

ISSUE 09 | SPRING 2020

PORTFOLIO

PROPERTY AND LIFESTYLE MAGAZINE FOR THE NORTH EAST



Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

RESIDENTIAL | MORTGAGES | COMMERCIAL | PLANNING & DESIGN | FINANCE



Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

We're ready when you are

Until our residential offices are able to open once again, our expert team are on hand via telephone, email or social media to offer impartial support and advice.

Gosforth | Alnwick | Morpeth | Durham

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WELCOME

At the time of the final draft of Portfolio being ready and due to print the world turned upside down and the impact of Coronavirus heightened, forcing many businesses to close and entering many of us into isolation or 'lockdown'.

The uncertainty we thought we had conquered following Brexit once again reappeared and this time with a vengeance, quickly launching the population into panic.

The government stepped in and provided solutions and a safety net (of sorts) which has helped business owners to forward plan and protect their team. It seems that lessons have been learned and that there is generally more support in this crisis compared to the recession, resulting in general sentiment remaining fairly positive in direct comparison – obviously given the circumstances. That said, we are still unsure of the long-term impact this will have on our markets, and it is feared that a lot of businesses are unlikely to survive.

I've gone on record previously stating that innovation is key for organisations to achieve in this fast moving and challenging economic climate – and now the ability to adjust accordingly is more important than ever. In our economy, it is dangerous for businesses to rest on their laurels. The 'If it ain't broke, don't fix it' outlook no longer applies. I have no doubt

that businesses which think fast, adapt and overcome will come out at the other side stronger than ever. For example where possible, organisations have turned to e-commerce as website traffic heightens, whilst restaurants have been allowed to provide delivery services.

Tom Holland and Jeff Katzin, from global business consultancy firm Bain & Co recently provided a fantastic analogy to CFO Magazine; "Think of a recession as a sharp curve on an auto racetrack- the best place to pass competitors, but requiring more skill than straight-ways. The best drivers apply the brakes just ahead of the curve, turn hard toward the apex of the curve and accelerate hard out of the curve."

As a company, our success has been built on our determination and agility – the company survived the recession thanks to the dedication of our team, and I have no doubt that we will do it again. The economy at the moment feels eerie - as though it's the calm before the storm. As you will all agree, it is absolutely not business as usual but whether the storm will come and how big it will be is still a

question hanging over us all.

There are disappointing elements to come out of this situation, for instance national organisations which we know are financially stable claiming they can't pay rent and some parties fairly obviously taking advantage of the situation and climate, however, as a whole the North East business community has shown its true resilience and has not crumbled under this tremendous pressure.

Thinking of the positives, once we are on the other side of this, we can reflect on how difficult it was, the valuable lessons we have all learned and how we can all do better and be better, both professionally and personally. I doubt we will take stability for granted for a while.

Stay home and stay safe whilst we are advised to. Take any time you have to learn a new skill and exercise and before you know it, we will be back in action.

Neil Hart
 Group Managing Director
 Bradley Hall

A NOTE FROM THE EDITOR...

The past few weeks have brought forward hurdles we never would have anticipated just a few months ago. It goes without saying that the Covid-19 pandemic has thrown all of our plans into uncertainty both professionally and personally and many key workers are putting their own health at risk to support our communities and people.

It's an overwhelming time, parents are home schooling whilst trying to juggle working from home and household responsibilities, vulnerable people are in isolation and business owners are doing all they can to protect their clients, employees and companies. Key workers are dedicated to providing us with essential products and services whilst NHS workers are sacrificing so much to try and keep us safe and well.

In the PR and marketing world – it goes without saying that it's time to adjust our campaigns, content and messaging. It's important that organisations bear in mind that the general public will likely be worried and have a shift in their priorities. It's time for industry experts to offer their advice and guidance to reassure the public.

Portfolio has always been led by its print readership, distributed across the region to targeted residential areas and businesses. We're looking forward to sending out our printed copies in a safe and efficient way, by post and whilst adhering to government guidelines. However, with challenges come new opportunities and we know that consumer habits have shifted during this time. We're now focussing on our digital



efforts, which will result in us exceeding our usual readership of 35,000.

Bradley Hall's digital presence has grown and has largely been driven by social media, building steadily over the past two years. Digital marketing provides us with the ability to reach a highly targeted audience which is arguably limitless. Social media is allowing us to reach more people than ever - a recent organic Facebook campaign brought us approximately 750,000 views over the

course of only a month. We're creating extremely targeted campaigns for us and our clients using digital platforms.

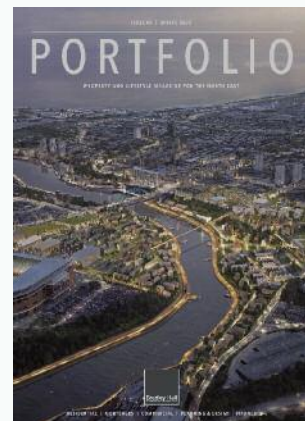
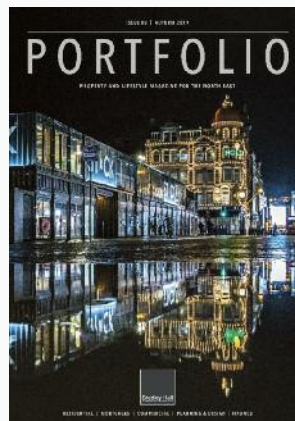
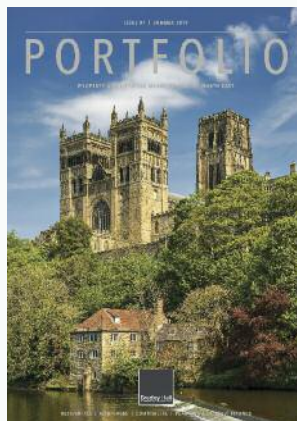
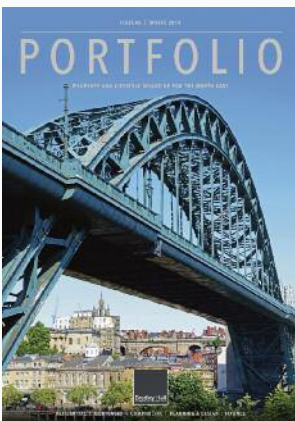
We've been working hard for a long time to bring our readers some new, exciting and engaging content, which we've adapted to the current climate. We hope that you find our content helpful, insightful and enjoy our lifestyle pieces as a few minutes of light-hearted reading during this stressful time.

In a time when no-one is sure what will happen, it is important for us all to come together and support one another. Earlier this year we were asked to 'Be Kind', and now that is more important than ever. It is essential to maintain good mental health and use our daily allowance of exercise well, be productive and maintain a positive routine. Keep in touch with friends and relatives via video call and do the things you've been putting off for lack of time.

Thanks for your continued support and for reading.

Cassie Moyse
Editor
Portfolio Magazine

cassie.moyse@bradleyhall.co.uk



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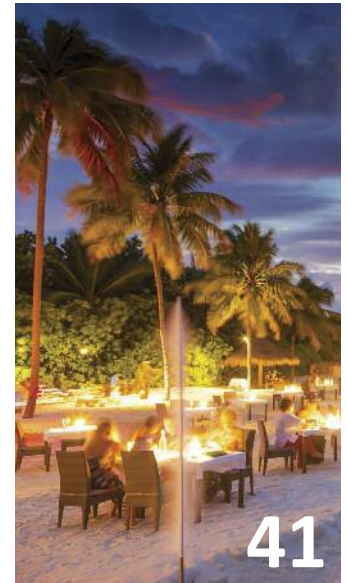
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or email cassie.moyle@bradleyhall.co.uk

Meet our SENIOR TEAM



Neil Hart
Group Managing Director

Neil has forged a strong reputation as one of Newcastle's most dynamic chartered surveyors, developing excellent relationships with clients by delivering a first-class service. Neil has been with the firm since 2000, became Managing Director in 2015 and has since overseen the strategic and rapid growth of the company from three offices in the North East to seven offices across the North East and Leeds. Neil also heads up all Commercial Agency and acquisition projects.

0191 232 8080



Peter Bartley
Group Director

Peter joined Bradley Hall almost 25 years ago and provides both commercial and residential agency advice to clients. An expert in handling high value, luxury residential property matters, he provides consultancy services on key residential transactions, conducts valuations, rent reviews and lease renewals and advises clients on the acquisition and disposal of commercial properties.

0191 383 9999



Richard Rafique
Director and Head of Professional Services

As the Head of Professional Services, Richard oversees a team of qualified RICS Registered Valuers undertaking valuation work for a broad range of clients from private individuals to major high value investment clients. Richard undertakes valuation work for probate, matrimonial, secured lending, tax and accounts purposes, also representing major bank clients including Barclays and Lloyds. Richard oversees all lease renewal and rent review instructions undertaken on behalf of tenants and landlords while also working across Commercial Agency and acquisitions.

0191 232 8080



Geoff Davis
Finance Director and Advisory Board Member

Geoff is a Fellow of the Institute of Chartered Accountants in England and Wales. He joined Bradley Hall in March 2010. A highly motivated and experienced accountant, he specialises in property and previously enjoyed a 22-year career at Grainger plc, the listed residential landlord, where he was company secretary before progressing to Head of Finance. In his current role Geoff is responsible for all aspects of finance and provides key services to clients including the production of service charge accounts and cash flow budgeting. He also sits on the firm's Advisory Board.

0191 232 8080



Catherine Affleck
Group Operations Director and Head of Property Management

Catherine joined Bradley Hall nearly 15 years ago and has a first class honours degree in Estate Management. In her current role, Catherine oversees day to day activities to ensure the smooth running and efficiency of the organisations at the direction of the Group Managing Director. Catherine became an RICS APC Assessor in 2015. Specialising in Property Management and Landlord & Tenant matters, Catherine heads up the growing Property Management department, offering specialist advice to a range of clients.

0191 232 8080





Jonathan Rudge
Head of Land, Development & New Homes

Jonathan has 14 years' experience in the property development sector and acts for a broad range of occupiers, investors, developers and the public sector. Jonathan provides strategic and site-specific development advice with a focus on residential and city centre schemes. This role encompasses land sales and acquisitions; residual valuation; viability analysis; market research; planning application support and planning policy representations. Jonathan also coordinates Bradley Hall's new homes sales business.

0191 232 8080



Lewis Chambers
Director of Mortgages and Finance

Lewis is a Director of Mortgages and Finance, specialising in mortgages, protection and insurance. He set up Bradley Hall's sister company, BH Mortgages alongside Neil and Peter in 2015, before merging the company into Bradley Hall Chartered Surveyors and Estate Agents. The team has since welcomed four staff members and looks to expand further as part of its growth strategy.

0191 260 2000



Matt Hoy
Director of Estate Agency

Matt specialises in Residential Estate Agency. His experience covers all aspects of the sector from sales and lettings negotiations, client management and business development. Matt's expertise in the property market stems from an accomplished background in estate agency in which he progressed from a sales negotiator to take on responsibility in senior roles. Matt currently oversees a branch network of four residential offices whilst continuing to deal first hand with client instructions.

01670 518 518



Leigh Taylor
Director of Commercial Finance

Leigh Taylor head Bradley Hall's Commercial Finance department, which is one of the UK's fastest growing independent financial operations. Leigh and his team are able to provide bespoke finance solutions to businesses of all types and sizes through an unrivalled selection of lenders. Services include; commercial mortgages, property development, business finance, asset finance, acquisition funding and refinancing.

0191 260 2000



Mark Ketley
Director of BH Planning and Design

Mark has extensive knowledge and experience of the planning system specialising in major residential, mixed-use, commercial and key infrastructure projects. A Chartered Town Planner, Mark acts for a range of developers, land owners and investors as well as providing consultancy support to local authorities.

0191 232 8080



Henry Scott
Head of Building Surveying

Henry is experienced in all service lines of building surveying including contract administration, project management, building condition surveys, defect diagnosis, dilapidations, reinstatement cost assessments, design and drawing, planned preventative maintenance and party wall matters. Henry has over 10 years of experience in the industry and is overseeing the rapid expansion of Bradley Hall's Building Surveying division.

0191 232 8080





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How can we help?

During this period of uncertainty Bradley Hall is offering a free property clinic to anyone who would like advice regarding their commercial or residential assets.

Residential Agency | Commercial Agency | Mortgages
Property Management | Professional Services
Land, Development & New Homes | Building Surveying
Commercial Finance

www.bradleyhall.co.uk





CHARLESWOOD HOUSE

ESHOTT, NORTHUMBERLAND

GUIDE PRICE £925,000

EPC Rating D63

 X 5  X 5  X 5

This highly impressive five bedroom mansion has recently been extended and updated and is in excess of 5164 sq ft. and is situated within the quaint village of Eshott in Northumberland.

Upon entering the family home, the impressive main hallway showcases an oak staircase with tiled flooring throughout gives access to the flexible accommodation spread across two floors. The spacious kitchen provides a full range of wall and base units and central island with granite worktops, Aga oven and a variety of modern, integrated appliances. The kitchen also benefits from a large utility room with ample space for white goods and access to the garage.

The leisure areas of the house are accessed from the kitchen with

Karndean flooring throughout consisting of a cinema room with fixed screen and overhead speakers as well as a bar/games room with built in bar and space for pool table, skylight window and folding doors to the rear. This floor also provides the lounge, with Amtico flooring and French doors to the rear and dining room, both large rooms providing ample space. There is also a study/snug.

To the first floor is the master bedroom benefiting from an en-suite, walk in wardrobe and dressing room with access out onto a private balcony. There are a further three double bedrooms, two of which also benefit from en-suite facilities and the family bathroom boasts a freestanding bath and walk in shower.

The house also benefits from an annex to the first floor which is accessed separately through the utility. The annex has an additional bedroom with an en-suite and built in wardrobe.

Externally, the house sits on a substantial plot of circa 1.37 acres with a triple garage and driveway with space for parking numerous cars. The house is secured by private, electric gates, providing security and privacy. The plot surrounding the property is mainly laid to lawn with mature trees.

Morpeth
01670 518 518
morpeth@bradleyhall.co.uk

www.bradleyhall.co.uk

EMERGING NORTH EAST DEVELOPER LAUNCHES INAUGURAL RESIDENTIAL SITE

Welcome to Bondgate Homes

Bondgate Homes is an emerging developer which is committed to building quality homes in the North East. With traditional values at its core, the firm is set to bring to market dream homes in locations which complement the lifestyles of its buyers.

The dedicated team at Bondgate Homes boast a wealth of experience and commitment to building the highest quality homes in the region. To create its homes, experts at Bondgate Homes work closely with forward thinking architects and interior specialists to ensure its homes are both impressive and practical.

Bondgate Homes formed in 2018 and

is operated by the expert property development team from Northumberland Estates. Thanks to its roots in the North East, the firm is passionate about using the best local suppliers, from the stone in which the homes are built to its kitchens and bathrooms.

The firm is currently creating Carter Dene, its inaugural site of luxury homes in Northumberland, with further developments coming very soon.





Carter Dene, Lesbury, Northumberland

The position of Carter Dene is truly unique. Each of the five homes on this exclusive development comes with a beautifully finished and landscaped garden, driveway and garage.

Nestled in the charming village of Lesbury, close to Alnwick and just minutes from the coast, Carter Dene is set back off the Longhoughton Road in a private cul de sac.

Carter Dene offers three property types, including The Rochester, which boasts a very generous footprint of nearly 200 square metres with four double bedrooms and integral double garage. Its ground floor bedroom and en-suite provide the option for future living on one floor supported by its flexible layout, alongside three further double bedrooms one with walk in dressing room and en-suite.

The Chesterwood is a charming family home with a practical and modern layout which offers an open plan kitchen-dining and lounge area perfect for families and entertaining. The Chesterwood Deluxe offers this outstanding living space complete with an additional dressing room and en-suite to the master bedroom.

To ensure you make the most of the wonderful settings of these family homes, access to the outdoor space is through timber bi-fold doors, allowing you views

out to the garden and sweeping vista of the Northumberland countryside, an Area of Outstanding Natural Beauty.

Carter Dene is just a stone's throw from the famous Northumberland coastline and the coastal villages of Alnmouth and Warkworth which offer the delights of coastal living with award winning cafes, pubs, restaurants and retailers. The location provides access to more than 30 miles of beaches which host some of the country's most popular cosy seaside towns and villages. Further inland, the lush rolling countryside is home to more than 600 miles of trails, tracks and routes that wind through the picturesque scenery.

This outstanding development offers the benefit of being less than a mile from Alnmouth train station, which provides convenient links to popular destinations such as Newcastle, London and Edinburgh.

Each of the traditional style stone built, slate roof homes enjoy uninterrupted views of the surrounding idyllic countryside. They are finished to the most luxurious standard and have been designed for modern life, filled with

natural light and offering practical features.

It is the attention to detail that makes a new house feel like a home from the moment you move in, including the chrome finish of the light switches, to the state of the art data cabling and installation of the latest detection and security systems. There's also a host of plush extras available, such as luxury flooring, curtain poles and window treatments.

At Carter Dene, each spacious home is built in stone from the nearby Darney Quarry, while the oak internal doors and staircase are hand finished. Only the best local suppliers have been carefully selected to provide its interiors, such as Pol Kefton Kitchens, using silestone worktops and integrated Siemens appliances whilst Morpeth Bathrooms using Villeroy and Boch sanitary ware and underfloor heating and vanity units.

For more information please call Bradley Hall's expert team on 01665 605 605, email alnwick@bradleyhall.co.uk or visit the website www.bradleyhall.co.uk



BONDGATE
HOMES

www.bondgatehomes.co.uk

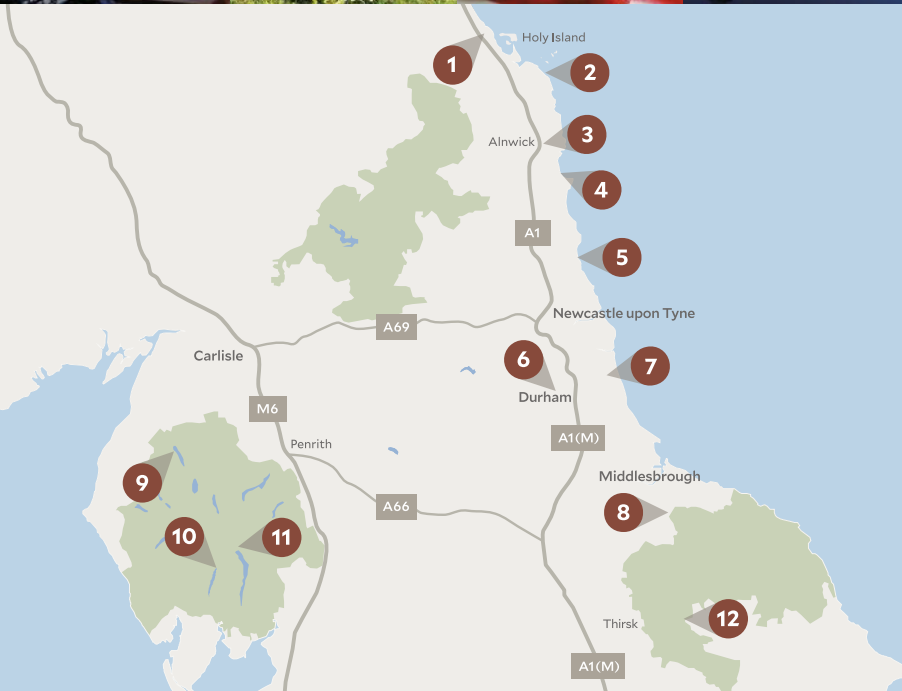


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- 3 The Hog's Head Inn, Alnwick
- 4 The Amble Inn, Amble
- 5 The Commissioners Quay Inn, Blyth
- 6 The Kingslodge Inn, Durham
- 7 The Seaton Lane Inn, Seaton
- 8 The King's Head Inn, Newton under Roseberry
- 9 The Pheasant Inn, Bassenthwaite Lake — **NEW!**
- 10 The Coniston Inn, Coniston — **NEW!**
- 11 The Ambleside Inn, Ambleside — **NEW!**
- 12 The Black Swan Inn, Helmsley — **NEW!**



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www.bradleyhall.co.uk



THE REGION'S NEW BUILD SPECIALISTS

Take a browse through some of the impressive new-build developments and properties which are currently available through Bradley Hall.



WEST CHEVINGTON FARM

WEST CHEVINGTON

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

Prices from £379,995
morpeth@bradleyhall.co.uk
 01670 518 518

FAIRMOOR

MORPETH - COMING SOON

An exclusive development of four detached, five bedroom executive homes. This impressive selection of luxury homes is based in Fairmoor, a charming hamlet on the outskirts of the popular market town of Morpeth. Commuters can benefit from easy access to the A1 and direct rail links which take you from Morpeth to Newcastle in just 15 minutes.

Prices TBC
morpeth@bradleyhall.co.uk
 01670 518 518



WOODHOUSE MEWS SWALWELL

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

Prices from £104,950

gosforth@bradleyhall.co.uk 0191 284 2255



VALLEY VIEW LOW FELL

Situated to the east of Low Fell, Valley View is an exciting development in a well-established residential area. The development offers a selection of two, three and four bedroom detached and semi-detached new homes - offering views across the valley and beyond towards the open countryside.

Prices from £144,950

gosforth@bradleyhall.co.uk 0191 284 2255

ORCHARD DENE JESMOND

Orchard Dene is a carefully designed mix of four and five-bedroom family homes, perfect for modern suburban living. Every last detail has been considered, resulting in a stunning development offering stylish contemporary properties. The interior high specification is second to none and the development has been landscaped to create the perfect living environment.

Prices from £750,000

gosforth@bradleyhall.co.uk 0191 284 2255



STONE HALT HAYDON BRIDGE

This exclusive collection of homes is ideally situated for both the A69 and the nearby train station, making it a perfect location for both commuters and those wishing to fully enjoy the delights of the local countryside. These architecturally designed homes blend carefully into the look and feel of their historic setting, thanks to the stone-faced front, brick to the side walls and slate roof.

Prices from £250,000

gosforth@bradleyhall.co.uk 0191 284 2255

NORTH WALLED GARDENS GOSFORTH

Last plot remaining at the exclusive North Walled Gardens, Gosforth. These detached, split-level properties in the North Garden boast spacious living areas, four bedrooms and two en-suites, separate garage and parking for two cars.

Prices from £695,000

gosforth@bradleyhall.co.uk 0191 284 2255



BROOK FIELDS

LITTLE THORPE

Exclusive development located in the stunning hamlet of Little Thorpe in County Durham, ideally situated between Easington and Peterlee. Specifically designed to attract the discerning buyer seeking something different in a new home. Designed by an award winning local architects practice, Brook Fields is a collection of five bespoke house designs and benefits from a contemporary yet subtle design with unique exterior frontal including fully blocked paved driveway and turfed gardens to front and rear as standard.

Prices from **£299,950**

durham@bradleyhall.co.uk **0191 383 9999**

CONISCLIFFE RISE

HARTLEPOOL

Coniscliffe Rise is a new development of luxury homes set within the prestigious West Park area of Hartlepool. The award-winning West Park Primary School is close to the site, along with the very popular High Tunstall College of Science. Ward Jackson Park is within an easy stroll as is Hartlepool town centre, and it is only a few minutes' drive to the town's attractive marina.

Prices from **£495,950**

durham@bradleyhall.co.uk **0191 383 9999**

TOWN END FARM

BISHOP MIDDLEHAM

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

Prices from **£295,000**

durham@bradleyhall.co.uk **0191 383 9999**

WEST END

CRASTER

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

Prices from **£475,000**

alnwick@bradleyhall.co.uk **01665 605 605**

CARTER DENE

LESBURY

The position of Carter Dene is truly unique. Each of the five, four bedroom homes on this exclusive development comes with a beautifully finished and landscaped garden, driveway and garage. Nestled in the charming village of Lesbury, close to Alnwick and just minutes from the coast, Carter Dene is set back off the Longhoughton Road in a private cul de sac.

Prices from **£595,000**

alnwick@bradleyhall.co.uk **01665 605 605**



ONWARDS AND UPWARDS - and it's all about Geordie hospitality at Jesmond Dene House hotel in 2020.

Management at the award-winning venue are keen on attracting more North Easterners to the scenic location and have revamped the menu as an extra enticement.

Add to that the hotel's recently opened Secret Garden, plus a refurbishment of all the bedrooms as well as the venue's restaurant and a new-style afternoon tea, it's all go at JDH.

Already a destination hotel for weddings and special occasions, the emphasis over the coming months will be on cementing the Geordie hospitality the region is so famed for.

It's something general manager Leanne Cheek witnessed first-hand when she took over the running of the Newcastle venue in 2018.

"I'm not a Geordie myself," she smiles. "But it was that hospitality that struck me when I first came here. People smile at you in the street, have time for you. That is something I want to emulate at Jesmond Dene House."

"I want to get away from the perhaps snooty image of the past, while still maintaining the high standards of service we are known for."

Head chef Danny Parker has overseen a transformation of the hotel's menu.

Leanne explains: "We felt there was a little bit of a mismatch with the menus in the past."

"We wanted to make it more accessible, to draw in diners from the area, and we looked at the trends and found people were going much more to bistro style places."

"So the new menu reflects that, while using high quality, locally sourced produce, but keeping the dishes more simple than in the past."

"We just want to get the word out to people in the area too, to make it a destination restaurant for them and not just a destination hotel. We are not just for tourists."

Part of the plan involved giving the restaurant a facelift, reflecting the garden surrounding it. "We've brought the garden inside," says Leanne. "It's greens and mustards and we have got rid of the blinds so you can see out so much better."

As well as the new menu, there is an emphasis on going back to a more traditional afternoon tea, plus you can

also enjoy Hepple Gin cocktails served in teacups.

And it's not just indoors that has seen change at Jesmond Dene House. The venue has opened its Secret Garden in the splendour of the grounds, which can be hired for corporate events, parties and weddings. While the legally binding part of a wedding or civil ceremony cannot take place in the Secret Garden itself, a blessing can – with the legalities done in the Great Hall, which always comes as part of the Secret Garden deal.

"It's just wonderful to have a blessing with the sound of a waterfall in the background," says Leanne. "Or simply to have that as the surroundings for a corporate do or party."

It's now "onwards and upwards" for Leanne and Jesmond Dene House. "This year I want it to be all about coming here for not just the experience of the hotel but for the food too and the overall experience of this wonderful place."

www.jesmonddenehouse.co.uk



11 THE ELMS

ELLINGTON, NORTHUMBERLAND

GUIDE PRICE £310,000

EPC Rating D68

 X 4  X 1  X 3

This outstanding detached family home is situated in a mature residential cul-de-sac within the village of Ellington, Northumberland.

This family home offers well presented living accommodation and benefits from an entrance porch with a cloakroom, a spacious lounge with access to the conservatory and the dining room, double glazing throughout and gas heating to radiators via a combination boiler. The large modern kitchen and breakfast room is fitted with a generous range of units and integrated appliances to include a stainless-steel range with double oven and grill, microwave oven, integral fridge and dishwasher. There is also a fitted utility room with ample storage space.

This first floor provides four bedrooms,

the master with fitted wardrobes and the family bathroom with vanity units, a corner 'Jacuzzi' bath and walk-in shower cubicle.

Externally, to the front is a double garage with block paved driveway for off street car parking for several vehicles, and to the rear the landscaped garden with paved patio areas offers a good level of privacy and a sunny aspect.

Ellington is a village in Northumberland, which benefits from having an outstanding first school, children's park, local shops and a public house. Ellington is perfectly located within close proximity to the beautiful Northumberland coastline including Cresswell and Druridge Bay and is accessed by the A189 Spine Road, which

is 1.3 miles away and the A1068, which is 0.3 miles away. The A1068 and A189 are main roads through Northumberland which provide direct access between the A19 to the south and the A1(M) to the north, passing through Widdrington, Amble, Warkworth and Alnmouth. Ellington is serviced by local bus routes and there are train stations at Widdrington (3.5 miles away) and Morpeth (8 miles away).

Morpeth
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SPRING RENEWAL

Inspiring calm and tranquillity, Spring Renewal is a reflection of our increased need to connect to the natural world and consider our wellbeing.



Platform Sofa Large, Hope Grey, from £1,699
Iona Coffee Table, £350
Scandi Rise and Fall Pendant Light, £125



Rattan Bed, Black, Double, £599
 Aura Mural Bedding, Double, £70
 Rattan One Drawer Bedside Table, £199



Rattan Dressing Table, Black, £399
 Rattan Dressing Table Stool, Black, £125



Aura Mural, £100
 Vases, from £25

Understated earthy tones combined with the layering of natural materials create a restorative and soothing retreat to relax and unwind in.

Ceramic glazes, soft, watery patterns and woven baskets come together to build this look into something rich yet tranquil. Key to this trend is the Aura mural, evolved from a mixed media original artwork by designer and Partner Naomi Barber. The digitally printed piece captures the original painting's distinct

brush marks and soft tones inspired by meadow flowers across the horizon on a hazy summer's day.

Philippa Prinsloo, Partner and Head of Design comments: "As we become more mindful of what we eat, how we exercise and relax, we understand that our environment plays a significant part in affecting our mind set. Spring Renewal forges a textural landscape crying out to be touched. The collection's timeless and affordable pieces will help to breathe life into any room without the need for a complete overhaul."



Eclipse Table Lamp, £75



Aura Border Cushion, £40




Molten Effect Bottle Vase, £25



Fresco Quilt, £180

John Lewis & Partners operates 50 shops across the UK (36 department stores, 12 John Lewis at home and shops at St Pancras International and Heathrow Terminal 2) **as well as johnlewis.com.** In the changing world of retail, John Lewis is focused on competing through differentiation and innovation in three key areas - unique own brand and exclusive products that customers cannot buy anywhere else, exceptional Partner-centric service and experiences, and its expanding range of financial and home services that wrap around everything it sells. John Lewis won Best Retailer, Best Electricals Retailer, Best Homewares Retailer and Best Furniture Retailer at the GlobalData Customer Satisfaction Awards 2019, and its Westfield White City shop won Best New Store at the Retail Week Awards 2019.





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HOMES

More of what matters

TOLENTHOMES.CO.UK

THE FIFTH ROOM

Introducing the Fifth Room, the perfect solution to blending your exterior and interior spaces.



The Fifth Room: the living space that begs for you to throw open the windows and unwind at the end of a long day during the spring and summer months.

Whether it's a set of French windows, the door to your balcony, or simply your outdoor patio, your home probably has an ideal place to style as a Fifth Room. Whatever you call it – whether it's the conservatory, the sun room, the back room or the pergola – Dobbies is here to help you turn it into a haven that blends your home comforts with the great outdoors.

Increasingly we are discovering the benefits of introducing more greenery into our lives, and styling your Fifth Room is an excellent way to achieve this. Your living spaces will instantly seem much bigger and brighter once you start bringing your garden inside by adding bursts of foliage and trailing plants to your shelves. Large, leafy palms and striking succulents will make outstanding residents of your Fifth Room, enjoying long summer nights on the patio or decking and then brightening up the room during the winter months when it's time to close the doors.

Selecting the right furniture is also key. Choosing a set that looks just as good inside and outside is a great way to blur the line between indoors and outdoors. Low seating, such as the Nectar Bistro Set (pictured here), will ensure that the view into your garden isn't obscured, while adding cushions or throws can help soften the contrast between garden furniture and the comfort of your home. Add colours from the garden to your interiors to tie it all together.

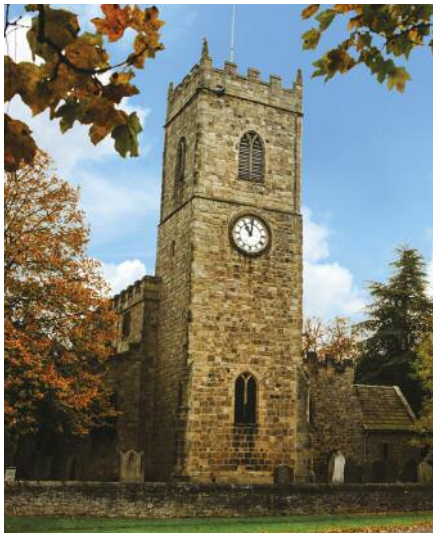
It's easy to forget to make the most of your garden after the sun goes down. Use string lighting around your fencing or solar stake lights in and around your pots and bedding plants to enjoy an illuminated garden during evening entertaining. And why not extend those outdoor entertaining months by adding a firepit or chimnea to your patio? It will keep you cosy when the nights draw in.



www.dobbies.com



Show home now open



Lanchester Rise offers an exclusive collection of three, four and five bedroom luxury homes situated in a stunning rural setting just north of the beautiful village of Lanchester.

The charming village of Lanchester, set in the delightful River Browney Valley, is steeped in history and features a beautiful village green edged with attractive stone cottages and houses. The quaint front street also provides a variety of shops, public transport links and essential amenities, together with local pubs and restaurants to visit at your leisure. Living in an idyllic rural location also means you can spend your free time exploring the stunning countryside, where there is a chance to walk along the Lanchester Valley railway path, which journeys through woodland and countryside for a spectacular twelve miles.

If you would prefer to visit the historical cathedral city of Durham or vibrant centre of Newcastle, the convenient transport links via the A691 means the buzz and attractions of the city are also easily accessible from Gentoo's new homes.

Ready to move into 3-5 bedroom homes



The Mulberry show home has been designed with modern country interior to compliment the overall surroundings of their executive homes.

Visit the **sales and marketing suite** to take a tour with one of their friendly New Homes Advisors.

Embrace your

art of living

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Off Howden Bank, DH7 0QS.

Show home opening hours
Monday, Thursday and Friday 10am-5pm
Saturday and Sunday 11am-5pm

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[gentoohomes.com/LanchesterRise](https://www.gentoohomes.com/LanchesterRise)





Sandpiper View

East Boldon

Show home now open



Sandpiper View is an exclusive development providing eighteen luxury four bedroom townhouses and two bedroom mews apartments boasting a luxurious specification throughout. All homes come complete with private parking, garage and garden space. Our latest development is situated in the popular village of East Boldon, perfectly positioned to explore both the city and coastal highlights of the area. The surrounding area provides an array of amenities ranging from locally run beauty salons and wine bars to boutique shops. In addition, there's a large cinema and restaurant complex close-by as well as a range of sporting facilities for all golf, tennis and football enthusiasts. The prime location offers great transport links including direct access to the Metro line within a five minute walk, providing great connectivity to the vibrant cities of Sunderland and Newcastle.



Embrace your

art of living

Come and take a look

Off Moor Lane,
East Boldon Village, NE36 0AG

gentoohomes

0191 283 0250

gentoohomes.com/sandpiperview

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LIMITED COMPANY BUY-TO-LET — COULD IT WORK FOR YOU?

Limited company buy-to-let mortgages are becoming increasingly popular, and my team and I have seen a stark increase in cases throughout the past year. Mortgages for Business reported that this year 59 per cent of lenders on the market now offer a form of limited company product, supporting that the demand for such products continues to grow.



By Lewis Chambers,
Director of Mortgages and Finance
at Bradley Hall Chartered Surveyors
and Estate Agents.

Alongside the growing availability for mortgage products to suit this market, there has also been a significant decrease in interest rates. Historically, interest rates for limited company mortgages have been substantially higher than personal product rates, however this variance continues to drop.

Between 2017 and 2020 the amount of tax relief which individual landlords can benefit from is being gradually cut from a maximum of 45 per cent to 20 per cent, however, this does not apply to limited companies. Other advantages of utilising this particular method include change of ownership. Should that be required, adding a family member as a shareholder can be achieved more conveniently than changing ownership of a property through a sale.

It is likely that the ability to grow a portfolio within a Limited Company will be accelerated in comparison to owning the portfolio as an individual landlord as there will be no income tax on the retained profit, thus allowing more cash to re-invest. Although corporation tax is payable on trading profits, which will reduce to 18% by 2020, this is lower than the higher income tax rate of 40%. Funds are retained within the company itself,

and the ability to control how much income is taken personally allows the potential to reduce income tax liability.

Although there are many advantages of purchasing buy-to-let properties through a limited company, there are also possible stumbling blocks which limited company landlords must be wary of. Although lender options are growing, they remain fairly limited and finding the right product for your circumstances may be time consuming and difficult. Often brokers have access and knowledge of bespoke solutions which are not readily apparent online or in branch.

Tax on both equity release and property transfers could incur unsuspected costs including income tax, stamp duty land tax, legal costs, higher rates and potential capital gains tax if not handled correctly.

Establishing a limited company buy-to-let portfolio can be a challenging process, and even for the more experienced businessperson, unnecessarily time consuming. Speaking to an expert in this field will most likely save you time, money and support the ability to ensure your venture is profitable.

For more information please speak to Bradley Hall's Mortgages team on 0191 260 2000 or mortgages@bradleyhall.co.uk



CASH FLOW SCENARIO 2020/21: SINGLE PROPERTY PORTFOLIO WITH £100,000 BTL INTEREST ONLY MORTGAGE

	BASIC RATE TAXPAYER	HIGHER RATE TAXPAYER	LIMITED COMPANY
GROSS RENT	£10,000	£10,000	£10,000
MORTGAGE INTEREST RATE	2.50%	2.50%	3.50%
MORTGAGE COST (£100K LOAN)	(£2,500)	(£2,500)	(£3,500)
RUNNING COSTS	(£2,000)	(£2,000)	(£2,000)
TAXABLE INCOME	£8,000	£8,000	£4,500
TAX RATE	20%	40%	19%
GROSS TAX (BEFORE MORTGAGE INTEREST RELIEF)	(£1,600)	(£3,200)	N/A
MORTGAGE INTEREST RELIEF (20% OF MORTGAGE COST)	£500	£500	N/A
TAX PAYABLE	(£1,100)	(£2,700)	(£855)
NET PROFIT	£4,400	£2,800	£3,645

CALCULATION BASED ON CURRENT TAX RATES



PLUMTREE COTTAGE

North End, Longhoughton

Bradley Hall is pleased to welcome to the market this fantastic purchasing opportunity in the picturesque coastal village of Longhoughton, 4.5 miles north east of Alnwick.

This period home offers spacious living as well as scope to generate excellent income as a holiday let. Longhoughton offers fantastic access to beaches, and the property is only a 10 minute walk from the village centre, whilst Boulmer is 1.5 miles away and Alnmouth four miles away.

Local transport links are also easily accessible, with the nearby Alnmouth railway station just 3.3 miles away, providing a 36 minute journey to Newcastle upon Tyne to the south and a one hour journey to Edinburgh.

Longhoughton offers good local amenities including a primary school, doctors surgery, local shop, hairdressers, small café and community and sports centre, suiting a range of buyers.

Upon entrance to this impressive 200 year old property is a spacious lounge with a large, stone built wood-burning

stove. The room teems with character since the current owners exposed the original stone walls, giving the feeling of a quaint cottage in what is otherwise a large property.

The kitchen is a galley style with high quality wall and base units and a rear facing window, it leads into a large utility room with plumbing for a washing machine and tumble dryer. This space also houses the downstairs shower room, which is well equipped and recently decorated to be a bright and modernised space.

To the first floor are two comfortable double bedrooms. Each bedroom offers a bright space with large windows and views of the well-maintained front garden. The bright and traditional family bathroom is also on this floor and features a wood panelled bath, WC and hand basin. An accessible, bright and spacious

double bedroom is based on the ground floor, towards the original gable end.

Extended from the original house is a modern, barn conversion-style annex. The annex features a brand new, modern kitchen with dining space and a built in oven. The lounge is an open and bright area with large, arched windows allowing natural light to flow through the room.

The annex bedroom is a very generously sized and light double bedroom featuring a wet room en-suite with a large shower, raised WC and accessible hand basin.

Externally, the property benefits from private parking to the rear, with room for three cars. There is also a large shed and greenhouse area. To the front, a large lawn with mature shrubbery to the peripheries provide a picturesque setting for this unique house.



GUIDE PRICE £412,000

EPC Rating D64

 X 4  X 3  X 2

Alnwick
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MEADOWCROFT PARK THROPTON, NORTHUMBERLAND

GUIDE PRICE £375,000

EPC Rating E40

 X 4  X 2  X 2

Bradley Hall is pleased to introduce to the market this fantastic four bedroom detached bungalow in the Meadowcroft Park cul-de-sac in Thropton.

Thropton is a picturesque village in the valleys of Northumberland, approximately two miles from the town of Rothbury which provides a range of traditional shopping facilities, restaurants, public houses, coffee shops and a wide range of community-based activities as well as a public hospital and primary and middle schools.

The subject property is a very well-presented home and is accessed via the private front drive with scope for further parking within the attached double garage. The front garden is a pretty lawned space with shrubs to the peripheries.

Internally, the entrance hall is bright and welcoming. The kitchen is a traditional country-style kitchen with extra deep countertops and under cabinet lighting. This generous space also provides room to dine, with the attached utility room fully plumbed to house white goods. The kitchen leads seamlessly to the day room which benefits from a wealth of natural light thanks to the patio doors leading to the courtyard.

The lounge is a bright and spacious room benefiting from the natural light provided by two sets of windows, with a feature marble fireplace to finish and largely uninterrupted views of the crags to the south-east.

The four bedrooms are all generous double rooms and the master benefits from a fully equipped en-suite with "his &

hers" basins. The fourth bedroom is currently used as a home office, and takes advantage of the beautiful views to the front of the property. The family bathroom is another spacious room with high quality sanitary ware and a heated towel rail.

Externally, this ideal family home has a well-appointed and extensive garden, with its mature trees, fruit bushes, vines and generous lawn space, a space offering something for everyone.

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New Luxury Northumberland Development Celebrates Milestone

A highly anticipated new residential development in the heart of Northumberland has reached its most recent milestone. The initial stages of building at Carter Dene, a small and exclusive collection of five detached luxury homes, have now been completed as the homes begin to take shape.

Emerging developers Bondgate Homes recently appointed North East Chartered Surveyors and Estate Agents Bradley Hall to market the properties, which are built in stone from the nearby Darney Quarry in Berwick, with the homes due to be completed by summer 2020.

Rachel Trew, Development Project Manager said: "We are delighted with the progress of our inaugural residential development in this outstanding Northumberland location, and are also proud to have partnered with a number of local suppliers in the creation of the site.

"Bondgate Homes is a North East based firm which is passionate about investing in the region and creating new and quality options for discerning home buyers. We look forward to showcasing

our properties and the outstanding interior options provided by the region's most prestigious suppliers at upcoming events.

"Lesbury is a fantastic location as it is just four miles to Alnwick and 37 miles to Newcastle upon Tyne. The fabulous Northumberland coastline is located just a few miles away, the coastal villages of Alnmouth & Warkworth offer award winning cafes, pubs, restaurants and retailers. There are also direct rail links from Alnmouth station to Edinburgh & London."

Bondgate Homes has worked closely with local suppliers Morpeth Bathrooms and Pol Kefton kitchens in design concepts, and the North East firms will provide a variety of options and fit outs for buyers.

Kathryn Kent, New Homes Manager at Bradley Hall said: "We are proud to be working with emerging residential developer Bondgate Homes in bringing to market these exclusive homes.

"Each of the five homes have four large bedrooms, two reception rooms and spacious garages surrounded by secluded gardens. The stone-built homes also boast slate tiles and traditional timber windows. All internal oak doors and staircases are hand finished. The stunning kitchens are designed with a full range of integrated Siemens appliances - and are finished with Silestone work surfaces."

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



BESPOKE STYLISH UNFORGETTABLE

A person's wedding day is by far one of the most memorable experiences in life and Master Debonair believe that every part of the journey leading up to your special day should be just as momentous as the day itself.

Choosing the perfect attire for yourself and your wedding party should be an experience shared between friends and family that isn't easily forgotten; especially considering these memories will form the stories you tell your family for years to come.

At Master Debonair, they help you form these memories by offering a bespoke fitting experience, built around attention to detail and the mutual understanding of how important it is to look the part on this unforgettable day.

When visiting either the Chesterfield or Boldon showroom, the in-house team will guide you and your party through a relaxed, yet thorough, styling experience whilst sampling our wide range of wedding suits.

Their seasonal stock offers an impressive abundance of styles to suit all shapes, sizes and tastes, including

children's suits and larger sizes for the bigger guys.

The Master Debonair bespoke wedding experience is further enhanced by an in-house tailoring service, where they can alter and customise your fit to suit your taste and style.

The Boldon store also boasts an incredible, fully stocked bar area for your whole party to hang out and fully immerse themselves in the Master Debonair experience, but more importantly into your wedding experience as a whole.

Master Debonair is currently offering substantial discounts of 5% when you buy five or more suits and 10% when you buy ten or more suits. So, if you're planning your big day going into 2020, book your Master Debonair experience for yourself and your wedding party by calling the customer service team on 0191 691 1616 or dropping an email to customerservice@masterdebonair.com.







LITTLE THORPE

Brook Fields, County Durham

We welcome to the market the exclusive development Brook Fields located in the stunning hamlet of Little Thorpe in County Durham, ideally situated between Easington and Peterlee.

The development has been specifically designed to attract the discerning buyer seeking something different in a new home. Designed by an award-winning local architectural practice, Brook Fields is a collection of five bespoke house designs and benefits from a contemporary, yet subtle, design with unique exterior frontage which includes a fully blocked paved driveway and turfed gardens to front and rear as standard.

The Maple is a five-bedroom detached home with a superb layout. The

accommodation is spread over three stories and has been expertly designed with stunning features to maximise the space and storage.

The ground floor of the property briefly comprises; hallway leading to lounge, large open plan kitchen-diner with seating area and ground floor WC.

The first floor is made up of four well-proportioned bedrooms, one with en-suite bathroom and additional family bathroom. Stairs leading to the second floor provide access to the master suite

Key Features

- New Build
- Luxury Specification
- Gardens Front & Rear
- Five Bedroom Detached
- Exclusive Development
- Energy Rating: TBC

Schools & Amenities

0.8 Miles to Easington Church of England Primary School
0.7 Miles to Easington Academy

Transport

0.7 Miles to A19
7.8 Miles to A690
9.3 Miles to A1(M)

with en-suite bathroom and walk-in wardrobe.

The Ash is a five-bedroom detached home which is spread over three storeys and has been expertly designed to accommodate a modern family lifestyle. The large open plan kitchen-diner and family area, utility room and lounge with bi-folding doors lead onto rear garden.

The first floor comprises a large landing area leading onto two spacious double bedrooms and a further fourth bedroom, as well as two additional storage cupboards. Stairs lead to the second floor which boasts a master suite made up of the master bedroom, en-suite bathroom and walk-in wardrobe, which could also be used as a fifth bedroom.

All properties come complete with

Luxury Specification

What makes the homes at Little Thorpe different..

General

- Professional consultant's (architects) certificate warranty
- Deep skirtings and architraves
- Contemporary internal doors and Italian inspired door furniture
- Sliding or folding feature large external glazing doors

Flooring

- Modern contemporary porcelain floor tiles to kitchen
- Large porcelain floor and wall tiles in bathroom and en-suite

Heating & Cooling

- Gas central heating system with energy efficient boiler
- Smart phone controllable heating system
- 5-year boiler warranty

Electrical & Lighting

- LED dimmable down lighters
- BT, TV/SKY+ in living area and master bedroom
- Brushed stainless steel sockets and switches
- Intruder alarm system

Bathroom

- Contemporary sanitary ware
- Ceiling rain shower
- Choice of contemporary, full-height tiling combinations with feature wall.
- Heated towel rail

Kitchen

- Individually designed handleless kitchens with soft close hinges and drawers
- Contemporary worktop and upstand (can upgrade to solid stone)
- Under-mounted stainless steel sink
- Wine cooler
- Branded stainless steel oven, induction hob and microwave
- Fully integrated hood, dishwasher, fridge/freezer

External

- Private outside space
- Feature patio area
- Block paved driveways

Prices from £299,950

Durham
0191 383 9999
durham@bradleyhall.co.uk

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exceptional finishing touches as standard.

Brook Fields is surrounded by open meadow views and is ever-increasing in popularity as it combines the tranquillity of village life with ease of access to the A19 and the amenities of Durham City, Sunderland, Seaham and Newcastle are also within reach.

Also situated close to Seaham Town Centre, good local schools, and many

excellent amenities including the picturesque Seaham coastline, newly renovated marina, and the bustling North Terrace where you will find an array of shops, cafes, bars, bistros and the famous 'Tommy' statue situated on the terrace green.

**Illustrative images may not be of the actual properties and may be of the show homes on site.*



Tenants are STACKing UP

Due to open in just a matter of months, tenants at STACK Seaburn are stacking up. With the venue set to open in spring 2020, the traders list is increasing consistently, with another three vendors announced this week.

Joining the brand-new container village is family-run Mexican street food vendor, Chapos Tacos. Owned by the British-Mexican Chapman family, the Mexican container will bring healthy, fresh, family recipes to Seaburn, by professional chefs, whom have appeared on some of Mexico's most popular television shows.

Gabriella Chapman, co-owner of Chapos Tacos, said: "Our aim is to give the North of England the great Mexican street food experience. I am originally from Mexico City, which is dubbed the Capital of street food tacos.

"My family in Mexico have professional qualifications in Mexican Gastronomy and have reached the semi-finals on a popular cooking TV programme which is broadcasted nationwide in Mexico, all of our recipes here at Chapos Tacos have been passed down through our families."

Having travelled across the world as part of the Disney on Ice crew with her husband, Gabriella is looking forward to bringing her home cooked family recipes to her hometown of Sunderland.

Joining Chapos Tacos at STACK Seaburn is health-conscious Thai street food vendor, Healthy Thaim.

The healthy food establishment, owned by Natalie Brand, which currently resides on Thornley Road in Sunderland, is expanding to STACK Seaburn due to the popularity of their current venue.

Offering Thai food with a healthy twist, Healthy Thaim has received a wealth of support from Slimming World followers, with their menu offering dishes that are zero syns, as well as offering a tailored meal preparation service.



Café YOLO is also joining the line-up offering premium coffee and is hoping to become the seafront's favourite brunch spot, serving a selection of breakfasts, lunches, pancakes and baked goods. Café YOLO will, like the rest of the site, be dog friendly and be open from early morning daily.

Neill Winch, CEO of The Danieli Group said: "We are really pleased to be welcoming on board another two businesses that are local to Seaburn but are offering visitors the chance to eat authentic cuisine from across the world.

"We now only have a couple of street food units available to fill and by the time we open there will be a really wide choice of street food options to please everyone including; vegans, vegetarians and the healthy conscious eaters."

The above traders join previously announced vendors; Boojie Burger, Acropolis Street Food, Woofs n Scruffs doggy store and grooming, and award-winning Downey's Fish and Chips.

STACK Seaburn is due to open to the public in spring 2020. For more information and to enquire about taking a unit please contact info@stackseaburn.com. You can visit the website www.stackseaburn.com and follow @STACKSeaburn on Facebook to keep up to date with the scheme's progress.



TOP TIPS TO PERFECT YOUR PROPOSAL

by Emirates Holidays' Honeymoon Planner Jordan Rowntree

Emirates Holidays' romance expert, Jordan Rowntree shares his top tips for the perfect 2020 proposal in the world's best proposal spots - from 'wining and dining' on The Kissing Point viewing platform overlooking the Andaman Sea at 5* The Shore at Katathani, Thailand to serenading your partner by booking a Fender electric guitar at the 5* Hard Rock Hotel Maldives - these proposal ideas are almost guaranteed to secure a 'yes'.

Emirates Holidays' 'master of romance' Jordan Rowntree was recruited to his position as a Honeymoon Planner last year and has the in-depth destination knowledge to help you curate an unforgettable proposal before you start designing your dream honeymoon.

1 How to decide where in the world to 'woo':

Now that you've made the decision to make things official, the next big step is picking a place on the map to propose. If you're after guaranteed sun-drenched days for your proposal, seek out romantic beach spots in Mauritius, Thailand and the Maldives where high season peaks around the 29th February (falling between November and March). Dubai is a great choice year-round and the end of February is a fantastic time to visit the stunning city with pleasantly warm temperatures.

LUX* Le Morne, Mauritius

Why not set up your dream proposal scenario at the top of the Le Mourne mountain in Mauritius at sunset, overlooking a palm-studded beach and blue-green lagoon? On your way up, explore the breath-taking waterfalls of Chamarel and its emerald forests which are rich with rare plants and flowers, unique animals and colourful birdlife. The mountain is set alive with the backdrop of the sunset on the West coast making it the perfect place to raise a glass to your engagement. This stunning resort is ideally suited for relaxation, romance and endless possibilities for adventure -from barefoot walks and bicycle rides to horse riding along empty beaches.

2 Capture the 'yes' moment:

We know that you want to remember your favourite moments as you embark on this new journey together and know it can be tricky to take photos with a selfie stick, so why not hire out your own Instagram butler to do the hard work for you whilst you enjoy the moment.



Conrad Maldives Rangali Island, Maldives

5* Conrad Maldives Rangali Island, Maldives

Bend down on one knee five meters below the surface in the world's first subaquatic eatery or take a seat on the traditional Maldivian swing to pop the question - the Conrad's very own Instagram butler will take picture-perfect shots for the ultimate Instagram post. The service can be combined with many itineraries the hotel has to offer should you wish to document the rest of your proposal.



Le Morne, Mauritius



The Shore at Katathani, Thailand

3 Pick a special spot:

You've chosen the destination and decided how you want to personalise the big moment – now it's time to choose the exact spot to go down on bended knee. Key things to consider for the setting is how you want to spend your time in the lead up to the proposal, and how you'd like to celebrate immediately after. We can work with hotels and tour operators to create the perfect celebratory moment – creating a 'wow' moment with just the right mixture of privacy and romance.

5* The Shore at Katathani, Thailand

Create your magical 'yes' moment with an intimate dinner at The Kissing Point – an extra special viewing platform restaurant for just the two of you where you gaze into the Andaman Sea whilst indulging in a six-course meal. For a more relaxed alternative, get back to nature at the private beach BBQ dinner in your own tepee surrounded by candles whilst enjoying an irresistible combination of grilled seafood with signature cocktails under the stars.



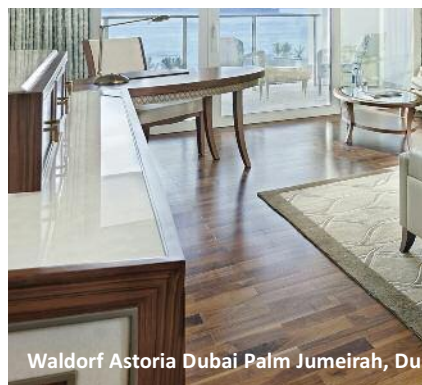
Waldorf Astoria Dubai Palm Jumeirah, Dubai

4 Ease your way into the big question:

The lead up to asking 'will you marry me' can be nerve-racking, so instead of twiddling your thumbs or pacing up and down waiting for the time to come, we suggest planning a relaxing day for both of you to spend quality time together. Head to the spa to be pampered and relax whilst spending quality time together during luxurious couples' treatments.

5* Waldorf Astoria Dubai Palm Jumeirah, Dubai

Settle your pre-proposal nerves at the award-winning Astoria Spa, voted the 'Best Luxury Beach Resort' in the UAE. Create a serene setting in your very own luxurious spa suite with an extensive array of hydrotherapy facilities and thermal relaxation rooms, the professional team can create unique experiences such as a purifying peel or 24 Karat rejuvenating gold treatment. As the special occasion approaches, you could even propose in a water pool cabana with the expansive views of the iconic Palm and a star-filled sky whilst being served an exquisite six-course menu.



Waldorf Astoria Dubai Palm Jumeirah, Dubai



Hard Rock Hotel Maldives

5 Set the ambient scene:

There's a lot of extra components to consider when trying to make your marriage proposal personal, one of the ways is to incorporate music, whether this be from the time you first met, or your favourite song that you share together. These are associated with special moments which have had a monumental impact, so why not be reminded of those memories whilst popping the question.

5* Hard Rock Hotel, Maldives

Have a one-of-a-kind music proposal in the middle of the Indian Ocean, from having your own perfectly curated playlist when bending the knee to serenading your partner by booking a Fender electric guitars you can create the perfect atmosphere to suit your desires. Then retreat to your room with a Crosley radio where there has been an amplified in-room listening experience with a carefully curated collection of records, setting the romantic mood for the both of you during your stay.





**Emirates
Holidays**



Samabe Bali Suites & Villas, Bali



Hard Rock Hotel Maldives

6 Pre-book special touches:

Adding little surprises to your engagement can really take it up a notch and show how much you care. We know everyone enjoys a dinner out but why not go that extra mile to show how special they are by speaking to the romance experts at Emirates Holidays to work with your hotel and create an enchanting space bespoke just for you?

5* Samabe Bali Suites & Villas, Bali Complimentary entrance to the Devdan Show

Get your toes a little sandy and compose your love message with fresh flowers and ocean views, or go for the classic 'Will you marry me?' engraved in the sand. Create a display with balloons in your private dinner area attached with photos and celebrate with a floating breakfast finished off with an intimate moment in an inviting aroma candle bath. Elevate your whole experience with your very own butler, a discreet and personalised service who will assist you with all your needs - this Bali resort will ensure that every moment will be remembered for years.



Samabe Bali Suites & Villas, Bali

7 Maintain the post-proposal highs:

The excitement has only just begun once they've said 'yes', so book a holiday that gives you the opportunity to continue the celebrations beyond the big moment with activities and excursions to create new memories to last a lifetime.

5* Al Maha, a Luxury Collection Desert Resort & Spa, Dubai

Continue to discover pure Arabian romance at The Al Maha Resort & Spa for a once in a lifetime engagement holiday with an array of activities from falconry, a dune or wildlife drive, horse-riding, camel trekking, archery and sundowners. Discover other nearby attractions to continue to celebrate your engagement

such as the Jumeirah Beach, Al Ain, also known as the Garden City and Al Ain Zoo. The foothills of the stunning Jebel Hafeet Mountains are also a short drive away. The resort is set amongst a pristine conservation reserve and offers a range of Bedouin inspired suites, you can watch the elegant oryx and gazelles whilst dipping into your private pool.



Al Maha, a Luxury Collection Desert Resort & Spa, Dubai

To find out more, please contact Emirates Holidays' tailor-made team on 020 8972 8645 www.emiratesholidays.com

THE OPPORTUNITY IN DEVELOPMENT IS IN THE LONG GAME

At the start of 2020 Bradley Hall, like many businesses, had sat down and begun the process of drafting our business plan for the upcoming financial year, looking to capitalise on the growth in our residential business and the opportunities we saw in the months and years ahead. It's amazing how things can change.



By Jonathan Rudge,
Head of Land, Development
and New Homes

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

Nobody is in any doubt that this is not 'business as usual' at the current time and no matter how long or hard the impacts of Covid-19 may be on the region's residential property market this year will undoubtedly be different from what we had predicted back in January. When we return to work however, the signs, at least at this stage remain that the fundamentals of the residential property market are strong with low interest rates, affordable mortgages and general lack of stock encouraging activity. Couple this with people having the time to re-assess their housing needs or using this time to complete those long held off DIY tasks to improve their properties sufficiently to feel it is time to move and we do remain confident in the ability for our market to bounce back.

Forecasting at this stage is a dangerous game given the remaining uncertainties but most central scenarios predict a sharp decline in market activity now and into early summer but followed by a sharp rise in activity once the majority of the government's social distancing policies are lifted and return to pre-pandemic conditions within 3-6 months thereafter and back onto the upward trajectory we were previously on.

The residential development sector will also undoubtedly be impacted in the short term by the Covid-19 pandemic with restrictions placed on people's ability to move as well as the limiting of the construction of new homes. As we return however the heavy use of incentives and the underlying fundamentals discussed above should help drive a return to sale volumes. It should also be remembered that the delivery of a new build housing site is often long in the making with the site finding, purchase, planning and implementation of any scheme lasting many months and often years. As a result, while the short term impacts for construction and sales are severe, the overall cycle for housing delivering is measured and managed over timescales that far exceed what we are currently experiencing and by remaining steadfast in driving sites forward housebuilders will continue to feed their cashflow with new opportunities and be ready to capitalise on the return to a stabilised trading market.

In the short term our priorities rightly move away from transactional property markets but we can certainly remain confident that when the current situation stabilises, opportunities will return and the plans we optimistically wrote at the start of 2020 will become relevant once again.



COST EFFECTIVE WAYS TO PREPARE YOUR PROPERTY FOR SALE

If you are thinking of selling your property, it goes without saying that it needs to be primed and presented in the best light to achieve an time efficient sale whilst also gaining you the best sale price possible.

The photographs displayed in agency windows, featured online and in brochures will provide the first impression to a potential buyer. The important initial images and subsequent perception of this prospective new home is the first step in the sales process. Following this, it is essential that the property impresses during viewings.

1 Depersonalise

There can be a fine line between making a house homely and it being too personal. Potential buyers need to be able to easily envisage themselves living there. Too many family photographs, children's trophies or the masterpieces they've created to be hung on the fridge might clutter the vision.

2 Declutter

Your household has likely accumulated unnecessary items over the years, so now is the time to organise and discard of the things which you have no use for, or to pack unsightly items away which could attract attention for the wrong reasons.

Pay specific attention to; Books, CDs and DVDs, ornaments and knick-knacks, kitchen tools and appliances which are currently out in the open and posters on your children's bedroom walls.

Try to remove unused furniture to create a more spacious, sleek and light space. As a general guide, there should be enough space for people to move around the room unhindered, and enough furniture to convey the room's purpose.

3 Ensure every room has a purpose

While living in a house the use of certain rooms can become confused over time, for example; the spare bedroom becomes a storage room, the lounge becomes part office and the dining room becomes a children's play area.



If this has happened in your house, think about organising these rooms to reflect their original use. This makes sound financial sense, and helps you sell for more, because certain rooms hold a greater perceived value than others, for example: buyers see bedrooms to be worth more than offices, dining rooms are often more appealing than playrooms and people value lounge space over office space.

It might be useful to seek inspiration from show home images online to see just how little furniture is needed to distinguish a room.

4 Don't forget the essentials

Fixing or replacing broken items and fittings, painting and a thorough clean will obviously make a positive impact with

little cost. Curb appeal and first impressions count, so ensuring visitors are met by an attractive entrance is crucial.

5 Get creative

An important perspective to consider when selling your property is that what really attracts buyers and good offers is a lifestyle associated with the property. Be conscious to, where possible, give visitors a glimpse into the lifestyle which comes as a benefit of living there.



The Bradley Hall Estate Agency team is on hand to advise regarding any of your residential property needs. For more information contact 01670 518 518

TOMLINSON'S APARTMENTS

ROTHBURY, NORTHUMBERLAND

Tomlinson's Apartments are an exclusive development of converted apartments within a Grade II Listed building located within the picturesque Coquet Valley, Rothbury. Rothbury is a popular town with a range of traditional shopping facilities, restaurants, public houses and coffee shops. The village also benefits from a public hospital and primary school as well as close proximity to the A697 and A1 with further amenities and schooling available in nearby Alnwick.

Apartment 1

 X 1  X 1  X 1

Apartment 1 is situated on the ground floor and provides a fantastic open kitchen, dining and living space with modern fixtures and fittings. The kitchen is fully equipped and finished to a high standard. The vertical radiators give a touch of style and modernity.

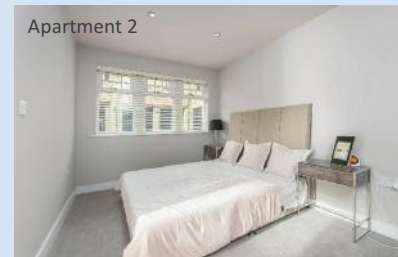
The bedroom to the rear is a very generous double room with a large window and the original stone built fireplace, an attractive traditional feature in this otherwise modern new apartment. The bathroom is a high-specification modern room with an LED lit mirror and high end Grohe sanitary ware, including a walk-in shower with a dual shower head.

Apartment 2

 X 1  X 1  X 1

Apartment 2 is situated on the ground floor and comprises an immaculate and modern kitchen and living space, with large windows providing a wealth of light. The original fireplace is a gorgeous feature of the room, contrasting stylishly with the fully equipped high specification kitchen.

The bedroom is a generous double room with a spacious and modern en-suite room with a walk in shower and dual shower head. The mirror above the handbasin is a fashionable sleek design with LED lights integrated.



Apartment 1



Alnwick
01605 605 605
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PROPERTY FIRM EXPANDS FLAGSHIP OFFICE

One of the region's most successful property firms has relocated its flagship office following strategic growth for its residential operation.

Bradley Hall Chartered Surveyors and Estate Agents has relocated its Gosforth operation, which was officially opened by Sir John Hall, to occupy a larger and more prominent office on the High Street.

The firm recently reported that throughout 2019 residential turnover at Bradley Hall increased by 69% whilst sales increased by 172%.

Matt Hoy, Director of Estate Agency at Bradley Hall, said: "Our residential operation is thriving and our market share continues to grow across the North East. The relocation and expansion of our flagship operation to a more prominent and larger site signifies a time of change as we cement our future growth strategy and continue to adapt to the evolving market.

"We were delighted to have the support of Sir John Hall in our new venture and to have one of the region's most successful business leaders commemorate the opening of our new office.

"We are aware that consumer needs are constantly changing in the current market. We will continue to grow our presence and reputation as a professional and friendly high street agency offering the highest level of service whilst also consistently strengthening and proactively looking for innovative ways to support our clients.

"The new Gosforth office allows us to become the most prominent estate agency on the high street in an area of high footfall and visibility, which is important for our clients in order to gain maximum exposure. We look forward to opportunities, and welcoming new clients, which our new office will attract."

This growth has been driven, in part, by the launch of its Land, Development & New Homes department. The specialist new homes team brought to market £100m of new homes including 14 sites across the North East with over 200 plots for sale. The team is also working on a further 10 sites and 240 new homes that will be brought to the market during the next 12 months.

As part of the 'field to finish' approach created by the group, the new homes team is further supported by BH Planning & Design, a sister company of Bradley



Hall. Its dedicated team is currently working on projects that could see the delivery of more than 5,000 new homes across the North East.

Bradley Hall runs six offices in the North East including; Alnwick, Morpeth, Gosforth, Newcastle City Centre, Durham and Sunderland as well as an office in Leeds. Departments include; Commercial Agency, Building Surveying, Residential Agency, Land, Development & New Homes, Property Management, Mortgages, and Professional Services to include valuations and lease advisory.

Head of Land, Development & New Homes, Jonathan Rudge, said: "This impressive new space in Gosforth will allow us to couple the visibility and presence of the site with high quality customer service which Bradley Hall is known for.

"Working closely with BH Planning & Design as well as the general Bradley Hall residential operation, we provide clients with a full service, field to finish approach. Our New Homes department continues to grow as we welcome a number of exciting new projects to market, working closely with both regional and national developers."

Sir John Hall, Bradley Hall group director Peter Bartley and director of estate agency Matt Hoy officially open the firm's new Gosforth office.

For more information please contact Bradley Hall on 0191 284 2255 or visit www.bradleyhall.co.uk

Novellus Aesthetics

We've all been there, investing in products that claim to hydrate, replenish, minimise pores, fight acne, banish wrinkles... and the rest. But, seriously, have any of these actually worked for you?



What if we told you there's now such a thing as injectable skincare, which means that rather than applying your plethora of different hydrating, tightening and plumping creams, an aesthetician simply injects them in to your skin for superior penetration and a lasting effect. It's not as scary as it sounds, we promise.

As humans, our skin does a fantastic job of creating a barrier against the outside world, but, for us skincare fanatics, it significantly reduces the impact of our lotions and potions. Hence, why you will rarely see visible, fast results from your everyday skincare.

Going beneath the skin, with market leading injectable skincare, Prophilu, penetrates hyaluronic acid into the skin, which forms a water-binding layer underneath the skin. The hyaluronic acid

also stimulates the skin to produce more elastin and collagen, giving your skin the plump, juicy look we all crave. You may be wondering what makes Prophilu different to traditional dermal fillers, which also use hyaluronic acid to enhance features, it's simply that Prophilu doesn't change the structure of the face.

Novellus Aesthetics, located in Jesmond and owned by Doctor Steven Land, is one of the only clinics in the North East which offers this innovative treatment, as well as Sunekos, another market-leading treatment which injects amino acids, as well as hyaluronic acid, for skin regeneration.

Put simply, the penetration of topical skincare will always fall short when compared to something that goes under the skin.

If you'd like to know more about injectable skin care, contact Doctor Land of Novellus Aesthetics.



For more information, or to book an appointment at the clinic, please contact the team on info@novellusaesthetics.co.uk www.novellusaesthetics.co.uk | 0191 695 0450 | 1 Benton Terrace, Jesmond, Newcastle Upon Tyne, NE2 1QU.



WOOD VIEW

OAKENSHAW, COUNTY DURHAM

GUIDE PRICE £380,000 EPC Rating C

 X 4  X 3  X 3

This immaculately presented and individually designed four-bedroom detached family home is situated within the small village of Oakenshaw on the outskirts of Durham City. Oakenshaw is a village in County Durham, just 6 miles south west of Durham City Centre which is a short commute of less than 15 minutes away.

The house is accessed via a quiet country lane and offers the perfect combination of country living and modern luxury. This unique property sits upon a generous plot with wrap around gardens and open views to the rear.

Internally, the property offers a lot of natural light and a spacious layout. It offers a combination of quality fixtures and fittings spread throughout the property.

The family home comprises entrance hallway, WC, study, separate dining room, spacious lounge, fully fitted bespoke kitchen/breakfast room, garden room, utility and a large integral garage.

The first floor comprises a large master bedroom with en-suite shower room, a further three well-proportioned bedrooms and a stunning family bathroom.

Externally, the property benefits from being fully enclosed, with large double gates leading to a block paved driveway providing off street parking for numerous vehicles. There is a large double integral garage, with power, lighting and further single garage for additional parking/storage. Gardens wrap around the home and high hedging provides a high degree of seclusion and privacy.

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DEVELOPING CONSENSUS

Since its inauguration in 2012, Developing Consensus has brought together North East businesses and national organisations in order to bolster investment and change in our region.

Whilst the group has been established, members have invested over £1bn into the North East economy through various projects and developments.

The organisation works to make the area more attractive to investors and to provide the right conditions for growth whilst delivering the goals of the North East Strategic Economic Plan. It aims to tackle barriers preventing growth and encourage progress in the five key areas of Regional Vision, Planning, Inward Investment, Enabling Development and Infrastructure.

In its recent sentiment survey, members of the group expressed their positive outlook of the local property sector. There is no denying that times may have been challenging for the North East in recent years, however, with the hive of development proposals and activity taking place, it is an optimistic time for commercial property in the North East.

Based on interviews from a range of North East property experts, overall sentiment showed industrials marginally ahead of offices with a forecast for 2020 across the offices sector at 59% and industrials at 63% positive.

The sentiment report noted that the industrial market will still benefit from ecommerce with last mile delivery logistics now almost a separate sector. The only thing holding the market back is a lack of product which suggests there is still room for rental growth. Demand from SMEs is robust but decision-making can be slow, with key areas continuing to be Team Valley, Gateshead, Cramlington and the International Advanced Manufacturing Park, Sunderland.

There is significant office development planned which shows Local Authority support for development including the The Lumen building at Newcastle Helix and the Riga building at the Baltic Quarter, Gateshead.

The survey reported that the industrial sector is faced with a lack of stock. The market has been boosted by two very large retail sheds in Darlington and near Durham City but again the market is being impacted by the political landscape.

Investment is seeing more deals off

market and less on the open market and overseas investors with currency benefits are being attracted while retail is faced with the continued growth of online sales. Despite these challenges, the region's retail operators have adapted new and innovative approaches to counteract difficult market conditions.

Concerns were voiced over the Clean Air initiatives, which are still in the conception phase, and may impact the retail sector. Many of the region's business people have voiced concerns over the influence this would have on city centre organisations and their clients.

There's a great opportunity for the North East to build on recent growth, drive forward new development and become a more prosperous region, however securing improvements to the places where we live, work and play requires a fundamental change in how private and public sector organisations across the North East work together.

North East business and public sector leaders crucially need to unlock barriers to development, create the right

conditions for growth, attract inward investment and enable the delivery of new homes, offices and infrastructure for the businesses and residents of the North East. The key to this movement is collaboration across the region, better communication between public and private sector organisations, and through building a full dialogue on the topics that matter.

Continuing a joined-up approach to planning and development will enable the North East to make the most of what we have and deliver the economic assets and infrastructure that will secure the brightest future for our region.

Original Developing Consensus research by Chris Dobson
www.developingconsensus.com





SUICIDE PREVENTION

PROPERTY FIRM SUPPORTS MARCUS IN MIND

An award winning North East property firm has announced one of its charity partners of the year.

Bradley Hall Chartered Surveyors and Estate Agents will be supporting Marcus In Mind, a charity set up in memory of Marcus Colville, a medical student with a passion for music and rugby who tragically took his own life at the age of just 20.

The devastated family and friends of the Newcastle University student hope his story can help other young people believed to be at risk of suicide. The JustGiving crowdfunding page, which was set up to help research to actively identify and help young people who are at risk of suicide, raised over £100,000.

At the time of Marcus' death, Heaton-based Medicals Rugby Football Club paid tribute to the aspiring doctor and labelled his passing an "indescribable tragedy".

The club's statement read: "It is at

times like these that we must count ourselves grateful to be part of a group of friends with such a special bond, and we must come together to honour Marcus' memory.

"He was a great medical and a great friend. He will be missed."

Marcus' dad Alaric said his son did not engage with support services, and "hid his distress from those who knew and loved him".

He added: "We have started a fund, 'Marcus in Mind', which aims to fund research to help identify and reach those in need but not currently seeking help from the excellent counselling and support services available."

Neil Hart, Managing Director at Bradley Hall, said: "Marcus In Mind is an

incredibly important organisation which is developing new ways to provide mental health support to those at risk of suicide. It is essential that this group receives the backing of people and businesses in order to provide new ways to help those who need it most."

The firm has pledged to donate a third of the funds raised at its annual Festive Fundraiser to Marcus In Mind – with the other two thirds to be shared with local charities Marie Curie Hospice, Newcastle and Heel and Toe Children's charity. Last year, the firm raised over £21,000 at the event and has fundraised and donated over £64,000 to local charities under its new leadership.

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



Bradley Hall Directors Peter Bartley, Neil Hart and Richard Rafique

BRADLEY HALL RAISES £21,000 FOR LOCAL CHARITIES

A North East property firm has fundraised and donated over £21,000 to three local charities following its successful fourth annual fundraising event.

Bradley Hall Chartered Surveyors and Estate Agents held its fourth annual fundraiser in aid of North East causes including Marie Curie Newcastle Hospice, Heel and Toe Children's Charity and Bright Red at the event.

Since launching its annual Festive Fundraiser, Bradley Hall has fundraised and donated over £64,000 to local causes which, in addition to its chosen charities this year, have included Daft As A Brush, British Heart Foundation and St Oswald's Hospice.

Neil Hart, Group Managing Director at Bradley Hall, said: "We would like to thank everyone who attended and donated to the cause at our fundraising afternoon. The generosity of our guests will undoubtedly have a huge impact on the lives of the many people who rely on the organisations which we have chosen to support. Each year the event gets

bigger and better and we are delighted to continue to grow our fundraising total.

"As a North East business, we are passionate about supporting our communities and local causes. We firmly believe that part of our responsibility as a regional organisation is to ensure that local people are given opportunities regardless of their circumstances."

The Marie Curie Newcastle hospice cares for and supports around 1,000 people with a terminal illness, and their families, a year. Donations and fundraising help to fund 24-hour care for those staying at the hospice, as well as around 20 visitors a day who attend clinics and support sessions.

Bright Red helps patients who are dealing with a wide range of blood cancers. The more common diseases are leukaemias, lymphomas and myelomas. The charity also helps support patients

suffering from myelodysplasia and myeloproliferative diseases.

Heel and Toe Children's Charity currently provides 12,000 hours of free therapy including physiotherapy, occupational therapy, speech and language, conductive education and special educational needs tutoring.

Bradley Hall Group Director, Peter Bartley, who is a trustee for Heel and Toe, said: "Heel and Toe is an independent local charity which completely relies on donations to provide much needed therapy for children with disabilities. The charity receives no government funding and needs over £500,000 each year to provide the vital services, so we are delighted to have supported them, alongside Bright Red and Marie Curie, again this year."

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

RAVENSBOURNE

HETTON ROAD, HOUGHTON LE SPRING

GUIDE PRICE £595,000

EPC Rating E49

 X 5  X 2  X 4

Ravensbourne is a Victorian house with true character and grandeur. Set within its own grounds, the property boasts many original features, substantial proportions throughout and private gated access.

With five bedrooms and four reception rooms, Ravensbourne offers spacious living accommodation for all of the family and is ideal for entertaining.

The living accommodation is split over two floors and comprises a main lounge with walk-in bay window and feature

fireplace and surround, a spacious kitchen with a mixture of wall and base units, a separate dining room with feature fireplace, utility area and a further two lounge rooms.

The first floor comprises five well-proportioned bedrooms and a family bathroom with his and hers basins and walk-in shower. The master bedroom benefits from en-suite facilities.

Externally the family home benefits from gardens to the front and rear, along

with a double garage. To the rear you will find a private patio area and to the front beautifully landscaped gardens and a large lawned area.

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WHAT IS A WILL AND WHY IS IT IMPORTANT?

When a loved one dies it can be an extremely difficult time for those they leave behind. Everyone copes in different ways, but no matter how much a family or next of kin is struggling, arrangements still need to be made relating to assets, properties, shares, business and any funeral plans. Without a will, this process can become complicated and can lead to family disputes, upset and your assets being distributed in a way which you would not have wanted.

Many people put off making a will and some make dangerous assumptions that everything will be organised fairly and be distributed to the people they wanted, however, in the absence of a will the estate will be split in accordance with the law. For example, if you are not married, the law dictates that parents or siblings will be entitled to your assets, rather than your partner.

No matter what your circumstances it's important to organise your will, however, there are certain situations in which it is imperative you organise your estate in order to protect your family and loved ones. If you are planning a family or have recently expanded your brood, it is important that your children receive what they are entitled to. If you are separating or divorcing you may want to reconsider who your assets will be passed to once you are no longer here.

If you are diagnosed with a serious illness, or are in the early stages of Alzheimer's, it is important to plan ahead and not only think about a will, but also about probate, lasting powers of attorney, court of protection, care home planning, the potential for contested estates and advance medical directives. Preparing these could help to ensure future care provisions and minimise care home fees,

saving you and your family tens of thousands of pounds.

Probate is an order of the court which grants you the authority to deal with the estate of the person who has died. You can gain a grant of probate if you are an executor named in the will or you can apply for Letters of Administration if there was no will and if you are the next of kin or other relative in certain circumstances.

It is important to understand that if you are applying for a Grant of Representation, then you become legally responsible for the administration of the estate. Once you have established the value of the estate you must report this correctly to apply for probate and give a declaration of truth as to the content of the forms that you complete.

All creditors of the estate must be paid before you give money or goods to anyone else, such creditors would include returning overpaid state benefits and paying all tax due. You must correctly identify and trace all beneficiaries of the estate and make sure they are paid their share, if there are enough monies left after paying all debts.

If there was no will then you must decide as a family who is to apply for Probate. Is it right that one or two of you assume the legal responsibility on behalf of all those to benefit?

Emmersons Solicitors Probate Department offers the ability to become executors of your estate at no extra cost to your family which makes it easier and faster for your family and beneficiaries to finalise your affairs.

If you would like any help from our Expert Wills Solicitors in Newcastle and Sunderland please do not hesitate to contact us for a FREE review of your existing Will.

Sunderland: 0191 567 6667
Newcastle: 0191 284 6989
www.emmersons-solicitors.co.uk



Emmersons Solicitors
 Managing Director
 Jacqueline Emmerson,



PROSPECT TERRACE SHINCLIFFE, DURHAM

ASKING PRICE OF £630,000

EPC Rating C69



X 4



X 3



This immaculately presented period terrace property is located in one of the most sought-after villages in Durham. The accommodation is spread across two floors and offers a luxury living space with superb and extensive south facing gardens to the rear of the property. The village of Shincliffe is often seen as the most desirable area to live away from the hustle and bustle of the city itself and offers a quiet retreat whilst still being within easy access of the city via the A177, which links directly with the A1(M).

This family home has been extensively refurbished to provide luxury, contemporary living space and set within surprisingly large grounds with a rear patio and garden that benefit from being south facing.

The ground floor briefly comprises; a large lounge with a log burner and a

separate dining room featuring a cast iron fireplace. Both rooms benefit from a walk-in bay window, which provide an abundance of light. At the rear of the property is a charming fully fitted breakfasting kitchen complete with a variety of base and wall units, AGA and walk-in bay window with seating area looking out on to the courtyard.

To the first floor lies the master bedroom, with en-suite facilities and bespoke fitted wardrobes. There are a further three well-appointed bedrooms and the recently refurbished family bathroom, featuring freestanding cast iron bath and walk in shower.

Externally, to the front of the house, the village green and driveway allow the property to be offset from the linear road running through the centre of the village. To the rear is a delightful paved sun

terrace, which is bordered by a brick wall, and an impressive raised garden, which is laid to lawn with inset borders and planted areas, mature trees and hedgerows to the rear boundary. The raised nature of the garden provides panoramic views over the surrounding rooftops towards the Spire of the village church and towards the Cathedral City of Durham, where the Cathedral itself can be glimpsed through the treetops. The gardens extend to approximately 0.2 acres and offer one of the most impressive award-winning additions to this delightful period house.

Durham

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Thinking of changing business premises?

Should I stay or should go?

As the Clash song goes (sort of), “if you stay there could trouble be but if you go it could be double”.

On any given week, I work with all sorts of businesses making critical decisions about where they should be located. For some, like the Theatre Royal Trust, the decision is obvious: they have to be in the most iconic theatre building in the North East of England. For others, such as start-up microbars or retail business, the decision is less clear.

More often than not clients come to me to arrange their lease or purchase of business premises after they've decided on the location and agreed the terms of the deal. Occasionally, however, some clients will request my input at an earlier stage and my first piece of advice is always the same - think about the ideal location for your business premises from first principles. This can lead to surprising results, some where clients realise that they are already in the perfect location and others where they identify the perfect location in an area they would never have considered in a million years.

Identifying the ideal location for your business

If your business is at or will shortly be approaching a cross roads, and the relocation of existing premises or the opening of brand new premises is on the table, then you should take the following steps:

1. Make sure your proposed move is within BUDGET:

- Work out your budget for establishing the new premises including:

- any positive or negative impact your businesses profits from the move;
- costs of moving from any existing premises;
- fit-out costs for the new premises; and
- cost of rent, and any service charge for the new premises.

2. Make sure your business is conveniently located to the most important modes of TRANSPORT for your business:

- consider how important COMMUNICATION links are to your business and how dependent you, your supplier's, your client's and your staff are on TRANSPORT links such as Road, Rail, Air, Boat, and Bus.

3. Make sure your business is located in the most COST EFFECTIVE area:

- do you need to be located within a centre of population or would you benefit from operating from somewhere more remote, where rents might be cheaper?
- do you rely on a high amount of footfall for sales?
- would you benefit from being based near suppliers, complementary businesses or even competitors?

4. Make sure that your business is located near to its preferred LABOUR FORCE:

- What type of Labour does your business require (manual, skilled, non-skilled, short-term, part-time, full-time etc.) and where will you readily find this workforce?

5. Make sure that you are looking at the right TYPE OF PREMISES for your business:

- Don't waste your time looking for and viewing premises that don't have the essentials. For example, are any of the following deal breakers:
 - Appearance (important if the image of your space affects your credibility)?
 - Parking (important if you have a lot of staff or customers visiting and there is little public transport)?
 - Size and layout (important if you might need to expand your working space)?
 - Physical environment (cold, noisy, dark premises can often mean that people don't operate at their best)?

Identifying new business premises can often be like shopping for your kids; if you're anything like me, you tend to end up buying what you really want (e.g. Subbuteo), rather than what they really want or need (e.g. Peppa Pig Home and Garden Playset). Hopefully, the above list should be a good starting point for your search, and stop you making this age-old mistake.

The most important thing is to draw up a good list of what your business needs and stick to it as best you can and, obviously, take appropriate advice at each step of the way.

BRADLEY HALL FESTIVE FUNDRAISER

Thank you to everyone who helped us raise over £21,000 for Marie Curie Hospice, Newcastle, Bright Red and Heel & Toe.





WHY SUNDERLAND IS NOW AN EVEN SAFER BET FOR INVESTMENT

EVEN those who have visited Sunderland in the past may have missed the fact that its city centre is nestled right on a cliff's edge, with green hills rolling down to the riverside below. The sudden drop - from the former Vaux Brewery site - means that you could be forgiven for missing the close proximity of the River Wear. It's simply not in plain sight.

But now, thanks to a £100m surge from investment powerhouse, Legal & General, Riverside Sunderland is the name on the lips of businesses keen to claim a stake in this prime location, just seconds from the heart of the city centre. And the scale of opportunity is now clear for all to see. Peter McIntyre, executive director of city development at Sunderland City Council explains.

“£100m of committed investment from Legal & General will catapult development projects that will absolutely transform Riverside Sunderland from

baron land into a vibrant hotbed of business; a modern, urban residential community; and an extension of the leisure offer in the heart of Sunderland.

“And - as has always been the way - when a city attracts the attention of one of the world's largest investment managers, it creates a buzz of confidence that sends ripples through the investment world. Already, this is generating unprecedented interest in Sunderland.

“Legal & General's commitment - which we announced in November - will deliver three buildings on the former Vaux Brewery site and form part of the



Riverside
Sunderland

A change is under way, and we have set out our plans for the next 20 years, which will establish Riverside Sunderland as a successful business location, a popular place to live, and the focal point for the life of the community.



wider Riverside Sunderland regeneration project, that will be transformational for the local area. It follows the completion of The Beam, which has been a hugely successful venture for the council – a figurative ‘starting gun’ on the renewal of a pocket of the city that can stimulate the rebirth of the whole of Sunderland’s heartland.

“The Beam in itself sent a statement to Legal & General – of renewed confidence and civic leadership; the council putting its money into a development that it absolutely believed would kick off transformation. And when we followed up with news of its first occupier – Ocado, a £1bn+ business – that really was the vote of confidence we needed to show investors that they can be absolutely confident when they back Sunderland with their cash.

“Legal & General identified the ‘vast potential’ it had seen in the council’s plans for Sunderland as the key driver for its investment, which will deliver three new commercial buildings, comprising up to 300,000 sq ft of Grade A office space

including the new Sunderland City Hall.

“And make no mistake, the announcement is the single most significant investment story to come out of Sunderland for decades. One that we can already see is driving not only optimism within the city, but interest from outside it.

“Legal & General’s backing will allow us to supercharge plans to transform our city centre, creating a magnet destination that will attract more people to live, work and play here. We’re clear – our city centre must become an economic motor for Sunderland.

“The investment we have attracted represents a huge, huge step forward, but there’s more to come. We are absolutely determined to create the healthy, dynamic and vibrant city our residents deserve and want to see, and we will keep building on each success, to transform Sunderland and create a place where people can be proud to live, work and do business.”

The news of Legal & General’s investment follows a string of positive

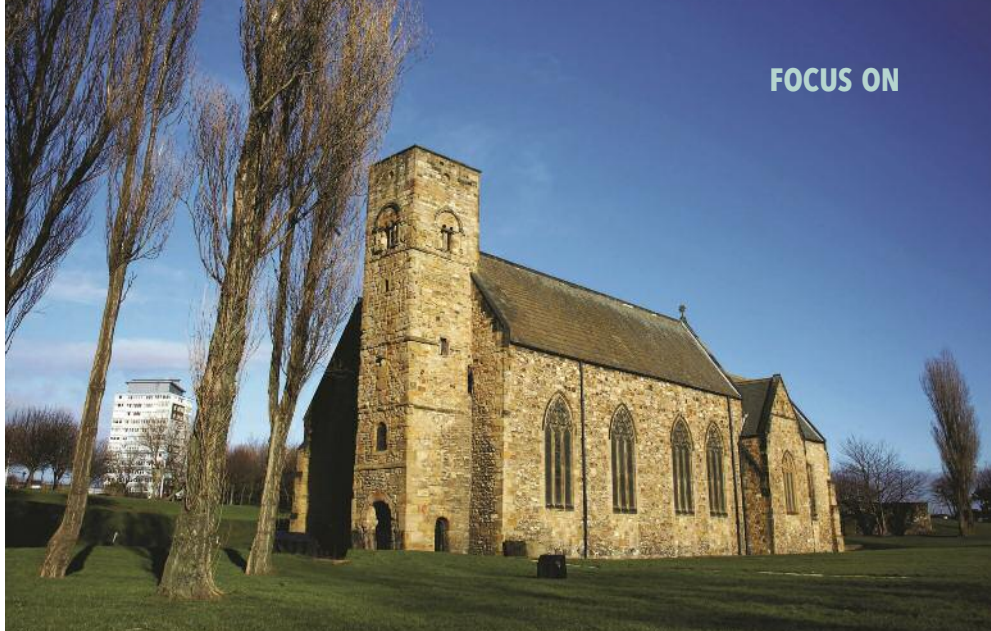
investment announcements for Sunderland. Ocado revealed plans to open a base in Sunderland just weeks after work on The Beam had completed, and has started to move a team into its base. A second tenant, Penschaw View, has also taken space on the ground floor as it looks forward to expansion and further announcements are expected soon. The second phase of work in the area will see a new City Hall for Sunderland get underway – work has started on the building, which will act as a public sector hub housing resident support services.

Among other exciting new city centre developments is a 120-room Holiday Inn hotel on Keel Square; a 450-seater auditorium, that is now under construction in the city’s Minster Quarter; renewal of historic buildings, like the transformation of Mackies Corner, the Elephant Tearooms and the River Wear Commissioners Building as well as announcements in Seaburn of a STACK development and a pub with rooms from the Inn Collection Group.



OUR CITY BY THE SEA

Sunderland is a city of light and a city of passion; a creative place that's fast becoming known for its vibrancy and culture as much as it's centuries of engineering prowess.



Sunderland is a city of surprises too. From a secret tunnel under the sea to a Greek temple. From tales of fearsome river beasts to a key site in early Christianity, and even the ancestral home of the first President of the United States of America.

There are few cities on earth where you can spend the morning strolling in the countryside, the afternoon by the beach and the evening taking in a world-famous show at the stunning Edwardian Empire Theatre; but Sunderland is one of them. With a series of big events too, like the Sunderland Airshow, River Festival, Festival of Light and the all new Lamplight Festival there are even more ways to have a great day.

For a good old-fashioned family day out Sunderland's beaches are the perfect place to unwind. Whether you're looking for somewhere to let the kids run off some excess energy or to sit and relax with a picnic; there's miles of beautiful coastline from which to choose the ideal spot. Roker and Seaburn beaches have been favourite family spots for hundreds of years. It's easy to see why when you're gazing out towards the horizon with just the lighthouse of Roker Pier to punctuate the view - it's a sand castle builder's

paradise. But every top sandcastle builder needs refreshment, or an ice cream at the very least, that's where the cafés and restaurants come in to their own. Opening this Spring Seaburn Stack is the latest exciting addition and promises to be the perfect place for all the family, with the container village already geared up to welcome a selection of fabulous lifestyle businesses including Mexican and Thai street food accompanied by live music and crowd karaoke.

If heritage is your thing there are plenty of hidden gems to choose from. The historic Roker Pier and Lighthouse recently underwent major restoration creating public access to the unique and rarely seen tunnel which stretches the full length of the pier. St. Peter's Church is a truly pivotal site in world history and, founded by the pioneering Benedict Biscop, it was home to leading scholars most notably the Venerable Bede. At the National Glass Centre, visitors can discover how glass arrived in Britain, how it's made and why Sunderland has such a rich glassmaking heritage.

Sunderland Museum & Winter Gardens holds a collection dating back to 1846 including a collection of the works of LS Lowry, an artist who spent lots of time

in Sunderland. Recent exhibitions have included works by Leonardo Da Vinci and Canaletto.

A few miles up the River Wear from the coast you will find the National Trust's Washington Old Hall the ancestral home of George Washington's family. Indeed, it's the very reason that he was called Washington and of course the capital of the USA is named after him.

Built around 600 years ago, Hylton Castle stands in the heart of Sunderland as a magnificent reminder of the past. New life has been breathed into this ancient building scheduled to re-open this year as a community-based heritage-led visitor attraction.

Sunderland is an easy city to get to and get around, with great transport links. If you're looking for a luxury hotel with every detail taken care of, or a cosy B&B; there's lots of options when it comes to places to stay too. Look out for the Seaburn Inn, a fantastic brand-new asset to the city due to open later this year. Whatever the reason for a visit you're guaranteed to receive a warm Mackem welcome in our city by the sea.

For further information visit www.seeitdoitsunderland.gov.uk



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- Eight car parking spaces



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POTENTIAL DEVELOPMENT FOR SALE

CARLTON HOUSE

Ryhope Road,
Sunderland, SR2 8HY

FREEHOLD PRICE OF £999,950

- Potential residential development for sale
- Grade II Listed building
- Site area 0.6 acres
- Superb location in desirable residential area
- Planning permission granted
- Planning reference 18/01465/LBC
- Work will incorporate internal and external alterations to Carlton House as well as the erection of two 3 bedroom semi-detached coach houses
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POTENTIAL DEVELOPMENT FOR SALE

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FREEHOLD PRICE OF £999,950

- Potential Hotel Development for sale
- Grade II listed building
- Building size 1,385m² (14,908ft²)
- Superb location in desirable residential area
- Planning proposed for 7 Bedroom Boutique Hotel
- Planning reference: 18/01454/FUL
- Site extends to 0.674 acres

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WHAT IS NEXT FOR THE PLANNING INDUSTRY?

By Mark Ketley, Director of BH Planning and Design

In light of the ongoing Covid-19 pandemic, many industries are being required to adapt their approach in order to maintain a steady flow of activity. The planning industry is by no way an exception to this with working capacity for many organisations, including Local Authorities, during the pandemic understandably stretched. So, the question is, what happens next?

Proactive advice from the Chief Planner for the Ministry of Housing, Communities & Local Government (MHCLG), Steve Quartermain CBE, has been circulated and this has outlined a need for the planning system, and in particular decision-making on planning applications, to support the continuation of economic activity. Mr Quartermain's letter identifies how the planning system can continue to function during this challenging period, encouraging innovative approaches by Local Planning Authorities to decision-taking, plan-making and consultation processes.

Following concerns surrounding the impact of COVID-19 and the capacity of Local Planning Authorities to prepare and progress Local Plans and support

neighbourhood planning, all Authorities are being encouraged to work proactively with their communities and other stakeholders to ensure Plans can continue to be progressed, even if modifications to current timetables are required.

More importantly however are the potential effects on decision-making in relation to planning applications and the immediate economic impact this could have, particularly with the suspension of Planning Committee meetings which could result in significant blockages in the system while we wait for committees to reconvene in their traditional way.

It is heartening to see the advice from MHCLG encouraging pragmatic approaches, flexibility and the utilisation of technology as much as possible to ensure that planning decision-making can continue. Virtual committee meetings are

being encouraged and are already being actively trialled in some parts of the country, whilst the letter from Mr Quartermain also endorses the wider use of delegated powers for determining applications that would ordinarily require Committee consideration. Again, some Local Authorities are acting quickly on this advice and we are aware of at least two Council's in the North East who are putting measures in place to determine the vast majority of applications, if not all, under delegated powers during this period.

Clearly it is still uncertain how long the requirements for self-isolation and social distancing will last, however, it is important for all professionals in the planning sector to ensure efficient and dedicated working in order to protect existing businesses, future development



Written Ministerial Statement in an almost instant reaction to the challenges faced by retailers of food, sanitary and other essential items due to coronavirus. He said: "Given the exceptional challenges facing the UK from the coronavirus, it is vital that deliveries of food, sanitary and other essential products over the coming weeks can be made as quickly and safely as possible, minimising disruption to the supply chains on which our communities depend. The likely pressures on driver capacity mean additional flexibility is needed so that retailers can accept deliveries throughout the day and night where necessary.

"The National Planning Policy Framework already emphasises that planning enforcement is a discretionary activity, and Local Planning Authorities should act proportionately in responding to suspected breaches of planning control."

Time will only tell what impact the Covid-19 pandemic will have on the future of our economy, however for now we can reflect and use the Government's initial positivity as a milestone in these testing times. The planning profession has always been resilient in times of challenge and it is key to ensuring that economic activity is supported and can continue where possible. Now is the time to adapt and for the planning industry to work together in order to protect and support the economy, both throughout the crisis and the recovery period beyond it.

proposals and ensure subsequent economic recovery.

In response to pressures placed on retailers in the essential items industries, the Government has moved quickly on adapting planning allowances. This quick response in early March gives both local and national providers of essential goods the flexibility needed in order to maintain the best interests of the public at this unprecedented time. In response to the closure of all pubs and restaurants for example, a temporary 12 month permitted development right has been introduced allowing these businesses to operate as hot food takeaways. This move

not only helps to provide a vital food offer for local communities but also protects businesses, landlords and all of the businesses and people which feed into this industry.

Strategic and efficient movements such as this are a prime example of the success which can be gained from quick adaptation and decision-making in our industry. Flexibility in approach to enforcement matters and restrictions imposed by conditions of planning consents is also being strongly encouraged with the Secretary of State for Housing, Communities and Local Government, Robert Jenrick, drafting a

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I DON'T BELIEVE IT!

By Phil Dean, Head of Commercial Property, Samuel Phillips Law

This is usually a phrase associated with Victor Meldrew, but thousands of landlords up and down the country will soon be waking up to the fact that their formerly profitable residential portfolio is actually costing them money, not making it.

Basically, the tax relief that landlords were able to claim for finance costs is being restricted to the basic rate of income tax from the start of the new tax year.

For non accountants, this means that a much larger proportion of the income you earn from your portfolio can be taxed, pushing some people into the 40% tax zone and potentially affecting other benefits such as child benefit.

We have clients who have mortgages on their portfolio who have happily been making a small income out of the difference between their income and their mortgage payments relying on the tax relief but that will soon be reduced drastically. I've even got one client who was looking at selling their entire portfolio as it "just wasn't worth it anymore".

As with all situations, they're best approached with a little more patience. Working with their lawyers and

accountants as well as their usual surveyor, there are ways we can work around this.

Solutions can include transferring the portfolio to a company or it may be best to set up a management company to take the profits in the portfolio. One client is even looking at changing their entire portfolio over to holiday accommodation, but that may well open another can of worms.

Unfortunately, the benefits of getting around one tax can lead you being liable to make payment for another BUT real benefits can be realised if you actively manage your portfolio to get the best results and take good legal and accountancy advice to deal with it as there's no one size fits all solution.

This year's April 5th tax deadline is nearly upon us and its arrival could be the final nail in the coffin for a lot of property owners. There are things you can do, so it's time to review your position now, if you want to avoid the worst of the effects before the deadline hits.

Phil Dean is head of commercial property at Samuel Phillips Law, Grey Street, Newcastle upon Tyne. Email: phildean@samuelphillips.co.uk.



SME DIRECTORY

In light of Covid-19 and the challenging time for local businesses, we wanted to support the organisations which we work with and friends of Bradley Hall. We will be using our social media platforms to support local SME's over this time.

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www.sh-advertising.co.uk

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www.bondgatehpmes.co.uk

The Inn Collection Group
www.inncollectiongroup.com

Jesmond Dene House
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Tolent Homes
www.tolenthomes.co.uk

Gentoo Homes
www.gentoohomes.co.uk

Club Zest Ladies Leisure
www.clubzest.co.uk

Samuel Phillips Law
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GT3 Architect
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Landlords left vulnerable by Covid-19 depend on proactive property managers to help them through crisis.

By Catherine Affleck, Group Operations Director and Head of Property Management

The world has changed somewhat in the weeks leading up to the distribution of this edition of Portfolio and the Government imposed self isolation directives or 'lockdown' have temporarily changed the way in which we all live and work.



The lockdown was imposed on Monday 23rd March, just two days before the spring rent quarter day and the day on which the Government passed the Coronavirus Act 2020. Under this emergency legislation the Government offered blanket protection from eviction for non-payment of rent for both residential and commercial tenants until 30th June 2020. This action was widely praised by tenants and many businesses but left commercial landlords, in particular, in an extremely vulnerable position.

The role of the Bradley Hall Property Management Team is to act, largely, on behalf of landlord investment clients ranging in size from private individuals, to family investment companies and up to large corporate landlords. We tailor our approach to our clients depending upon their needs but our approach with their tenants is always underpinned by the personal approach we pride ourselves upon in our property management team.

We see it as a vastly important part of our role as property managers to get to know our clients' tenants, their businesses and circumstances in order that we can truly offer our clients the best possible advice based on all of the factors at play.

There was a sense of foreboding by landlords and property managers alike as we waited to see which tenants would take advantage of the Government protection and default on their lease obligations. Over the course of the days following the rent due date our team spoke to hundreds of tenants to determine their position, understand the stresses on their businesses and to negotiate future rental arrangements on behalf of clients. Depending on the individual financial circumstances and instructions of each landlord client we have been able to negotiate a vast range of monthly payment concessions and payment plans for deferred rental payments for the mutual benefit of both parties given these most unusual

circumstances. It is important for everyone involved to understand that deferred payments are essentially just pre-authorised arrears and the sums will need to be paid in future. We have found that tenants have been keen to work with us on behalf of their landlords to ensure they don't get into a position where arrears become unmanageable and to continue the positive relationships which have been built over the years.

At Bradley Hall we have been heartened to see that the majority of the tenants we work with were keen to pay their rents and understood that, particularly in the case of smaller commercial landlords who did not yet qualify for many of the relief measures provided, there was a heavy reliance on their rental income to allow their landlords to fulfil their own financial obligations. There will always be those larger, financially sound tenants who will exploit the situation and the measures put in place to help businesses survive this global pandemic but there has been an overwhelming sense, from the vast majority of tenants and landlords, that we are all in this together and will come out stronger at the other side by playing fair and working together.

The usual approaches to rent collection were simply not appropriate and our team, as part of a regional SME business, were acutely aware that they were dealing with tenants who were extremely stressed and anxious about the survival of their businesses and livelihoods. For those who were unable to pay, or who were unaware of the support available to them, our team ensured that they were up to date with the help available and were able to direct principally smaller business tenants towards sources of help and advice in order that they could access the circa £350 billion of tax reliefs, VAT payment deferrals, grants and loans made available to businesses by the government. In doing so it has meant that, whilst it is early days, as the grant funding begins to filter through from local authorities tenants have found themselves in a position where they are able to pay part, if not all, of their rental obligations.

It has been more apparent than ever that proactive management and, even more importantly, our personal approach of getting to know tenants that has allowed the open dialogue between landlords and their tenants during this difficult time.

For more information on how Bradley Hall can support you with your Property Management matters please contact the team on 0191 232 8080 or visit www.bradleyhall.co.uk

STACK owners reveal plans for more developments in the North East

Danieli Holdings, which developed Stack in Newcastle and a similar site in Seaburn, says it has other schemes 'in the pipeline'.

The owners of Newcastle's Stack development have revealed they are planning another shipping container village in the North East.

Gosforth-based Danieli Holdings - which also operates Yolo Ponteland and Yolo Townhouse - is working on a Stack development in Seaburn after the success of its initial site in Newcastle city centre.

Chief executive Neill Winch has revealed other Stacks are "in the pipeline" after Danieli's leisure arm reported a successful year in business.

The company, which also has healthcare and security divisions, has published consolidated accounts which reveal its leisure offering to be the star performer last year.

The group can't reveal where the latest Stack scheme will be built, but said it will be in the North East.

Neill Winch, Chief Executive of Danieli Holdings said: "Stack has been very well received, however, all of our leisure sites have performed very well this year.

"Of the three divisions, the leisure sector is outperforming the other divisions with substantial growth forecast for the year 19/20 and 20/21.

"Looking ahead, the extension to The Muddler is under way and we hope to get this open by August of this year, and The Duke of Wellington conversion will begin in early 2021.

"We've had huge growth year-on-year within the leisure sector, with additional Stack schemes in construction and in the pipeline, as well as the Muddler extension and the Duke conversion, most of which will fall into the trading year 20/21. Our leisure sector certainly has exciting times ahead.

"The directors are happy with the performance of all three divisions, security, care and leisure and we are forecasting record turnover and EBITDA for the year to the 30th of April 2020."

The news comes as accounts for the year ended April 30 2019 show a 21% increase in turnover, from £24m to £29m, following rising sales within its leisure offerings.

*By Coreena Ford
Chief Business Writer
BusinessLive North East, The Journal,
The Chronicle, Sunday Sun*



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The logo for Bradley Hall, featuring the company name in a bold, white, sans-serif font. Below the name, the text 'CHARTERED SURVEYORS & ESTATE AGENTS' is written in a smaller, white, sans-serif font. The logo is set against a black rectangular background.

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BRADLEY HALL PROFESSIONAL SERVICES

By Richard Rafique, Bradley Hall Director and Head of Professional Services.

At Bradley Hall we provide property valuations for secured lending, taxation, accounts, matrimonial and probate purposes. We can value residential, retail, industrial and office properties, in addition to development sites, across the region. We have secured a place on several major institutional lending panels, including Barclays Bank Plc., Lloyds TSB, Yorkshire Bank and Svenska Handelsbanken. Our valuation reports are undertaken in accordance with the RICS Valuation - Global Standards 2017 (The Red Book). The Bradley Hall Professional Services team has received an official 'Outstanding' rating from RICS

for its valuation services.

When it comes to lease renewals, commercial tenants are usually protected by the complex provisions of the Landlord and Tenant Acts. We have comprehensive knowledge of statute and case law and of the rights of landlords and tenants so that our clients are fully advised both before and during negotiations.

Local market knowledge and understanding of the detail of comparable transactions is key in successful lease negotiations, with rent reviews normally occurring at three to five year intervals.

Negotiations require a full understanding of the intricacies of the lease and rent review provisions together with case law and the Landlord and Tenant Acts with associated legislation.

We offer market based, expert advice to landlords and tenants on rent reviews under existing leases. Our high standard of service includes a full inspection of the property, a thorough examination of the lease, meticulous market research for the area, detailed analysis of the comparable rental evidence and, of course, firm but pragmatic negotiation. This can save clients significant amounts of time and money.

For more information on Bradley Hall's professional services, please visit www.bradleyhall.co.uk or call 0191 232 8080



NEW ADDITION TO VROOM

as Northumberland Estates announces
two dealership opportunities

This spring will see the arrival of a high profile electric car company to North Tyneside as the region's premier car retail park continues to thrive.

The eight acre Vroom site which is prominently positioned adjacent to the A19, north of the Tyne Tunnel, is already home to Cartec Motor Company and Carsupermarket.com and the new dealership will add a 9,600 sq.ft showroom and workshop as well as 120-car pitch spaces.

The latest deal leaves only two units available at Vroom and site owner Northumberland Estates, believes the recently completed £75m project by Highways England has had a positive impact.

Michael O'Driscoll, Senior Asset Manager at Northumberland Estates

said: "The new carriageway under the A1058 has greatly improved traffic flow and left Vroom more visible. We are very excited to have secured the latest addition and now looking for dealerships for the final 120-car and 60-car pitches.

"Vroom has the capacity for over 750 cars on site and we have the ability to expand on a 13-acre plot. Due to traffic congestion at Silverlink and the higher rental values of dealerships, Vroom offers a more visible and cost-effective alternative."

National retailer Motordepot launched its Vroom site in 2018 following Northumberland Estates' construction of a purpose built car preparation and service centre.

Commenting on the performance of their Vroom site, Stephen Butterley,

managing director of Motordepot added: "The past two years have been extremely successful for us and January 2020 proved to be the busiest month we have ever had."

Thanks to its position at the northern end of the Tyne Tunnel Trading Estate, customers can combine a visit to Vroom with a trip to the popular Silverlink Retail Park which is home to more than 20 retailers including names such as Halfords, Boots, Next and M&S.

Laura Walker, Senior Property Manager at Bradley Hall said: "The thriving businesses which are part of Vroom are a testament to its excellent location and strong brand presence, which combined have the ability to service the North East market."

If you are a car dealership and are interested in becoming a part of the region's premier car retail park please contact Laura Walker of Bradley Hall - Email: laura.walker@bradleyhall.co.uk

www.vroomnewcastle.co.uk



THE BEST OF BOTH WORLDS

Jaguar has always been a quintessentially British brand with a defined demographic, however its latest products have changed the way this brand is perceived – and rightly so.

The brand took a different turn when introducing its new F-Pace as the C-X17 concept at the 2013 Frankfurt Motor Show – moving into a new realm and synchronously introducing a new direction for the company.

Jaguar Land Rover remains as one of the most iconic brands in the automotive industry – however as reported by Diginomica last year, that brings issues as well as benefits, according to its Global Head of Digital Marketing, Matt Dunnakey. He highlights that the challenge for the firm is to be relevant to the current market as well as maintaining its loyalty to its long-term customers.

The reveal of the F-Pace was certainly a turning point for Jaguar as a stand alone brand, entering into an area which, externally, the company was not known for. Of course its sister company, Land Rover, is a well-established leader in the SUV arena.

As the UK's desire for SUVs shows no sign of halting, Jaguar took the plunge in release first its F-Pace, followed by its smaller E-Pace and the electric I-Pace, bringing the brand fully up to speed with the desires of consumers – broadening its horizons and opening up its products to

an entirely new audience. The F-Pace was not simply the introduction of a new vehicle to the marketplace, but a milestone and breakthrough for the company moving forward.

We were delighted to test the F-Pace P300 SPORT in Santorini Black Metallic which was complete with additional options including; Privacy Glass, Sliding Panoramic Roof, Meridian Surround Sound System, Keyless Entry, 360° Surround Camera System, Adaptive LED headlights with LED signature Daytime Running Lights and Auto High Beam Assist (AHBA). All of these elements complimented the impressive standard specification which comes with the 300 Sport including; fixed panoramic roof, 10-way electric front seats with driver memory and auto-dimming, power fold, heated door mirrors with memory and approach lights.

Internally, the F-Pace shares similarities with the Discovery Sport combined with elements of the Jaguar XE and XF saloons which present this fusion perfect for a number of demographics. With its spacious and practical interior and stylish finish, it is difficult to comprehend this vehicle not being



aesthetically attractive to a variety of consumers. Although solid and safe, the F-Pace provides strong bodywork and a lot of aluminum and other lightweight materials to keep weight down to improve its agility.

If you want your SUV to cut through corners more like a sports car on stilts than a traditional 4x4 the Jaguar F-Pace is one for you. It may be a featherweight compared to most of its rivals however this 1.8 tonne SUV provides the best of both worlds.

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



The Inn Collection Group announces second acquisition deal of 2020 with purchase of historic Black Swan in Yorkshire

The Inn Collection Group have bolstered their pubs with rooms portfolio with the purchase of landmark Yorkshire coaching inn, The Black Swan in Helmsley.



The Inn Collection Group's Managing Director Sean Donkin said: "We are absolutely thrilled to have added this superb venue to our collection. We're looking forward to investing significant capital into realising the full potential of this phenomenal site for the community of Helmsley and visitors to Yorkshire alike to eat, drink, sleep and explore from."

"We have a proven track record in repurposing and enhancing historic inns and we're looking forward to turning our attention to The Black Swan as we continue to widen our customer base, group presence and visibility across the north of England."

The Black Swan is The Inn Collection Group's second Yorkshire site. The group operates award-winning freehold pub with rooms, The King's Head Inn in Newton under Roseberry, close to iconic North Yorkshire beauty spot, Roseberry Topping. Elsewhere, the group's portfolio includes sites in Northumberland, County Durham, Sunderland and The Lake District.

The Alchemy-backed The Inn Collection Group - which is supported through banking by OakNorth - will continue to roll out its strategic buy and build expansion across the north of England.

The Inn Collection Group were advised by Newcastle-based law firm Ward Hadaway on the transactions, with Jones Lang Lasalle on pre-acquisition diligence, alongside Clive Owen LLP and Bradley Hall.

Neil Hart, Group Managing Director at Bradley Hall, said: "We were delighted to act on behalf of The Inn Collection Group during this exciting and important time for the firm and are extremely proud to continue to work closely with the firm throughout its strategic growth."

"We look forward to working on future projects with the region's leading and contemporary pub company as it continues to change the face of the North East's hospitality sector."

The deal brings the group's portfolio to 13, following the northern pubco's purchase of The Pheasant in Bassenthwaite Lake, Cumbria earlier this month as the group remains on target to double its estate of freehold pubs within the next two years.

The historic 45-bedroom The Black Swan in the heart of Helmsley will continue trading before the group begins a major redevelopment of the site, which will reopen under its 'eat, drink, sleep and explore' pubs with rooms brand.

THE BENEFITS OF PRE-ACQUISITION SURVEYS

For residential and commercial property

Purchasing or leasing a commercial or residential property is a significant financial commitment – which is why it is essential to obtain a full understanding of its true condition.

From the outset, it is important to know if the building will cost you what the price states, or if it will continue to demand a degree of capital expenditure. A Pre-acquisition Survey offers a detailed assessment of the true condition of the building and therefore the associated obligations and commitments which will be inherited as a result of purchasing the property.

An in-depth investigation and survey allow the purchaser to avoid both stress and unexpected financial implications which would result from issues which are not immediately apparent. It is important to confirm that the building will serve its intended purpose – can it fulfil the needs of the buyer without incurring unexpected or unaffordable costs?

A Pre-acquisition Survey conducted by a chartered building surveyor can also assist in negotiations during the purchasing process. Feedback provided gives the buyer the needed information to achieve a fair deal and possible savings on the initial price. It should be noted a pre-acquisition survey is not a valuation survey, unless stated otherwise.

In addition, gaining a detailed understanding of the property will allow the planning of urgent and long-term maintenance obligations, lifecycle and refurbishment costs as well as an insight into historic works on the property, including detrimental structural changes.

The survey can also highlight statutory

compliance and legal issues along with advice on any specialist testing which may need to be undertaken. This can range from services, asbestos, deleterious materials and land contamination issues.

By obtaining as much knowledge as you can about a property and understanding the future implications of a potential purchase, you can be confident that your investment will be more assured.

A building survey by a chartered building surveyor involves an in-depth and accurate analysis of the condition, risks and liabilities linked to the property. It is a key element of the due diligence process which enables you to make a fully informed decision.

Bradley Hall's Building Surveying team carry out bespoke Pre-Acquisition Surveys for commercial and residential premises of all types across the North East. Other services include; Structural Surveys, Project Management, Dilapidations Negotiations, Schedules of Condition, Refurbishment/Extension Design and Tendering, Contract Administration, Measured Surveys, Insurance Reinstatement Cost Assessments, Construction (Design and Management) Regulations 2015, Planned Preventative Maintenance, Project Monitoring and Party Wall work.

For more information or to speak to a member of our team please call 0191 232 8080 or email henry.scott@bradleyhall.co.uk



By Henry Scott,
Head of Building Surveying
at Bradley Hall.

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KARPET MILLS LAUNCH DESIGNER FLOORING PREMIUM SHOWROOM AT FLAGSHIP NEWCASTLE BRANCH

Karpet Mills, the North East leading Carpet and Flooring retailer, are delighted to announce the launch of the NEW Designer Flooring Premium Showroom at their Kingston Park branch in Newcastle.

The new 10,000 sqft showroom displays the highest quality floor coverings available in today's market, including famous names such as Amtico, Axminster, Crucial Trading to name just a few.

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

"This will be a real game changer for us" says Karpet Mills director Joel Dickinson. "Our Designer Flooring Showroom at our Karpet Mills branch in Hexham has had great success since its launch in early 2018, so it has always been the plan to open up further showrooms and expand the business further. The new Designer Flooring showroom will allow us to provide customers with the largest



Joel Dickinson, Karpet Mills Director

selection of premium flooring brands in the North East."

The move marks further expansion for the Karpet Mills brand, who have invested heavily in recent years with two new stores in Hexham & Benton, brand-new purpose-built head office facility, and a full renovation of their Durham branch based in Hetton-le-Hole.

Karpet Mills combines the experience

gleaned from over a 140 years trading with the modern-day expectations of quality and service to provide the full package for every customer. All branches (Kingston Park, Gateshead, Hetton-Le-Hole, Hexham and now Benton) are open for trade 7 days a week.

Visit the new Designer Flooring Showroom Today – Unit 8A Airport Industrial Estate, Kingston Park, Newcastle, NE3 2EF or for more information visit www.karpetmills.co.uk





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NE46 3QB
Tel: 01434 600 100

BENTON - NEW
2a North Tyne Ind Est,
NE12 9SZ
Tel: 0191 259 9662

www.karpetmills.co.uk

JOSEPH I'ANSON

SENIOR SURVEYOR AT BRADLEY HALL

Joseph I'Anson has been a member of the Bradley Hall team for 7 years, progressing his career to become a senior surveyor within the firm and heading its commercial operations in the south of the region. Joe oversees commercial activity from its Durham and Sunderland offices and was part of the team which was named as the Most Active Agents in 2018 and 2019.

What opportunities do you think the south of the region holds for business and commercial property?

Sunderland has recently experienced a hive of activity and development, with ambitious plans to transform its city centre and the creation of its new urban quarter, Riverside Sunderland.

Investment in the city is surging back into the city centre and it is set to be a very different operation within the next 20 years. It's exciting to play a part in this movement and as a firm we are proud to have a strong presence and involvement in the local commercial property market at such an important time for the city.

Further south, activity in Durham continues at a steady pace as we continue to act on behalf of our loyal clients. We're delighted to continue our work for a variety of clients and projects including private investors, property companies, funds and lettings. We are also renowned for a range of property deals supporting the region's SMEs to large corporate companies, including small lock up shops and flexible office space.

What is the best thing about your role?

No days are the same and the amount of activity at the moment means that we're always on the go. Our reputation and presence in Durham has been established for decades, however, our Sunderland operation opened three years ago so a big part of that role is further building the brand and our network in the area.

Clients span from across a range of sectors, including private investors, public sector organisations and local businesses. Each industry feeds into and impacts another, so this variety also helps to support my knowledge of the market.

It is also great to be part of a team which has achieved so much and is recognised for its success. The fact that the team has been awarded as Estate Gazette Most Active Agents for the second year in a row is a great motivator and acknowledgement.

What do you think has influenced the success of Bradley Hall in recent years?

Bradley Hall has proven its ability to adapt to client and market needs – not just in commercial but across all its departments. The business has grown incredibly since its change in leadership and it has evolved significantly over the last five years. It is the only firm to perform well across all sectors.

Our appeal to a range of clients from micro-business owners to large organisations and local authorities is unmatched by similar firms. The friendly approach coupled with its professionalism is a recipe for success.

What do you think the future holds for the North East commercial property market?

There are many exciting plans for the region's property market. The previously mentioned plans for Sunderland, as well as proposals for the £260m Gateshead Quays complex, the regeneration of Pilgrim Street in Newcastle City Centre and the highly anticipated Newcastle Helix will all provide new opportunities within our region's commercial property market.

Economic uncertainty has made the commercial property market challenging however local businesses and subsequently the commercial property market has remained resilient. From micro business to large organisations, our regional economy is marching on, businesses are doing well and thanks to hard work and perseverance new and exciting developments are continuing to emerge across the North East.

To contact Joseph please call 0191 232 8080 or email joseph.ianson@bradleyhall.co.uk



BRADLEY HALL NAMED MOST ACTIVE AGENTS IN THE NORTH EAST

The top North East full-service property firm has been announced as ‘the Most Active Agent’ in the region for a second year in a row following a string of successful commercial deals.

Bradley Hall Chartered Surveyors and Estate Agents was announced by Estates Gazette as the firm which completed the most commercial property deals in 2019, as well as being named as the leading retail and hotels/leisure agent.

A spokesperson for EG said: “Bradley Hall hangs onto the overall title it won for the first time last year thanks largely to a dominant performance in retail. It is also the only overall regional winner to finish highest in leisure and hotels.”

Group Managing Director, Neil Hart, said: “We are incredibly proud to be named as the most active North East agent for the second year in a row. The EG Awards are compiled only of factual data, ensuring that they are one of the most accurate and reflective accolades in the industry.

“Despite a challenging year for our economy, this acknowledgement really highlights that our dynamic, passionate and dedicated team can evolve and adapt in order to really deliver for our clients, regardless of any hurdles or adversity. We continue to compete and surpass the national and specialist agents which operate in the region.”

The figures are based on Radius Data Exchange and provide a detailed breakdown of 2019’s full-year transaction volumes on both national and regional levels and across various property types. Most Active Agent is awarded to the firm which carries out the most commercial property deals.

Bradley Hall beat other local firms including Gavin Black and Partners as well as national agents Knight Frank, Sanderson Weatherall and Cushman and Wakefield to receive the top accolade.

Throughout 2019 the firm completed on 3,196,274 sq ft of commercial property space including for SME’s and start-up companies, to large development sites, public sector projects and investment property.

Neil continued: “Our business is



certainly evolving and the EG Awards are a testament to our success. Since the change in the leadership of the business there has been a great deal of planning and strategy which has gone into moving forward from its previous legacy. Our team is stronger than ever and we are looking forward to another successful year for the business.”

Nicholas Bramwell, Senior Surveyor at Bradley Hall, said: “This acknowledgement from EG is another outstanding milestone for the commercial property team at Bradley Hall. This success has been underpinned by Bradley Hall’s growing network, reputation and presence

“The North East property market has remained resilient despite economic uncertainty thanks to a range of innovative approaches to business from our region’s SMEs – and we look forward to experiencing a growth in that success throughout 2020.”



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