1832, when The Journal was first published, this move is a hugely positive development, keeping us right at the heart of our region. "Pleasingly, colleagues are delighted by the news, and we look forward to moving into our new premises with great excitement." Ben Cox, Senior Asset Manager at intu said; "We are delighted to be welcoming NCJ Media to intu Eldon Square and we look forward to their arrival in early 2018. We are pleased that such a renowned and sizable local business has chosen to locate at our Centre and that they remain in the heart of the City." Bradley Hall acted on behalf of intu and NCJ Media were represented by Paradigm Property Consultants.

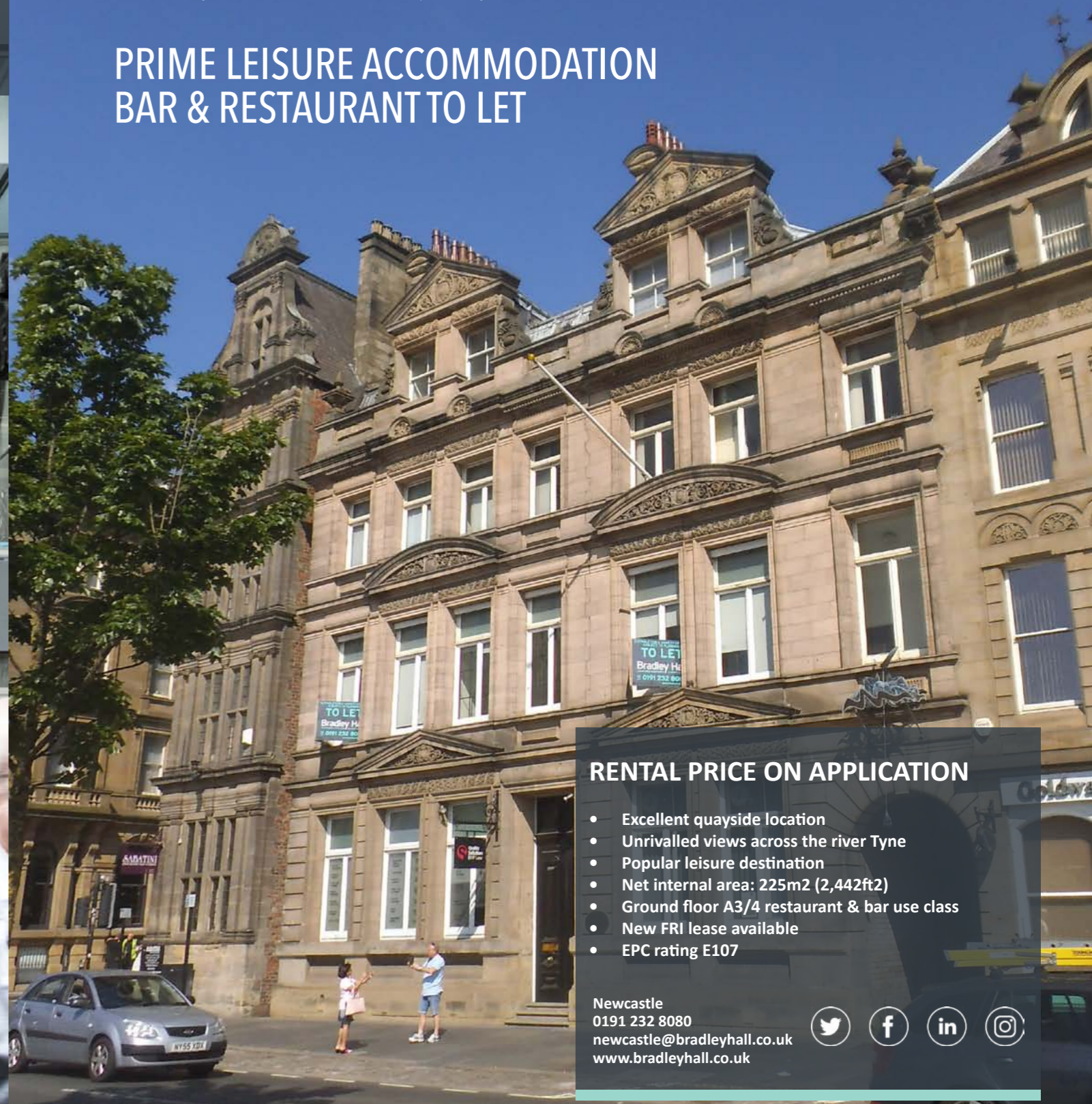


**BH COMMERCIAL PROPERTY**

# ELDON CHAMBERS

23 Quayside, Newcastle Upon Tyne, NE1 3DE

## PRIME LEISURE ACCOMMODATION BAR & RESTAURANT TO LET



### RENTAL PRICE ON APPLICATION

- Excellent quayside location
- Unrivalled views across the river Tyne
- Popular leisure destination
- Net internal area: 225m2 (2,442ft2)
- Ground floor A3/4 restaurant & bar use class
- New FRI lease available
- EPC rating E107

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# KARPET MILLS CHOSEN FOR MAJOR GREY STREET OFFICE REFURBISHMENT

Karpet Mills, the North East's leading quality carpet retailer, has been selected as the flooring specialist for the major refurbishment of 6000 sqft of office space, located on Newcastle's historic Grey Street.

The Grade II listed building is currently undergoing significant development and investment, courtesy of property investment firm Stessa Commercial and is being marketed by leading North East estate agent and chartered surveyor, Bradley Hall – who Karpet Mills have a successful ongoing relationship with. “We are delighted to have been entrusted with a prestigious, large-scale project such as this” said Karpet Mills Director Joel Dickinson. He adds “We have been successfully working alongside Bradley Hall for a number of years, covering a wide selection of both residential and commercial work in their portfolio. This project further broadens our scope of commercial work across the North-East, covering everything from office spaces to hotels and schools to churches”

Joel explains that the secret to success is keeping things simple by offering the best choice, the best quality and the best prices. With the huge stock holding capacity across three huge depots, Karpet Mills are able to buy in bulk and save money for their customers, both residential and commercial “Too often there are too many people taking a cut between the factories making the carpets and the end user buying them – this means higher prices for the consumer. We cut all of those people out to give our customers genuine wholesale prices. Whether it's top quality woven Axminsters for a living room or hard-wearing, stain-free carpet tiles for busy city centre office space, we simply cannot be beaten”. Karpet Mills combines the experience gleaned from over a century trading with the modern-day expectations of quality and service to

provide the full package for every customer, with all three branches, Kingston Park, Hetton-le-Hole and Gateshead, trading 7 days a week. Visit Karpet Mills, with ample, free parking at either Market Street, Hetton-Le-Hole (only 10 minutes from Sunderland and Durham), Airport Industrial Estate, Kingston Park, Newcastle Upon Tyne and Tyne Bridge Retail Park Gateshead (next to Matalan). To find out more information about flooring available from Karpet Mills, both commercial and residential, **please contact declan.clark@karpetmills.co.uk or visit www.karpetmills.co.uk**



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*Joel Dickinson*  
Joel Dickinson, Director,  
6th Generation

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(Next to Matalan)  
High West Street, Gateshead, NE8 1EJ  
Telephone: 0191 478 3049

1-5 Market Street, Hetton-le-Hole  
(10 mins from Sunderland or Durham)  
Houghton-le-Spring, DH5 9DZ  
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[www.karpetmills.co.uk](http://www.karpetmills.co.uk)





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