

ISSUE 07 | SUMMER 2019

PORTFOLIO

PROPERTY AND LIFESTYLE MAGAZINE FOR THE NORTH EAST



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WELCOME...

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

It's daunting to think that we're over halfway through 2019 already, however, we're delighted that Bradley Hall has achieved everything we set out to accomplish and more within this timeframe. Following our year end results we announced reaching the £3.5m turnover mark – including a 20% increase in net profit as each area of the business continues to grow.

You will also read later in the magazine how our Northumberland operations have expanded as we occupy larger and more central Alnwick offices at 28 Bondgate Without. The move comes as residential turnover has increased 69% within a year whilst sales have increased by 172%.

Other achievements have included an 'Outstanding' rating by RICS for our Professional Services department, and the growing success of our sister companies BH Planning & Design and BH Financial.

Throughout a time of uncertainty, we've managed to continue to thrive and adapt, remaining largely unscathed by the looming Brexit deadline. With the current climate likened to the Great Depression, large corporations have seemingly suffered the most, while North East SMEs continue to operate with confidence.

Added pressures saw car manufacturer Nissan announce plans to cut 12,500 jobs globally, followed up by an

announcement that its Sunderland plant will likely avoid any cuts. Within the same industry, Jaguar Land Rover (JLR) has plunged deeper into the red, reporting a £395m pre-tax loss, as a decline in sales and Brexit contingency planning took their toll on the UK's biggest carmaker.

In the retail sector, London-based and JSE listed shopping centre landlord Hammerson, which counts Coronation Fund Managers as a major investor, reported a decline in income from its flagship retail properties. The company reported a 6.8% hit across its 21 key shopping destinations which include Brent Cross London, Victoria Gate and Victoria Quarter Leeds and Silverburn in Glasgow.

Pessimistic press focussing on larger retailers continues, however innovative solutions have helped to keep our region's retail sector afloat. Quirky destinations such as STACK Newcastle have provided opportunities for smaller retailers and hospitality outlets to occupy space in our bustling city centre, with this success planned to be replicated at Seaburn seafront in Sunderland.

While SME housebuilders continue to prosper in our region, larger construction companies are found to be suffering, with The Guardian recently reporting that Britain's construction industry "dropped like a stone" in June resulting in its worst

monthly performance in more than 10 years - all due to the Brexit crisis.

Despite these negative reports, our specialist new homes team brought to market £100m of new homes including 15 sites across the North East with over 200 plots for sale. The team will launch a further six sites and 117 plots over the remainder of the year. The region's booming new-build sector is further evidenced by BH Planning & Design projects, which could see the delivery of more than 4,000 new homes across the North East.

The remainder of 2019 is set to bring us several new projects and achievements, and we look forward to further successes and milestones as we continue being proactive, adapting to the region's property needs and growing our business.

As always, I would like to take this opportunity to say thank you to every individual and business which supports Bradley Hall, everyone who chooses to use our services and our Portfolio readers.

Enjoy reading!

Neil Hart
Group Managing Director
Bradley Hall

A NOTE FROM THE EDITOR...

It's hard to believe we're on to the seventh edition of Portfolio Magazine! I thought it was probably about time that I introduce myself as its Editor – whilst taking the opportunity to tell you all about the publication's success so far.

Over the past three years, Portfolio has become a well-known property, lifestyle and business publication in the North East. We predict that over 35,000 people read each high quality, printed edition – while thousands more people read it online. We deliver copies of the magazine to all prestigious residential areas across the region, in addition to sending print and digital copies directly to our network of clients and contacts who are interested in our service offerings. We carefully select and distribute to the areas of high footfall which attract our target audience, often refreshing and adding to our list during the launch of each edition with our supporters in mind.

Interestingly, we also have an international reach, with further hundreds of people from countries including France, America and Singapore showing an interest in the magazine. The presence of Portfolio grows with every issue and the positive feedback has been outstanding.

Portfolio started as a tool to promote Bradley Hall back in 2016, however it quickly became a brand within its own right, and we began to welcome more and more parties on board who saw a great opportunity in being featured. This interest and support meant we were able to significantly increase our print run by 250% and pagination by almost 50% - quickly becoming the highly read and recognised publication it is today.



We are delighted to have formed some fantastic relationships with North East businesses and national brands alike. Our key aim is to provide relevant and interesting content for our readers – and we have recently welcomed leading holiday firm Emirates Holidays, furniture company Barker and Stonehouse, fashion retailer Barbour and Audi to our magazine.

National garden chain Dobbies Garden Centres, leading removals company Dorree Bonner and North East based carpet supplier, Karpet Mills all continue to be repeat inclusions in Portfolio. Leading North East solicitors Hay and

Kilner and Samuel Phillips join us for this edition, whilst construction companies Tolent, Gentoo and Northumberland Homes Ltd have also chosen the publication as a platform for its products, services or professional voice.

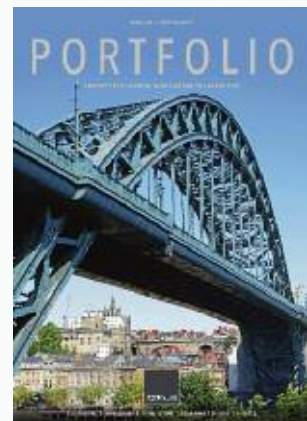
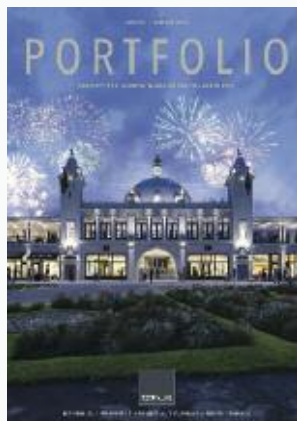
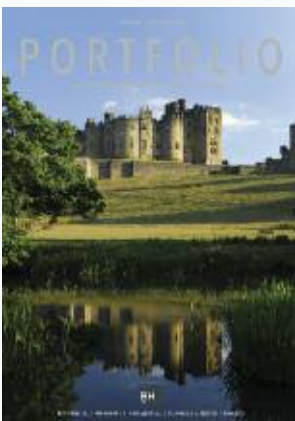
Portfolio has provided a fantastic platform for us to champion what's great about the North East. This edition includes a tour of the Northumberland Coast and 'What's New in Durham', as well as a comment on the development and regeneration of Durham by Cllr Carl Marshall.

One of our key priorities will always be to present readers with the best residential and commercial property opportunities in the region. We are incredibly proud of the selection of properties, luxury homes, new build developments and commercial properties which are represented in this edition. It really does showcase the reach, variety and broad client base we have at Bradley Hall.

Finally, I would like to say a big thank you to all our readers, past and present advertisers and supporters for making Portfolio what it is today.

Cassie Moyse
Editor
Portfolio Magazine

cassie.moyse@bradleyhall.co.uk



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CREDITS

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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 eight offices across the North East, North West and London. 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 Rafque
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 also 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 six offices whilst continuing to deal first hand with client instructions.

0191 232 8080



Leigh Taylor
Head of Commercial Finance

Leigh Taylor heads BH Group company, BH Financial Services, which is one of the UK's fastest growing independent financial consultancies. 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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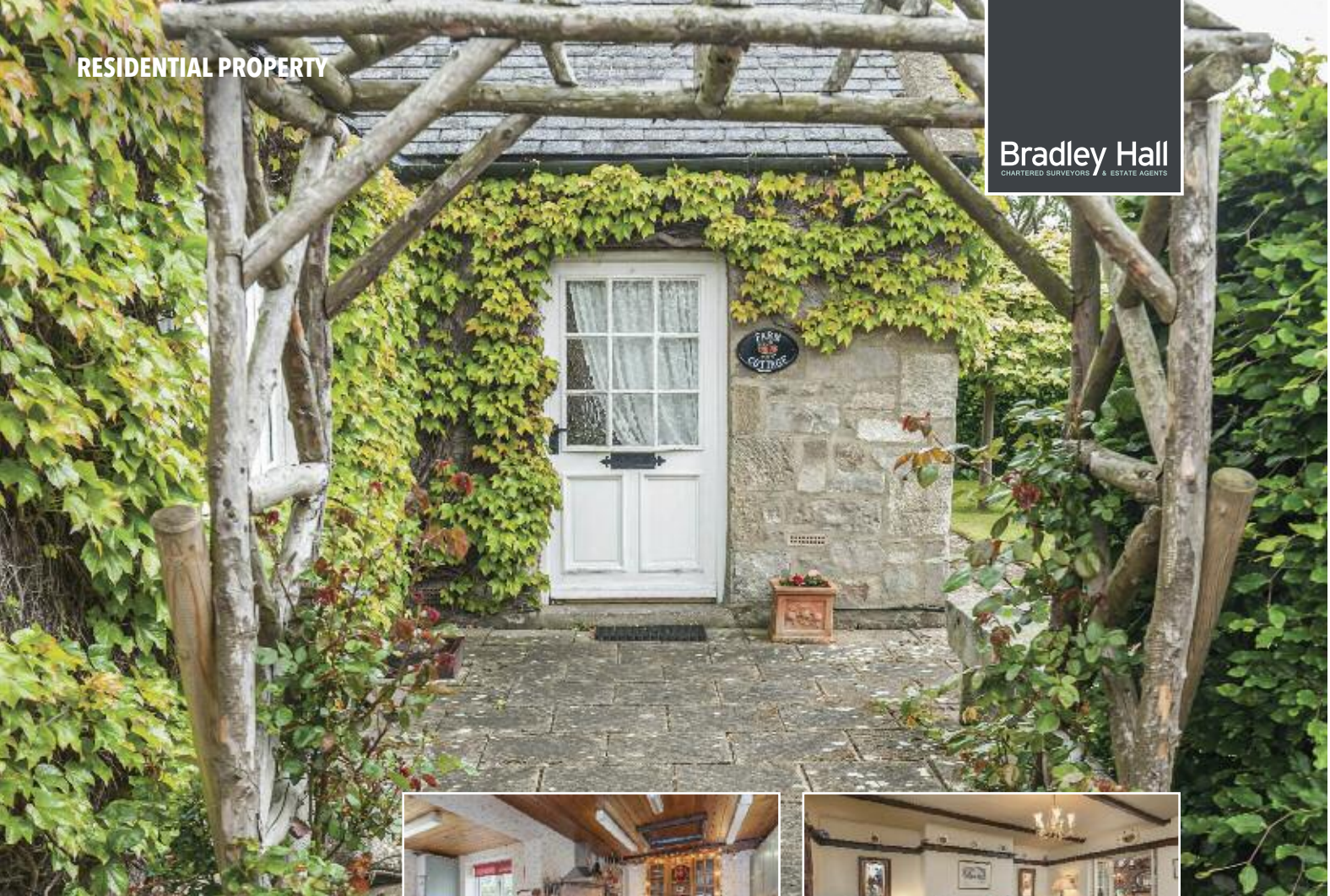


Sandpiper View is an exclusive development providing eighteen luxury four bedroom townhouses and two bedroom mews apartments boasting a luxurious specification throughout. All homes come complete with private parking, garage and garden space. Our latest development is situated in the popular village 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



FARM COTTAGE THROPTON

GUIDE PRICE £425,000

EPC Rating F34

 X 7  X 5  X 2



Farm Cottage is a very well presented seven bedroom detached home situated in the centre of the quiet and accessible village of Thropton in Northumberland, two miles from Rothbury and 13 miles from the popular market town of Alnwick. It sits within close proximity to the A1 dual carriageway to Newcastle.

Through the front door you are welcomed into a spacious and open entrance hall with an abundance of natural light flooding the room. The main reception room benefits from a feature fireplace set within a stone chimney breast. The exposed ceiling beams retain the property's character.

Through the lounge you are welcomed into a bright and generous dining room with direct access to the rear garden via French doors and access to the kitchen and utility spaces. The kitchen offers high quality wall and base units and a Welsh dresser to the

rear. Built into the counter is a beautiful complimentary forest green Rangemaster electric oven with gas hob. To the rear of the kitchen and dining room is a large utility room with plumbing for a dishwasher, washing machine and tumble dryer.

Down the hall are three generous bedrooms; two double en-suite bedrooms with baths, vanity hand basins and WCs. At the end of the hallway is a single room currently used as a dressing room with a rear facing window and a wall of large built-in wardrobes. The attached annexe also provides extra accommodation with a separate entrance as well as an accessible en-suite with a shower, hand basin and WC.

On the first floor, to the rear, is a large double bedroom with exposed beams and an en-suite comprising a large vanity hand basin, corner bath and a Velux window providing an abundance of natural light to the room.

The second bedroom on this floor is another spacious double room with an en-suite in the eaves and built in wardrobe. The final room on the first floor is currently utilised as an office but is a versatile space with a Velux window and mini-fridge built into the eaves opposite.

The exterior of the property benefits from a large private drive, a paved patio area ideal for outside dining, a courtyard with a large greenhouse-come-workshop and a stone built, detached sun room with electricity and windows to every aspect – a perfect place to wind down in the evening.

Alnwick
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WHAT'S NEW IN DURHAM?

Bishop Auckland Development Auckland Castle and Bishop Trevor Gallery

The market town of Bishop Auckland, home to the mighty Prince Bishops is seeing a significant level of attraction development by The Auckland Project. Centred in and around 900-year-old Auckland Castle, attractions will include a Spanish Gallery and restaurant, Faith Museum, Mining Art Gallery, Auckland Tower visitor centre, re-imagined Walled Garden and Deer Park.

Remaking Beamish

1950's Town opens with 50's Welfare Hall The future (or should we say the past) is bright at Beamish Museum as the county's largest visitor attraction is set to get even bigger with the announcement of a £10.9m grant from the Heritage Lottery Fund. More than 30 new and exciting exhibits will be added to the existing attractions over the next three years, with the 1950's Welfare Hall the first exhibit to open as part of the 1950s Town in Summer 2019.



Lumiere Durham

10th anniversary 14-17 November 2019
The UK's largest outdoor light festival returns in 2019 to light up Durham City over four magical evenings in November, illuminating Durham City for its tenth anniversary special event.

The sensational event, which is held every other year, returns to Durham to once again transform the city into a nocturnal art trail. Artists from around the world will illuminate the city with some of the most treasured installations from the past decade.



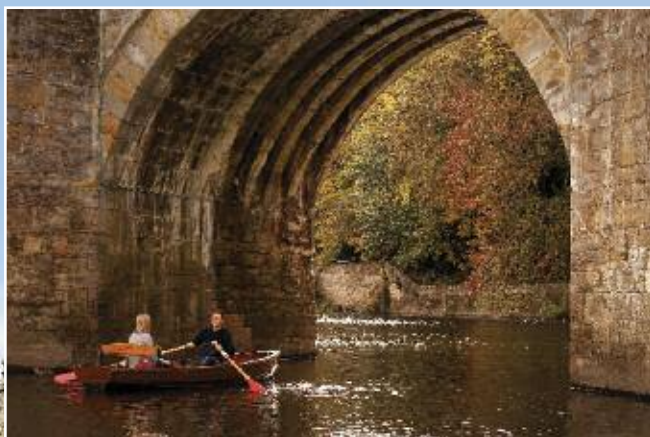


Kynren – An epic tale of England Year of the Viking

Watch legends come to life in a thrilling tale told on an epic scale - 2,000 years in the making. Kynren - An Epic Tale of England is a multi-award-winning live action outdoor theatre spectacular set in the grounds of Auckland Castle, Bishop Auckland which takes you on a spellbinding voyage through history as seen through the eyes of Arthur, the son of a mining family.

Before the show experience the more peaceful side of Viking life in the brand new Viking Village. Visit the cookhouse complete with its own vegetable patch and the woodworker's cottage built into the hillside. Take a stroll along the stream and watch the past come to life at the working blacksmith's forge where you'll be able to see real chainmail being made. Don't miss the village's animal inhabitants like the impressive Highland cattle and the curly haired Wensleydale sheep.

For more information, visit www.thisisdurham.com



Did you know?

- 2019 is designated #Durham19, the county's Year of Culture.
- Durham was voted the 2nd most romantic city in the UK in 2018 by TripAdvisor company, holidaylettings.co.uk
- Durham Cathedral's cloisters were a key filming location for Hollywood blockbuster Harry Potter and the Philosophers Stone and the sequel The Chamber of Secrets. It's depicted as part of Hogwarts School of Witchcraft and Wizardry.
- The North Pennines AONB (Area of Outstanding Natural Beauty) & UNESCO Global Geopark in the Durham Dales is recognised as the darkest mainland AONB in the country, with more dark sky discovery sites than anywhere else in the country.
- Durham Cathedral and Durham Castle have been designated a UNESCO World Heritage site since 1986.
- The county is home to Killhope Cross, the highest classified 'A' road in England.
- In 1991, Blast Beach in Seaham was used as a location for Alien 3. It was because the beach was so blackened by coal waste that it was chosen as the location for the alien planet.
- Durham is becoming a prime choice for movie tourism. Durham Cathedral was featured in the 2019 Hollywood blockbuster: Avengers: Endgame and Beamish – The Living Museum of the North will feature in the upcoming Downton Abbey movie, premiering September 2019. Period movie Victoria was also filmed at Raby Castle in 2016.
- Seaham is a worldwide hotspot for collecting Sea Glass. The abundance of glass left on Seaham's beaches (originating from the Londonderry Bottleworks factory which closed in 1921), has been smoothed by the force of the North Sea's waves. Visitors travel from across the world to collect these little gem-like pieces of Durham's heritage.



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Visit County Durham

MOVING ADVICE

from Leading Removals Company Doree Bonner International

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

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

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

Ask yourself

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

Everyone's requirements are different.

At Doree Bonner we understand this!

From your first call our fully trained co-ordination staff will ensure your move runs smoothly from start to finish. Remember that we have been moving people like you for many years, and our uncompromising commitment to traditional values such as honesty, respect, courtesy, flexibility and reliability has set us apart.



The Home Visit

Our co-ordination staff will arrange for a member of our sales team to visit your home to ensure that you receive a comprehensive quotation based upon your own requirements from moving the largest piece of furniture to your smallest piece of china/glassware, to making a special case for those prized possessions. Remember, this visit is "Free of charge" and you are under no obligation to use our services!

Moving Day

Come moving day, your team that will have been specially chosen from a front line staff of over 100 qualiFled removers and packers will commence wrapping and packing your effects using the highest quality packing materials.

Sit back and relax as our uniformed team, who all carry photographic identity cards, have been assessed by T.M.I (The Movers Institute) are DBS checked and

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

Our Staff are regularly trained on their skills and techniques and have completed courses developed by the B.A.R (The British Association of Removers) and we also have our own "in-house" training courses held at our own training school.

Storage

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

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

We are proud to hold a large number of industry accreditations including membership of BAR and in 1996 the Doree Bonner International Group was awarded the ISO 9001:2000 (now 9001:2015) Certification; a major achievement, reflecting the high standards maintained by the company in all aspects of its services.

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



Doree Bonner International's

TOP 10 TIPS FOR MOVING

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

The Doree Bonner International Group has a local branch in Newcastle as well as branches across the UK

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BUILDING ON OUR SUCCESS FOR A BRIGHTER FUTURE

Karpet Mills open new Benton branch

Karpet Mills, the North East's leading quality carpet retailer, have announced the opening of a new branch in Benton, building on what has already been a very successful 2019 so far.

Opened in June, the new 3,000 sqft Benton branch becomes the fifth Karpet Mills superstore in the North East region, and the second new branch in two years, with the Hexham store opening in early 2018. The new branch is located in the busy North Tyneside Industrial estate, opposite the ASDA megastore.

"We are delighted with the new store location" says Karpet Mills director Joel Dickinson "We are excited to expand into North Tyneside, bringing our signature first-rate customer service and unbeatable deals to the region."

With stores in Newcastle, Gateshead, Hetton-le-Hole, Hexham, and now Benton, the sixth generation family run business is able to offer even more quality carpet and flooring deals. "We offer



Joel Dickinson

consistently high-quality products at consistently low prices. Recent growth of our business has significantly boosted our buying power. We source 'A-Grade' stock

from across Europe and buy in bulk to pass the savings directly to our customers" these are the words of Joel Dickinson, Operations Director of Karpet Mills, the North East's biggest stockist of quality carpets. He adds, "We are able to sell famous branded products at prices not normally seen by the general public. We sell Axminsters, heavy weight 80/20 wool twists and stainfree saxonies to our customers at better than wholesale cost."

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.

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Joel Dickinson

Joel Dickinson,
Director, 6th Generation

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Tel: 0191 478 3049

Hetton-le-Hole
1-5 Market Street
DH5 9DZ
Tel: 0191 526 1770

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NE46 3QB
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THE OLD SMITHY WHITTINGHAM

GUIDE PRICE £380,000

EPC Rating E50

 X 3  X 2  X 2



This Victorian built, three bedroom, detached family home is situated in the Northumberland village of Whittingham. Originally built as a blacksmith's in the 19th century, The Old Smithy was converted in the 1930s to the beautiful and spacious home it is today.

The village of Whittingham offers rural living and outstanding countryside views. The area is around six miles west of the popular market town of Alnwick. The Old Smithy benefits from local amenities including supermarkets, national retailers, restaurants and schools.

The property has a well-maintained front garden and an internal porch which features large, gallery windows. Arranged off the main porch is the reception room benefiting from a beautiful stone fireplace with a multifuel burner, wooden mantel and slate hearth. Directly off the reception room is a spacious utility room. To the front of the property there is a formal dining

room with large windows providing natural light.

The Old Smithy features a spacious breakfasting kitchen fitted with a range of high-quality wall and base units with complimentary wooden worktops, a range master oven, splash-back tiling and a stylish farmhouse kitchen unit. The rest of the ground floor consists of a large rear hall that leads to the garden area.

On the first floor there are three bedrooms, a family bathroom and a shower room arranged off the landing. On the front elevation is the master bedroom benefiting from a large gallery window and a large fitted cupboard. The family bathroom consists of a bath, hand basin, WC, linen cupboard, stone tile flooring and heated towel rail. Adjacent to the bathroom is a shower room which also includes a WC, hand basin and heated towel rail. This floor offers a further two double bedrooms, with stunning countryside views to the rear of the property.



Externally, the property benefits from a private landscaped rear garden mainly laid to gravel with two woodsheds, a patio area and an outhouse. The high walls ensure total privacy, making this garden a lovely area to enjoy in the sun and a fantastic space for entertaining in the summer. The side of the property has a driveway with space for two cars.

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AT BARKER AND STONEHOUSE

1:



1. Purcell 2 Seater Sofa, £689; Rust Ice Age Velvet Cushion, £53; Blue Ice Age Velvet Cushion, £53; Chrome Petrol Rug, £405



2: Arlington Side Table, £305; Purcell 2 Seater Sofa, £689; Purcell 3 Seater Sofa, £875; Bibi Coffee Table, £325; Mineo Swivel Chair, £749; 6 Bubble Pendant, £325; Matt Gold Floor Lamp, £99; Abstract Wall Art, £95; Large Antique Gold Pillar Candle Holder, £59; Medium Antique Gold Pillar Candle Holder, £39; Gold Metal & Glass Candle Holder, £18; Blue Ball Finial, £21; Blue Shaped Finial, £29; Gold Metal & Mirror Trays, £55; Meghan Navy Cushion, £28; Blue Fringe Cushion, £49; Rust Ice Age Velvet Cushion, £53; Chrome Petrol Rug, £405

Stylish and sophisticated, this metropolitan look embraces sumptuous textures and rich hues for a grown up take on glamour. Colour takes centre stage in this trend, which draws on a palette of rust, navy and emerald greens, with lavish velvets and walnut finishes adding warmth and a touch of luxury.

Sixties style swivel chairs sit alongside plush sofas and graphic silhouettes for an eclectic and creative feel. Gold accents and geometric detailing complete the look, with finishing touches such as opulent candlesticks, bold lampshades and ornate lanterns contributing to a wonderfully luxurious and diverse scheme.

STYLE IT RIGHT:

“Style your very own Hipster Hotel with an abundance of colour and creativity. This look is all about layering, with considered design details, such as metallic finishes, bringing dark and dramatic backdrops to life. Combine different shades of wood with plush upholstery in bold tones, for an eclectic effect. Geometric shapes plus copper and gold accents add additional depth to your scheme. Finally, the devil is in the detail, so team bold vases and decorative mirrors with stylish cushions and statement lighting to enhance your chosen look.”

Claire Hornby, Head of Creative at Barker and Stonehouse



5: Bibi Dining Table, £559; Bibi Sideboard, £819; Rivington Chair, £165; French Gold Metal Wire Pendant, £79; Brass Bamboo Table Lamp, £125



3: Mineo Swivel Chair, £749; Blue Fringe Cushion, £49; Elgin Plum-Blue Rug, £209; Arlington Side Table, £305; Blue Ball Finial, £21; Blue Shaped Finial, £29. 4: Rivington Chair, £165



8: Mineo Swivel Chair, £749; Paprika Luxe Cushion, £18; Rust Ice Age Velvet Cushion, £53; Blue Fringe Cushion, £49; Blue Ice Age Velvet Cushion, £53; Sahara Burgundy Rug, £779



8:

6: Audran King Bed, £969; Black and Gold Metal Side Table, £48; Vintage Mohair Throw, £95; Paprika Luxe Cushion, £18; Meghan Navy Cushion, £28



6:

7: Bibi Sideboard, £819; Antique Brass Table Lamp, £145; Brass Bamboo Design Table Lamp, £125; Platonic Antique Gold Mirror, £230; Large Antique Gold Pillar Candle Holder, £59; Medium Antique Gold Pillar Candle Holder, £39; Small Nickel & Glass Lantern, £69; Blue Ball Finial, £21; Blue Shaped Finial, £29; Gold Metal & Mirror Trays Set of Two, £55



7:

9: Audran King Bed, £969



9:



Orchard Dene, Jesmond

THE REGION'S LEADING NEW BUILD SPECIALISTS

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

ORCHARD DENE JESMOND

Orchard Dene is a carefully designed mix of 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.

Orchard Dene is perfect for families looking to make Jesmond their home and commuters travelling to Newcastle from the well-connected development. Not only does Orchard Dene offer an exceptional mix of carefully designed properties, this perfect development presents the ideal balance of town living, great local education facilities, enviable transport links, and amenities aplenty, both in Jesmond itself and the nearby city centre.





OLD REGISTRY MORPETH

Sympathetically restored to retain the rich depth of features of this historic property whilst creating twelve beautiful, spacious modern apartments. The Old Registry is home to nine, individually styled two-bedroom homes, including a superb duplex apartment, together with three one-bedroom apartments – with options to suit all tastes.

Each apartment boasts generous measurements, thick walls and many incorporate high ceilings, together with other interesting architectural features. The apartments offer views over Newgate Street and the landscaped gardens to the rear.

Four bungalows have also been created to blend with both the Grade II listed building and the surrounding properties in this historic area of Morpeth.

Parking is provided for all properties on site, which is a little unusual for this part of town, with sufficient provision for visitors when required.



WEST CHEVINGTON FARM WEST CHEVINGTON

West Chevington Farm is a new development of sustainable and environmentally friendly built luxury homes set within a National Heritage listed Georgian-era farm site in Northumberland.

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.

Generous open-plan living areas range from 1,500 to 2,700 square feet, complete with skylights, sun-rooms, bi-fold doors, balconies, contemporary courtyards, water features and beautifully landscaped walkways.

Spectacular open-plan living areas, beautiful yet functional kitchens, luxury bathrooms and sanctuary like bedrooms blend the timeless aesthetic of classic looks with contemporary twists and conveniences.

WHITEFIELD FARM RED ROW

This small and exclusive development of two superb barns and two substantial houses is easily accessible yet situated on a quiet farm road within easy reach of the beautiful Northumberland coastline and all that it has to offer.

Each of these four and five bedroom properties are sympathetically built in heritage brickwork with slate roofs complementing the small number of existing properties on this quiet arable farm. Each property offers spacious contemporary living, having been painstakingly planned to ensure maximum benefit from their individual locations.



The large contemporary kitchen/diner and high specification bathrooms demonstrate the attention to detail that has been invested into each of these properties. High-performance double-

glazed windows, internal oak doors and an efficient, modern heating system all complement the well thought out room layouts.



North Walled Gardens, Gosforth

NORTH WALLED GARDENS GOSFORTH

There are eight, semi-detached split-level properties in the North Garden, each with four bedrooms and two en-suites, separate garage and parking for two cars.

The luxurious and modern fitted kitchen on the lower ground floor includes an island unit, with breakfast bar, Silestone surfaces, four ring induction hob, fridge, freezer and dishwasher and is complete with bi-folding doors which open fully to take in the terrace and garden area.

There are two bedrooms on the ground floor, the largest of which is served by an en-suite and one which benefits from a spacious walk-in dressing area.

The first floor living room has a balcony overlooking the garden and grounds beyond and also benefits from a delightful curved feature beamed ceiling. Further steps lead up to two further bedrooms, the master being served by a generous en-suite and spacious dressing area. This floor also offers a family bathroom, which is fitted with a double-ended bath, walk-in shower, an attractive basin set on a vanity unit and a WC.

WARKWORTH HOUSE WIDEOPEN

These two-bedroom newly built apartments are the last remaining plots at the popular Warkworth House development in Wideopen.

The spacious homes offer luxury modern living in a convenient location with a range of close by amenities and transport links. Additionally, these beautiful properties come with off-road parking, secure communal entrance and communal gardens.

Across both apartments the open-plan living space, two double bedrooms, fully fitted kitchens and bathrooms are finished to an exceptionally high standard.



VALLEY VIEW LOW FELL

Situated to the east of Low Fell, Valley View is an exciting new 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. The Valley View development includes 36 new houses in a range of styles and designs ideal for first time buyers and families.

With eight different types of properties: The Hazel, The Cedar, The Grayling, The Ash, The Elm, The Maple, The Birch and The Oak, the development is ideally located within walking distance of numerous facilities and services, including the local high street. The area is well served by public transport and there are a number of schools in the area, the majority of which are rated Outstanding by Ofsted.





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 are situated over the three floors and include sleek modern kitchens and bathrooms. Each apartment is completely bespoke in its floor plan and layout, so viewings are highly recommended to appreciate the quality of the designs.

Woodhouse Mews is situated within easy reach of Newcastle, Gateshead and the A1. Located on Whickham Bank, the development is only a short walk to the highly desirable area of Whickham which hosts a variety of amenities including shops, a park and a wide selection of cafes, restaurants and bars. The excellent shopping venue Intu Metrocentre is also less than one mile away.



STONE HALT

HAYDON BRIDGE

This exclusive collection of homes is ideally situated for 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.

Each of these homes benefit from the latest technology, giving an outstanding energy efficiency rating of A, thanks to the use of air source heating and heat recovery technology. These homes will be highly insulated and economic to run.

PRIORY MEWS NORTH SHIELDS

These stunning homes are set over three floors, with a total floor space of 1,184 square feet, and are built using light gauge steel providing homeowners with an energy efficient, low maintenance and eco-friendly home. Each of these homes are finished to an immaculate standard with high specification finishes including under floor heating, solid oak staircases and solid oak doors.

A spacious entrance hallway gives access to a WC, utility room and bright and spacious open plan kitchen/diner. The beautiful kitchens are fitted with Milano Infinity Plus range from Wren kitchens in Seafood & Pebble grey with soft silk touch worktops and integrated Zanussi appliances. The dining area has space for a large dining table, providing the perfect entertaining space.

The large living room features a Juliet balcony, a family bathroom, generous and handy store cupboard as well as the first of the double bedrooms. To the second floor are two further double bedrooms both with en-suite shower rooms. The master bedroom also benefits from a mezzanine level, an ideal space for a home office or a walk-in wardrobe. All of the houses also come with parking to the rear.



THE MAPLES HEBBURN

The Maples is situated in the popular Hebburn area of South Tyneside. A range of local amenities are close by, with transport links to further afield, such as Newcastle City Centre and the enviable North East coastline.

The three and four bedroom homes are available through the Home Reach affordable housing scheme, being a part-buy-part-rent offer. This help to buy shared ownership scheme provides the opportunity to buy a share of your chosen home and pay a monthly rent on the remainder. This home is a fantastic opportunity for those looking to get on to, or move up, the property ladder.





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.

This prime site benefits from a second new View Home offering two opportunities to both inspire and measure the level of quality and attention to detail in these fine properties.

Careful consideration has been given to every single detail with appliances, lighting and flooring specified to the highest standard. The designs of each of these outstanding homes have been rigorously evaluated, not only for the aesthetics and suitability of the property for its intended environment, but also the functionality and practicality of day-to-day use.

WEST END CRASTER

COMING SOON. This is a rare opportunity to acquire one of these six exclusive, four bedroom detached luxury homes within the ever popular location of Craster.

Craster is a welcoming and cheery coastal village in Northumberland with easy access to the A1 and six miles north-east of the town of Alwick. The village boasts an array of attractions including the green haven of the Arnold Memorial Nature Reserve, seaside inspired art in The Mick Oxley Gallery, the famous ruins of Dunstanburgh Castle which are accessible via shore side paths and an array of local pubs and cafes to relax in after a long day of exploring your new home.



SHORELAND PARK HADSTON

Just ten minutes' walk from Druridge Bay Country Park and a mile from the magnificent Northumberland coast in one direction, and a quarter of a mile from the local shops in the other, this attractive selection of 90 contemporary energy efficient two, three and four bedroom homes combines the appeal of wide horizons, broad beaches and fresh air with an opportunity to put down roots in a small, established community.

The properties on this site are available with Home Reach. Purchasers can buy up to 75% of the property with a 125-year lease, allowing homeowners to benefit from living in the property as if they own 100%, with the option to buy the remaining share in future.



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MANY DON'T KNOW HOW MORTGAGE ADVICE COULD BENEFIT THEM

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

Throughout my many years in the Mortgage industry I have had the pleasure of supporting thousands of people in purchasing their first homes, dream homes or investment properties.

Many of our clients have been recommended to us by their friends and family or come across our advertising and branding – some have sought out specialist mortgage advice and found our services, however, there are still many people who are not aware that mortgage advice even exists.

It was recently reported by Legal & General that 31% of borrowers who go direct to a lender didn't know how a mortgage adviser could support them in their search. The research also found that 60% of people who didn't seek advice when they took out their last mortgage didn't know that mortgage advisers were there to help them.

Purchasing a property is one of the most significant commitments that most people will make within a lifetime. Making the right decisions could go as far as impacting other aspects of your life, including the ability to expand a family, influence career decisions or retirement plans. It is vital that everyone has access to the opportunities which mortgage advisers provide to ensure the best decisions are made.

Industry experts have access to thousands of deals which aren't available directly from lenders to consumers. Twenty7Tec recently reported that deals available through advisers totalled almost 12,000 – whereas lenders could only offer customers just over 2,000.

The advice which a dedicated mortgage adviser provides could prove to be worth thousands of pounds over the term of a

person's agreement. This could ultimately damage the possibility of moving up the property ladder or the amount of equity which owners have within their property.

The Bradley Hall Mortgages team not only unlocks the best deal for the consumer, we manage the application stage on behalf of the client, taking them through it step-by-step to ensure the process is as stress-free as possible. We take all personal information including credit history, deposit size, preferred monthly repayments and pair you with a bespoke solution.



For further mortgage advice or information please visit www.bradleyhall.co.uk or call 0191 260 2000



5 HOTSPUR COURT ALNWICK

GUIDE PRICE £137,500

EPC Rating B82

 X 2  X 1  X 1

This spacious, two-bedroom apartment is located in the heart of the sought-after town of Alnwick. This property is ideal for first time buyers or buy-to-let investors.

Alnwick is a popular market town in Northumberland. Country Life Magazine dubbed the town “the best place to live and visit in Britain.” The area is incredibly popular with tourists for its history, medieval castle, gardens and nearby coastline. It is also well-loved by its residents and locals as there is easy access to the A1, good schools, public houses, national retailers, local businesses and large mainstream supermarkets.

Upon entering the building through the intercom operated main door there is a communal hallway with a lift. The subject apartment features a spacious

and open hallway offering direct access to the utility room with space for washing machine.

Towards the rear of the property you are greeted with a very spacious kitchen and living area which benefits from a large bay window overlooking the rear aspect. It is a well proportioned area for either entertaining and socialising or as a family space.

The kitchen area has ample space for dining and a range of high-quality wall and base units – also benefitting from a built-in dishwasher, microwave, oven with gas hob and fridge-freezer. The apartment has a good sized, well equipped bathroom that comprises; a bath, shower, WC, hand basin, towel rail, large mirror and integrated vanity unit with a work top.

The master bedroom is a spacious double room with a large rear facing sash window, perfectly angled to allow for privacy and light simultaneously. The second bedroom is a large single, or small double, room which would work perfectly as a child’s bedroom, guest room or home office.

Externally, the property benefits from allocated parking spaces, a rear courtyard and the convenience of a quiet, yet central, area of the town.

Alnwick
01665 605 605
alnwick@bradleyhall.co.uk

www.bradleyhall.co.uk



TOMLINSONS APARTMENTS BRIDGE STREET, ROTHBURY

GUIDE PRICE £235,000

EPC exempt

 X 2  X 1  X 1

Located within the picturesque Coquet Valley, 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.

Both two bedroom apartments comprise a spacious open plan kitchen/living area with a range of high quality wall and base units with complimentary work tops and splash back tiling, integrated appliances including a washing machine tumble dryer, induction hob, digital extractor fan, fridge, freezer and dishwasher as well as a breakfasting area with windows overlooking the River Coquet. Both apartments have two double bedrooms to the rear aspect as well as fully tiled shower rooms. Externally apartments 3 & 4 have use of the communal balcony to the rear of the development.

Viewings are highly recommended to truly appreciate the properties on offer. A further two apartments to be available to purchase autumn 2019.



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1 HOME FARM COTTAGES SWARLAND

GUIDE PRICE £215,000

EPC Rating E41

 X 3  X 1  X 2

This three-bedroom, double fronted family cottage is situated in the sought-after village of Swarland.

Swarland sits within minutes of the A1 and seven miles from Alnwick Town Centre. The village benefits from a first school, a children's playground, locations for several country walks and bike rides. There is also an artisan coffee shop and sports club.

The property benefits from a generous entrance porch with access to each side of the cottage. The dining area features an original wood burning stove, high ceilings and space to relax and dine. The lounge is spacious, bright and welcoming, benefitting from a second wood burning stove and access to the rear garden via a small versatile

room, useful as either a 'snug' or more formal dining area.

The 'country-style' kitchen features; high quality wall and base units, an integrated electric oven and four burner gas hob with an integrated stainless steel extractor fan, stainless steel mixer tap and sink, space for a fridge-freezer, washing machine/dishwasher, under stairs storage, two double glazed windows to the rear and a door leading into the rear utility porch.

To the first floor is a bright and spacious landing with access to the three bedrooms. Both double bedrooms benefit from fitted wardrobes and original sash windows. The second bedroom benefits from a

cast iron fire and an exposed brick wall. The family bathroom is fitted with a panelled bath, cubicle shower, pedestal wash hand basin, low level WC, bidet and tiled walls.

Externally the property comprises a paved and cobbled area which provides off-road parking and a side pathway leading to an attractive paved courtyard with seating, great for alfresco dining.

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HASSOCK HOUSE, STAMFORD, ALNWICK

GUIDE PRICE £425,000

Awaiting EPC Rating

 X 4  X 3  X 2

This period stone built four-bedroom home in the Northumberland hamlet of Stamford was originally built as a coaching inn in the 18th century, and was converted four years ago into the stunning home it is today.

Lying within close proximity to the A1, the hamlet of Stamford offers rural living and outstanding countryside views. Hassock House is ideally located for anyone wishing to explore the Northumbrian coastline and enjoy the local pub in nearby Rennington. Situated just shy of six miles south west of the popular market town of Alnwick, Hassock House benefits from all that the wonderful town has to offer including supermarkets, national retailers, restaurants and schools.

Over a gravelled pathway and through the front door you're welcomed into an internal porch. Arranged off the main porch is the main reception room with an original feature stone fireplace, multifuel burner and slate hearth, as well as a formal dining room currently utilised as a second living area. On the rear elevation is an open plan dining kitchen fitted with a range of high quality, soft-close wall and

base units with complimentary worktops, an integrated dishwasher, a chrome range oven with a ceramic induction hob, space for a freestanding fridge freezer and a centre breakfasting island. Dining and lounge areas make up the remainder of this space with double doors leading onto the rear patio as well as a spacious laundry room and ground floor WC.

To the first floor are four bedrooms and a family bathroom arranged off a well-lit landing. On the front elevation is the master suite which includes fitted wardrobes, an en-suite shower room comprising a walk-in shower cubicle, WC and hand basin as well as a dressing area with views over the countryside. A second bedroom on this elevation also offers countryside views and a similar fitted en-suite. To the rear elevation are a further two double bedrooms offering views over the rear garden, as well as a family bathroom consisting of a panelled bath with a shower overhead, a vanity unit with a fitted hand basin and a WC.

Externally, the property benefits from a secure landscaped rear garden mainly laid to lawn with a summer house,

shaded pergola, wood chip play area and a discrete patio area with three storage sheds. Pretty flower beds line the peripheries and a high fence line makes the garden a private outdoor space to enjoy. To the side of the property is a gravelled car parking area with space for four cars.

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THE OLD REGISTRY

Newgate Street, Morpeth

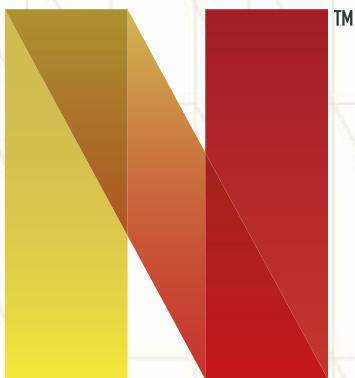
A luxury development of apartments & bungalows in the centre of this historic market town.



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MORPETH DEVELOPMENT REACHES IMPORTANT MILESTONE

One of the most highly anticipated residential developments in Morpeth is gathering pace as it unveils the new façade of the town centre building.

Emerging North East property development firm Northumberland Homes Ltd is celebrating further progress at The Old Registry, Morpeth. Scaffolding has now been removed at 94 Newgate Street following the careful restoration of the building.

The team is now looking forward to launching the two-bedroom show apartment in late summer.

The launch of Northumberland Homes Ltd's first development, The Old Registry, includes a range of carefully transformed luxury apartments, cottages and dormer bungalows. The project has welcomed a surge of enquiries, totalling over 110 interested parties within the initial stages of marketing with two of the properties (one apartment and one bungalow) already sold 'off plan'.

The Old Registry apartments are mostly two-bedroom though there are also three one-bedroom apartments as well as four bungalows and cottages.

Much of the property, parts of which date back to 1750, is Grade II listed. The company has maintained many of its

original architectural features during the renovations of the building, which is one of the oldest in Morpeth.

Gary Herron, Managing Director at Northumberland Homes Ltd said: "We are delighted to reveal the newly improved building at 94 Newgate Street. This is another important milestone during this very exciting project which will see new, quality homes created within one of the region's most iconic market towns.

The team at Northumberland Homes Ltd is delighted at the success of the firm so far. We've created a range of exciting and quality homes for the region's homebuyers while maintaining the history of the buildings which play a part in the culture of our communities.

"We've had great support from Bradley Hall on our two projects at The Old Registry and Whitefield Farm, a small and exclusive development of two superb barns and two substantial houses. This development is easily accessible yet situated on a quiet farm road within easy reach of the beautiful Northumberland coastline and all that it has to offer.

"The response and positive comments from the local community surrounding key milestones has been fantastic."

Kathryn Kent, New Homes Manager at Bradley Hall said: "The Old Registry is a fantastic development in the heart of Morpeth town centre. We've had a lot of interest in the range of homes created by Northumberland Homes Ltd which are perfect for a diverse range of homeowners.

"The team has created interesting and high-quality properties, retaining many of the original features and the charm of this popular location. We look forward to continuing to work with Gary and the team on this development and future projects.

"The popularity of the site has been outstanding, resulting in the first day of appointments for the show apartment becoming quickly fully booked. We've been delighted with the level of interest so far and are confident that these homes will sell quickly, especially now people are able to see the almost finished product."

For more information please contact sales@northumberland.ltd or call 01670 580055

OUTDOOR FURNITURE BUYING GUIDE

Whether you're looking to entertain family and friends or relax in your own garden sanctuary, choosing the right furniture doesn't have to be a challenge. Here, Lynsey Abbot and Kirstin White from the Dobbie's Outdoor Living team, give their top tips on what to look for.



1. ASHA CORNER SET, WITH MODULAR SEATING AND TABLE £1,899;
Single colour cushions, £9.99 each;
LED lantern, £14.99



2. AMELIA SWING SEAT SET, £349
Watercolour roses cushion, £14.99;
Single colour cushions, £9.99 each;
Medium plant stand, £22.99

First, think about what you really need and want in your garden. Have a balcony or a small garden? Bistro sets are perfect space savers and usually easy to stack. Love entertaining? Larger L-shaped conversation sets let you add seats as you

need them. Big family or enjoy eating outdoors? Dining sets give space on the table for a proper spread.

Indoor/outdoor: Sets that mix the style and comfort of indoor furniture with the practicalities of outdoor furniture are having a moment. The fabric and finishes we've used create some interesting solutions. The Eve conversation set is super stylish, perfect for relaxing and comes with shower-proof cushions.

Informal dining: This is still a big trend, with people taking inspiration from Europeans who enjoy long, leisurely meals in comfort and style. We've backed this concept with our conversational sofa set ranges such as Omicron, which features a rise-fall adjustable tabletop that transforms into a dining table with a quick swivel of the top, and the

Amelia firepit lounge set, which comes with a table that can be used as a firepit or an ice holder for cooling drinks.

Space savers: We're also seeing demand for outdoor furniture that works in smaller spaces. Our solutions include

Esme chairs, which fold away easily, and most of our bistro chairs – such as Mesh, Egg, Antique and Zoe – stack to make the most of modest space.

Durable but beautiful: When it comes to materials, rattan has seen a huge revival and is now common indoors. We loved the aesthetic and have developed a range that can stand up to a British summer. The Curve, Gigi and Alps ranges all emulate the natural characteristics of wicker rattan but are made from a synthetic resin that is extremely durable and will look its best for years to come. Our Country Garden theme, meanwhile, offers lots of beautiful, swirling metalwork, reminiscent of Parisian balconies and Victorian cast iron furniture.

Our Amelia and Margaret furniture is finished in powder coated aluminium rather than rust-prone iron, evoking an elegant look. The Sofia range has a classic shape with gorgeous stamped metal detailing. The dining and bistro sets come in magnolia, with sage-green showerproof cushions. The stamped metal finish is echoed in the Fern and Mesh ranges with their laser-cut details. Our Scandi-look rope sets are made using hardwearing Olefin rope, used by fishermen. This gives the sets a modern, minimal look, and means they can more than live with our British weather.

Great value: Budget is always a consideration, so our new exclusive ranges offer loads of great value options, with bistro sets from £149, dining from £399 and our classic-look, woven resin Alps range from £349. With an expanded, improved and newlook range, there's something for everyone at Dobbies.



3. AMELIA FIREPIT LOUNGE SET, £1,849;
Medium plant stand, £22.99;
Eclectic dash cushion, £14.99;
Single colour cushions, £9.99 each;
and firwood butterfly lanterns, £24.99 each



www.dobbies.com

ELEGANT AND OUTSTANDING LUXURY HOMES . . .

Bradley Hall welcomes to the market a range of the region's most impressive properties.



FLASS VALE HALL CROSSGATE MOOR POA

Flass Vale Hall is one of the finest private residences in the North of England. Set within five acres of beautifully maintained gardens and 10 acres of woodland, this detached property extends to over 14,000 square feet and offers unrivalled views of Durham Cathedral and Castle.

This property exudes sophisticated style and taste. Materials and finishes throughout are of the highest quality while throughout the house mood lighting, wireless audio and a state-of-the-art surveillance system provide both luxury and security.

To name just a few of its key features, the heart of the home is the spacious, open plan, kitchen which includes two, four-metre parallel islands. Full height glazing in the garden room and French windows to the terrace take full advantage of the landscaped gardens and the views of the Cathedral, while a separate lounge area opens onto the external courtyard.

Flass Vale Hall offers six en-suite bedrooms and a master suite which occupies the entire southeast elevation.

The leisure suite includes a 16m swimming pool, Klafs steam room, double showers, changing room and bar area. Elsewhere on the ground floor is a games room with timber floor, as well as a vaulted wine cellar.



LOW BURNHALL FARMHOUSE DARLINGTON ROAD ASKING PRICE £1,850,000

Set back from the historic City of Durham, sits the magnificent, exceptional Low Burnhall Farmhouse which was redesigned in 2009 by the award-winning architect Peter Down. The Farmhouse sits on approximately 1.26 acres and boasts a superb interior, sprawling grounds, outstanding gardens and paddock overlooking fields and open countryside.

Homes such as this are an extremely rare offering. Together with 7,209sqft of gross internal accommodation and spectacular gardens and grounds, this property offers style, comfort and security.

Low Burnhall is an area of high landscaped value and within the green belt being located only two miles from the historic City of Durham. The property is surrounded by protected Woodland Trust forest, meadows and stunning walks.

SOLD



OBSERVATORY HOUSE
GUIDE PRICE £1,960,000

A truly remarkable home in a beautiful setting



16 RAMSIDE PARK
GUIDE PRICE £1,599,999

Luxury modern stone mansion



LONDONDERRY DENE HOUSE
GUIDE PRICE £1,500,000

Magnificent and exceptional manor house



LABURNUM GROVE
GUIDE PRICE £995,000

Beautifully presented detached property

WOODLANDS

HIGH STREET SOUTH, SHINCLIFFE VILLAGE **£1,395,000**

Seldom does the opportunity arise to acquire what is arguably one of the best residential properties situated in this small sought-after village location. Woodlands offers superb extensive accommodation in the centre of this conservation area, with the benefit of several off-street parking facilities and a detached double garage.

With considerable charm and character, Woodlands is a stone built, four bedroom detached property which offers luxury contemporary living. This beautiful home is set within grounds extending to over a third of an acre, with a superb raised rear lawn, sun terrace and gravel driveway.

The tranquil village setting provides a delightful outlook to the front elevation and impressive open country views to the rear of the lawned garden. It is hard to believe that the village is situated only two miles to the south of Durham City, with easy and convenient access to the city itself, either by road or along the pretty riverside footpaths.



NEWFIELD HOUSE

HEPSCOTT, MORPETH **£3,295,000**

Newfield House is an impressive seven-bedroom mansion in the sought after village of Hepscott, set within 1.2 acres of private land.

Set behind its own landscaped front garden, the entrance to the house is approached via steps which lead up and into the gracious hall which in turn leads onto all seven of the principal rooms on the ground floor.

The main reception room is an elegant space with a stunning bay with sash windows and French doors leading directly into the garden, the open plan dining kitchen offers a more relaxed informal style with huge west facing windows flooding the room with an envious amount of natural light. Dining and lounge areas make up the remainder of the kitchen space with double doors leading onto the rear patio as well as a handy utility room and side entrance.

A highlight of this home is the bar area and bright, airy pool room which includes a swimming pool, jacuzzi, steam room, sauna and changing room. Bifold doors overlook the rear garden and lead directly onto the rear patio area.

The main house has the added luxury of a self-contained apartment located on the first floor and accessed via a separate staircase.

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



ORCHARD HOUSE
WOOLER, ALNWICK

GUIDE PRICE £495,000

Awaiting EPC Rating

 X 4  X 3  X 2



This impressive four-bedroom detached property is located in the pleasant and sought after village of Wooler.

Wooler is a friendly village at the foot of the Northumberland National Park and Cheviot Hills. The village offers local shops, doctor's surgery, restaurants and public houses. Wooler is a very popular destination with walkers, lying on the St. Cuthbert's Way long distance footpath, but is also easily accessed from the A1 and is around 17 miles north-west of Alnwick and 19 miles south of Berwick-upon-Tweed.

This bright and spacious home is ideal for families drawn to the virtues of living in the countryside. The property benefits from a large drive and a double garage with electric doors. The front garden is laid to lawn and entrance of the property is spacious front porch.

The main hallway of the house is a grand yet comfortable space. All internal doors are solid oak including the architraves, staircase, spindles and skirting boards. The main reception room features a distinctive inglenook multi-fuel burning stove. The reception benefits from a generous amount of light provided by the bay window to the front and the French patio doors to the rear. A second reception room also

benefits from bay windows and could be used as an accessible bedroom.

The family bathroom on this floor features porcelain tiles imported from Italy which surround the entire room. The appliances are all top of the line from luxury brand Villeroy & Boch and the well-appointed radiators fit immaculately into this modern and elegant space. The bathroom consists of a floating WC, a wall hung vanity unit with hand basin and an accessible, large shower with a rainfall shower head.

The kitchen is a spacious and bright area built for socialising. The island and countertops are finished with an inch and half of Quartz and the German engineered laminate flooring was imported specifically for this home. The kitchen features two NEFF self-cleaning ovens integrated in the wall units, a FRANKE Swiss collection basin with a chrome spraying tap. This kitchen features superior quality base units and integrated cabinets that offer a fantastic amount of storage.

The first floor benefits from a spacious landing with a Velux window. The master bedroom is on the front elevation and benefits from a large, mirrored built-in wardrobe and a fully equipped, high specification en-suite. Not an inch of this

house has gone to waste as you will also benefit from a very spacious dressing room with another Velux window.

The second bedroom also offers a built in wardrobe with large, front facing double glazed windows. The other two bedrooms are both spacious doubles, providing lots of natural light.

The family bathroom on this floor consists of a Villeroy & Boch bath with overhead shower, wall hung vanity hand basins, large heated towel rails and wall hung WCs.

To the rear of the property is a block paved patio, perfect for outside dining in the summer evenings. No expense has been spared in the creation of this fantastic home, and every inch has been carefully designed. Orchard House features two outside spaces, one lawn and one paved, this house caters for every need.

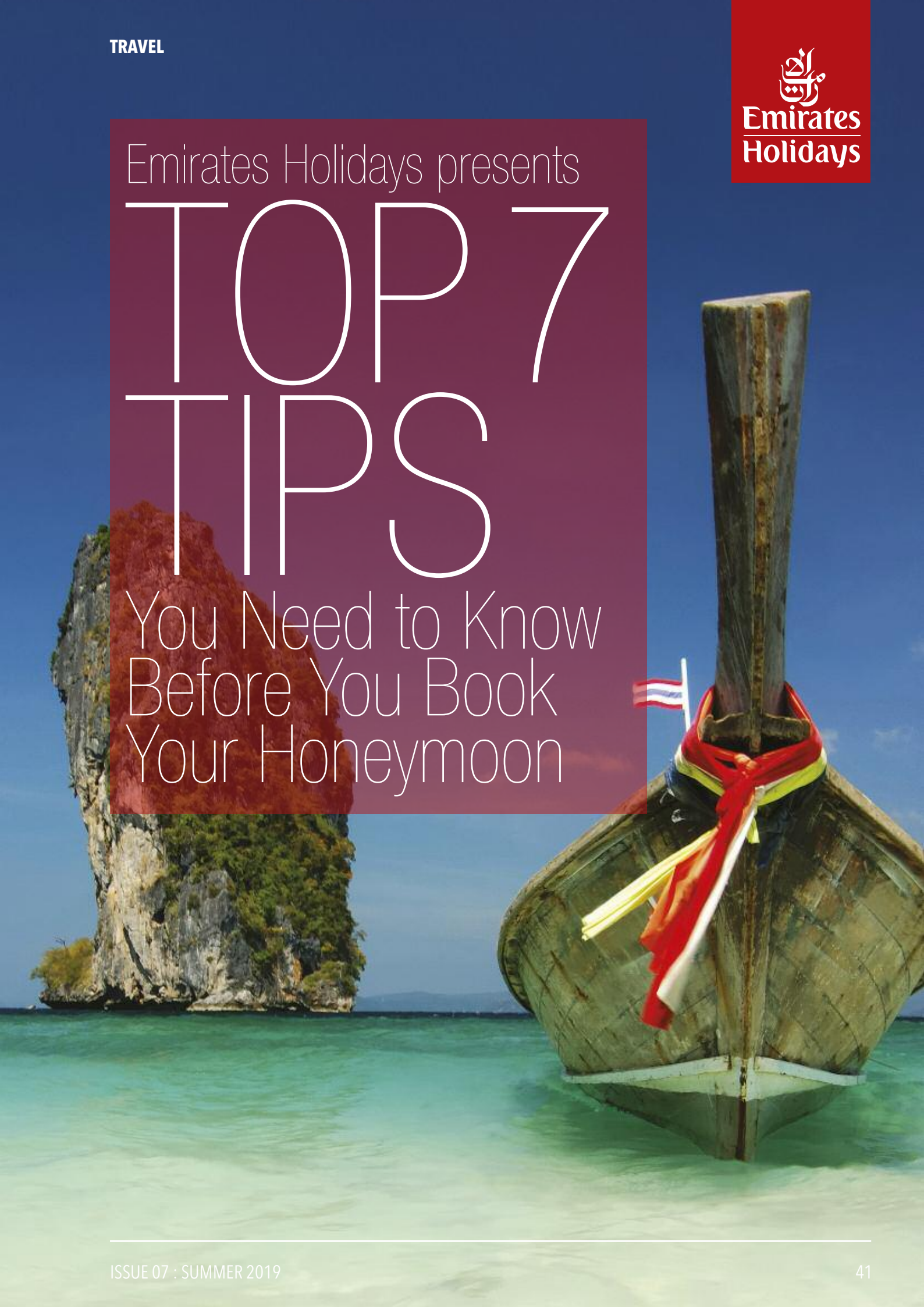
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Emirates Holidays presents

TOP 7 TIPS

You Need to Know
Before You Book
Your Honeymoon



TRAVEL

Emirates Holidays has conducted research which revealed that UK couples are set to spend 2.5 million hours of honeymoon planning this year, newlyweds revealed that picking a honeymoon (25%) was seen as similarly stressful to selecting the wedding party (19%) and choosing what food to eat on 'the Big Day' (27%).



With wedding season fast approaching Emirates Holidays has teamed up with the Tourism Authority of Thailand to recruit their first ever dedicated Honeymoon Planners who will work with couples to create bespoke packages to specifically suit their tastes and advise on everything from the big decisions to the little touches that help make a honeymoon truly unforgettable.

The team of three romance experts - Nasreen Yousaf, Jordan Rowntree and Danielle Cox have shared their top tips on things you need to know before booking your honeymoon to help couples combat the stress of organising their trip of a lifetime and arm them with expert advice on how to make best use of their time in the leadup to the big day.

1. Whittle down a wishlist:

Planning your honeymoon can be daunting so preparation is key. The best place to start is with the big decisions - narrowing down a list to your top 3 dream destinations whilst being mindful of time of year you want to travel. Indeed, recent research by Emirates Holidays highlighted that finding a destination with a good climate the time of year they wanted to travel (47%) is a top consideration for weather-obsessed Brits so make sure you do your research on rainy seasons so you don't end up disappointed.

2. Set up a 'Honeyfund':

Brits revealed that the biggest hurdle when planning their honeymoon was finding the budget to pay for their once-in-a-lifetime trip (38%). Our advice is to create a 'honeyfund' asap that you squirrel away part of your salary to each month and/or ask wedding guests to make contributions rather than gifting a present. It's worth creating a list of musts and things you would be willing to compromise on to have a dream trip so you can make choices and set a realistic budget accordingly. For example, if eating out, accommodation and spa treatments are topping your wish list, destinations like Thailand are definitely worth considering as your money will go further.



3. Make room for romance:

We weren't surprised to see that 35% of honeymooners identified the extra special touches as some of the most memorable parts of their honeymoons as these are the moments that set it apart from other holidays. It can be the simplest hacks like surprising your loved one with a moonlit dinner on the beach, to organising an unforgettable activity like visiting an elephant sanctuary. It's always a good idea to let your hotel know in advance as they may have advice on things to do in the local area like the most romantic spots to star-gaze as well as organising the finer details like a room upgrade or flower petals upon arrival.

4. Consider your perfect formula:

Everyone is different but if you have travelled a long way you might be jet lagged, it's often a good idea to spend the first few days relaxing whilst you get onto the right time-zone before venturing out to explore. That said, do book your must-do excursions in advance to secure a place, but leave some room to be spontaneous - injecting a little unpredictability into your honeymoon will make it more exciting!

5. Pack with care:

First off, if you have booked any special honeymoon offers don't forget to bring your wedding certificate with you as proof! It's also an idea to bring a journal with you to write down all your honeymoon anecdotes and memories to look back on in the future - plus keep special items from the trip so that you can make a scrapbook when you get home. Additionally, if you have a special scent or item of clothing that you wore when you first met, it's nice to bring something sentimental along on your trip.





6. Honeymoon Hop:

With honeymoons typically giving couples more time to holiday, it's a chance to make the most of it and see more of the world.

In fact, over half (55%) of British couples do at least the double on destinations when on their honeymoon, often mixing up a beach break with adventure. This is perhaps why Emirates Holidays has seen boost in Thailand bookings over recent years as it offers vast cultural diversity, incredible wildlife and stunning landscapes as well as a great transport system making it an easy country to travel around.

7. Talk to an expert:

There's lots to think about in the run up to a wedding without even factoring in the trip of a lifetime afterwards.

It's perhaps no surprise then that in hindsight, two thirds (62%) of honeymooners wish they'd used a travel agent to help them on their way. We can give sound and impartial advice and inspiration on not only the destination but the best time of year to travel, potential areas to avoid, local activities, accommodation and even those extra special touches you might not have time to think about! Meaning less stress and more magic – the recipe for putting any marriage on the right track from the start!

Key honeymoon trends include:

1. 'Familymoons' and 'buddymoos' are on the rise -

Future newlyweds could start to honeymoon on mass – with almost half of couples (47%) revealing that they would bring their kids, grandparents and extended family along on a 'familymoon' and one in five (18%) even considering a 'buddymoon' where friends are invited for added fun

2. Blow The budget -

On average UK couples spend 9 hours planning their honeymoon, a third more time than they spend thinking about a normal holiday (6 hours 41 minutes). Despite battling to finding the budget (38%), Brits spend double the money on their honeymoon (£4,011) than on a regular holiday (£2,235)

Nasreen Yousaf, Honeymoon Planner, Emirates Holidays commented, "A honeymoon is the perfect time to indulge whilst celebrating those first magic moments as a married couple, which is why it's no surprise that we tend to splash out spending double what we'd spend on a holiday. Thailand is a fantastic destination for couples looking to treat themselves with some incredible hotels on offer, from sunset sun lounge views at Six Senses Hideaway on Koh Samui to pre-dinner jungle cocktails in The Treetop Bar at Anantara Mai Khao."

3. Honeymoon Hoppers -

Over half of couples (55%) explore more than one location when on honeymoon, whether within one country (32%) or visiting two or more different countries during their trip (15%). On average, newlyweds enjoy a full two weeks away (14 days) with their loved one, whilst a lucky one in five (17%) indulge in a month or more on honeymoon

4. Thrill-seeking -

Avoiding pre-marital spats is high on the agenda for couples in honeymoon planning mode, with one in five (20%) saying that finding a destination to suit both partners was a critical starting point. UK couples tend to have a thirst for adventure though, with going somewhere new and unfamiliar (43%) being one of the most important considerations in the planning process.

5. Thailand tops the honeymoon hotspots -

With enchanting culture and stunning scenery, Thailand is a firm honeymoon-favourite amongst couples and is in Emirates Holidays' top 5 best-selling destinations seeing a 32% increase in bookings last year

6. Romance vs Rooms -

Whilst, British men might not have a reputation for romance, topping the list of memorable honeymoon moments for almost half (44%) was a romantic experience, whereas women prefer staying in amazing accommodation (47%)

For more information on Emirates Holidays or to book, visit www.emiratesholidays.com or call 0208 972 8949

THE HAYLOFT, HALLGARTH MANOR FARM HIGH PITTINGTON, DURHAM

GUIDE PRICE £675,000

EPC Rating C71

 X 4  X 4  X 4

The Hayloft is an exceptional four-bedroom barn conversion situated within its own private courtyard. The separate well-maintained garden boasts superb countryside views. Sitting on its own plot, the property oozes charm and character with the accommodation tastefully set over two floors. No expense has been spared in the design and build of this property, boasting contemporary charm and character throughout, and therefore early viewings are highly recommended.

The magnificent barn conversion briefly comprises; an entrance lobby, grand open plan hallway, gallery landing, large entertaining lounge featuring french doors which open out to the front lawned garden. This room also leads into the modern breakfasting kitchen, which features a variety of base and wall units including Rangemaster oven and fridge freezer. Steps from the kitchen lead to a further reception room and onto a magnificent garden room, featuring a log burner and fantastic views onto the garden and countryside. There is also a cloakroom with low level WC and utility room on the ground floor.

The impressive galleried landing with vaulted ceiling sets off the first floor, which features the master bedroom and en-suite shower room with his & hers hand basins. Bedroom two also features en-suite shower facilities, the further two bedrooms benefit from fitted wardrobes and a modern bathroom with low level WC, hand basin and a bath, along with a separate wet room.

Externally there is a double garage, an immaculately presented lawned garden to the front with block paved path leading to the front door. There is a path to both sides of the property, one leading to the courtyard garden which is paved and creates a picturesque seating area. To the other side there is an attractive lawned garden which has flowering shrubs and borders with views over surrounding farmland.

High Pittington is situated approximately four miles east of Durham City Centre. The A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region. A wide range of local amenities are close

by including shops, supermarkets and outstanding primary and secondary schools. A regular bus route provides access to Durham City Centre and nearby villages, approximately every 20 minutes.

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THE OLD POST OFFICE B&B AND BISTRO WARKWORTH

OFFERS OVER £450,000 EPC Rating E50

 X 5  X 4  X 2

Thirty two Castle Street is a five-bedroom period terraced property in the picturesque village of Warkworth known as The Old Post Office.

Located just over seven miles from the market town of Alnwick, Warkworth benefits from a range of amenities the town has to offer. Within the village itself are several pubs, a village shop, post office and school. Alnwick Railway station is 3.6 miles away.

The Old Post Office at Warkworth is an award winning bed, breakfast and bistro that has been running successfully for seven years as well as being our client's primary home. The subject property offers spacious living with an abundance of period features across three storeys briefly comprising; five double bedrooms with

en-suite shower rooms, two reception rooms with multi-fuel burning stoves and a large kitchen fit for commercial use but easily reverted back to residential. Externally, there is a large rear garden which is mainly laid to lawn with a block paved patio and decked seating area as well as various outbuildings and an outside WC.

The subject property provides a home come thriving B&B/bistro to a potential buyer who would be able to purchase the property as is and continue the local business or easily convert it back into a delightful home. Our clients are happy to report there is an annual turnover in excess of £100,000, which includes both businesses being closed for 14 weeks each year to allow rest time.

Key Features:

- Significant turnover
- High occupancy rates
- Live in accommodation for business owners
- Established business ready for new ownership
- Total size of 213.6m² (2,325ft²)
- Excellent family home

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EXPLORING THE NORTHUMBERLAND COASTLINE

Northumberland is currently the reigning champion of the British Travel Awards 'Best UK Holiday Destination'. After four years of being runner-up, Northumberland edged out Cornwall and the Peak District to take the title of 'Best UK Holiday County/Destination of the Year'.

The county attracts Brits and visitors from further afield, and thanks to this, its tourism sector makes up 11.8% of the county's economy and brings £665m to the area. Northumberland has an abundance of attractions for families and their pets including its famous beaches, stunning scenery and historic castles.

We've chosen five of Northumberland coastline's best destinations for you to explore...

1. Bamburgh

The picturesque village of Bamburgh recently came first in a public poll conducted by Which? Travel to find the nation's favourite coastal spot. The destination received five stars for the scenery, beach and peacefulness, receiving 89 per cent overall.

This popular destination offers miles of white sandy beaches, the Grace Darling Museum, St Aidan's Church, golf course, local shops and restaurants to name a few of its attractions. Its beautiful seaside location and iconic castle attract crowds every year.



With just over 400 people living there, Bamburgh is a peaceful location. Awarded a Blue Flag in 2005, it is also known for Bamburgh Castle, once linked to Sir Lancelot in the Arthurian Legend.

Surprisingly voted as one of the North East's top surf spots, Bamburgh offers a popular location for water sports enthusiasts vying to catch a break while soaring kite surfers perform daredevil leaps above the waves.



The bustling harbour offers a colourful and vibrant place to visit, with plenty of fun activities for all ages including crazy golf, fishing, rock pooling or horse riding.

Seahouses is known to many as 'The Gateway to the Farne Islands', and visitors can board a Billy Shiel or Serenity boat trip to take in what has been hailed as one of the UK's top wildlife experiences. The islands attract approximately 15,000 seabirds as well as colonies of grey seals during breeding season – an impressive site to behold for visitors.



2. Holy Island

Just a few miles off the Northumberland coast lies a small island and village with a wealth of history and intrigue. Holy Island is home to the 12th century Lindisfarne Priory, a tranquil setting from which some of the world's most precious books, the Lindisfarne Gospels, were born. The Priory was an important place for Christianity in Anglo Saxon times and was once the home of St Oswald.

Looming over the sheer rock face at the highest point on the island is Lindisfarne Castle, which was built in 1550 as a fort to defend the harbour against attack from Scots and Norsemen. In 1901, Edward Hudson bought Lindisfarne Castle and commissioned celebrated architect Edward Lutyens to give the castle a luxurious makeover into an extravagant holiday home. Today the National Trust look after Lindisfarne Castle so you can enjoy the fabulous architecture, stunning views and explore the restoration work that took place during 2017.

As well as its rich historical backstory, the Holy Island of Lindisfarne has an interesting array of wildlife. The Lindisfarne National Nature Reserve is made of protected tidal mudflats, saltmarshes and dunes which together form the Rare plants and an abundance of food supplies attract visiting birds from thousands of miles.

3. Dunstanburgh Castle, Craster and Embleton

This picturesque walk, as recommended by the National Trust, begins in the beautiful village of Craster, passes Dunstanburgh Castle, and the long sweep of Embleton Sands before reaching Low Newton by the Sea. The trek will take around two hours, is six miles long and of moderate effort. Feel free to take a furry friend along too as dogs are welcome along this route.

On your travels you could explore the sheltered rockpools for eider duck, the Dunstanburgh Castle ruins, the rocky headlands a mile north of Craster and deserted bunkers from the Second World War. The route and the surrounding waters are also popular destinations for a number of wildlife, shore birds and marine creatures including; sea anemones, limpets, crabs and starfish and seals often enjoy relaxing on the raised rocky areas.

4. Seahouses and the Farne Islands

This harbour town was built in 1889 to improve the local fishing and lime industries. Seahouses is one of the most popular holiday resorts on the coast thanks to its attractive amenities including its restaurants, pubs and eclectic mix of shops.

5. Druridge Bay

Druridge Bay is a glorious seven mile-stretch of beach which runs from Amble to Cresswell. With sand dunes and pools to explore this outstanding destination is incredibly popular for cyclists, walkers, horse riders and water sports enthusiasts.

Druridge Bay offers several nature reserves which are hidden behind its dunes. The 100-acre Ladyburn Lake is surrounded by woodland and meadows, offering the perfect setting for windsurfing, canoeing and sailing courses.

In the close by East Chevington and Cresswell visitors can spot resident and migrating birds including graylag, pink-footed geese, and grasshopper warblers.

Druridge Bay Country Park offers a range of amenities to ensure an enjoyable trip to the coast including a cafe and children's play area. The park is centred on a lake with surrounding meadows and woods which have been restored from an old opencast coal mine into a very pleasant landscape for walks and picnics.



195 GILESGATE DURHAM CITY

GUIDE PRICE £330,000

Awaiting EPC Rating

 X 4  X 2  X 3

Located within Gilesgate, in the heart of Durham City, Bradley Hall offer to the market the beautifully presented four-bedroom charming townhouse retaining many period features.

Set over three floors, the ground floor comprises; a hallway leading to a large lounge complete with beautiful wooden floors and feature fireplace with surround, a utility area allowing for access into a good-sized, fully fitted kitchen with large sash windows which flood the room with natural light and a rear door which provides access to the balcony, providing excellent views over Durham Cathedral and Castle.

The first floor features a second lounge area filled with natural light from the large bay window to the rear of the property which also offers an outstanding view over Durham Cathedral and Castle. There are a further two well-proportioned bedrooms, one currently being used as a study/office and a contemporary bathroom complete with walk-in shower.

Stairs leading to the second floor allow access to a further double bedroom to the rear of the property complete with built in clothing storage and modern shower room. The fourth

double bedroom is currently being used as a home cinema, perfect for entertaining.

Viewing is highly recommended to fully appreciate a house of this character in the heart of Durham City. The property has access to all amenities and transport links, all by foot, including the train station situated on the East Coast Mainline only a short distance away.

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Cottier Grange

TYNE VALLEY'S BEST KEPT SECRET

GENTOO HOMES RELEASE NEXT PHASE FOLLOWING A STRONG YEAR OF SALES

North East based housing developer, Gentoo Homes, is targeting further success with a number of high profile developments after successfully delivering its sales programme for 2018/19.

Strong sales were experienced throughout the region particularly at its hugely popular Cottier Grange development in the heart of the Tyne Valley.

Now, it is embarking on an exciting period with the sales release of phase two which features a range of new bespoke house types, including the spacious 2 bedroom bungalow 'Tarsset' and 3 bedroom 'Halton' style homes, both of which are fittingly named after Northumberland castles in line with other house designs on the desirable estate.

Gentoo's £80 million investment into the site has transformed the area, with large open green amenity space surrounded by historic Northumberland woodland, evident by its grand tree-lined driveway and stunning 'crescent' that greets you as you enter the development.

The exclusive location of Cottier Grange, is what finishes off the development's unique offering for people looking for a country life whilst being commutable to city living in Newcastle.

It's also close to the infamous Close House Golf Course – home to the British Masters golf competition for the second time when it takes place in 2020, as well as the Northumberland Show and the county's number one family friendly music event the Corbridge Music Festival. Being so close to these amazing cultural events, combined with unique homes at Cottier Grange, gives new residents a fantastic lifestyle opportunity not to be missed.

Visit our stunning Show Village today, off the B6395, Prudhoe, NE42 5BS.

Show Village opening hours

Monday, Thursday, Friday 10am-5pm
Saturday and Sunday 11am-5pm

Email: cottiergrange@gentoohomes.com

Web: gentoohomes.com/CottierGrange

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OPPORTUNITIES RIFE FOR EMERGING NORTH EAST HOUSEBUILDERS

Head of Land, Development & New Homes, Jonathan Rudge, discusses why opportunities for budding North East housebuilders are more available than ever.

Since its launch last year, the Bradley Hall Land, Development & New Homes department has welcomed several exciting instructions and, thanks to this, has become a key player in the industry.

We're currently marketing 15 sites across the North East with over 200 plots for sale whilst looking forward to launching a further six sites and 117 plots over the remainder of the year. The team's experience in the North East new build property industry has shown us that despite the economic political unrest, the region's SME developers continue to grow – surprisingly especially in the current market.



It has recently been widely reported that June provided Britain's housebuilding industry's worst monthly performance in ten years. The 'wait-and-see' approach adopted by firms during the Brexit crisis led to a HIS Markit/Cips construction purchase managers' index reading of 43.1 – a reading below 50 shows a decline in activity in the sector. This reading was the lowest since April 2009, however reassuringly nowhere near the 30 score recorded during the global financial crisis.





From our observations across the industry, however, the inactivity reported is largely focussed outside of our region and towards a narrow range of national corporations which are erring on the side of caution due to Brexit.

Thankfully, in the North East, development activity continued to accelerate thanks in no small part to the growing range of independent builders who have begun to flourish. Previously, many of those who endeavoured to enter the industry have had issues gaining funding or struggled to receive the correct advice. With the launch of funding and support from Homes England, as well as

locally based fund managers such as FW Capital, Tier One Capital and Manchester-based Assetz Capital, access to funding is becoming more attainable for the right projects.

Part of our 'field to finish' approach is supporting our clients with bank valuation reports for funding purposes. The experience and wealth of industry knowledge within our Land, Development & New Homes team, with support from our sister companies BH Planning & Design, as well as BH Financial, allows us to comprehensively appraise new opportunities and identify their commercial viability.

The current climate, teamed with a variety of land opportunities and new, more accessible, funding options has encouraged dozens of developers to embark on new and exciting projects across the region. The growth in regional housebuilders has led to an important shift in developments, encouraging a range of variety and high-quality builds.

Independent and locally based house builders are now able to take advantage of land opportunities which haven't been snapped up by the national housebuilders. Smaller developments, from more affordable houses to luxury and exclusive homes, are becoming increasingly popular both with builders and buyers alike.

Our mission is to provide project management from the initial concept stages to the very end stage of completing sales on the properties. We're delighted to be acting on behalf of and supporting the region's emerging, and established, housebuilders which not only provide outstanding opportunities for homebuyers, but also support our local economy with job opportunities and attracting inward investment.

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



PROPERTY FIRM EXPANDS IN NORTHUMBERLAND

Bradley Hall has relocated its Alnwick operation to meet growing demand in Northumberland.





Bradley Hall Chartered Surveyors and Estate Agents has occupied larger, more central premises at 28 Bondgate Without, Alnwick, during a time of exciting growth for the firm. The office will specialise in residential services, whilst also offering its range of commercial services to clients.

Residential turnover at Bradley Hall has increased by 69% within a year whilst sales have increased by 172%.

This growth has been driven, in part, by the launch of its Land, Development & New Homes department. The specialist team brought to market £100m of new build properties, including 15 sites across the North East with over 200 plots for sale. The team will launch a further six sites and 117 plots over the remainder of the year.

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 4,000 new homes across the North East.

Matt Hoy, Director of Estate Agency at Bradley Hall, said: "The relocation and expansion to the new Alnwick branch is a significant step for Bradley Hall as we grow our presence in Alnwick and wider Northumberland.

"Our residential branch has performed incredibly well over the past year, and we have also acquired the highest market share in Morpeth recently. We became first out of 86 other agents for available stock and first out of 22 other agents for new instructions.

"This success is a testament to the dedicated and hardworking team, and we look forward to continuing in our success and growth in Alnwick and Northumberland."



The expansion comes following the news that Bradley Hall recently celebrated a 20% increase in net profit and a turnover exceeding £3.5m across its commercial and residential operations.

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

BH Group, which includes Bradley Hall Chartered Surveyors and Estate Agents, BH Planning & Design and BH Financial, also expanded its team with 12 new members of staff.

Head of Land, Development & New Homes, Jonathan Rudge, said: "We are

delighted to be expanding in Alnwick. Bradley Hall is very passionate about the fantastic opportunities in Northumberland and has been an avid champion of the county for some time.

"The specialist Land, Development & New Homes team has already brought to market a number of exciting new developments in Northumberland and we look forward to welcoming a number of new opportunities in the area very soon.

"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.

"Additionally, with the growth in demand for our services for the public sector, we were also delighted to be awarded the Homes England Property Services Framework. The appointment to this national panel now allows us to act as key advisors on future North East and national government housing projects."

For more information please contact Bradley Hall on 01665 605 605 or visit www.bradleyhall.co.uk

THE SHIRT DEPARTMENT COLLECTION

Barbour Highland Check 10 Tailored Shirt £69.95
Barbour Stripe 6 Tailored Shirt £59.95

BARBOUR'S SCOTTISH ROOTS ARE HIGHLIGHTED IN THIS SEASON'S SHIRT DEPARTMENT

Since John Barbour founded the brand in 1894 in the port of South Shields, Barbour has built a reputation for garments of the highest quality, durability, attention to detail and fitness for purpose.

Now a global lifestyle brand, Barbour's Shirt Department, a response to the growing demand for Barbour shirts, is a collection of smart and casual shirts designed to complement the brand's iconic outerwear.

High quality fabrics, in a choice of plain, soft brush, tattersalls and checked shirts offer warmth and comfort for the colder months. Modern and contemporary tailored shapes and smart casual styles make the collection effortless to wear.

Especially for Autumn Winter 19 the Saltire shield has been introduced on to the Shirt Department tab on the breast pocket. The design is inspired by the Barbour family's coat of arms which originated in Galloway, Scotland.

With a brush twill finish, the Barbour Highland Check 10 Tailored Shirt is a button down shirt available in a choice of bold blue, green and red, this stylish shirt is perfect for the weekend. The Barbour Oxford 3 Tailored Shirt is timeless and easy to wear. Designed for a more comfortable silhouette, it comes in muted colourways including indigo, sky and soft pink and is the ideal partner for chinos. The Barbour Stripe 6 Tailored Shirt can be dressed up or down to suit all occasions. It has a smart button down collar and a rounded edge pocket to the left chest. Finished in a choice of blue, forest or red stripes, it's a must have essential for casual and country living.

The Shirt Department collection is available from August 2019 from



Barbour Oxford 3 Tailored Shirts £59.95

www.barbour.com and selected stockists nationwide.

For further information please go to www.barbour.com



COASTAL HERITAGE COLLECTION

Barbour Stokehold Dress £49.95
Barbour Coastal Shirt £69.95

BARBOUR PRESENTS A FRESH TAKE ON THEIR COASTAL HERITAGE FOR AUTUMN

With a coastal heritage that dates back to 1894, this season's Coastal collection for women has been refreshed with a wardrobe of clothes perfect for a stylishly active lifestyle.

In Barbour's 125th anniversary year and taking inspiration from the brand's maritime heritage, outerwear this season transitions from autumn to winter weights with a choice of smart waxes, quilts and waterproof breathable jackets.

Designed for those who love the outdoors - whether it's a walk in the country, the school run, taking the dog out or shopping in town, there's a jacket for all occasions. Traditional navy and sage are infused with a new seasonal range of bright colours including deep pink, sulphur yellow and a beautiful tide blue to cheer up the colder months.

What goes under a Barbour jacket is equally as important and shirts remain at the heart of this season's collection. The Barbour Coastal shirt is a weekend must have. In a relaxed fit, this tunic style plays on bold feminine checks and is ideal to wear with jeans and trainers.



The Barbour Stokehold Dress with its distinctive stripes in a soft jersey offers a stylish and flattering look for late summer days.

Knitwear is an essential part of any autumn-ready wardrobe and the Barbour Fairlead Knit does not disappoint. It's the perfect transition to the cooler months. Made from a soft handle wool blend, this crew neck knit with fisherman inspired detailing is comfy and easy to wear.

The Autumn Winter 19 Coastal collection will be available from August from barbour.com and selected stockists.

For further information, please visit www.barbour.com

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FIVE GENERATIONS OF BARBOUR



Discovering CHARLTON HALL

Charlton Hall in Northumberland has recently undergone a significant refurbishment to upgrade the former family home into a wedding and private events venue. The Grade II* listed hall, which lies within a private 150-acre country estate, marks the second renovation by entrepreneur Richard Shell.

Charlton Hall's Grade II* listing places it amongst only 8% of all listed buildings in Britain. This status brings strict regulations in order to preserve the heritage of its listed status. What has been the most challenging aspect of upgrading the hall that incorporates such a blend of history with a contemporary edge?

First and foremost, the strength of the relationship we have with our conservation officer (who has an invested interest in the building) has been key to finding a happy medium that makes the asset work for both parties. So, in my case, making the building work commercially whilst maintaining the fabric of the building from its historic layout was paramount.

Part of the planning process was to build a new function room – The Looking Glass - a large glass structure that is connected to the historic hall. During the planning process, I was sceptical of how modern the design had to be in order to meet planning regulations, as well as its proportion to the hall itself. However, our architects reassured me and managed to tastefully divide old and new by introducing a mix of materials such as glass and steel to contrast against the dressed sandstone of the hall. I personally think it works very well, with the glass reflecting the surrounding landscape to offer magnificent views across the estate.

In regards to the interiors, you've mixed old with new by retaining and upcycling a lot of the original features and furnishings at Charlton Hall. Why was it important for you to do this?

From the outset, it was important to preserve the historic fabric of the hall for generations to see, however it was also equally important to evolve the building through modern design. I would say I am a traditionalist at heart, but still love the quirkiness of contemporary interiors, not to mention a few mod cons. Charlton Hall really does offer the best of both, where its contemporary style helps to highlight the traditional elements of the hall, such as the beautiful corning found in the drawing room and library.



Which of the rooms at Charlton Hall have you taken particular interest in?

Having recently completed The Looking Glass, I am now focusing my attention on the renovations of the cellars beneath the Hall. I have a lot of interest in seeing its transformation from what were once stores and kitchens into a premium, after-hours speakeasy bar. Down in The Vaults we are planning to mix diffused, warm lighting with vibrant neon signs to reflect off the tiles and original exposed stones. Couple this with whiskey-room leather seating and you've got a space that creates a great sense of fun; which epitomises the new energy witnessed throughout the whole of Charlton Hall.

How do you see the estate evolving in the future? Do you have plans for the surrounding gardens and landscaping?

We have multiple planning applications in place with our local planning department for the rest of the estate. The plan to convert the farm buildings into a 35-bedroom hotel to provide further accommodation for guests visiting the hall. This is my next big challenge and we hope to have this completed by summer 2020. The buildings are beautiful and date back to the 18th century with great uninterrupted views across the estate. The site includes an old gin gang, which will form the reception area of the building.

Once this is complete, I plan to start renovating the walled garden, which will be my biggest development to date. The walled gardens will be restored to their former glory and will include a future garden wedding venue with large glass ceremony hall for completion by 2022.

As a rising entrepreneurial star, what is your next dream?

As I've just become a father for the first me and as I step into married life, I guess my dreams have been reined in a little, which is probably a good thing! However, I would love to take my energy and vision further afield. I love California, the Yosemite national park, the coastal and inland areas between LA and San Francisco. So perhaps a vineyard with space for functions and entertaining would be the next chapter. I guess so much has happened in the last ten years, who knows what is around the corner? One thing I can say for certain - whatever it is, I can't wait to get started!

CHARLTON HALL
 Chathill, Northumberland, NE67 5DZ
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www.charltonhall.co.uk

Newcastle City Centre restaurant The Muddler aims to double in size

The Pan Asian restaurant and cocktail venue is planning an extension next door





The Muddler was opened last December as the latest leisure offering from Danieli Holdings, the group which owns and operates Newcastle Stack, Yolo Ponteland and Yolo Townhouse alongside a security business and care division.

Around 20 new jobs were created when it took over the former sushi restaurant Osaka on Grey Street, enlisting Collective Design interior specialists to create a theatrical Asian setting for its Pan Asian menu and cocktails.

Danieli had originally applied for a bar and restaurant licence for the property but was turned down by Newcastle City Council after police raised concerns. Danieli later eased concerns by saying alcohol would only be served to those taking table meals.

However, the eatery only has room for 45 diners and Danieli CEO Neill Winch said the venue often has to turn people away as they are already booked up or full.

Now the venue is aiming to expand significantly into the neighbouring empty unit, a former hairdressers at 71-73 Grey Street.

Mr Winch said: "Since opening the Muddler in December 2018 the business has gone from strength to strength with our customers enjoying the amazing Pan

Asian food and sushi, but the size of the current trading area means that we have to turn away a lot of potential bookings during peak service time.

"The introduction of the extension to the Muddler will ensure that we can continue to welcome our current customers and new ones especially during the peak times and also accommodate much larger bookings."

The firm, through The Muddler Ltd and with the assistance of law firm Sintons, is now pursuing an extended premises licence covering the enlarged site.

Meanwhile, the group has also submitted plans to Sunderland City Council which would see a similar scheme to Newcastle Stack draw in crowds at Seaburn.

The leisure operator has been working closely with the team at Sunderland City Council to advance its plans for the site, as one of a number of operators the

council has attracted to the area.

Bradley Hall acquired the premises on behalf of Danieli Holdings.

Neil Hart, group managing director, said: "We were delighted to once again work with clients Danieli Holdings, this time in its expansion of The Muddler.

"The opportunity to take the neighbouring premises was too good to miss for the firm. "Its outstanding offering, including its location, interiors, service and food has cemented The Muddler as one of the city's best.

"Its expansion is also testament to the buoyant hospitality sector in Newcastle as the city centre continues to attract people from near and far.

"We look forward to continue working with Danieli on future projects including Stack Sunderland."

**Original story by the Chronicle*



PORTFOLIO MAGAZINE SPEAKS TO CLLR CARL MARSHALL

Durham County Council's cabinet lead for Economic Regeneration



Tell us what's happening in Durham?

The county offers opportunities for jobs and growth and we're bucking the national trend for inward investment with £3.4 billion. Businesses tell us that they really appreciate the council's can-do attitude, the ability and willingness to work with business, be pro-active and get things done.

We have developments attracting investment – Jade at Seaham; Integra 61 at Bowburn; Forrest Park at Newton Aycliffe; and NETPark at Sedgfield. There's 302 hectares of land available for strategic and employment development and our County Durham Plan makes the case for close to 25,000 new homes by 2035 – including the Lambton Estate near Chester-le-Street and a new garden village near Seaham.

How does Durham sit within the region?

Durham is at the centre of the region with Tees Valley to the South and Tyne & Wear to the North. We're really well-connected and looking at improvements to the East Coast Mainline. By train we're under 3 hours to London and less than 2.5 hours to Edinburgh; close to Newcastle and Durham Tees Valley airports and three key ports. The road network of the A1 and A19 are key for business connectivity and the possible dualling of the A66 and £13 million works on Horden Rail Station will be significant. It's been fantastic to see the first Azuma trains coming into service on the East Coast Mainline for LNER. The trains were built at the Hitachi facility in Newton Aycliffe, the county should be really proud of the success of the team of 700 staff who work there.

And in Durham City Centre?

Durham's an important regional capital, as well as developments in the city centre we're focussing attention on our towns and villages across the county. In the city, The Riverwalk (previously The Gates Shopping Centre) has just opened with a new luxury Odeon cinema; Millburngate mixed use development has started construction on the site of the old HM Passport Office and NSI Investments following their move across the river to purpose-built premises; and we have a fantastic future opportunity to develop Aykley Heads. It's a sought-after business location with the potential to bring £400 million investment and up to 6,000 jobs. Exciting businesses are already thriving in the Northern Zone including Atom bank, Waterstons, Honcho and Intelligence Fusion.



Durham University, a top 5 UK university, is making capital investments of £1 billion over the next 10 years bringing huge potential for the county and the region. Durham University, along with New College Durham and the council, are partners in Durham City Incubator (DCI). DCI means we can encourage start-ups and retain talent in the county through a fully-funded accelerator programme for business owners and entrepreneurs

What is Powered by People?

Powered by People came from talking to businesses. They wanted a way of speaking about the county positively to their networks and contacts about what a fantastic place Durham is to do business. It's been developed with more than 20 businesses who have been promoting Durham as a place to start and grow a business. We'd like many more businesses to join and shout about

Durham as a thriving place to live, work and invest – it benefits us all.

What makes Durham special?

It's the people and it's a fantastic place to do business. Our strong cultural regeneration helps put Durham firmly on the map and makes for a great quality of life. There's a lot to celebrate - international cricket at the Riverside in Chester-le-Street; Durham City Running Festival with Paula Radcliffe; Auckland Castle is reopening after extensive refurbishment; Kynren is lighting up our summer evenings; there's new attractions at Beamish Museum; and the 10th Anniversary Lumiere light festival happens this November – we've had a taster with the light installation to mark 50 years of Apollo Pavilion at Peterlee and 15,000 visitors flocked to Seaham during the town's debut food festival in June.

To find out more www.durhampoweredbypeople.co.uk Twitter @DurhamPbyP



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WHAT IS NEW WITH NEW-BUILDS?

Newcastle Law Firm Property Specialists Explain

Purchasing a property is arguably one of the most stressful times of our lives, given the huge financial commitment it entails, and the complexities that can often be encountered with the conveyancing process.

Finding your dream home is only the first milestone, followed by mortgage considerations, valuation surveys, searches, legal documentation, deposits, and the all-important exchange and completion. So what is different between a standard property purchase and that of a new-build property?

Developers are showing no signs of slowing down, with statistics for new homes built in the first few months of 2019 up by 3% from the previous year. The Government has announced an extension to the Help to Buy equity loan scheme, which from 2021 to its new end date of 2023, will become available solely to buyers of new-build properties. What is new with new-builds therefore remains a prevalent question for our client base. Hay & Kilner Law Firm discuss what you need to know about buying a new-build property in particular and how they can help.

Whether you are new to the house-buying process or well-versed in packing up your boxes, there are important differences in the way the purchase of a new-build property works. Put simply, as the properties are not yet built and the individual units' titles not formed, the transactions are more complex and can be somewhat uncertain for the purchaser. However, we at Hay & Kilner strive to remove the legal jargon for our clients, with a designated new-build team offering tailored knowledge and competitive fees.

We are accustomed to the 28 day exchange timescale that is crucial for the majority of Developers, which gives both you and the Developer security. Swift action is required from the very outset to



ensure everything is in place before you are comfortable with being legally tied into the purchase of a property that often does not exist at that time! There may also be further considerations prior to exchange, such as Help to Buy loans, Help to Buy ISAs and Lifetime ISAs, the intricacies of which we can guide you through.

Possibly the most notable difference in purchasing a new-build property is that, more often than not, the property will not be ready and the precise completion date will be unknown at the point of exchange. Legally, this means your contract will include an anticipated completion date and a longstop date; an estimate for when the Developer thinks your house will be

finished. On exchange of contracts, you will remain tied into the purchase until the longstop date passes. It is important to bear in mind that if the completion date becomes delayed, your searches, mortgage offer and Help to Buy loan (if applicable) may expire. We are able to advise you as to how to properly protect your interests should the worst happen.

Completion longstop dates can be problematic if you are also selling a property and your purchase is financially dependent on your sale. Usually you do not need to worry that both transactions will seamlessly tie together and complete on the same day, as the completion date is set on exchange of contracts. However, with no fixed completion date on a new-build purchase, your sale is open to the same delays you may face with the build of your new property. We are able to fully advise you about your options in

these situations and how best to achieve clarity and the desired result for you, the Developer and your buyer. Completion of a new-build purchase will, more often than not, take place on notice. This means the Developer informs you when the property is complete and you have, on exchange, contractually agreed to complete within a certain number of days of such notice (usually 10 working days). Our new-build team is familiar with the importance of promptness in such new-build transactions and will ensure everything is in place for a smooth completion, as well as taking timely action from your very initial instruction to push for an early exchange and make your experience as hassle free as possible.

For more information on any of the above, or to discuss how Hay & Kilner can work with you for your new-build purchase, please contact Charlotte Barker, or call 0191 232 8345.

A blurred office desk with a calculator, pen, and papers. The background shows a leather office chair and a window with blinds.

OUTSTANDING RESULT FOR BRADLEY HALL'S PROFESSIONAL SERVICES TEAM

The Bradley Hall Chartered Surveyors and Estate Agents Professional Services team is celebrating its expansion and success following the award of an official 'Outstanding' rating from the Royal Institution of Chartered Surveyors.



The news comes as Chartered Surveyor Angus Todd joins the team to support the firm's strategy to strengthen operations and grow its client base across the region. Angus, who is also a Registered Valuer, will be based across the company's network of offices, carrying out specialist valuations for banks, professionals and development purposes.

Head of Professional Services and Director at Bradley Hall, Richard Rafique, said: "Angus is a fantastic addition to the team and has already settled in incredibly well, impressing existing and new clients. His knowledge of the industry is outstanding, and his experience made him the ideal candidate for this role.

"The Professional Services department at Bradley Hall is thriving during a period of significant growth for the firm overall. Our range of services position us as one of the leading, full-service agencies in the region.

"The recognition we received by RICS was a great reflection of the hard work and dedication which the entire team put in every day. Our capabilities and client base are consistently growing and we look forward to continuing to expand our team while offering a high quality service.

"The report also included comments regarding every aspect of the valuation process, and we were delighted that the scope of inspection and investigation demonstrated the case files were



Chartered Surveyor Angus Todd

consistently of the highest standard."

The official RICS report outlined that multiple compliance standards were met to a high level, and robust systems are in place to ensure adequate supervision at Director level for all valuation cases.

Angus, who is from Alnwick, said: "Bradley Hall has gone through an impressive growth period which has positioned the firm as a leader in its field. The role really attracted me as there is so much opportunity to progress alongside further planned expansion, which has been even more evident since recently joining the team."

His experience and knowledge of Alnwick and its surrounding areas will also see Angus develop the firm's commercial

presence in the area. Bradley Hall recently relocated its Alnwick office to larger, more prominent premises following high demand for its services in the area.

Angus continued: "Alnwick is obviously known as one of the most popular market towns in the region, but it is also home to an abundance of commercial property opportunities. Its popularity with tourists, bustling high street and regeneration are all fantastic reasons to live, work and socialise in the area.

"Bradley Hall is already well established and had a sterling reputation in the community, especially for its residential operations, and I look forward to continuing to grow its commercial presence."

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

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NORTH EAST LODGE RETREAT CELEBRATES FOUR YEARS IN BUSINESS

An award-winning North East lodge retreat is celebrating four years in business by announcing its expansion and plans to work with local charities.

Park House Lodges, which is based in Catton, Hexham, currently offers three holiday lodges with outdoor hot tub facilities set in 19 acres of land. Each cabin is built to be fully accessible to those with additional requirements, including wheelchair users and those with limited mobility.

The popular 'stay-cation' destination will also expand to include two further lodges to accommodate additional visitors following a period of growth and expansion.

Owner Helen Hilton has announced exciting plans to team up with local charities to offer those with a disability or terminal illness the opportunity to stay at the lodges.

Helen said: "Park House Lodges has welcomed hundreds of people from across the UK and further afield since it launched. It's amazing to know that our



facilities have provided the experience of a holiday for many people who hadn't been able to venture away from home in a long time due to accessibility issues.

"We also understand that pets are an important part of the family. It is unthinkable for us that you should have to leave your dog behind when you are off having fun. Our countryside location is

perfect for dogs to play in, to explore and run about in a safe environment."

Park House Lodges has also been awarded the Customers Choice Award by Wyndham Vacations for two years in a row.

Helen continued: "My background has been in the care sector so when creating the lodges, I envisioned exactly what would be needed to accommodate everyone. I am passionate about diversity and inclusion and offering everyone the same opportunities to enjoy a relaxing time away.

"I am delighted to be partnering with some very important local charities who will be offering breaks to their service users. It is essential for established local businesses to support our communities and local charities, and I am delighted that I have reached the stage in the business where I am able to do that."

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

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TAKEOVER OF HISTORIC SUNDERLAND PUB THE SHIP ISIS

The people behind popular city centre restaurant Mexico 70 have taken over the historic Isis pub.

The Ship Isis building is owned by the University of Sunderland, it first opened in 1885 and in February the pub was named as CAMRA's Sunderland and South Tyneside Pub of the Year for 2019.

Bradley Hall acted on behalf of the landlord to let the space, which is one of the city's oldest pubs. Michael McGhin, Commercial Manager at Bradley Hall, said: "The Ship Isis is one of the city's most iconic pubs and we were delighted that an established, Sunderland based business has stepped in to keep it operating. It is an incredibly popular destination for local people, and we know

that the local community will be pleased it will continue to offer its current charm and character under the new management."

Although Mexican fusion food has proven popular at the site opposite the Empire theatre, the company decided that The Isis will be non-Mexican, but still casual dining.

Mexico 70 in High Street West, which has built up a following for its tacos and unique character, will continue to operate as normal, while its management will take the reins at the Isis.

A statement on the Mexico 70 social media channels reads: "We are really excited to say that the team that brought

you Mexico 70 is taking over the lease at the Isis.

"The Isis is a great honest Sunderland pub with the best range of ales and beers around and we are intending to keep it running just as it was."

A spokesperson for the University added: "This is a positive outcome and really good news for the city. Having worked alongside the agent we're really pleased to have so quickly secured new tenants for the landmark Ship Isis pub. They are clearly enthusiastic and keen to bring the experience gained by successfully running Mexico 70 to their new venture and we wish them every success."



THE INN COLLECTION GROUP REVEAL PLANS FOR 40 BEDROOM SEAFRONT INN IN SUNDERLAND

The Inn Collection Group has revealed plans for a 40 bedroom new build inn on Sunderland seafront as part of ongoing coastal regeneration investment in the resort.

The group has agreed terms with Sunderland City Council's development company to purchase an unused site for a three-storey venue in Seaburn, with plans expected to go to Sunderland's planning committee by the end of the month.

The Inn Collection Group's Managing Director Sean Donkin said: "We are delighted to have secured a prime seafront site in Sunderland at an exciting time for the city as it gears up its coastal regeneration plans.

"Seaside towns and cities are riding high on the renaissance tide across the UK. There is real opportunity and optimism here in Sunderland to create a seaside destination of choice, both for residents and tourists and we look forward to being a part of the journey.

"Sunderland has seen a rise in overnight stays in the last year. These figures are expected to grow further following the Brexit vote and with more people opting for 'staycation' breaks as a result of the weak pound.

"Alongside leisure-focused mixed-use facilities like the new STACK complex, our Seaburn development will be a major asset, boosting the area's economic and tourism capacity by providing much-needed accommodation alongside a quality food and drink offering and increasing employment opportunities in the locality."

The proposed development accompanies new strategic direction from The Inn Collection Group to develop a completely freehold estate as it continues to roll out 'buy and build' growth plans, to more than double its ten-strong portfolio of pubs with rooms by 2022.

The Alchemy-backed group will continue to seek out new development opportunities in the Lake District and Yorkshire as well as within its North East

England heartland.

Bradley Hall Group Managing Director Neil Hart said: "Sunderland is an area which is set to see some very exciting new developments in the very near future. There are some outstanding plans for the Seaburn area to become a vibrant hub of activity thanks to plans by the Inn Collection Group and the proposed STACK development.





Inn Collection MD Sean Donkin and Councillor Graeme Miller, leader of Sunderland City Council.

“It is fantastic to see our clients succeed and grow. We are proud to have supported The Inn Collection Group in the past and look forward to continuing to support the firm in its ambitious growth plans.

“There is fantastic potential for nationally significant businesses to thrive in Sunderland and we are dedicated champions of the city and its projects.”

Councillor Graeme Miller, Leader of Sunderland City Council, said the interest shown by The Inn Collection Group was another vote of confidence in the

council’s vision to create a vibrant leisure-led development at the city’s seaside.

He said: “Seaburn is the jewel in Sunderland’s crown, and a place that both residents and visitors can enjoy. We want to enhance its natural charm and ensure it becomes a destination-seaside – the STACK proposals were a huge step forward, and add to that the renovation work that will be going ahead to our stunning old buildings on Seaburn promenade, and you can see that we are really beginning to deliver a transformational programme for the

area. And we will not rest on our laurels to ensure we attract further investment that helps create a really special place.

“This additional accommodation will complement the Grand Hotel and Roker Hotel, and will contribute to the vibrant seafront location we know Seaburn can be. We are delighted that The Inn Collection Group recognises the vast potential of the area.”

The Inn Collection Group has a proven track record in delivering purpose-built inns, operating on a model that provides value-for-money accommodation, quality beverages and home-made pub fare served all day, 365 days a year.

Its most recent new-build developments include The Commissioners Quay Inn, in Blyth and The Amble Inn in Amble, a £4m development which opened in January.

If given the green light, the multi-million-pound unit will play a central role in the seaside resort’s ongoing transformation, with construction work expected to start by the end of the year and the building open for business by December 2020.

Earlier this month, Sunderland’s seaside received a £820k cash boost, with proposals to regenerate under-used and historic buildings along the Seaburn and Roker promenade given the green light by the council. Plans will see a former toilet block at Roker, along with the former Bay Shelter and the old tram shelter at Seaburn, transformed into cafés and restaurants, and plans are also afoot for 12 beach huts, that will stand just north of Fat Buddha. There will also be upgrades to the infrastructure of Seaburn Camp to make it better for touring caravans.

The work is part of a £1.5bn city-wide investment programme, that will see the seaside, city centre and residential areas of Sunderland transformed through council-driven development projects.





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IN CONVERSATION WITH ANDY MCLEOD

CEO, Tolent Construction

With over 36 years' experience in the construction industry, Andy honed his skills with the likes of MJ Gleeson, Mowlem/Carillion and Robertson Construction. Andy joined Tolent in 2017 and following a brief transitional period, was named CEO in March 2018.

Tolent is a business that's been around for 36 years – was it an easy decision to join the team?

Absolutely. I have worked in the North East most of my career and Tolent is one of those stand out businesses that has been synonymous with the region and now known throughout the UK.

Part of my task is to now look ahead to the future and ensure the business continues to deliver the highest standards of service and quality projects whilst we grow our presence in the North East and beyond.

A recent report from the CITB reported the North East region as the only area that will see a decline in construction output compared to rest of the UK, but we're actually looking to reverse this trend.

We've started 2019 in a very strong position with 75% of our £200m budgeted workload secured, putting us on par with the tier one firms in the region. Further success including the £84.5m Milburngate development means we're now within 90% of our 2019 target with over £100m already secured for 2020.

All set for some record breaking years ahead!

Recent contract wins like Milburngate is certainly helping to grab the headlines, but what else can we expect from Tolent in the next few years?

The Milburngate project is one of the most significant wins in the history of our business, and is testament to the skills, expertise and growth of our team not only in the region, but across the UK.

Understandably contracts like this one and Hadrian's Tower, the tallest building in Newcastle, are the jobs that will draw attention to us, but there is a wealth of other projects and developments ongoing that are every bit as important. Having a wide range of sectors and projects we can deliver at any one time helps to set us apart from our competitors.

Our reputation continues to attract new customers and helps secure repeat business on a national level as we retain our presence across the leisure, healthcare, residential, commercial and industrial sectors, as well as our historical experience in civil engineering and the petro-chemical industries.

This year will also see the start of the Seaham Garden Village, a £190m development that will provide a unique inclusive community of 1,500 homes over the next 10 years. As landowner, developer and contractor, this project really demonstrates our capabilities in delivering more than just construction services.

How do you think the North East residential market is performing?

The residential market including the private rented sector remains strong, and being significant part of our workload it is a sector where we continue to invest time and resource.

Within the private sector, we have a strong pipeline of work coming off the back of developments like Hadrian's Tower which we're building for The High Street Group.

A fantastic success story for Tolent is the establishment of our housing division, Tolent Living. From its inception in 2015, it is now a multi-faceted business with a turnover in excess of £50m of social and private residential developments and contracts across the North East region and beyond.

www.tolent.co.uk





HOW IMPORTANT IS YOUR PHONE?

Phil Dean, Head of Commercial Property at Samuel Phillips Law

In the world of commercial property most things don't change very quickly. We're still reeling from the arrival of the Land Registration Act 2002 and discussions about CVA's stopping landlords collecting rents (the method used by some of the big high street names) are still only talked about by hushed voices in dark alleys.



In this steady paced industry, the new Electronic Communications Code 2017 remains modern news. Most surveyors, lawyers and landowners are at best coming to terms with the new code, and in most cases hoping that they will wake up from the nasty dream after clicking their heels and saying, "there's no place like home".

By way of background, the story begins 25 years ago when mobile phones arrived. These new devices needed aerials to operate and Landlords with rooftops, hitherto unused, woke up to a bonanza of leasing their unused space for untold fortunes. Key locations were attracting rents in the tens-of-thousands-of-pounds for previously worthless areas. Farmers fields, formerly only suitable for the hardiest of sheep, were suddenly commanding rents in the thousands for small corners near important roads.

There were some legal issues which landlords complained about, rights of renewal were slightly vague, and you didn't need to be the landowner to suddenly be encumbered with them, just the occupier. From a Landlords point of view, the key for most was they

got paid for renting out land or space they'd previously received next to nothing for.

In their view, mobile phone operators struggled to get fair play from landlords and were pushed into paying higher and higher rents for pieces of land they only needed a mast on - largely so that they could tick boxes for government requirements. With the proposed roll out of 5G and the anticipated arrival of automatic self drive vehicles, there was a real concern that they'd have to spend ridiculous amounts to secure enough, suitably located, sites.

The new code came in to make a level playing field and make it easier for the telecoms companies to do that, but in turn to make it easier for landlords to get rid of masts. One of the key problems for landlords is that the rent levels are not set by references to other deals for phone masts. Now the rent is set by reference to what other utility providers would pay for, say, electric cables or a water pipe - which equates to virtually nothing.

This has led to landlords looking to have their leases renewed being offered in the region of £10 to £100 per annum

for sites which were previously worth £5,000 per annum. It has been fuelled by a couple of cases which have been to the lands tribunal who have agreed that such low figures are in the right ballpark.

There is an army of specialist solicitors and surveyors trying to improve on this, however, it seems it remains an uphill battle with only some small victories being won. At the moment, the advice to small land owners who have a lease not yet renewing, or which has expired and is holding over, is to do nothing in the hope that someone with deeper pockets wins some cases and sets a slightly better precedent. Better agreements are being negotiated with specialist surveyor and legal teams but on a nondisclosure basis. I am confident that at some point the word will come out when some of the biggest landlords, like the UK government or local authorities, for example, get pushed into an unaffordable corner.

For now, however, there are no quick fixes and nobody knows where those ruby slippers are.

**If you need advice on this subject,
or if you have any commercial property enquiries,
please do not hesitate to contact Phil Dean,
Head of Commercial Property at Samuel Phillips Law.
Email phildean@samuelphillips.co.uk or call (0191) 2328451**



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WHAT IS PROPERTY MANAGEMENT?

Catherine Affleck, Group Operations Director & Head of Property Management at Bradley Hall, discusses the importance of property management and its benefits to landlords and tenants alike.



accordingly. This can be very time consuming, particularly for multi-let sites and in difficult market conditions, and in the event of default the landlord will need professional advice as to what action can be taken as dictated by law. The retention of a good property manager can prove to be an extremely cost-effective solution across the lifecycle of a lease or investment.

For sites with a service charge budget, property owners are constrained by the terms of the occupational leases which are not always in line with best practice guidance. This can often mean that there is a fine balance between setting service charge budgets at a level which allows for the necessary services to be provided to a high standard for both occupiers and landlords. It is important to ensure that tenants are happy with the standard of accommodation they are leasing, and the landlord's obligations are suitably discharged, whilst guaranteeing that expenditure remains at an affordable level which also provides value for money.

The ability to supply a cost effective service is achieved through a range of means, including utilising our bulk buying power to secure the best possible rates for utilities and service contracts while also tendering services to include local contractors who may not have the high operating costs of a larger organisation. It is also paramount to ensure that those who are involved in providing professional advice, including our own management services, remain economically competitive whilst providing a best in class service to our landlord and tenant clients.

Running a service charge places several obligations on a landlord in terms of how they deal with the service charge funds. There are usually stipulations within the tenants' leases about the way in which the accounts are reconciled and there are rules and regulations regarding the way funds are held and service charges are set up.

Property Management is arguably the widest of the general practice surveying disciplines and requires practitioners to be up to speed with legislative changes, fully conversant with Landlord and Tenant case

law, to have a detailed understanding of accounts and comply fully with the wide range of regulations imposed by our regulatory body, The Royal Institution of Chartered Surveyors (RICS). The proactive management of a property asset, including forward planning preventative maintenance works rather than just reacting to repair issues as and when they arise on a piecemeal basis, can not only prevent issues which may result in higher repair costs, but where a Landlord has vacant space within a building it can be the deciding factor in convincing a new occupier to take up that space. A full service approach such as that offered by Bradley Hall providing advice across multiple disciplines from agency to building surveying can be extremely beneficial for clients.

At Bradley Hall we offer a full range of Property Management services and manage all types of property across a wide range of sectors, from individual residential buy-to-lets to shopping centres and multi-let office developments. Our approach is bespoke to each instruction depending upon our client's objectives and circumstances. We provide service charge consultancy advice and ongoing management services to a wide range of landlords, tenants and public sector organisations.



As property managers we're often asked what Property Management actually is and why it is important, or even necessary, to appoint a professional to run this service.

Property Management encompasses far more than just arranging cleaning and reacting to repair issues when things do go wrong. It is about proactive life cycle planning for your asset which can protect and enhance your investment value. Bradley Hall takes on the responsibility for managing compliance, ensuring that our client's obligations are met under both the leases to which they are subject to and the legislative burdens placed upon them by statute.

The most important aspect of property ownership for Landlords is their investment value and income. As such, many of our clients opt to outsource the management of the lease arrangements with their tenants to ensure that the rent is paid in full and on time, that the lease covenants are adhered to and that their tenants maintain their building

For more information on how Bradley Hall can support in Property Management matters please contact Catherine Affleck on 0191 232 8080 or visit www.bradleyhall.co.uk

GOSFORTH ELECTRICAL FIRM SWITCHES ON TO GROWTH AS IT MARKS 60 YEARS IN BUSINESS

FAMILY-run electrical firm, Ridley Brothers of Gosforth, is marking a major milestone this year as it celebrates 60 years in business.





Based in Gosforth, Ridley Brothers works in both the commercial and domestic electrical service sectors across Newcastle and the surrounding areas.

Founded in 1959 by brothers Thomas and Fred Ridley, the electrical company is now headed up by Fred's sons David and Andrew Ridley who stepped into the shoes of their father Fred and uncle Thomas to take on existing business whilst developing new areas of work.

Working with both businesses and domestic customers, Ridley Brothers offers a wide range of services from general power installations, fire alarm systems and CCTV to lighting installations and general maintenance.

Director Andrew Ridley attributes the business' success on having an unwavering commitment to old-fashioned service whilst embracing new technology. Throughout the years, the team has focussed on adapting to the ever-changing needs of customers, whilst retaining customer care values synonymous with what you would expect from a family firm – friendly, reliability, honesty and going the extra mile. Andrew said: "With 60 years of experience, the company has vast knowledge of the electrical service sector and our ability to adapt and innovate with our customers and the advent of new technologies has ensured that we have remained a successful company in the region.

"We pride ourselves on our excellent customer service skills and our reputation has ensured that we regularly welcome repeat custom and new contracts through word of mouth referrals."

Taking on the firm in 2007, Andrew and David recognised a need for introducing new growth areas for the business which has seen the company take on large scale commercial fit-out contracts across the UK.

Throughout the years, the company has worked with a number of the region's independent schools such as Royal Grammar School, Newcastle and Newcastle High School For Girls alongside commercial clients including Lloyds BMW, Cowell's Garden Centre and Esh Plaza, from ongoing projects to general maintenance.

Alongside its commercial work, Ridley Brothers also offers services to the domestic market which has seen the firm attract customers in Gosforth, Jesmond, Newcastle city centre and beyond.

David Ridley, Andrew's brother and director of Ridley Brothers of Gosforth, said: "Our domestic side of the business has been going for 60 years now and we've worked with customers on everything from reactive jobs on fixing faults to full re-wiring and installing new fixtures.

"Our dedication to customer service means that we can provide our customers

with a friendly experience right in their home. We care about the work we do and always follow-up our jobs with a conversation to ensure that the customer is happy with the project."

Moving into 2019, Ridley Brothers intend to continue to build on its many years of success with plans to grow its new properties maintenance division, working for landlords and developers to ensure the electrics are maintained across their property portfolio. With a five-year plan in place, staff growth is also on the agenda as well as implementing new processes to move into a paper-free working environment.

Andrew added: "We've already been working on some exciting new contracts this year which have exposed us to more commercial customers whilst our residential side remains consistently steady.

"We're well-known in residential areas such as Gosforth, Jesmond and the city centre but it's our aim now to continue to spread the word of Ridley Brothers in Newcastle's surrounding areas as well as growing our firm in the business market.

"We're now looking to expand our current workforce by employing experienced electricians which will enable us to take on even more contracts as we grow into our seventh decade in business. It's an exciting time for the firm and I'm looking forward to the next ten years."

For more information on Ridley Brothers of Gosforth, visit www.ridleybrothers.co.uk or call 0191 285 5221.



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Audi Q8: THE PROMINENCE OF AN SUV AND SLEEK APPEAL OF A COUPE.

Coming in at the top of the range, the Audi Q8 marks the arrival of the German brand's first SUV coupe.



As Audi's answer to the BMW X6 and Mercedes-Benz GLE Coupe, it pairs the practicality and presence of an SUV, with the sleeker, more refined look of a coupe.

From the front, there's little doubt the Q8 is one of the family.

The signature angular headlights – each made up of 24 separate LEDs – sit either side the imposing grille, giving a road presence that matches that of the dominating Q7.

Your eyes are then drawn along the Q8's sloping roofline towards a rear-end that also features an impressive LED setup.

An animated light strip between the taillights accentuates the width of the model and gives a hint at the tech found inside. It's a sophisticated feature for such a large motor.

Just below that, though, a rear diffuser with four vertical fins and integrated tailpipes suggests the Q8 isn't just about being sensible!

Shown here in Dragon Orange, the fiery shade that it was first revealed in, the Q8 is available in a choice of 12 paint colours. The S line model comes with matt grey detailing, whilst the Vorsprung edition has titanium black.

The performance to match

Beyond the styling this SUV has the power. With more engines to follow this year, including a smaller 230PS one as well as an almost 340PS variant, the standard unit develops 286PS. And if that still was not enough Audi recently

announced the S8 fitted with a V8 engine developing 429PS!

It's also fitted with mild hybrid tech, so fuel economy might surprise you for a car of this size.

That's coupled to an 8-speed automatic gearbox and sent to the road via the manufacturer's quattro all-wheel drive setup, which powers each of the wheels separately to maximise grip.

It's capable of all-wheel steering too. A standard on the Vorsprung model, the rear wheels turn in the opposite direction to the front at lower speeds, for more agile cornering.

At high speeds, they turn in the same direction as the front wheels to improve stability.



Fitted with a 4.0-litre diesel V8 and 429bhp, it promises to be an entirely different machine.

Brains and brawn in equal measure

The Q8 also features a huge amount of new technology.

A 12.3-inch hi-res touchscreen is the main feature inside, with a number of features as standard, including navigation and Audi Virtual Cockpit.

Where analogue dials would usually sit behind the steering wheel, the Virtual Cockpit replaces them with a customisable digital instrument.

Also included is the central driver assistance controller, using cameras, sensors and a scanner to map out the area around the car and help with manoeuvring.

Spec the optional assistance pack and you can throw a number of other assists into the mix.

It's smart and spacious, so makes for a great family motor, but also has the power and handling of something that's exciting to drive. And the SQ8 will take that to another level.

The Audi Q8 has many angles, but appeals equally from each of them.



Lookers Audi has four centres in the North East, Newcastle, Teesside, Tyneside and Wearside Audi. For more on the Audi Q8, to book a test drive or to chat with one of the team, get in touch.

www.lookers.co.uk/audi

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PLANNING AND DESIGN FIRM CELEBRATES FURTHER SUCCESS

The BH Planning & Design team is continuing its expansion having recently surpassed its first-year milestone with Director Mark Ketley at the helm.

The growing team, which also includes Senior Planners Joanne Wood and Daniel Puttick, has welcomed a raft of new instructions across the region and nationally.

The firm has been working on a range of projects which have included small to large scale residential and commercial planning applications and several strategic land promotions.

Residential projects have included securing planning permission on behalf of local and national housebuilders with schemes ranging in scale from small plots for bespoke new homes up to a 67-property development in Peterlee for national and established housebuilder, Galliford Try.

The BH Planning & Design team has also successfully secured planning

consent recently within six months of instruction for the redevelopment of a derelict site at the heart of Tudhoe Village Conservation Area in County Durham. That particular site had a complex planning history with other firms having previously attempted to gain planning permission for more than ten years.

Aside from successfully securing planning consents for its client, BH Planning & Design is currently heavily involved in a number of strategic housing site promotions which have the potential to bring around 4,000 new properties to the North East.

Outside of the region, the team has been supporting clients in Wiltshire on the development potential of a site in the

Green Belt and AONB as well as being on the edge of a Conservation Area and in the setting of a Grade II* Listed Building. Other national projects have included appearing at the New Forest Local Plan EIP at Lyndhurst where expert representation was made on behalf of a client in their attempts to secure the release of Green Belt land for much needed housing growth.

Mark Ketley said: "The first half of 2019 has brought us a range of exciting new projects which have strengthened our growth and presence both in the North East and nationally.

"We are proud to have played a part in a number of residential projects that will

provide quality housing for local families, charitable projects which have delivered life changing opportunities for people who need them most, and commercial projects which give new and existing businesses the chance to thrive in our region and help change its landscape.

“This is an incredibly exciting time for our region as it continues to advance its ever changing and evolving skyline. There is an abundance of opportunity for commercial and residential developments alike as the region becomes a bustling hub of activity.”

The firm is also supporting the next generation of planning experts, recently visiting Prudhoe Community High School and teaching the students about the profession and career opportunities. Mark continued; “With the changing landscape and future plans for our region and its built environment, careers in planning are an excellent route for young people to take. We’re committed to spreading the word about the sector and providing career advice to local school children wherever possible.”

The firm has also recently become an official sponsor of Hunwick Cricket Club in County Durham which provides sporting opportunities for hundreds of local people. Mark said: “Grassroots sport is incredibly important to the local community and Hunwick Cricket Club provides opportunities to people of all ages and abilities, and across several different sports including cricket, athletics

and football.”

“I have first-hand experience in what a positive impact sport and exercise can make on an individual so I am passionate about helping to provide those opportunities to others.”

The sponsorship will be used to provide equipment and help contribute towards the upkeep of the grounds allowing a better-quality environment for its users.



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



MATTHEW HOY

DIRECTOR OF ESTATE AGENCY AT BRADLEY HALL

What has 2019 brought for Bradley Hall's residential operation so far?

2019 has been another outstanding year so far for Bradley Hall's residential operation. The most significant milestone, and the one which many will likely have heard about, is the relocation of our Alnwick office to a unit three times larger than the one we were in originally. Behind the scenes, though, there has been notable growth across all our six residential offices; with turnover increasing by 69% year-on-year, sales increasing by 172% and new instructions up by 60%.

Additionally, the wider group business also reported a 20% increase in net profit and a turnover exceeding £3.5m across its commercial and residential operations. This continued growth is incredible as we are outperforming many of our competitors in the region.

What has been your biggest highlight of the year up to now?

Our success in Northumberland generally is a highlight for me. I grew up near Alnwick and went to school in Morpeth, so I've enjoyed playing a part in taking Bradley Hall from one small office in Alnwick to becoming a key regional player in Northumberland especially. We now have three impressive offices in the key county towns, and window displays dotted around the smaller villages, as well as our established offices in Gosforth and Durham.

If I had to pick one moment, I would say the opening of the new Alnwick office. When I started my Bradley Hall career the first Alnwick office had just opened, and since then we've expanded significantly. Closing the door on that office for the last time, then welcoming Her Grace The Duchess of Northumberland to cut the

ribbon at the grand opening of our new premises has been my overall highlight of the year so far.

How has the business changed since you joined Bradley Hall?

It would perhaps be easier to list what hasn't changed! We have opened offices in four new locations, relocated three existing offices to larger and more prominent premises and increased the staff base by around 500%. We've launched a new website, invested heavily in software and generally made every effort to continue improving upon service levels for clients and workplace satisfaction for employees.

There has also been the addition of the group companies; BH Planning & Design and BH Financial, as well as the development of several departments



including; Building Surveying, Mortgages, Land, Development & New Homes, Professional Services, in addition to its core service lines of commercial agency, residential estate agency and property management. It sounds like the business is virtually unrecognisable from when I joined, but the same key people remain within the Senior Management Team and the company's values and principles remain unchanged.

What is the best thing about living and working in the North East?

The North East property market seems to have an uncanny resilience against a lot of the doom and gloom you see reported in national media, as is evidenced by the increase in our sales statistics as I mentioned earlier. I'm constantly asked by prospective clients why there is so much negativity in the press when everything seems quite positive locally, and that's a pretty nice environment to operate in on a regional level. Except for a brief stint in Massachusetts as a child, I've always lived somewhere in the North East, and wherever you are you're never far away from picturesque rolling countryside, unspoilt beaches and the amenities of the various towns and cities.

What does the future hold for Bradley Hall?

I think we will see continued strategic growth across BH Group. Several new departments have developed under the Bradley Hall umbrella since I joined, and I've seen all of these grow quite significantly in a relatively short period of time.

When I joined Bradley Hall, it was a business that was big enough to deliver, but small enough to care. Now it's a conglomerate of nine companies and departments, all of which are big enough to deliver, but small enough to care. It's been great learning from the collective business skillset of the Board of Directors and those within the Senior Management Team, and now with the addition of the Advisory Board I think we're better equipped than ever to see more growth in years to come.

To contact Matt please call 01670 518 518 or email matt.hoy@bradleyhall.co.uk



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FINANCE FIRM COMPLETES £13M WORTH OF LENDING FOR NORTH EAST BUSINESSES

By Leigh Taylor, Head of Commercial Finance at BH Financial Services

A North East finance firm is celebrating a successful six months since its restructure and the recruitment of its Head of Commercial Finance.



BH Financial, which is a sister company of Bradley Hall Chartered Surveyors and Estate Agents and operates under the BH Group of companies, welcomed Leigh Taylor to bolster its commercial finance operations.

The firm has since completed over £13m worth of lending in the North East, which has been used to support the region's SMEs and independent businesses in funding training, real estate investment, and in improving the hospitality sector. Thanks to its recent success BH Financial is undergoing a recruitment drive to significantly grow the team.

Leigh said: "The past six months have exceeded our expectations. We've worked on some great cases which have resulted in businesses being able to move forward with their expansion plans, ultimately strengthening their operations and creating employment opportunities for

the North East.

"This impressive period of growth means we're now looking to grow the team and recruit some of the best talent in the region to join BH Financial. We're looking forward to growing our case load and continuing to offer more clients a high-quality service.

"As one of the UK's fastest growing independent financial consultancies, we are able to provide bespoke finance solutions to businesses of all types and sizes through an unrivalled selection of lenders. At the heart of everything we do is impeccable customer service. We know how important it is for businesses to gain finance quickly and with minimal fuss. Throughout every case a dedicated commercial manager gets to know our clients and their

business so they are able to provide a truly bespoke solution to meet their needs."

The firm currently supports those looking for finance for property development projects, asset finance, commercial mortgages, business finance, acquisition funding and refinancing.

BH Financial is also looking to grow its operations outside of the region and has secured £2.5m of lending for businesses in Manchester, £2.8m for businesses in Liverpool, £2m in Leeds and Bradford as well as £2m in the West Midlands. Thanks to its national success the firm is also looking to recruit further brokers across these locations.



**For more information
please contact BH Financial
on 0191 260 2000
email info@bhfinancialservices.co.uk or
visit www.bhfinancialservices.co.uk**



RECRUITMENT CONSULTANCY CELEBRATES RELOCATION AND £2M TURNOVER

A North East recruitment consultancy has expanded its operations and relocated to new larger offices following a surge in business.

Elsdon Consulting, a specialist IT recruitment consultancy which is headed by Director Louise Brooks, has moved from its Grey Street office to larger premises at Pandon Buildings on Newcastle Quayside.

The business has occupied the new space in order to accommodate its growing client base and team. The company also celebrated reaching a £2m turnover at the end of its most recent financial year.

The company, which was supported by Bradley Hall Chartered Surveyors and Estate Agents in the move, has rapidly grown from five people to 26 in the past two years. The newly strengthened team also includes Director John Reay and a management team of five experienced Lead Consultants which head divisions of the business.

Louise, who launched the company five years ago said: "This relocation marks a period of substantial growth for Elsdon Consulting and we are delighted that business is continuing to do so well. The new offices will allow us to welcome new staff and clients as well as prepare for future growth.

"Our growth has been down to our ability to diversify into new and growing markets. We have a number of strong relationships with clients who have stayed with us since day one, and we are continuously partnering with new, innovative and emerging businesses. We aim to have repeat business with our technology-based clients and have been successful in doing so. Our success has also been thanks to provide an honest, reliable and specialist service.

"Our new office allows room for

further expansion. We have an ambitious growth strategy in place which will see us aim to reach a turnover of £10m and a headcount of over 100 staff."

Nicholas Bramwell, Senior Surveyor at Bradley Hall, quickly let the space within two weeks of bringing it to market. He said: "We were delighted to assist Elsdon Consulting again in their expansion. We supported them a few years ago with a move to more central offices on Grey Street, Newcastle, which helped to bolster growth from five to 26 members of staff and increase its number of clients significantly. It is fantastic to see a locally based business grow and succeed and become a market leader in its field."

REINSTATEMENT COST ASSESSMENTS FOR INSURANCE PURPOSES

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

With the October 31st Brexit deadline looming and a degree of economic uncertainty lingering in the air, Bradley Hall's Building Surveying department has experienced a large increase in Landlords and Tenants making contact to review their buildings Reinstatement Cost Assessments for insurance purposes.



It is important to note at this stage that there is no direct relationship between a property's market value and its reinstatement cost.

Landlords and Tenants with insuring obligations under their lease have a duty to provide their insurer with an accurate reinstatement cost for the property. It is often difficult for an owner or occupier to value a building correctly in order to ensure it is suitably covered by their insurance policy.

Failure to arrange the correct coverage with insurers could leave owners and occupiers vulnerable to unnecessarily high premium payments or lead to them

incurring costs in the event that the cover is insufficient. It is important that a professional Reinstatement Cost Assessment is carried out on a regular basis (say up to every 3 years) to avoid these preventable scenarios based upon miscalculations.

"Generally, all assessments are made on the basis of total loss or of such substantial damage that the entire building will require demolition and rebuilding." RICS professional standards and guidance, UK – Reinstatement Cost assessment 3rd edition, February 2018.

During an inspection, all relevant reinstatement details are considered

including specialist fitouts and plant. Identifying items, such as air conditioning systems and lifts, is vital as they are costly items to provide and install. Reinstatement costs are also calculated to include items such as demolition, statutory fees, professional fees and any abnormal associated costs to ensure the policy holder is adequately covered.

It is vitally important to have the building correctly insured at the accurate level. If under insured, there could be insufficient funds to cover its reconstruction. This situation could have hugely negative impacts on an occupier or landlord.

If you would like to discuss Reinstatement Cost Assessments for insurance purposes further, please do not hesitate to contact our Building Surveying team on 0191 232 8080.

NORTH EAST MARKETS CONTINUE TO PERFORM



Nicholas Bramwell, Senior Surveyor at Bradley Hall, comments on the region, highlighting its success in attracting investment and its robust office market.



With Q2 of 2019 firmly under our belts, it is safe to say that the first half of the year has been a successful period of activity for the North East, and the regional capital of Newcastle especially.

Newcastle has recently been hailed as one of the fastest growing cities in the UK and, as part of this, has welcomed a raft of public and private investment which continues to bolster its economic growth. The combination of affordable living, alongside accessibility and connectivity to the key employment areas have been strong contributing factors in the region's success. Newcastle and Gateshead currently provide focal areas of employment, with almost 300,000 people working within these areas - and almost half of those people travelling from outside of the area for work.

The area is set to continue to attract those who wish to live, work and socialise in the area, with the city's population predicted to grow by 6% in the period between 2016-2030, reaching 310,000 people, and the number of residents within the wider city region is expected to reach 2.75 million by 2030. This growth, together with earnings increasing by 26% in the ten years between 2007 and 2017, speaks volumes regarding the potential and positivity for our region.

The potential for the future of Newcastle, and subsequently the wider North East, is further supported by the continued investment into our regions various sectors most significantly the tech

industry. Tech start ups in the city increased by 154% from 2011 to 2016, and access to finance is now available with the recent launch of the £120 million JEREMIE2 Fund, which aims to create 2,500 jobs and support 600 businesses. In addition, last year, a £27 million venture capital fund was devoted to Newcastle-based companies.

Q2 brought a £120m forward-funding arrangement for phase one of the Milburngate scheme in Durham, a mixed use development of residential, leisure and possible office space. This large investment is the third of its kind in the last year, with two other sizeable investments of £100m being pledged to our region since Q2 2018.

The North of Tyne devolution deal is also an encouraging campaign which is set to increase investment by £600 million over the next 30 years.

Despite overhanging economic uncertainty, the North East continues to be resilient and this positive outlook is testament to our strong sectors and the region's ability to adapt and continue despite external impacting factors.

We know first-hand that several industries in the North East continue to be buoyant as we continue to represent loyal and new clients alike. Bradley Hall Chartered Surveyors and Estate Agents is currently named as Estates Gazette's 'North East's Most Active Agents', as the firm which completed the most commercial property deals in 2018, as

well as being named as the leading retail and investment agent. I was also awarded the 'Most Active Dealmaker' in the North East, while our office activity grew by 400%. Our success in the office market was recently further underpinned by letting 33.74% of the total square feet of letting completed within Newcastle City Centre throughout Q2 2019.

The office market in the City Centre remains robust, with a total of 21 lettings agreed within the second quarter of the year, whilst out of town lettings totalled 32. This strong quarter brought the total space let for the first half of the year to an impressive 583,924 square feet.

Although the office market continues to perform well, there is a lack of Grade A office space which in turn allows landlords to remain firm on terms. Incentives continue to decrease in the short term and rental levels continue to rise. This trend may have a negative impact on the pace of emerging start-ups and company growth as options for high-quality, serviced and flexible office space remains limited.

There are currently a number of exciting developments underway in Newcastle and Gateshead which will combat the lack of Grade A space. The launch of The Lumen, Newcastle Helix and RIGA – Baltic Quarter will provide new opportunities for those looking to cement their business within one of the most exciting and fastest growing areas in the UK.

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

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IN CONVERSATION WITH ANTHONY LOWTHIER

Managing Director at Gentoo Homes

What is your current Role?

I am responsible for Gentoo Homes which is a house building commercial development subsidiary of Gentoo Group. We operate solely in the North East region with a great team of 85 employees with a turnover of c.£50m.

Do you come from a housing background?

I'm a qualified accountant and have always worked in property and construction, including a brief spell in estate agency. I joined Gentoo Homes in 2013, becoming Managing Director at the beginning of 2018.

Did you envisage a career in property?

Not really, after completing my A levels I started as a trainee accountant for a company in Darlington which had various arms including construction and development. After spells with Abbey National Estate Agents, Durham and Sunderland Councils, I joined Gentoo and further developed my career with them.

What are Gentoo Homes plans for 2019/2020?

After a record breaking 18/19 the company is looking to build on its success with a 5 year business plan delivering 1,200 much needed houses for sale in the North East.



What is the most exciting challenge in the next 12 months?

I am particularly looking forward to the launch of our Chester Gate development which we are delivering in partnership with Sunderland City Council. This will form an exciting gate way into Sunderland, the first phase delivering 118 properties out of an overall masterplan for 500 units on the site.

What is your proudest moment at Gentoo?

This has to be being made Managing Director of Gentoo Homes. I'm very lucky to have a fantastic team behind me who are delivering a great service to our customers.

What is your view of the current North-East property market?

The market remains strong throughout the region and I am delighted that we already have 50% of our 19/20 sales target secured. The end of Help to Buy will provide a challenge, however I am confident that alternative products like shared ownership will ensure demand and affordability continues.

What do you like to do when you're not in work?

Spending time with my wife, riding my bike and I particularly enjoy a day at the races.

Where is the best place to live in the North East?

I may be biased but I love the area around upper Teesdale and I am also fond of Durham City. The North East is a fantastic place to live and work with loads of leisure destinations easily reached.

www.gentoohomes.com

Property firm celebrates

A leading North East property firm is celebrating a year of success – including a 20% increase in net profit and a turnover exceeding £3.5m.

BH Group, which includes Bradley Hall Chartered Surveyors and Estate Agents, BH Planning & Design and BH Financial, also expanded its team with 12 new members of staff

The firm, which is led by Group Managing Director Neil Hart, Group Director Peter Bartley, Director Richard Rafique, Group Operations Director Catherine Affleck and Finance Director Geoff Davis, was recently named as Estates Gazette's (EG) Most Active Agent in the North East, as well as Most Active Retail/Investment Agent, while its office sector activity also grew by 400%.

Its residential operation, led by Director of Estate Agency, Matt Hoy, has also experienced recent, significant growth; most recently with the relocation of its Alnwick office to larger and more central premises.

Neil said: "I can sincerely say that the past 12 months has been the biggest year yet for Bradley Hall. We've celebrated our 30th anniversary, launched new offices, announced key appointments, welcomed £100m of new homes to the market, established further company growth and gained several award wins.

"Although Bradley Hall has been running for 30 years, it is a very different business from what it once was. With the appointment of the current Board of Directors and Senior Management Team,

"With the growth in demand for our services for the public sector, we were also delighted to be awarded the Homes England Property Services Framework"

we almost instantly reinvented our approach and legacy to support the growth we had planned. Throughout the business process there is a time when you have to work hard to go from 'small' to 'bigger' in order to thrive - and today's Bradley Hall has certainly achieved that, and more, in the past few years.

"With the growth in demand for our services for the public sector, we were also delighted to be awarded the Homes England Property Services Framework. The appointment to this national panel now allows us to act as key advisors on future North East and national government housing projects.

"Each aspect of the business is thriving thanks to the dedicated Senior

Management Team who each continue to drive their areas of business forward. We've made some outstanding senior appointments, including attracting some of the most successful business people in the region to become members of our Advisory Board."

Senior appointments have included established solicitors and businessmen John Marshall and David Douglass joining our Advisory Board to further support the growth of Bradley Hall. Mark Ketley joined as a Director of Bradley Hall's sister company, BH Planning & Design, Jonathan Rudge became Head of Land, Development & New Homes and Nicola Osborne joined Jonathan's team as Corporate Client Director.

Bradley Hall runs seven offices in the North East including; Alnwick, Morpeth, Gosforth, Newcastle City Centre, Durham, Sunderland and Hexham as well as an office in London. Departments include; Commercial Agency, Building Surveying, Residential Agency, Land, Development & New Homes, Property Management, Mortgages, and Professional Services to include Valuations and Lease Advisory.

For more information please contact Bradley Hall on 0191 232 8080 or visit www.bradleyhall.co.uk

£3.5m turnover

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



Director of Estate Agency Matt Hoy, Finance Director Geoff Davis, Director Richard Rafique, Operations Director Catherine Affleck, Group Managing Director Neil Hart and Group Director Peter Bartley.





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