

ISSUE 10 | AUTUMN 2020

# PORTFOLIO

PROPERTY AND LIFESTYLE MAGAZINE FOR THE NORTH EAST

## Riverside Sunderland

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regeneration project in the UK



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# WELCOME

There's no denying that 2020 has been a challenging year and the harsh reality is that next year is likely to be just as hard work. Rent and mortgage holidays will come to an end, grant funding and furlough will have gone and the impact will only fully hit once all of this support comes to a close.

It's no secret that our cities are being pushed to their limits with the second closure of retail and hospitality venues, industries which arguably provide the foundations of a vibrant and dynamic environment. Our city centre's success is a team game and all businesses need to look at the bigger picture, take responsibility, innovate and step up to futureproof local industry.

While many businesses unfortunately struggle round us, we've adapted to make sure that Bradley Hall continues to thrive.

For the third year in a row we've been recognised as The Most Active Agents while our senior surveyor, Nicholas Bramwell, is Dealmaker of The Year once again – awards based purely on number of deals done - no jargon, no favouring the sponsors, just hard facts. Other achievements have included the strategic

launch of a Yorkshire operation to meet demand for our services across the North, growing our bases across major northern cities.

While we've added twelve new members to our team, we still remain big enough to deliver, but small enough to care. Our structure ensures we are agile and efficient – and able to simply crack on and get the best job done for our clients.

The committed team at Bradley Hall has worked incredibly hard to continue in our dynamic, dedicated, proactive approach while supporting our loyal clients – and thanks to their tenacity, we've continued to thrive and grow.

We continue to increase our strong presence in the region's cities and on its busiest high streets, offering our high-quality service from our branch network while continuing to be a passionate

advocate for city centre working.

It's positive to see that Local Authorities and partner organisations continue their dedication to developing better places to live, work and socialise. Sunderland City Council's ambitious Riverside Sunderland project is the focus of our tenth edition of Portfolio Magazine – providing us with the encouragement that we are still moving forward despite the challenging circumstances of 2020.

We never liked the concept of 'new normal' – there was something about it that said things would never be as good as they once were. Normal was never our style anyway - we will always keep getting bigger and better.

**Neil Hart**  
 Group Managing Director  
 Bradley Hall

# A NOTE FROM THE EDITOR...

I am delighted to bring you the tenth edition of Portfolio Magazine, the Property, Lifestyle and Business publication for the North East.

We've continued to create a bigger and better publication with each edition, and Portfolio 10 has certainly continued that trend. We have a range of the region's best residential and commercial property opportunities, news from the outstanding local and national businesses and some luxury lifestyle pieces to give us the inspiration we need for 2021.

With the lead feature on the Riverside Sunderland masterplan, repeat contributions from many of our advertisers including Karpet Mills, Inn Collection Group, Developing Consensus, NewcastleGateshead Initiative, SBA, Gentoo, Master Debonair, Novellus Aesthetics and The Social Co. In preparing this edition I have met some inspirational business people along the way, while welcoming some new members to the Portfolio family, with features on an exciting project completed by Rowen Homes, outstanding features and news from luxury automotive specialists Performance 28 and an awe inducing feature from yacht specialists West Nautical.

We are proud to include a focus on the outstanding Riverside Sunderland development, with the pledge to create 1000 new homes, 10,000 new jobs and a transformed city centre, as well as a million sq ft of office space. The strategic plans will support connectivity, encouraging business and tourism in the city centre, providing a forward-thinking way of living and working and also



futureproofing the city's economy. These ambitious plans undoubtedly provide us with the reassurance that despite challenging times, our region continues to plough on, our built environment will continue to change for the better while living, working and socialising opportunities for local people will not dry up as some may have feared.

In the marketing world, we've had to adapt approaches significantly to meet changes in the public's daily routines and consumer habits. Valuable print content continues to provide a much-needed break away from screen time, as many people are trying to appreciate the 'little things' which bring us fulfilment in lieu of the experiences we had when freedom was a given.

Digital marketing continues in its growing importance, and we continue to adopt innovative approaches to reach target audiences and key demographics with relevant content. We've undergone significant works on our website creating an uplift in traffic and enquiries every month of up to 72% year on year so far.

I am not alone in saying that I am, and always will be, passionate about the mix of print and digital marketing and PR, as they both serve different, and equally important purposes.

My hope is that our readers will gain a sense of positivity and confidence in our region and its business community thanks to the content in this edition of Portfolio. Issue ten is a testament to the driven, ambitious and dedicated people who are determined to maintain the vibrancy and prosperity of the North East.

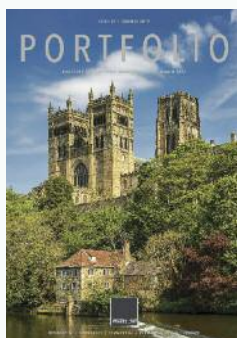
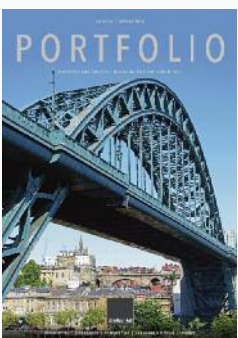
There's no denying that 2020 has been challenging, however, it is important for us all to reflect on the hurdles which have been overcome, the progress made and the lessons learned throughout the year, no matter how big or small.

As always, thank you to all of our advertisers and readers for your continued support.

Enjoy Reading.

**Cassie Moyse**  
Editor  
Portfolio Magazine

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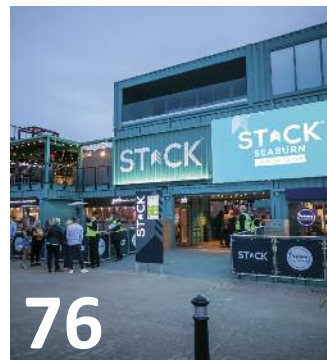
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### CREDITS

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## THE INN COLLECTION GROUP

# Get INN the Festive Spirit

## With the help of The Inn Collection Group

An authentic Christmas in a cosy country pub awaits, so why not leave all the stress and hassle to us? Whether it's a work party, catching up with friends, treating the family or simply celebrating, we've got it covered. Things may be slightly different, but that's no reason not to end the year on a high – after all, you deserve it.

### Christmas Party Nights

**The perfect reason to dress up and celebrate.**

Whether it's with family, friends or colleagues, get together and enjoy a tasty meal, a superb selection of drinks and an allocated table for the evening with fantastic live entertainment.

### Christmas Day Lunch

**Make this Christmas extra special.**

Relax and enjoy the perfect lunch without lifting a finger. Join us for a delicious three-course Christmas meal – the perfect way to celebrate this festive season.

### Cracking Christmas Fayre Menu

**Feast on two or three festive courses throughout December.**

Sure to get you in the Christmas spirit, our scrumptious festive set menus have produced dishes with the best seasonal ingredients, you'll be spoilt for choice.

### A Visit from Santa

**We're ho-ho-hosting some very special events with some extra special guests from the North Pole this Christmas.**

Join us for breakfast or afternoon tea with Santa, where every child gets a gift too – as long as they've been well-behaved of course.

### New Year's Eve

**Join us in saying goodbye to 2020 and welcoming in 2021.**

Enjoy mouth-watering food, a superb selection of drinks and live entertainment too. Start the New Year as you mean to go on!



**0191 5803610**

**[www.inncollectiongroup.com/christmas](http://www.inncollectiongroup.com/christmas)**

\*All Christmas events subject to change due to Covid-19.



## *There is still room at the INN*

Ensure your festive season truly is one to remember this year, by booking a break this December with us! Relax in front of a roaring fire, whilst treating yourself to a mince pie or even a glass of mulled wine (or two).

Venture out into the picturesque countryside that surrounds our inns and enjoy a crisp winter's morning walk. For a truly magical Christmas, The Inn Collection Group awaits.

We've got great deals on two and three-night stays, which include accommodation, breakfast, dining and so much more! Make sure you celebrate the most wonderful time of the year in style.



**Get in touch today!**

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# NEW YEAR NEW HOME

Start making your next move ready for 2021 and save up to £15,000 before the Stamp Duty Holiday ends.

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## NEWFIELD HOUSE

### HEPSCOTT, MORPETH

**GUIDE PRICE £3,000,000**

EPC Rating C80

 X 7  X 7  X 6

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

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

Located on the first floor is the master suite comprising; a spacious double bedroom with a walk-in dressing room and an en-suite bathroom with a double jacuzzi and double shower rooms. Picture windows lead onto the balcony overlooking the front gardens and

driveway.

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

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

The main house has the added luxury of a self-contained apartment located on the first floor and accessed via a separate staircase to the rear of the property. The independent apartment benefits from its own lounge area, a double bedroom with fitted wardrobes and an en-suite bathroom with a walk in shower and jacuzzi bath. The apartment also benefits from a breakfasting kitchen with a range of walnut wall and base units, complimentary work tops and high quality integrated appliances including a wine

cooler, dishwasher, double oven and induction hob.

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

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

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# GETTING MOVED BY THE END OF THE UK 'STAMP DUTY HOLIDAY'

Director of Estate Agency, Matt Hoy, provides his expert advice on how to beat the stamp duty holiday deadline and save up to £15,000 on your next move.

Those hoping to make the most of the stamp duty holiday will fare well to move quickly before the tax break ends on 31 March 2021.

The government raised the stamp duty threshold in England and Northern Ireland for a limited time only, which means purchasers pay no stamp duty on the first £500,000 of the property price. As stamp duty is calculated in tiers, the usual rates apply to anything above the tax-free threshold. For example, those purchasing a family home as a main residence for anything over £500,000 will still save £15,000.

Those wishing to make this saving on their home move need to be prepared to achieve an efficient procedure to take advantage of the scheme before it expires. Here are my tips on how to create a smooth and effective process to heighten chances of completing in time.

- Securing a mortgage can be a lengthy part of the process in the buying chain and it would be advisable to begin this process as early as possible – ideally before attending viewings. Using an expert mortgage advisor to support you at this stage could prove advantageous as they can help to secure the best rate and terms for you, and will also have up to date knowledge on the timescales that lenders are operating within.
- Appointing a specialist conveyancing solicitor means that a dedicated property transaction team will deal with all the necessary legal elements effectively and swiftly. Discuss the

dates you are working toward with your solicitor at point of appointment and make sure they're feasible and also suit any other parties in the chain. At time of writing there are approximately 418,000 sales in the pipeline nationally compared with 280,000 the year before. Research from consultancy firm TwentyCi suggests the average time between a sale being agreed and completion is now up to 5 months, so expect delays and make sure there is a reasonable 'buffer' between the dates you are working toward and the end of the holiday.

- Completing a property information form as well as a fittings and contents form from the outset can save time further down the line. If you are selling a flat, preparing a leasehold information form before the rush of the final hurdles could save valuable time. These documents form part of essential paperwork which is sent to your buyer's solicitor. The quicker the property information forms are completed and submitted, the earlier the buyer's solicitor will have a full pack of information to work through – resulting in the ability to raise and resolve any enquiries they have without delaying the process. Your estate agent can help you find and instruct a solicitor who is prepared to get this paperwork started prior to finding a purchaser.

- If you require a survey, make sure you book it as soon as possible once your offer is agreed. Do your research and decide who you will use, and bear in mind that the surveyor may not be able to visit the property immediately. As soon as you receive a copy of the survey report, send this to your solicitor as they may have to raise further enquiries with your seller, depending on the feedback.
- With increased volume in the pipeline every stage in the process is under pressure and likely to see delays. Make sure you are prepared and have budgeted accordingly for what happens if you can't meet the deadline, and don't let a sale falling through incur costs that bear no fruit and could otherwise have been avoided.



**Our property experts are on hand to provide advice and support.  
To find your nearest Bradley Hall branch please visit [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)**





## LOW BURNHALL FARMHOUSE

### DARLINGTON ROAD

**GUIDE PRICE £1,500,000**

EPC Rating E41

 X 5  X 7  X 3

Set within close proximity to the historic City of Durham sits the magnificent and exceptional Low Burnhall Farmhouse which was redesigned in 2009 by the award-winning architect Peter Downen. The Farmhouse, which sits on approximately 1.26 acres of land, boasts a superb, unique interior, sprawling grounds and outstanding gardens and paddock overlooking fields and open countryside, offering rural living in close proximity to Durham city.

The Farmhouse is accessed via an impressive sweeping driveway. This leads to one of the main entrances of the property which takes you into a large hallway with beautiful return staircase.

Another regularly used grand stone entrance to the property is located near the garages and leads to a hallway, cloak room and utility room. Beyond this is the day room, a fantastic family area comprising an open plan kitchen, living

area, and dining room.

The kitchen boasts handcrafted wooden units and marble worktops with built in appliances and breakfast bar. The sitting area has a large feature multifuel burner with magnificent stone and oak surround, with panoramic views which are spectacular from all areas in this room. There is also an original feature range in the dining area. The day room benefits from high vaulted beams with a distinctive theme running throughout with much of the ground floor featuring original and reclaimed stone flags and some underfloor heating.

To the left of the main entrance of the property is an impressive games room, study, and further formal dining room. The dining room has an open inglenook fireplace and original wood flooring. There is a further living room with open fireplace overlooking the gardens and paddock. A downstairs guest area with

bedroom, bathroom, sauna and steam room completes the first floor.

There is a fantastic development opportunity to the right wing of the property, which could be used as a separate annex. This wing offers a high degree of privacy on its own within the house.

Externally there are extensive lawned gardens to front and rear, a triple garage, a driveway offering ample parking and sweeping access around the perimeter of the property. There are several piggeries and outdoor stores as well as a private gated access to the River Wear.

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## WESTLANDS

### SUNDERLAND BRIDGE

**GUIDE PRICE £1,250,000**

EPC Rating F31

 X 4  X 4  X 5

Westlands has been in its current ownership for several years and has been extensively extended and improved by the owners. The electric gates allow access to the sweeping driveway which dissects the formal gardens and the adjoining paddocks included in the sale.

The formal gardens extend to around 1 acre and include a delightful mix of formal lawns, mature orchard, lawned tennis court and sun terraces with several outbuildings, detached double garage and extensive detached greenhouse. The detached house sits proudly in an elevated position and enjoys fantastic views of the surrounding countryside. Adjoining the driveway and formal gardens the house has the added advantage of a 2-acre fenced paddock accessed via a 5-bar gate which also includes a detached timber two box stable block ideal for keeping family ponies close

by rather than in livery.

The quality and luxury of this home can only be appreciated on a viewing, with the impressive reception hallway providing access to most of the formal rooms at ground floor to include the fully fitted kitchen with breakfasting room with access to utility, the study, living room with wood burning stove and rear entrance hall with cloaks/WC.

The house also enjoys the benefit of two spacious, glazed extensions providing a further dining room off the kitchen and a garden room that wraps around the lounge and incorporates a contemporary wood burning stove and glazed access door to the formal gardens. At first floor, a central landing leads to four good sized bedrooms, three with en-suite facilities and a luxury family bathroom.

This fantastic home offers a truly rural location and within walking distance of

some fantastic walkways and bridlepaths alongside the River Wear as well as the nearby Woodland Trust and the local pub at the Honest Lawyer. The property is only two miles to the south of the historic centre of Durham City with its World Heritage castle and cathedral complex as well as its eclectic mix of shopping, restaurants, bars and leisure facilities. It's hard to believe that such a location exists with ease of access around the area via the nearby A167 as well as the park and ride facility at St Oswald's and the well-respected schools at both Johnston, Durham High School for Girls and Durham School.

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# A meeting with Kathryn Kent

NEW HOMES MANAGER, BRADLEY HALL  
 CHARTERED SURVEYORS AND ESTATE AGENTS

## Given the current climate and the impact of Covid-19 – what do you feel people are now looking for in a new home?

There's the obvious key features which are popular, including gardens and home offices. Many are looking to get away from the 'hustle and bustle' of the big cities and towns, so throughout this year we have most definitely experienced heightened demand for homes in rural or coastal areas.

## How is the new homes market performing?

It goes without saying there have been challenges this year. We've followed government guidelines vigilantly throughout, however, it was still important for us to be on hand to enthusiastically market properties and provide advice and support to potential buyers during every stage of lockdown. The Stamp Duty Holiday encouraged buyers, and sellers, to act quickly to take the opportunity to save up to £15,000.

We're seeing some fantastic schemes being approved and pop up across the region, ranging from starter homes to luxury family properties. We've recently been appointed to market a range of exciting developments, including apartments and houses at The Coach House, Gosforth and a development of 45 homes in Bedenell by North East housebuilder Bondgate Homes.

## What do you predict for the future of new-build homes in the region?

We will most certainly see the steady increase in demand for homes in the countryside or by the sea. We have been delighted to have marketed a range of outstanding and luxurious homes in areas such as Craster and Lesbury.

In contrast, Covid-19 has had a huge impact on increasing loneliness while raising an appreciation for family and friends. As an example, Sunderland's Riverside project is

promoting the idea of connectivity, and living in communities which provide communal outdoor areas and a concentration on closer access to local amenities. The popularity of solo living is growing, so a need for social interaction may be higher.

The current climate has had a big impact on flexible working and as this continues the need for assigned spaces will be required. Many have spent a long time at home with their partners and families, and the need for personal space and clearly defined purposes for areas throughout the home will be higher in demand, for example not using the kitchen table as an office.

## Has the pandemic changed the way in which you market properties?

Slightly, however we provide bespoke and innovative campaigns for each of our developments, so our marketing is always moving forward regardless.

Throughout this year we have noted a stark increase in online activity – September saw our website traffic skyrocket by 72% year-on-year.

Despite most people not getting 'out and about' as much, footfall on our high streets has continued. Our branches are placed in the key towns and high streets within the North East, so we still have a lot of visibility and passing footfall.

We use Rightmove to market our properties, which gains a significantly higher amount of traffic and enquiries than other property portals. Our high-quality photography and brochures really help properties to stand out. Obviously we haven't been able to do many open events this year, however we've adapted to delivering safe, socially distanced viewings.

Alongside the rest of the business, our New Homes department has an already established multi-faceted approach to marketing. We work closely with our in-house marketing specialist and digital experts to provide bespoke marketing schedules which span across print, digital, social media and content led platforms which are specifically designed for and aimed at relevant and target demographics.

# THE REGION'S NEW BUILD SPECIALISTS

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



## **WEST CHEVINGTON FARM** WEST CHEVINGTON

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

Prices from **£379,995**  
[morpeth@bradleyhall.co.uk](mailto:morpeth@bradleyhall.co.uk)  
**01670 518 518**

## **OLD REGISTRY** MORPETH

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

Prices from **£175,000**  
[morpeth@bradleyhall.co.uk](mailto:morpeth@bradleyhall.co.uk)  
**01670 518 518**



## WOODHOUSE MEWS SWALWELL

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

Prices from £104,950

gosforth@bradleyhall.co.uk 0191 284 2255



## VALLEY VIEW LOW FELL

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

Prices from £144,950

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## THE COACH HOUSE GOSFORTH

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

Prices from £700,000

gosforth@bradleyhall.co.uk 0191 284 2255



## LAST PLOT REMAINING NORTH WALLED GARDENS GOSFORTH

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

Prices from £695,000

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## THE KILNS BEADNELL

There are 45 houses in total at The Kilns with a choice of 6 designs ranging from large 3 or 4 bed detached 2-storey homes as well as dormer bungalow designs perfect for smaller families or those looking to downsize. Homeowners at The Kilns have the advantage of a range of amenities within a gentle stroll as the local village is within close proximity.

Prices from £185,000

alnwick@bradleyhall.co.uk 01665 605 605





## BROOK FIELDS

### LITTLE THORPE

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

Prices from **£299,950**

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## CONISCLIFFE RISE

### HARTLEPOOL

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

Prices from **£495,950**

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## TOWN END FARM

### BISHOP MIDDLEHAM

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

Prices from **£295,000**

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## LAST REMAINING PLOT

### PARKBURN COURT

#### CRASTER

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

Prices from **£475,000**

[alnwick@bradleyhall.co.uk](mailto:alnwick@bradleyhall.co.uk) **01665 605 605**

## LAST REMAINING PLOT

### ORCHARD DENE

#### JESMOND

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

Prices from **£750,000**

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# NEW NORTHUMBERLAND DEVELOPMENT TACKLES SECOND HOME OWNERSHIP IN PICTURESQUE COASTAL VILLAGE

Building work has begun on a ground-breaking housing development which seeks to bring life back to a rural community by encouraging sales of the new homes to primary residence buyers.



**T**he scheme, which is a Bondgate Homes development, is located in the picturesque village of Beadnell on the north Northumberland coast.

Award winning firm, Bradley Hall Chartered Surveyors and Estate Agents, has been appointed to market the new homes.

The development, which has been named "The Kilns", due to the presence of historic lime kilns on the site, will include 45 new-build houses in a mix of styles of which nine will be affordable housing reserved for local residents, as well as dormer bungalows designed to appeal to older people or those looking to downsize.

Rachel Trew, project manager for the Bondgate Homes development said: "For many years local communities in pretty rural villages along the north Northumberland coast such as Beadnell

have seen locals priced out of the market by second home owners. The result of this for locals has been a loss of amenities such as village shops, and schools, with villages almost deserted during the week days.

"Working with the local Parish Council, we are trying to address this issue. All buyers must register their new address as their primary residence on the electoral role, and this restriction will be continued should they decide to sell. We have also included a larger than required number of affordable homes which will be let through the Government approved Homefinder UK scheme."

Kathryn Kent, new homes manager at Bradley Hall, said: "We are delighted to be marketing what will be outstanding homes in a sought after coastal location. There is a high demand for properties close to the coast due to open space and the ability to enjoy the outdoors within a

stone's throw of home.

"Following a successful sales campaign on its first site in Lesbury, we are proud to be working with Bondgate Homes once again on its second development."

Local developer Bondgate Homes will be using North East construction company Kapex. Local materials and local contractors will be employed on site where possible, with local building materials also favoured. Renewable technologies will also be employed, with all of the houses heated by air source heat pumps. Historic and environmental features, such as the lime kilns will also be restored and retained and information boards explain the history of the site.

**Anyone requiring more information on The Kilns development either for the private or affordable housing should visit the Bondgate Home web site at [www.bondgatehomes.co.uk](http://www.bondgatehomes.co.uk)**



# The Birches

## Tranwell Woods

The Birches is one of the North East's most prestigious properties currently on the market. This 16,500 sq ft country mansion is set in mature gardens within the private setting of Tranwell Woods, with an open aspect overlooking open countryside.

This stunning modern mansion has unrivalled size, scale, quality and attention to detail.

The fortunate homeowners will not only benefit from spacious and luxurious living, but also from a range of other

amenities including a full leisure suite including swimming pool, steam room and sauna, mezzanine floor bar area and separate mezzanine floor air conditioned gym, cinema room and self-contained apartment.

**This beautiful property was recently the subject of an exciting 'digital interior design' project by recently launched design firm Rowen Homes.**



## Alice Rowen Hall, co-founder of Rowen Homes, reviews the project.

It can sometimes be tricky to visualise a prospective home when it is empty. The Birches is an exceptional property with huge rooms and beautiful high ceilings and it was a pleasure to prepare 3D visuals for this home, to help potential buyers with design and layout ideas.

Our first step was to tour the property to get an idea of the space. Expense has certainly not been spared on this luxury build – from the skirting boards to the doors and marble bathrooms, everything is bespoke.

We then took the original architect's floorplans and built them out in our software and got to work on planning the space. With such large rooms, we felt it was important to 'zone' the rooms. In a property of this size, you have the luxury of integrating living areas into each bedroom.

We wanted to create different visual identities in each room, whilst sticking to a modern theme. This would help to target a broad market and also give a guide on the different style routes a buyer could choose to go down. We felt it was important to bring in masculine and feminine elements in each room.

### Kitchen Living Area

The property benefits from a large kitchen/living area. Open plan family areas like this are very popular in build & design and it's important that they are functional and have a space for a range of purposes and family members. They are often a hive of activity, with doors out to the garden, and work best if they are not

too formal and pristine.

For the Kitchen Living Area, we chose black and ivory as core colours. Incorporating the wood flooring that runs throughout this area, we chose a minimalistic style, with large artwork and a fitted TV unit.

First, we designed a big squashy sofa area for the family to kick back on and a large integrated TV unit for optimal storage. The TV would be hung on a rotating bracket so it could be watched while cooking in the kitchen too. There were plenty of rooms to house a more formal dining area for entertaining, so we thought we'd keep the dining area in this room more casual. Round tables are perfect for casual social settings.

We then added a seating area that would allow residents to sit and gaze out over the garden. The perfect area for a cuppa.

### Master Bedroom

For the Master Bedroom, we wanted to create a homely and comforting, cosy space. As the area was quite large we chose to zone it with rugs and create a beautiful living area with a view, which showcases the four windows perfectly. We used a palette of beige and gold for a luxurious feel.

### Bedroom 2

For this room we went for a pale grey theme with a feminine, Parisian feel. We built out the wall for the TV and added a fireplace for cosiness. We want this bedroom for our ourselves – how serene does it look!

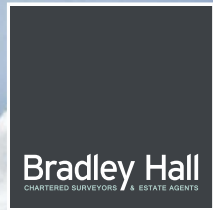
### Bedroom 3

We went for a grown up, homely feel in this room, and kept the main space clear to show how large the room was. We introduced a geometric print in this room to add interest.

## The Birches is for sale on a Price on Application basis.

To enquire about this property or to book a viewing, please contact Bradley Hall's Director of Estate Agency, Matt Hoy on [matt.hoy@bradleyhall.co.uk](mailto:matt.hoy@bradleyhall.co.uk) 01670 518 518





## HARTSIDE HOUSE TROUTS LANE

**OFFERS OVER £1,000,000** EPC Rating E53

**🛏 X 6   🚽 X 4   🛋 X 4**

This stunning detached 4,500 sq.ft stone barn conversion occupies an elevated position with uninterrupted views over open countryside whilst still being only 2 ½ miles west of Durham City Centre. Hartside House is a magnificent country residence situated on the outskirts of this historic city and seldom does the opportunity arise to acquire a property of this calibre and size so close to the bustling cobbled streets, with its City restaurants, pubs and shopping facilities.

The property provides delightful accommodation throughout with 6 bedrooms to include a guest suite with its own access as well as up to 5 reception rooms. A stunning feature of the property is the oak and glass single storey link within the courtyard which provides access to each individual room as well as providing a stunning feature in its own right, with the entire floor being laid with limestone throughout.

The large, main reception hallway provides access via an oak staircase to the first floor as well as to the guests main cloaks/WC, separate cloakroom with fully fitted units and stone steps leading up the entertainment suite with Karndean flooring, contemporary colour scheme, exposed brick walls and fully fitted units with inset areas for speakers, media

inputs, flat screen TV and ceiling speakers. Access is also provided to the glass corridor which in turn leads to the music room, the formal lounge and in turn to the stunning breakfasting kitchen with seating area.

The kitchen boasts a selection of original features, with pitched ceiling and exposed roof trusses above the sleek and contemporary fitted units which also incorporates a central island, breakfasting area and an abundance of granite, preparation and work tops.

The Karndean floor throughout flows into the seating area with matching fitted storage units surrounding the area for flat screen TV. A delightful feature of the kitchen is the contemporary white stand alone wood burning stove with exposed chimney and the floor to ceiling slimline radiators on one wall.

The kitchen leads through to a large utility, again with fully fitted units and double Belfast sink having space for washing machine and dish washer, large American fridge freezer as well as access to the separate WC being fully tiled with fitted units.

All of the bathrooms have been fitted to a high standard and all incorporate contemporary tiling to both floor and walls.



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# GROW YOUR OWN THIS AUTUMN

Ideas and inspiration to  
#KeepBritainGrowing from  
the experts at Dobbies

The warmer months are typically reserved for spending time in the garden, but with plenty that can still be sown and grown during autumn, the UK's leading garden centre retailer, Dobbies, is on a mission to help keep us inspired.



garlic and zingy rhubarb – plant them all now to guarantee a bumper, early crop next spring. Another vegetable to get established over the winter months is certain varieties of broad beans.

## GYO, what to get planting now:

- Broad beans – one of the easiest veggies to grow as the seeds are big and easy to handle – this also makes them perfect to try with children. You don't need any special kit either – just a bare patch of earth is all that's needed to get a crop underway. Broad Bean 'Aquadulce Claudia' seeds sown in October or November will form sturdy plants before the cold of winter sets in, meaning they will be ahead of those sown in spring. The seedlings will survive the winter, grow as temperatures rise and produce an early-summer harvest. Sow two rows quite close to each other, around 20cm, the plants will support each other as they grow. These would need to be protected and work best in a more sheltered, southern garden.

With endless benefits, growing your own has become even more popular this year, with unprecedented searches online at [dobbies.com](https://www.dobbies.com). Seed sales at Dobbies have significantly increased as has demand for strawberries, herbs, fruit trees and soft fruit. In addition, according to Google, 'How to' terms saw a year on year growth of 270% online, with 'Grow Your Own' seeing the most rapid rate of growth.

Supporting the campaign by the Horticultural Trades Association (HTA) to #KeepBritainGrowing, Dobbies' Horticultural Director, Marcus Eyles, shares advice on what can still be planted this autumn, both indoors and out.



Growing your own produce has endless benefits and there are a number of fruit and veg that don't require much space at all, sitting happily in pots and containers on patios or in windowsills.

With the colder weather setting in, sun loving herbs like Basil, Dill, Chives and Parsley can be grown inside, meaning a fresh supply of homegrown herbs for winter soups and stews. Place in a sunny window, give them plenty of water and you'll soon be reaping the benefits of your very own indoor kitchen garden. Greenery

is also a quick way to refresh a kitchen shelf of empty windowsill.

Outside, there's still plenty you can plant now to give your plot a head start next spring. Vegetables to start growing at this time include tasty onions, delicious





- Garlic is easy to grow in the garden and autumn is the best time to get planting, October is ideal. Garlic needs very little water, so don't worry if conditions are dry. In fact, too much water can cause bulbs to rot. Planting garlic in October will produce the largest cloves next year. Add grit to the bottom of planting holes if you have very soggy or claggy soil – this will stop cloves rotting. Separate bulbs into cloves and plant them in rows in the sunniest spot you have. They should be ready to dig up in July. Don't worry if you haven't any room in the ground – it will do perfectly well in a container, meaning you can grow it on a patio.
- Onions – look out for autumn onion sets, which get established over the winter months. Plant now for a guaranteed crop in June. Onions have a long growing season and will require very little maintenance, looking after themselves over the colder months.
- Peas – there is a delicious variety of Pea called 'Meteor' that hardy enough to sow outdoors now. They will establish well over the winter and give you a tasty first early crop next year
- Lettuce – for a super early picking of lettuce next year then sow the 'Arctic King' variety in October and you'll have fresh salad leaves straight from your garden in spring.



## GYO kitchen inspiration:

- Blitz fresh beans in a blender and combine with grated parmesan and olive oil – delicious spread on chunky homemade bread.
- Garlic is one of the most versatile ingredients around, adding a delicious flavour to roasts, sauces, casseroles and more.

## GYO Kitchen herb garden –

Perfect additions to Christmas stuffing or as a few sprigs in a botanical cocktail, it's easy to grow your own herbs inside. They need sunshine, regular watering and protection from the cold - always think, warmth and light!

### Step by step –

- Choose your favourite herbs like Basil, Dill, Chives and Parsley that are all really useful to have to hand over the winter months.

- Pick a planter to suit your space – a recycled tin can be upcycled or choose an indoor window box or pretty herb pots that can often be bought in sets of 3. Make sure you pick the sunniest windowsill or use an indoor growing light.
- Put a few crocks (broken terracotta) in the bottom and half fill with loam-based compost, mixed with a couple of handfuls of perlite for extra drainage.
- Sow one variety to each pot or you can put three varieties in a window trough. Make sure you don't forget they are by adding a nice hand-written label.
- Cover the seeds lightly with vermiculite or a fine layer of the compost.
- Water regularly and watch them grow.

**Top tip:** Pick your herbs regularly and they will keep growing. Why not also pot up some hardy herbs like Thyme, Rosemary and Sage to grow on inside for the festive season.

For more expert growing and seasonal advice, listen to the Dobbies' podcast: [www.dobbies.com/content/podcast.html](http://www.dobbies.com/content/podcast.html)

Find out more at [www.dobbies.com](http://www.dobbies.com)





**Cottier Grange** provides luxury homes set amongst a beautiful woodland setting, in the heart of the Tyne Valley just 10 miles west of Newcastle City Centre.

The stunning tree-lined entrance perfectly introduces the executive **2, 3, 4 and 5 bedroom house styles.**

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Embrace **your**

*art of living*

## Luxury Show Village in a unique woodland setting

Cottier Grange is fast becoming one of the most sought-after places to live in the North East and is now embarking on an exciting period with the imminent launch of the next release of two to five bedroom homes for sale. The new phase will feature a range of bespoke house styles fittingly named after Northumberland castles in-line with other house designs on the desirable estate.

Gentoo Homes' £80 million investment into the development has transformed the area, with large open green amenity space surrounded by historic Northumberland woodland, evident by its grand tree-lined driveway and stunning statement 'crescent' that greets you as you enter the estate to reach the stunning Show Village. It's not surprising the first phase of homes on this prestigious development achieved a 5 star NHBC customer satisfaction score and sold out well ahead of programme.

The exclusive location of Cottier Grange, close to the historic market town of Hexham and the beautiful Northumberland coastline, is what completes the development's unique offering of a country lifestyle within commutable distance to the city centre of Newcastle.

It's also close to the infamous Close House Golf Course – home to the British Masters golf competition for the second time in July 2020, as well as the Bella Auto Supercar event at Bywell Hall and the county's number one family friendly music event the Corbridge Music Festival. Being so close to these amazing cultural events, combined with the unmatched homes at Cottier Grange, gives new residents the fantastic opportunity to lead an unmissable lifestyle that's not to be passed up.

**Cottier Grange is located off the B6395, Prudhoe, NE42 5BS**

# RARE TO THE MARKET SANGREAL HOUSE SOUTH STREET, DURHAM

GUIDE PRICE £825,000

EPC Rating D64

🛏️ X 3   🚽 X 4   🛋️ X 3

Perched high above the banks of the River Wear, South Street has long been regarded as one of the best residential addresses in Durham City. The Georgian cobbled street boasts some of the most prestigious homes in the region due to their location in the heart of the city. These properties enjoy what are arguably the best views available of the Durham Castle and Cathedral complex. The central location also allows easy access into the city with its vibrant mix of shops, bars and restaurants as well as being within walking distance of the nearby station for east coast main line routes around the country. The well-regarded Durham School is also on the doorstep of South street.

Sangreal House has been lovingly restored and improved by the current owners and provides a superb city town house which has retained several original features. The Grade II Listed house is steeped in history, including a spell as a school in the 1940's-50's, and has one of the most regal central staircases (which was featured by Sir Nikolaus Pevsner in his famous architectural guides to Britain), and a central roof lantern than floods the core of the house with natural light.

The classical Georgian exterior and truly modern interior blends

old with new, providing the owner with current modern living and luxury from the solid kitchen with Aga through to the bathrooms and heating system. The home also enjoys a superb sun terrace and garden area to the rear which is not overlooked and is accessed from the French doors at first floor level.

The three storey property enjoys views to the front elevation from all levels with a majestic front entrance door leading to the reception hallway and the stunning light filled central staircase. Also on ground floor is a first reception room with bay window to the front, breakfasting room, utility, and shower room. The sweeping staircase then leads to the first floor which in turn provides access to the main lounge with bay windows providing stunning views of the castle and cathedral as well as to the large open plan dining room and kitchen with French doors the rear. One of the four main bedrooms is located off the central area. The second-floor rooms provide three further bedrooms, one with en-suite facilities and a family bathroom.

A truly remarkable home where the successful purchaser can own their own piece of history in the heart of this delightful City.



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# WHAT LEVEL OF MORTGAGE CAN I AFFORD?

Before you start looking for your first, or next, property, it is important to understand what you can afford to buy, and what the lenders will allow you to borrow. This can impact the size of home you can buy, the location and what is attainable for you as a solo buyer or with a partner. Mortgage lenders won't lend you more than they deem to be a sustainable amount to repay, so before you start looking it's important to find out – what level of mortgage can I afford?

**U**nless you can afford to buy a property outright, your property purchase will most likely be made up of a deposit, which you provide, and a mortgage - meaning you need to borrow money from a mortgage provider.

There are mortgage calculators online that many use as a guideline, but these simple tools don't take into account other factors which may impact the lending amount, including any other financial commitments, dependants and lifestyle. A mortgage expert can help you gain an accurate understanding of how much you can borrow, which ultimately can save a lot of time and heartache of falling in love with a house that you can't afford. There are certain questions which you will be asked when applying for a mortgage. Importantly, will you be a solo purchaser, or purchasing with a partner. You will then be asked to provide your income and the income of the person you are buying with.

As a rough guideline, lenders will offer you between three and four-and-a-half times your solo income or the combined income of the buyers.

This may seem simple, however this isn't a true reflection of what you will be offered. Lenders will ask you in depth questions about your spending habits as part of an affordability assessment, including inspecting official bank statements and payslips. Details taken into consideration could include food, leisure, transport and shopping.

Other questions may include your current and previous financial

commitments and debts including student loans and credit card bills. These figures could be subtracted from the initial amount which may be supplied to you by the standard 'mortgage calculator' lending suggestion.

There are certain financial adjustments you could make in preparation of your mortgage application, including ensuring your outgoing costs are as low as possible in the leadup. You could review and reduce your bills, switching to cheaper tariffs and packages and cancelling any subscriptions that aren't necessary. Other changes could involve cutting down on needless spending by giving up the morning coffee on the commute to work, preparing your own lunch instead of buying it everyday or taking cheaper transport alternatives.

The advice which a dedicated mortgage adviser provides could prove to be worth thousands of pounds over the term of a person's agreement. Failure to gain the right advice and as a result choosing the wrong deal could ultimately damage the possibility of moving up the property ladder or the amount of equity which those 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.



**If you would like more information on our Mortgage services or would like to find out how much you could borrow, please contact our expert Mortgage team on 0191 260 2000 or email [mortgages@bradleyhall.co.uk](mailto:mortgages@bradleyhall.co.uk)**



## BULLERS GREEN MORPETH

**GUIDE PRICE £299,950**

EPC Rating D58

 X 5  X 1  X 3

Bradley Hall is delighted to welcome to the residential property market this charming and characterful terraced cottage situated within easy reach of Morpeth town centre. Formerly two cottages, this lovely family home now offers spacious accommodation across three floors. The current owners have renovated and modernised the property and it now offers a contemporary mix of traditional features and modern elements.

From the entrance door, the spacious dining room has a recessed feature cast iron fireplace with a tiled surround and slate hearth, dado rail and picture rails along with a stripped and polished timber floor which adds character to this lovely room. To the rear is the kitchen with solid

wood worktops, feature wall dresser and freestanding appliances, a door leads to a tiled garden room and a utility room with access to the rear yard. On the opposite side of the house there is a generously sized lounge leading to a snug or family room, also giving access to the rear yard. On the first floor, the landing spans the house and leads to three bedrooms and the family bathroom. The second floor has an additional two bedrooms, a shower room and separate WC.

Externally there is a west facing paved courtyard with feature stone wall, this traditional home has the additional benefit of an allocated parking space which is a rarity for properties on the edge of central Morpeth.

Well suited to a range of potential purchasers, this charming family home offers easy access to the historic market town of Morpeth where a range of traditional shopping and national retailers can be found and excellent schooling for all ages is available locally. Morpeth also offers many bars, restaurants, and leisure facilities, while transport needs are catered for by local buses and the A1 trunk road gives vehicle access to the region north and south and beyond. Morpeth also has a mainline rail station on the East Coast Line to London. For commuters Newcastle City Centre and Newcastle International airport are both approximately 18 miles away.



**Morpeth**  
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# LANESBOROUGH COURT

## GOSFORTH

### TWO BEDROOM APARTMENT

**GUIDE PRICE £349,000**

 X 2  X 2  X 1

A stunning duplex apartment in an exclusive gated estate with substantial private gardens and a detached garage as well as parking space offering secure off road parking for two cars.

Located close to Gosforth High Street, the property offers excellent access to local restaurants, schooling and transport links into the city and beyond. The property has been lavishly modernised and offers a truly magnificent and stylish apartment in one of the most desirable and exclusive developments in Gosforth.

With spacious open plan accommodation over two floors the property currently offers; a cavernous open plan living and dining room with exposed ceiling beams, a spacious open plan kitchen, two generously proportioned double bedrooms one with a luxurious en-suite as well as a second and equally opulent family bathroom.

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# Sartorial Styling for the Everyday

With the seasons changing and the current climate bringing 'work from home' fashion into play, the demand for casualwear is skyrocketing; but what about for those who are little more particular about their style?



Curating your own sartorial or debonair style doesn't always have to be 3-piece suits, cravats and cufflinks - often you can find yourself looking for something a little more dressed down and casual for your day to day wear, but that is still in-fitting with your chosen style.

At Master Debonair, they have you covered. Not only do they stock an incredible range of bespoke suits, they also house some fantastic casual wear that is perfect for those days where you're feeling a little more casual but want to maintain that debonair flair.

If you're unsure what to go for, don't fret as whether you're visiting the flagship East Boldon store or Chesterfield branch their dedicated in-house team will take the time to guide you through their

extensive selection of casualwear at your pace so you can pick out the perfect pieces for you.

Their seasonal stock offers ample choice in all shapes, sizes and designs to make casual dressing easy for all. So, whether you're looking to add some extra casualwear to your collection or you're after some seasonal updates to fit in with the approaching Winter season, there's plenty for you to peruse in store or online.

Master Debonair are also currently offering 10% off your first order for all new online customers who sign up to their newsletter. So, if you're hoping to have a full wardrobe refresh for the chillier months and approaching festive season, you can take advantage of a fantastic 10% discount when you shop online for your new outfits.



# The Dyson Supersonic Hair Dryer

Dyson changed the world of hair with its invention, the Supersonic hair dryer - a product that would disrupt the market and become a game-changer in the beauty industry. The technology claimed to be like no other, and demand ensued for what would become a staple device for beauty gadget enthusiasts.

**T**he product which Harper's Bazaar awarded as 'Best Hair Dryer' at its Best of the Best Beauty Awards 2020, commenting; 'Still unbeaten for the speed at which it dries our hair beautifully, while it protects it perfectly.', recently launched its copper gift edition ready for Christmas.

The statistics are certainly impressive, as the company claims to "increase smoothness by 75%, increase shine by up to 132%, and decrease frizz and flyaways by up to 61%," - while also ensuring hair is protected against damage and drying it quicker than other hairdryers.

Dyson has become synonymous with quality and technology, following establishing itself as the go-to brand for vacuum cleaners for decades, and not to mention making its investor, James Dyson, the wealthiest person on The Sunday Times Rich List with a net worth of £16.2billion.

In a strategic move, the brand moved from cleaning technology to beauty, releasing a hairdryer which promised to dry hair faster while protecting tresses against heat damage.



What Dyson says sets this dryer apart from the rest is its digital, 13-blade motor which is in the handle, sending 13 litres of air per second which then multiplies to 41 litres and is checked 20 times to maintain a precise temperature - all within 1 second.

The overall image and style of the

product is impressive. The look is sleek, sophisticated yet uncomplicated, and instantly recognisable.

Easily transferable magnetised attachments, which are made from temperature-controlled materials to avoid any accidental burns, come with your purchase. Three nozzles including a smoothing nozzle, a styling concentrator that's angled to focus on more precise styling and a large diffuser to help define curls and defrizz hair, as well as a storage hanger and a non-slip heat mat.

Operating the Dyson hairdryer couldn't be simpler, with three speed and four heat levels, plus a cold shot button. As soon as the power button is pressed the dryer hits full speed and selected temperature - whilst maintaining a low level of sound and being light and easy to control.

The Dyson hairdryer is low-maintenance, with three flashing white lights set to alert you when the filter needs to be cleaned out. Instructions are provided and it is suggested that the product is cleaned once a month.

[www.dyson.co.uk](http://www.dyson.co.uk)

# VOSSEN WHEELS - TRANSFORMING LUXURY VEHICLES

Vossen Wheels are amongst the most exclusive and desirable wheels in the world, with an impressive range of forged and flow-formed wheels produced specifically with luxury and prestige high-performance cars in mind.

Hand-made and finished Vossen alloy wheels combine state-of-the-art engineering with gorgeous and daring designs which push the boundaries of what's possible when making a wheel.

Manufacturing the best wheels in the industry begins with nothing but the finest raw materials. Vossen Forged wheels are made of aerospace-grade 6061-T6 aluminum forged into a proprietary aluminium cast design. Heat-

treated for additional integrity, these monoblock forgings yield quality equal to and sometimes greater than the raw materials used by the world's top OEM automakers.

The Vossen Forged Factory uses ten brand new CNC machines, a manufacturing process in which pre-programmed computer software dictates the movement of factory tools and machinery, which manufactures wheels

to the highest standard. Vertical lathes use gravity to achieve superior concentricity and runout while mills with high rigidity and spindle speeds reduce cycle time and produce smoother surface finishes. An internal network is used to store and distribute CNC programs, accessible from any machine.

The Hand Prep Department prepares the wheel for its final surface finish. Wheels with brushed or polished finishes



undergo an additional amount of hand prep, creating a very artisanal look that can only come from an educated hand.

Vossen's manufacturing facilities include a wide array of finishing options, such as ceramic polishing, hand-brushing, and powder coating. By bringing every facet of wheel production in-house, Vossen has full control of the finished product, guaranteeing that every wheel that ships is of exceptional quality and precision.

Many forged wheel manufacturers utilize the simplest and most common machining techniques to increase production volume. The Vossen Forged line-up, particularly the Precision Series, does not compromise its exclusive and complex features for manufacturing ease.

The design process begins with identifying the end goal. Gaps in both its product line and the market help guide the direction of new designs. Vossen identify what is missing and fill in the blanks from there, typically beginning with a 3D model.

The signature feature of the Precision Series is the Infini-Lip barrel, embodying simplistic elegance and purity of design. Without the utmost precision throughout the entire manufacturing process, a



seamless and unobstructed transition from the wheel face to barrel would be impossible.

Every car make and model has different parameters and clearances as well as different general aesthetics. Utilizing its extensive measuring process and Vehicle Tailored Engineering, Vossen Forged wheels are optimized specifically for each vehicle, maximizing concavity and perfecting overall fit.

Every Vossen Forged wheel design is physically tested in compliance with SAE

and TUV standards. Using Finite Element Analysis (FEA) software each wheel undergoes simulated cornering, radial, and impact testing specific to the vehicle.

Over 100 measurements are collected from each vehicle, including the weight rating and distribution, to determine each wheel's minimum material requirement. Exclusive to the Precision Series, the centre drop, hub, and mounting surface diameters are specific to the bolt pattern of the vehicle, allowing for further weight reduction.

Vossen's Vehicle Tailored Engineering ensures that your vehicle will attain its optimal style and performance. Every Precision Series wheel is engineered to be superior to the OEM wheel it is replacing and the ultimate fit is achieved by considering the maximum width, offset, and concavity that the car's dimensions will allow.

Once engineered, each wheel's CAD model is programmed for machining using computer-aided manufacturing software (CAM). The program, or G-Code, is developed using CAM to guide each machine's tool paths while ensuring that the final wheel precisely matches what the engineered CAD model intended.



The second step in manufacturing a forged wheel is lathe turning. The raw forging is lathe-turned inside, then flipped 180-degrees and turned outside, creating the rough profile of the final wheel. In this step over 70% of the original material is removed.

In this phase of production the wheel's design is revealed while the CNC machines remove as little as 0.02" of material per pass to achieve the utmost precision. An array of exclusive and intricate milled features characterize the Precision Series, while other Vossen Forged series have similar details echoed throughout. Once the face design is complete, the wheel is rotated 180-degrees for additional milling. The lightening pockets are milled into the back pad of the wheel, shaving weight wherever possible.

The specifications of each wheel, such as serial number, vehicle application, size, offset and load rating are engraved on the inboard lip, marking each new wheel as a genuine and individualized Vossen Forged product.

The last step of the machining process is the final inner and outer lathe turning, the most critical in achieving the highest overall precision. The wheel is centered

within .001" of its spindle axis and all remaining excess material is removed. The final runout of the wheel after lathing will be less than .01" and the wheel's roundness is within the thickness of three sheets of paper overall.

Precision requires consistency and consistency requires control, which is why Vossen meticulously inspects every wheel during every step of the process. Vossen machinists conduct inspections on every wheel to ensure precision before proceeding to the next step.

The quality control team confirms every critical dimension according to

detailed engineering schematics. Runout, a measurement of a rotating wheel's roundness, is the most critical measurement. Vossen Forged wheels are checked to confirm that the runout is within tolerance.

Vossen's in-house finishing facility utilizes state-of-the-art equipment to produce only the highest quality finishes. From ceramic polishing to powder coating, all Vossen Forged wheels maintain industry-leading quality by monitoring every step of the process with the utmost scrutiny.

**Vossen Wheels epitomise performance, deliver the ultimate aesthetic and provide an individual and exclusive finish. Luxury automotive firm Performance 28 is delighted to be partnering with Vossen Wheels as an exclusive supplier - the only one in the North East. Pricing is from £450 per wheel for hybrid forged, and £1,350 a wheel for forged.**

**For more information please visit [performance28.com](http://performance28.com)**

# LOSE YOURSELF AMID ADVENTURE AND DISCOVERY WITH WEST NAUTICAL

After one of the most difficult years in modern history it is safe to say that everybody is ready for a holiday, and whilst some may want to escape the UK at the first available opportunity, for others the thought of flying further afield may fill them with dread.

**F**or some, adventure and discovery may be the only way they can leave their worries aside as they lose themselves off-grid. Whatever you need from a break, West Nautical's team of experienced luxury yacht charter experts are on hand to make your dream vacation a reality.

## Luxury Staycations

If the pandemic has taught us anything, it is that the United Kingdom is home to some wild and wondrous anchorages that we can all appreciate now more than ever, with culture rich Scotland ranking high on the list.

Home to some of the most remote and spectacular cruising grounds in the world from the rugged, mountainous areas of the Small Isles to the dramatic

basalt pillars of Fingal's Cave and beyond, this ancient landscape is the perfect place to unwind and escape.

Let the fresh coastal air invigorate your senses and blow away the cobwebs. Golf fans can take their pick of Scotland's best courses as you cruise along this historic coastline, looking out for minke whales, seals and dolphins along the way.

Stop off for some shopping in independent stores, or if you feel like getting active make use of the yacht's onboard water toys, from jet skis to kayaks and stand-up paddle boards.

In the evenings return to your luxury vessel and enjoy fresh local produce sourced and prepared by the crew, your favourite dram of Scottish whisky and the very best views of star-filled skies while you listen to your captain regale tales of the high seas.



WEST NAUTICAL







### Sun-filled escapes

With over 6,000 islands to explore in Greece a private yacht charter offers guests the perfect way to island hop, with an experienced crew, onboard chef and even a spa therapist at your disposal.

Whether you want to experience the vibrant glamour of Santorini or Mykonos, or you wish to visit some of the lesser known idyllic islands – this is the way to do it.

Wake up in luxury and start each morning with a swim in the world-renowned Aegean Sea, followed by breakfast prepared by your personal onboard chef. Next, head to the sundeck and sunbathe as you cruise towards the destination of your choice.

If you're in the mood for some retail therapy Mykonos is the place to visit.

Designer stores and gourmet restaurants line the alleyways amongst the traditional white Cycladic homes.

After shopping unwind at the exclusive SantAnna beach club. Relax in a stylish beachfront cabana with an ice-cold drink in hand.

End each sun-soaked day on board your private luxury vessel away from the crowds, sundowner in hand as you enjoy unparalleled views over these mesmerising islands.

### Off Grid Adventures

For the adventurous guest who prefers to immerse themselves in culture and get lost in uncharted territory, there is always the option to go where few have gone before.

Embark on a charter to the remotest corners of the Earth with one of West Nautical's specialist explorer vessels, specifically designed with off-grid charters in mind.

No destination is out of reach, from the icy fjords of Norway and Svalbard where you can marvel at the northern lights and experience magical wildlife encounters, to the wild rainforests of Borneo or Papua New Guinea where your experienced crew will guide you through jungle terrain, meeting the local wildlife and indigenous tribes along the way.

Still not quenching your thirst for adventure? You can even tick the seventh continent off your bucket list on an exclusive charter to Antarctica. Witness pristine, glittering ice-capped scenery and an array of wildlife that can be found nowhere else in the world from curious penguins to majestic whales.

After action-packed days filled with jaw-dropping moments, there is nothing quite like returning to your luxury vessel with your favourite tippie in hand as you recall the day's adventure under the clearest Antarctic night skies.

**With West Nautical no destination is out of reach. Get in touch today and start building your luxury itinerary for the holiday of a lifetime.**

**Contact:**  
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**www.westnautical.com**  
**IG/FB: @westnautical**

# URBAN LUXE

Inspired by the continued desire for contemporary spaces to entertain and express ourselves, the Urban Luxe trend is refined yet inviting.

Belgrave Sofa, Erin Midnight, from £1399  
Tilt Marble LED Floor Lamp, £195  
Darwin Rug, Cream, £250



Slipper Chair, Green Velvet, £299  
 Show-Wood 3+3 Cabinet, Plum, £699  
 Ele Pak Ukiyo Print, £250



Show-Wood Upholstered Bed, Topaz Pink, Double, £699  
 Washed Cotton Bedspread, Plaster, £80  
 Show-Wood One Drawer Bedside Table, Nougat, £199

Created for those with an eye for detail and a passion for style, quality and innovation, the collection combines contemporary design, bold shades and luxurious finishes.

Urban Luxe's rich tonal palette, of burnt oranges and deep greens, is enhanced by tactile fabrics, warm timbers and black accents and balanced by reflections of metal and glass for a sophisticated and modern look.

**David Barrett, Partner and Living & Dining Buyer,** comments: "Creating a scheme which feels considered and cohesive relies on choosing pieces of furniture which work harmoniously with the room's design but also offer something distinctive. Whether it's a fashionable feature, innovative use of material or unusual colour combination, investing in anchor pieces which a scheme can be built around is an effective way to create a trend led interior. Quality, well crafted investment pieces will stand the test of time and can become the design classics of tomorrow."



No.196 Throw, £200



Flux Velvet Cushion, £60



Stripe Vase, £60



Gold Seam Plate, £35

Vases from £20  
 Delaney Tall Bulb Holder, £35  
 Soda Bowl, Medium, £35

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





## MOOR CRESCENT GOSFORTH

**GUIDE PRICE £725,000**

EPC Rating D59

 X 4  X 2  X 3

This double fronted semi-detached family home is located on Moor Crescent in the heart of the Gosforth's Conservation Area. Moor Crescent is a quiet and tree lined residential street ideally placed to provide excellent access into central Gosforth with its shops, cafes and amenities, outstanding local schools and transport links.

This property offers a fantastic opportunity to add value to a substantial home in a sought after location. This family home has been lovingly maintained by the current owner and retains a wealth of period features such as wood framed sash windows and decorative plaster cornice work throughout.

This property briefly comprises; a welcoming entrance hall providing access to the lounge, dining room and the breakfasting kitchen, a spacious lounge offering dual aspect windows including an expansive bay window overlooking the private front garden, a second reception

room currently used as a dining room which also benefits from expansive bay window overlooking the private front garden as well as a providing access to a further reception room which is currently used as a guest bedroom. The breakfasting kitchen contains a range of fitted wall and base units with kitchen island, room for a dining area and patio style doors leading the garden.

The first floor of the property offers four generous double bedrooms including a master bedroom with bay window overlooking the front of the property and an en-suite shower room. The second bedroom is currently used as a home office and benefits from a bay window making this a bright and airy room. The third bedroom features built-in wardrobes while overlooking the rear of the property, the fourth and final bedroom is equally spacious and overlooks the front of the property. The spacious family bathroom is complete with a four-piece

suite including a freestanding bathtub, walk in shower and a vanity style sink.

The second floor of the property has been boarded out to be used as storage space complete with velux style roof windows however with the correct regulations in place this would make a substantial addition to the living space available.

The property is set within a private corner plot with gardens wrapped around the property. To the front is a private gated garden offering a secure and secluded entrance to the property. To the rear of the property is a detached garage with a sizeable driveway as well as a raised patio ideal for summer afternoons.

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# COVID-19 WON'T BRING NEW HOUSING DELIVERY TO A HALT

The Ministry of Housing, Communities & Local Government announced that the government is boosting its Land Release Fund (LRF) as well as the One Public Estate (OPE) programme which includes £30m to help release excess land for housing.

**T**he LRF is set to provide opportunity to develop smaller sites and SME builders, will provide Local Authorities the opportunity to bid for a share of a £20m pot for remediation works and infrastructure. The OPE programme will provide the remaining £10m, supporting initial stages of development.

It's widely known that the ambitious government aim to provide 300,000 new homes a year in the UK has never been achieved. The Ministry of Housing, Communities and Local Government (MHCLG) reported a total of 173,660 new homes were built during the 12 month period up until June 2019, an 8% increase from the previous year and 30 year high, but still not much over half of the target.

With the impact of Covid-19 this year, it was feared that progress in the industry may have ground to a halt, however, this has not necessarily been the case. Many national and regional housebuilders, alongside local authorities and housing associations are maintaining a healthy pipeline and strategy to deliver much needed housing for our local communities.

The summer months are always placid within this industry, however, in 2020 activity increased and by Q3 returned to pre-Covid levels encouraging a positive market sentiment. Throughout Q3, land

values fell marginally at 0.1% in the greenfield market and 0.3% in the urban market. Sites continue to come to market, increasing supply after the initial market freeze earlier in the year.

In regards to house prices, in Q3 2020 there was a rise of 5% in September 2020, compared with the year previous according to Nationwide. Following on from a quiet Q2 2020, the UK housing market saw a huge increase in demand with Zoopla reporting the number of sales agreed in August 2020 were 76% above their five-year average. In Q4 2020, more people are working from home and we are experiencing more people looking to move to a larger home with more office space and a larger garden.

In the development market, construction activity has now returned and housebuilders, like most businesses in the property sector, are extremely busy and we have seen an influx in demand for residential sites.

Major housebuilders continue to source sites suitable for 100-150 units due to confidence in a robust recovery in sales— as well as the need to build an appropriate pipeline to meet future demand. Our local SMEs continue to acquire sites with appropriate space for under 50 units. We have experienced first-hand the enthusiasm which local housebuilders have for creating quality homes in the North East, working

alongside many of our clients from initial land acquisition stages to property sales and completion. Referred to as our 'field to finish approach', our service provides an efficient and effective process for our clients.

In addition, housing associations also have a key role to play in using their own resources, including funds and land, in order to increase modern methods of construction (MMC) and subsequent housing delivery. Housing associations are becoming increasingly proactive in the land market, providing the ability to fully project manage the process and retain control.

The urgent need to provide government homes is backed up by recent data outlining that despite there being approximately 1,000,000 families waiting to be housed in the UK, only 57,485 affordable homes were delivered in England in 2018 – 2019. To combat this issue and to speed up delivery, MMC is being encouraged with housing associations looking to take part in the Affordable Housing Programme – with at least 25% to be constructed in this way.

**Our experts in land, development and new homes are on hand to support and advise on 0191 232 8080.**



# THE COACH HOUSE

## Gosforth

A range of Gosforth's most interesting and stunning homes including houses, spacious apartments and bungalows.

### ABOUT THE COACH HOUSE

As its name infers, this stunning development was formerly The Coach House for the former Coxlodge Hall, an exceptional and grand country estate set in 30 acres of countryside, built in 1796 by Job Bulman. A doctor by profession, he made his fortune in India before returning to his native North East and was instrumental in the development of Gosforth.

This magnificent Grade II-listed coach house and gatehouse were saved when the Hall itself was demolished in 1939. In later years, this Georgian gem, with its neoclassical facade and colonnaded portico was used as office space, and now it has become Gosforth's most sought-after development with centuries of



history.

The Coach House was purchased by the Summer's family in the 1970's, and became home to successful local business, Summers & Partners. After 45 years the company, which is now known as Summers Inman, moved on to pastures new following significant expansion, allowing the family to create a range of outstanding homes while carefully preserving the external features of this

historically significant building.

Its stunning conversion brings an unparalleled opportunity to live in the most elegant and historic building, on the finest street in the most sought-after suburb of the capital of the North.

### PRIVATE GATED COMMUNITY

One of the most tranquil streets in Gosforth, The Drive is also one of the safest and most exclusive and because your privacy and security is of the utmost importance, we have utilised the latest technology to make sure your Coach House home really is your castle.

Vehicle access to the driveway will be via an intercom system at the gates of the development, while a pedestrian gate will have code, fob and intercom access for



visitors. With sustainability in mind, a port will be provided for electric cars, while parking spaces will be allocated to residents and their visitors. There is a secure bike store and bin store, both designed to blend in with the surroundings.

And what of the gardens themselves? We have worked with North East landscape design company, One Environments, to create communal areas thoughtfully planted to complement the Coach House and provide a beautiful backdrop to your new home.

## THE APARTMENTS

Boasting one of the most exclusive addresses in Gosforth our four luxurious and incredibly spacious apartments can be found to the left and right of the entranceway, over both levels of the building. Each is L-shaped and, while they all follow a similar layout, each has something special to offer.

On the ground floor, the two-bedroom apartments each benefit from their own, beautiful, private garden, while, on the upper storey, apartment eight has an additional, third bedroom and split-level living. The second storey apartments can be accessed by a lift or by the impressive, sweeping, main staircase, both of which overlook the central courtyard via a large central window.

The apartments are special as they enjoy prime position at the front of the building which means they benefit from high ceilings associated with properties of

this period. The front aspect of the apartments is integral to the grand and imposing feeling of the building for residents and their guests.

## THE HOUSES

Our two houses are at the heart of The Coach House development and have been thoughtfully designed with the inclusion of an en-suite bedroom on the ground floor to offer versatile living over one or two floors.

The houses are centrally positioned in each wing of the building, overlooking the courtyard.

On the ground floor, a spacious entrance lobby opens onto a light and airy living room, with views of, and access to, a private garden.

Ground floor comprises a spacious open-plan living room and kitchen and a generously proportioned ground floor bedroom, which comes with a beautifully equipped en-suite bathroom.

On the upper floor are two further bedrooms, one with a separate dressing room and each with en-suite facilities.

## THE BUNGALOWS

Beautifully positioned to the rear of The Coach House development, our two bungalows are the most exclusive units on the site.

Not only do they offer total privacy but, with three bedrooms, private gardens and open plan living areas, they offer unrivalled single-storey accommodation.

A generous entrance lobby curves

around the building and provides access to the en-suite bedrooms, one of which also has its own dressing room.

A superbly equipped kitchen, with views over the central courtyard, then opens onto a large living area where large glass doors lead onto the wrap-around private garden.

In addition, the bungalow on the east wing benefits from the potential addition of a studio at the bottom of the garden which can be purchased separately.

## ABOUT GOSFORTH

Gosforth is without a doubt the most desirable residential area of Newcastle upon Tyne, with The Coach House being arguably the most desirable address. It lies just 3km north of the vibrant city centre separated by the Town Moor, where cattle graze undisturbed throughout the year.

The affluent area of Gosforth provides an almost semirural setting giving the Conservation Area of Gosforth much of its charm. This very much family-based community also includes a bustling high street and plenty of open, green space for all to enjoy.

This well-established area is now overlaid with the sophistication of fashionable wine bars, independent shops and superb restaurants. The region's best schools, golf courses and tennis clubs are all within easy reach, as are the A1 and Newcastle Airport, which lie just to the north.

The groundwork for the Gosforth we know today was laid by The Coach House's original owner, Job Bulman, with a nearby pub now bearing his name. We think he'd be rather proud of how it has turned out; a beautiful, welcoming place which anyone would be very proud to call home.

**Properties are available to view by appointment only with prices starting from**

**£700,000**

**For more information please call 0191 284 2255 or email [gosforth@bradleyhall.co.uk](mailto:gosforth@bradleyhall.co.uk)**

# GIVE THE GIFT OF SELF-CONFIDENCE AND CARE THIS WINTER

We could all benefit from a little self-love this Christmas. With the festive season just around the corner, we're all looking for gifts that can help our loved ones feel that little extra special. novellus aesthetics are offering a range of Christmas gifts to boost self-confidence and encourage some much-needed self-care and indulgence - including a brand-new facial treatment exclusive to the clinic in the UK.

**T**he team at novellus have witnessed first-hand the effects of COVID-19, having dedicated their time to working on the front line during the global pandemic. (Both Dr Steven Land and Nurse Ness Griffiths have been working on the front lines of the NHS in A&E). The team were certainly not surprised to hear that a study conducted by The Health Foundation found more than two thirds of adults in the UK reported feeling somewhat or very worried about the effect COVID-19 is having on their life.

Self-care and self-love have therefore never been more important. Taking care of ourselves is often something we put to the bottom of our to-do list, but taking time to give your physical, cognitive and emotional wellbeing some TLC can have an incredible effect on your outlook. If you're looking to give the gift of relaxation and escapism this winter, whether it be to the ones you love or even a well-deserved gift to yourself, the team at novellus have suggested some of their favourite self-care treatments and products to help you feel grounded and less stressed.



## 1. Angel Infusion

New and unique to the novellus clinic this Christmas, the team are offering the ultimate treatment to look after the skin that you're in - Angel Infusion. The recently launched facial offers a treatment like no other, with a microneedling device exclusive to the novellus clinic in the UK. The microneedling device infuses a bespoke skincare concoction directly into the client's epidermis - resulting in an 800% increase in absorption rate than if applied topically. This skincare blend can be tailored to the individual client's skin type and skin concern such as acne, pigmentation or rosacea, for optimal results.

An additional benefit of this luxury treatment is the process of microneedling within this facial which 'tricks' the skin into repairing itself - resulting in a 400% collagen synthesis increase post-treatment. As collagen improves the smoothness of the skin and provides skin with the firmness and elasticity it needs to







Guinot Christmas gift packages stocked in the novellus clinic include:

- Ever Youthful – Improve vitality and firmness to the eye contour while smoothing the complexion leaving the skin beautifully lifted and toned.
- Love Your Body – Leaves skin velvety soft and smooth with a nourishing sweet almond moisturising cream and body lotion packed with calming shea butter to soothe the skin.
- Love Your Lips – Deliver intense nourishment and protection from the elements with this intense lip balm including sheer butter, avocado extract and vitamin E to keep your lips soft and supple this winter.
- Hydrating Ritual – An indulgent hydrating ritual with crème hydra beauté with hydrocyte complex to alleviate tightness and promote a non-stop source of hydration.

A little reminder from novellus that it's not just the females in your life that may benefit from these treatments.



- Hydradermie Age Logic Facial- The anti-ageing star treatment using revolutionary cellular energy machines for optimal results for the eyes, face and neck.

Take a look at the full range of Guinot treatments on offer at [www.novellusbeauty.co.uk](http://www.novellusbeauty.co.uk).

### 3. Guinot Luxury Skincare Packages

For those looking to gift some self-care time at home, novellus are also proud stockists of the Guinot skincare range. Guinot is a pioneering brand in anti-ageing and continually discovers and uses active ingredients that are more effective, with spectacular results for youthful-looking skin.

### Gift vouchers for the Angel Infusion treatment cost £150

*Quote 'Portfolio Magazine' upon ordering to receive an additional gift.*

Gift vouchers are available for a wide range of Guinot treatments across novellus aesthetics and novellus beauty.

Guinot gift package prices vary and can be bought in clinic.

move and function healthily - the Angel Infusion treatment really is the ultimate treat, leaving the lucky recipient with a beautiful angelic glow and a boost in self-confidence.

## 2. Guinot Luxury Facial Treatments

novellus also offer a broad range of Guinot treatments for all skin types, concerns and ages. Guinot has applied all the latest scientific advances and discoveries in skin biology to offer treatments that are based on cutting-edge skincare techniques, that visibly rejuvenate the skin, offering a real alternative to cosmetic surgery. A few of the most popular treatments include:

- Hydradermie Facial- The exclusive Hydradermie machine works to oxygenate and boost cells with each experience being tailored to the client's specific skin needs.
- Hydradermie Lift- Lift the facial features by stimulating facial muscles giving the face a younger and visibly lifted appearance.



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



# THE CASTLE, WHITTINGHAM

**GUIDE PRICE £445,000**

EPC Rating D59

X 6 X 5 X 3

This property is a delightfully charming and bright home of Victorian heritage, in the quiet village of Whittingham where you can find a fantastic primary school, church and community centre.

This six bedroom period home also offers a one bedroom apartment which could be used to accommodate multi-generational living or alternatively, be run as holiday accommodation.

The ground floor of this commanding and statuesque property comprises a formal reception hallway where the original return staircase provides a delightful first impression. The spacious lounge-come-dining-room benefits from two large sash windows that allow for a generous amount of natural light throughout. The lounge benefits from exceptional space, an original working fireplace and ceiling cornices. The ground floor also benefits from the modernised kitchen comprising; range oven, fridge,

freezer, microwave and dishwasher. To the rear you will find a laundry room with plumbed washing machine and oil central heating, downstairs WC and storage areas.

Arranged off the spacious landing on the first floor are three double bedrooms and a family bathroom. Two of the bedrooms on this floor benefit from built in wardrobes and stunning views of farmland and the Cheviot hills. The first floor's family bathroom comprises an electric shower cubicle, WC, vanity area and double hand basins.

On the top floor of the property you will benefit from further stunning views. This generous house offers two more large double bedrooms and one single bedroom on this floor, which also includes a second lounge with a unique feature fire surround with electric fire. The family bathroom on this floor consists of a cast-iron bath, pedestal hand basin and WC.

The apartment is situated on the ground floor of the property and is easily accessible through double glass doors for anyone with limited mobility. This extra space provides the perfect living situation for families who wish to live close to their parents and share living costs, or would desire to use the property as commercial holiday accommodation. The apartment consists of a spacious lounge with an original stone built fireplace, wall lighting, a large double bedroom, a large fully equipped kitchen-diner with an original feature fireplace, now home to a cast-iron range oven as well as a fully modernised set of appliances, electric fan oven and island. To the rear, there is a large, accessible shower room with a double basin and vanity area, automatic soap dispensers, automatic air dryer for hands and for hair, and a raised WC. There is also separate access to the rear garden.

Externally there is a landscaped rear garden mainly laid to lawn with rose bushes and plants bordering the peripheries. There is also an ample amount of off street parking to the rear with a detached garage with electricity within.



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# BRADLEY HALL CONTINUES SUPPORT FOR GRASSROOTS SPORT

Bradley Hall Chartered Surveyors and Estate Agents has continued its support for local grassroots sports clubs including The Medicals RFC, Ashington RFC and Newcastle Boys School rugby team.

**T**he firm, which has a strong track record in supporting the region's sports club, has pledged to continue in its backing of local clubs during this challenging time for local organisations.

Group managing director, Neil Hart, said: "Grassroots sport is incredibly important for our local communities. It teaches young people so much about commitment, hard work and rules, while maintaining both physical and mental health for people of all ages.

"We've long supported Medicals and Ashington RFC, and are delighted to renew our sponsorship, especially during these uncertain times. Obviously for the

majority of the year, many clubs have been unable to open and operate, damaging their own income as well as being unable to provide their important service to the local community.

"Lockdown and restrictions have had a detrimental impact on many people's mental and physical health, so it is more important than ever that these clubs are able to reopen and welcome back existing and new members to restore the wellbeing of many.

"We are fortunate enough to be able to continue these sponsorships, and I would encourage anyone who is in a similar position to do the same, as these donations are now a lifeline for many local sports clubs."



## WEST VIEW LONGFRAMLINGTON

**GUIDE PRICE £395,000**

EPC Rating E46

 X 6  X 4  X 3

This well presented semi-detached period home in a central yet secluded area of Longframlington, Northumberland is a fantastic semi-detached house, boasting six bedrooms and period features still well maintained since the 19th century. Accessed via the gravelled private drive, the property benefits from a large double garage with electricity and also provides parking for multiple cars on the driveway in front.

The property, originally built as two houses opposite the popular George V playing fields, now benefits from an abundance of internal space. The galley kitchen is a traditional, country-style kitchen providing a range of high-quality wall and base units and under-floor heating.

Further ground floor accommodation comprises; a sun room benefiting from brilliant natural light, a downstairs shower

room with WC and facilities for plumbed in washer, a formal dining room with a stone inglenook fireplace and large window, and a spacious and bright lounge with a further inglenook fireplace and patio doors leading to the garden. Both rooms have multi fuel burner stoves.

The first floor is accessed via two separate staircases, one in each wing of the property. This floor provides the family bathroom, a bright space comprising; a bath, overhead shower, WC and hand basin. It also benefits from five bedrooms as well as a versatile space that can be used as a study, dressing room or sixth bedroom. Two of the bedrooms are bright comfortable rooms with west-facing views and large windows. One of the bedrooms is currently used as a home office but could also be a perfect nursery room. Another, a spacious double, features a large window for natural light

and an en-suite with heated towel rail, shower cubicle and a built-in wardrobe.

The master bedroom is a well presented double room with a newly fitted and modern en-suite benefiting from a large shower and vanity surfaces around the WC and hand basin. This room again serves fantastic light from the south and a large west-facing window.

Externally, is the large enclosed, private, mature garden with lawn space, and trees including scots pine, horse chestnut, acer and flowering cherry and a paved area ideal for outside dining and BBQing.

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# FEATHERSTONE GROVE

## GOSFORTH

**GUIDE PRICE £345,000**

EPC Rating C79

 X 4  X 3  X 3

A spacious four-bedroom family home spread over three floors within the sought after Melbury Estate, the property has been upgraded to a high standard by the current owners.

This property is located on a quiet residential street and comes complete with a detached double garage offering ample secure parking. The garage can be accessed by a private walkway from the rear garden. The rear garden has been landscaped to provide an easy to maintain space which is fully enclosed to provide a private and secure garden.

This home would be ideal for a growing family and is within the catchment area for a number of Gosforth's outstanding schools as well as the local shops, cafes and restaurants of central Gosforth.

The ground floor offers a spacious and welcoming entrance hall with built in storage cupboards providing access to the snug lounge, fourth bedroom, utility room and cloakroom. The snug lounge space is currently used as a lounge and comes with carpeted flooring and double-glazed patio doors leading out to the rear garden.

The utility room is complete with porcelain tiled flooring, a range of base units and a further sink as well as plumbing for a washing machine and the recently upgraded boiler, while the cloakroom offers a pedestal style wash basin, low level WC and tiled splashbacks.

A double guest suite is also included in the ground floor and is complete with a walk in wardrobe and three-piece en-suite.

The spacious open plan kitchen has views of the landscaped garden and has been carefully designed to offer a practical and useable space. The kitchen comprises a range of wall and base units, fully integrated appliances, and a freestanding island with contrasting Corian worktops, with a spacious dining room is open to the kitchen making an ideal entertaining space.

The living room is an extremely generous and open plan space which offers a sash style window overlooking the front of the property. On the same floor, the fifth bedroom is currently used as a home office, which could suit a number of uses.

The second floor offers a spacious master suite offering a host of built in wardrobes and storage cupboards, a TV point and carpeted flooring as well as two sash style windows and access to the three-piece en-suite.

The second double bedroom has been extended to make a very generous room with a bright and airy feel thanks to the two sash style windows. This spacious room is complete with carpeted flooring and TV point. A spacious third bedroom offers a walk in wardrobe, carpeted flooring, sash style window and a built-in storage, while the family bathroom contains both a walk-in shower cubicle and a panelled bath as well as a vanity style hand basin, low level WC and a frosted sash style window overlooking the rear of the property.

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# SUCCESSFUL PROPERTY FIRM EXPANDS TO THE NORTHWEST

An award-winning property firm is continuing its strategic expansion drive and launching a new office which is set to create new jobs.



**B**radley Hall Chartered Surveyors and Estate Agents has launched its North West office with a base in Manchester as part of its Northern expansion plan.

The expansion comes following the success of the launch of its Yorkshire operation and Leeds base in early 2020, in addition to six established offices in the North East.

The firm has appointed director Andrew Murdoch to oversee the operation which offers commercial services including RICS Red Book Valuation services, lease renewals, rent reviews, Commercial Agency and Land, Development & New Homes.

Neil Hart, group managing director at Bradley Hall, said: "Obviously this has been a challenging time for many businesses, however we have adapted and are continuing to grow, supporting that the property industry has not ground to a halt.

"Following the success of our North

East network of offices, our established national reach, and the launch of our Yorkshire operation, we are delighted to be continuing to build our business and brand across the North. The North West is a hub of opportunity which provides new and improved places to work, socialise and live. Its impressive potential attracted us - and Andrew has already proven to be a great fit with the team.

"Despite being a very different business to what it once was, Bradley Hall has 30 years of legacy behind it and we look forward to replicating the strength of the reputation which we have built in the North East, as well as being recognised as The Most Active Agents in the region for the third year in a row."

Andrew said: "Since recently launching our services we've experienced a wave of activity and projects which surpassed our expectations, despite the challenging economic climate. We look forward to continuing to develop a strong network of clients and partner

organisations. We've certainly filled a gap in the market for the services which we specialise in.

"The beauty of the business is that we can accommodate a range of businesses from large, corporate clients to small local businesses. We also appreciate that times are challenging, especially for local SMEs, which is why we are looking to support these types of businesses with complimentary advice and support."

Bradley Hall Chartered Surveyors and Estate Agents has a network of six offices across the North East with sister company BH Planning and Design. Its services include; Commercial Agency, Professional Services, Property Management, Building Surveying, Land, Development & New Homes, Estate Agency, Property Management and Mortgages.

**For more information please contact Bradley Hall on 0191 232 8080 or visit [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)**



Directors Andrew Murdoch, David Cran and Richard Rafique, Associate Director Vijay Singh and group managing director Neil Hart



Frank's store manager Andrew Birkbeck, area manager Mike Spruce, store manager Gareth Booth and Bradley Hall's senior surveyor Nicholas Bramwell.

# FLOORING RETAILER OPENS NEW ALNWICK STORE

A well-known family run flooring retailer is celebrating opening its 30th store in a Northumberland market town.

Frank's the Flooring Store has opened a 3,500 square foot store in Alnwick.

It has invested £70,000 in the refurbishment of an existing retail unit in South Road, directly opposite Aldi.

This is Frank's most northerly store and its fourth in Northumberland, and it has created three full-time jobs for local people.

Senior surveyor at Bradley Hall, Nicholas Bramwell, said: "This trusted and well-known store is a fantastic addition to Alnwick.

"Despite recent challenges, the commercial property market remains buoyant and activity continues at a steady pace. The North East remains as an outstanding place to create businesses and we are confident that this will continue in the coming months."

The store is being run by business partners Gareth Booth and Andrew Birkbeck, who also oversee the operation

of Frank's stores in South Shields and Ashington.

Gareth said: "We're delighted to have been able to bring a new Frank's the Flooring Store to the wonderful town of Alnwick.

"We are in a fantastic location just off the main road into the town from the A1 and opposite Aldi, and we're already experiencing excellent footfall."

The store is selling carpets (including a new high-end wool brand recently launched by Frank's), laminate, vinyl, luxury vinyl tile (LVT) and artificial grass. It is a 'showroom' store, meaning shoppers will be able to view flooring samples and then have the chosen flooring delivered to their homes.

Frank's Area Manager Mike Spruce said: "Opening the 30th Frank's the Flooring Store represents a fantastic milestone and we're pleased that we had the opportunity to do this in Alnwick.

"It's our most northerly store in the region and now means that we have Frank's stores stretching from Alnwick to Teesside, with more in the pipeline.

"We're confident Alnwick will prove just as popular with local people as our other stores have and that it will make a major contribution to the continued success of the Frank's the Flooring Store brand."

Mike added: "This year has been one of the busiest periods in our history, with people concentrating on home improvements due to the restrictions caused by Covid-19.

"This has led to record sales and opening new, high quality stores like Alnwick will only further enhance our reputation and market position as the largest independent flooring retailer in the North East of England."



# FIRM INVESTS IN NEXT GENERATION OF PROPERTY EXPERTS

An award-winning chartered surveyors and estate agents is developing future talent in the property industry, appointing twelve new members across its services as part of its strategic growth drive.

**B**radley Hall, which has seven offices across the North, has appointed Northumbria University students Matthew Redfern, Matthew Jackson and Oliver Bartles-Smith. The placement students have joined following two years of the Real Estate Management degree, which encourages a placement year to gain real working experience whilst also in a paid, full time role.

Appointments also include Lesley Parry and Rebecca Scott to its mortgages team, graduate building surveyor Liam Grist, Nickie Ridley in property management, Gavin Walker in building surveying, associate director Vijay Singh and surveyor support and office manager Emma Laverty in Yorkshire, Andrew Murdoch as director in Manchester, Nathan Hall in the accounts team.

Neil Hart, group managing director said: "We are delighted to have added to the team and to be investing in the future of the property industry. We have welcomed a range of new additions to our company, including those with experience but also those who are new to the sector.

"We have created a safe environment in order to introduce our entire team back to office working, which ensures that we are delivering the best possible service to our clients. The property industry is a sector which forms the foundations of local economy, feeding into and supporting a variety of industries which ultimately provide opportunities and jobs for our communities.

"It is important that local businesses, like ours, do all we can to return to a productive working environment during this unprecedented time. Failure to do so will negatively impact bars, restaurants, retail and public transport. We all need to take responsibility, be innovative and step up to protect the future of our economy."

The firm is also set to expand its property management and its marketing team, with recruitment underway to welcome further members to the business.

Neil continued: "It is essential that new recruits to the industry gain the right



support and guidance, and we are dedicated to ensuring that our new team members receive the best advice while benefitting from an environment in which they can learn and grow.

"There are many senior members of our team who started as placement students and worked their way up within the company, including myself. As the company grows, so do the opportunities, and I look forward to seeing each of our new members progress.

"We are passionate about spending time in introducing new talent to the industry, retaining dedicated and brilliant people within the North whilst also providing exciting opportunities, training and supporting them throughout their career progression.

"The residential market is booming and our activity in mortgages grows week on week thanks to the quality of our team. The knowledge, expertise and support of our longstanding members will provide outstanding foundations for our new recruits to learn from."

New Bradley Hall recruits; Liam Grist, Lesley Parry, Rebecca Scott, Oliver Bartles-Smith, Matthew Jackson, Matthew Redfern and Group Managing Director Neil Hart

For more information please visit [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

# 1,000 new homes, 10,000 new jobs and a transformed city centre for Sunderland, plan promises

A TRANSFORMATIONAL masterplan that will reinvent the heart of Sunderland has been released.

The Riverside Sunderland Masterplan, which sets out a detailed blueprint for the regeneration of a key city centre quarter with sweeping views across the river, has been unveiled by Sunderland City Council.

Describing Riverside Sunderland as ‘the most exciting regeneration site in Britain’, the masterplan – a 176-page document that captures a number of ground-breaking projects to reimagine this part of the city – sets out how the council will kick-start the rebirth of a 33.2 hectare site on both sides of the River Wear, creating the UK’s first carbon-neutral urban quarter, building 1,000 new homes and creating office space for up to 10,000 workers.

The plan, which has been developed by the council working with a world-class team of regeneration and built-environment specialists, will reinvigorate the city centre, bringing new residents, workers and visitors to the heart of Sunderland, helping to support traders by day and night.

Underpinned by a £100m investment commitment from Legal & General – part of their combined £160m pledge to this and one other site in the city – the masterplan will create a spectacular city centre destination – a place to live, work and play.

The key features of the masterplan include:

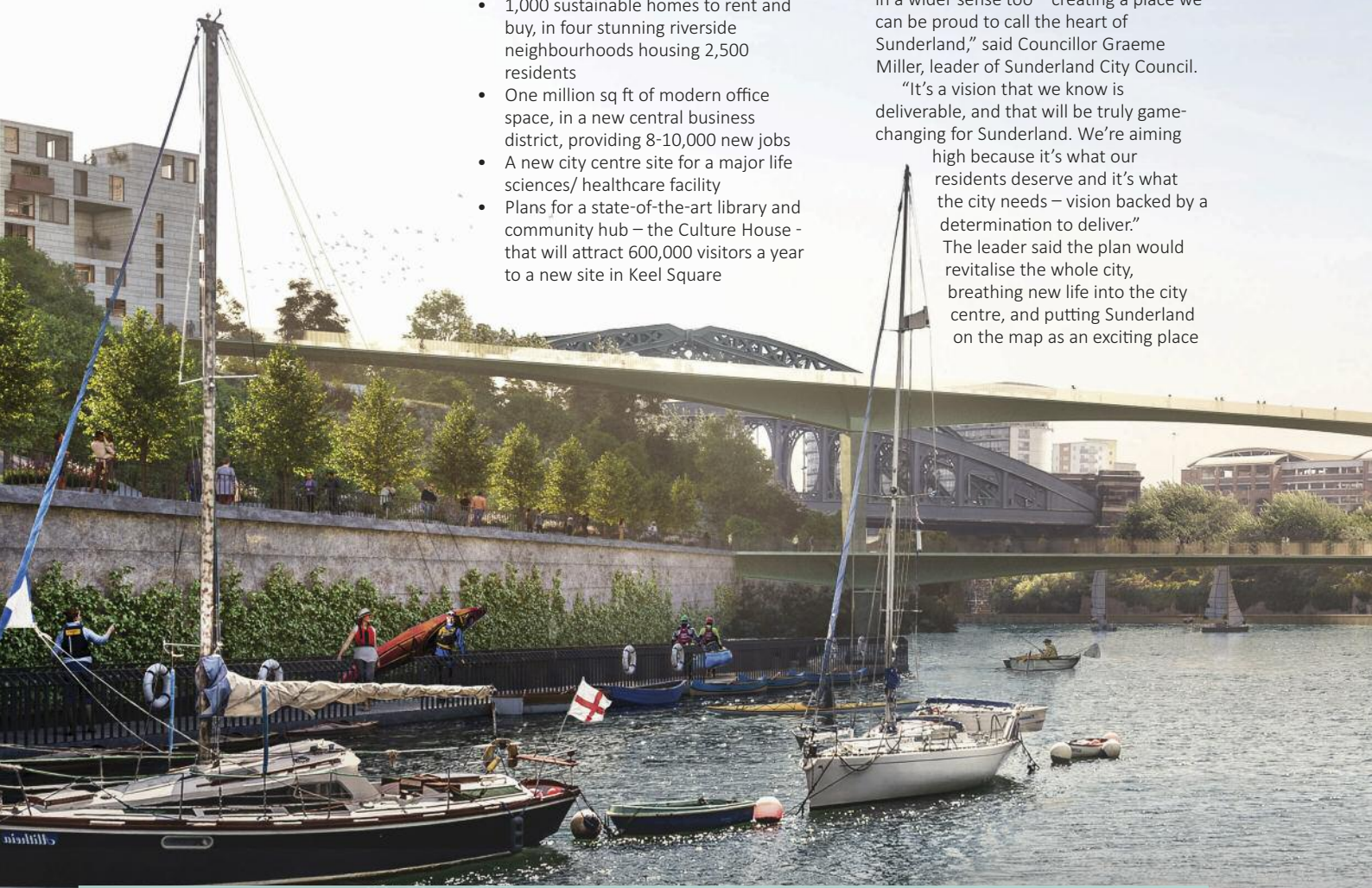
- 1,000 sustainable homes to rent and buy, in four stunning riverside neighbourhoods housing 2,500 residents
- One million sq ft of modern office space, in a new central business district, providing 8-10,000 new jobs
- A new city centre site for a major life sciences/ healthcare facility
- Plans for a state-of-the-art library and community hub – the Culture House – that will attract 600,000 visitors a year to a new site in Keel Square

- The upgrading of St Mary’s Boulevard into a stylish new main street, and the construction of new connectivity for walkers and cyclists across the River Wear
- Transformation of Galley’s Gill into a superb landscape park, and new green spaces in the heart of the city
- Smart City infrastructure, that will make Sunderland an even better place to live, work and play.

In 2023, Riverside Sunderland will host the month-long Future Living Expo, a high-profile event which will showcase life in the new urban quarter. UK and international visitors will be drawn to the first of the new neighbourhoods on the former Vaux Brewery site.

“Riverside Sunderland will transform a part of the city that has vast potential. It’s a masterplan that will reinvigorate the city in a wider sense too – creating a place we can be proud to call the heart of Sunderland,” said Councillor Graeme Miller, leader of Sunderland City Council.

“It’s a vision that we know is deliverable, and that will be truly game-changing for Sunderland. We’re aiming high because it’s what our residents deserve and it’s what the city needs – vision backed by a determination to deliver.” The leader said the plan would revitalise the whole city, breathing new life into the city centre, and putting Sunderland on the map as an exciting place



to live, work and play.

“Riverside Sunderland is just the beginning. Sunderland is springing back to life. We’re seeing more and more investment flooding into the city. The private sector is alive to the opportunities and that is bringing about transformation at a pace not seen for decades.

“This will be a ‘magnet city’. Aspirational families will move here. Corporates will see this as a place they want to do business – and their people will spend money in the city centre stimulating new jobs and business growth. Visitors will come to enjoy our unique offer – riverside, seaside and city centre. We will attract people – we will reinvent the heart of Sunderland and send a message that this is the place to be.” added Cllr Miller.

“The masterplan is our blueprint for the development of Sunderland, and we’re very proud to be driving it.”

Sunderland City Council’s bold and ambitious plans are already underway, with the first wave of projects moving forward, including the construction of new City Hall, and the 450-seat Auditorium, part of the Fire Station arts complex. Work will start soon on the 120-room Holiday Inn in Keel Square and a planning application has been lodged for two new buildings in the central business district that will create 200,000 sq ft of modern office space.

The Riverside Sunderland masterplan has been backed by business leaders from across Sunderland and the North East.

Adam Serfontein, managing director of The Hanro Group - who are investing in Gilbridge Police Station, converting it into an office facility – said: “We’re very excited about this development. Gilbridge will be the fifth acquisition that the Group has made in and around Sunderland over the course of the last four years.

“And what particularly excites us about this, is that it is a natural consequence of the investments that Sunderland City Council have made, alongside Legal & General and other partners in the city. What differentiates this area is that it is really comprehensively thought through, in terms of the relationship between office space, space for people to live, space for people to enjoy. It all gels together really very well.”

James Ramsbotham, chief executive of the North East England Chamber of Commerce (NEECC), said: “Right now, the North East of England provides huge opportunities for businesses wishing to invest, with great transport links by sea and air, road and rail to all parts of the United Kingdom and indeed around the rest of the world.

“Sunderland in particular offers the most wonderful space in which to create a business. With new cultural venues, with improved transport links with a great sporting tradition, it offers a quality of life for all. But now, particularly with the Riverside development, the investments by Legal & General and others, providing office space living accommodation and so much more, I encourage everybody to take a fresh look at what the city of Sunderland really is capable of providing any ambitious business.”

Allison Thompson, who has a consultancy – Ashmore Consulting – which is based in the city centre, said: “This masterplan will not only create a place people who live here can be really proud of, it will attract new businesses and visitors to Sunderland and actually write a different narrative about the city. And it’s not just the city centre, but how it then begins to connect and the rest of the city-region.

“Sunderland has some incredible assets, that have been massively underplayed - we have an amazing river,

marina and coast. I think the difference now is it has all been connected back into the city centre so it will actually feel like a city, and not just a town.”

Sharon Appleby, head of business operations at Sunderland Business Improvement District, said: “I think the news around the Riverside Sunderland masterplan is just fantastic. It’s very, very exciting news for the city.

“It’s brilliant to see things really taking shape on that site already, never mind the new things that are coming. The office buildings will make a huge difference to the city centre with the number of people working here who will make their way into the heart of Sunderland. Also the plans and the real ambition for more people to live in the city centre is fantastic - we need that, so that we can help the economy throughout the whole day and into the evening. And from a connectivity point of view, it’s brilliant to be able to connect the two sides of the river together, with some really good quality development on the other side of the Wear actually connecting back into the city centre. That will be really positive for all of the businesses that operate in the city centre.”



To read the full Masterplan, and to keep up to date with the latest developments on Riverside Sunderland, visit [www.riversidesunderland.com](http://www.riversidesunderland.com) or search @Riversidesund on social media.



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# BRADLEY HALL APPOINTS NEW FINANCIAL DIRECTOR

Following ten years with the firm financial director Geoff Davis retires from Bradley Hall Chartered Surveyors and Estate Agents, leaving the department in the expert hands of its new financial director, Paul Czerepok.

Group managing director of the firm, Neil Hart, said: "Geoff joined us over ten years ago after retiring for the first time from Grainger Plc. The original plan was for him to do three months, and over ten years later we are now celebrating his, second, retirement.

"Geoff played a key role in the significant growth of the company during his time with us. Without him the development of the firm to become a leader in our industry and our expansion with a branch network across the North would not have been possible.

"Geoff will certainly be a miss, however, we are delighted for Paul Czerepok to take the reins of our financial department during an exciting and significant time for the business."

Paul said: "Despite the challenges presented this year Bradley Hall has continued in its strategic growth to open new branches in new Northern cities, welcome new team members and win a range of awards. The dedication and innovative approach of the company ensures it will continue to thrive and I look forward to playing a part in this expansion."

Bradley Hall operates eight offices in the North including; Alnwick, Morpeth, Gosforth, Newcastle City Centre, Durham, Sunderland, Leeds and Manchester. Departments include; Commercial Agency, Building Surveying, Residential Agency, Land, Development & New Homes, Property Management, Mortgages and Professional Services to include valuations and lease advisory. Its sister company, BH Planning and Design, provides expert planning support for house builders, commercial developers, land and property owners, investors and Local Authorities.

The firm was recently announced as the Most Active Agents in the region and awarded as Dealmaker of The Year. Most Active Agent is awarded to the firm which carries out the most commercial property deals and Dealmaker of the Year is awarded to the individual who carried out the most property deals.





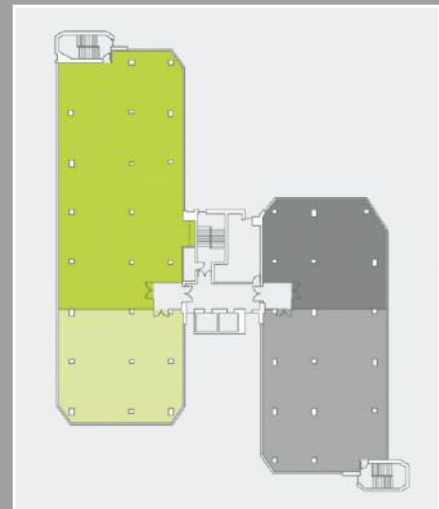
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# RENEGOTIATION IS KEY FOR TENANTS AND LANDLORDS IN CHALLENGING MARKET

By Richard Rafique, director and head of professional services at Bradley Hall

We couldn't have predicted what this year would bring and how challenging it would be for both businesses and landlords. The initial rumblings of the pandemic at the start of the year brought an uncertainty which has continued throughout the remainder of 2020 – and many businesses simply do not know what the next week, month or year will bring.

For those who benefitted from the safety net of funding from the government, this support has now wavered thin with noticeable inconsistency in the support offered to companies depending on which tier they fall in to, meaning that both businesses and investors now must think creatively to survive.

The ability to adapt to market needs and economic factors is key to ensuring business and financial success, however it seems that now most businesses which are able to innovate have exhausted most of the apparent options and are now thinking 'what can we do next?'

At present, it seems like a lose-lose situation for many, businesses can't pay rent, landlords don't get their income and are still required to meet their financial commitments for owning the property.

In the current situation it is understandable that everyone is acting in their own best interests, looking after their assets and futureproofing their business or assets for both themselves and their employees. This often makes it difficult for landlords and tenants to negotiate with one another, as each is



prioritising their own concerns. Landlords and tenants would benefit from professional negotiations to achieve a solution which benefits both parties.

Property experts are able to establish a beneficial agreement between the landlord and tenant in order for both to gain financial stability. For example, a rent reduction, or holiday can be negotiated, in return for a longer commitment from the tenant.

Now more than ever, there is an opportunity for us to create win-win situations which will help to support

businesses and employment, especially amongst the SMEs which our region has become successful in producing and supporting. These negotiations will protect investors and landlords and to maintain the buoyancy of our local economy within one of the most challenging times we've faced.

**If you are a tenant or landlord and would like to see how our team of expert chartered surveyors could help to support you during this challenging time, please call 0191 232 8080.**

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# RIVERVIEW BUSINESS CENTRE LAUNCHES FOLLOWING £1.5M INVESTMENT

A Newcastle serviced office building is launching following a complete refurbishment and investment of £1.5m to create further opportunities for the region's start up and small businesses.

The 17,000 sq ft of office space has been purchased by a North East based syndicate of property investors, assisted by KSM Associates, at Asma Court, Newcastle Business Park. The investors were supported by Bradley Hall Chartered Surveyors and Gordon Brown Law Firm in acquiring the building.

The building has undergone a major rebrand from the original Scotswood House, as well as a refurbishment by Ultimate (Commercial Interiors) Ltd as part of the investment. The building will have a capacity of 160 workers with 100 parking spaces, with established housebuilder Story Homes occupying the ground floor.

Kourosh Manoucheri from KSM Associates said: "It is vitally important for

us to support the region's start-up businesses by providing flexible office space. The North East continues to create many successful entrepreneurs and SMEs which provide outstanding services, products and jobs for local people. The centre will not only create a place for people to work, but also a platform for a lot of businesses to thrive.

"Rents are set to be competitive and fully comprehensive, including everything from renting the desk space to parking and even down to photocopying. We know how important financial planning is for start-ups and want to do all we can to provide the best environment for our tenants with no hidden costs."

Richard Rafique, director at Bradley Hall said: "This particular project utilised the full-service Bradley Hall approach, from sourcing the building to negotiating

the purchase, brand development, providing a building survey as well as lettings and property management.

"The investors have created a stylish and flexible space which is ideal for the region's micro businesses, small enterprises and growing organisations. We were delighted to once again support the company in an acquisition and are looking forward to the office becoming a bustling and vibrant space containing some of the region's best enterprises.

"There are 17 suites available, ranging from two to six desk suites which are furnished to a high standard. Other facilities onsite include an impressive meeting room for hire, high speed broadband, lounge style break out areas, car parking, riverside views and an onsite receptionist."

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# No one knows what the future holds . . .

## . . . and that's why it is important to be prepared.

By Jacqueline Emmerson

**T**he importance of a Will is generally understood and carried out in conjunction with life changes including marriage, the birth of children or the death of a loved one or beneficiary - but not many know what would happen if they were no longer able to manage own affairs due to ill health. This could be either a physical or mental impairment.

It is often assumed that if you're married or in a civil partnership, that your spouse would be able to take ownership of your care or personal finances in such situations, this is not always the case.

Arranging a Lasting Power of Attorney allows a person who you trust and have appointed as an attorney to make decisions on your behalf. It is important to understand that there are two types of LPAs. One is to deal with the management of your finances specifically and the second LPA deals with your personal welfare. A personal welfare LPA allows your attorney to make important decisions such as where you should live, your medical care, who you should have contact with as well as serious medical intervention and do-not-resuscitate decisions.

A financial LPA would allow your attorney to sell your home, manage your bank accounts, make sure that you receive all benefits to which you are entitled, make arrangements for payment of care home fees or alternatively it may help you to maintain your own home, including paying bills and for any care at home.

There are several reasons why you might need someone to make decisions for you or act on your behalf. This could even extend to temporary situations, for example, if you are in hospital and need help with everyday tasks such as paying bills.

A person may not have mental capacity because of a problem with the way their brain functions, for example, following a stroke or because they have a condition such as dementia. Other situations including having lost physical capacity or speech affected by Parkinson's

disease, resulting in not being able to deal with banks or being able to communicate via the telephone.

As people continue to live longer, the chances of developing age-related illnesses have sadly increased. For instance, The Alzheimer's Society has reported that in people over the age of 65 the risk of developing Alzheimer's disease or vascular dementia doubles roughly every 5 years. It is estimated that dementia affects one in 14 people over 65 and one in six over 80.

Failure to create a Lasting Power of Attorney could lead to you having no say in who the court appoints as your deputy or any influence over what amount of power will be granted to them.

This type of scenario could also lead to a deputy's application, the person who you would like to take responsibility for your care and finances and possibly the only person who you would trust, being refused - resulting in the council being appointed instead. Families also must pay extra to apply for and maintain deputyship and you may not be able to sell jointly held assets until the Court of Protection appoints a deputy.

The Court of Protection route is expensive when considering the court fees, mandatory annual insurance premiums and the intrusive, time-consuming procedures involved which burden the Deputy who selflessly only wishes to help you.

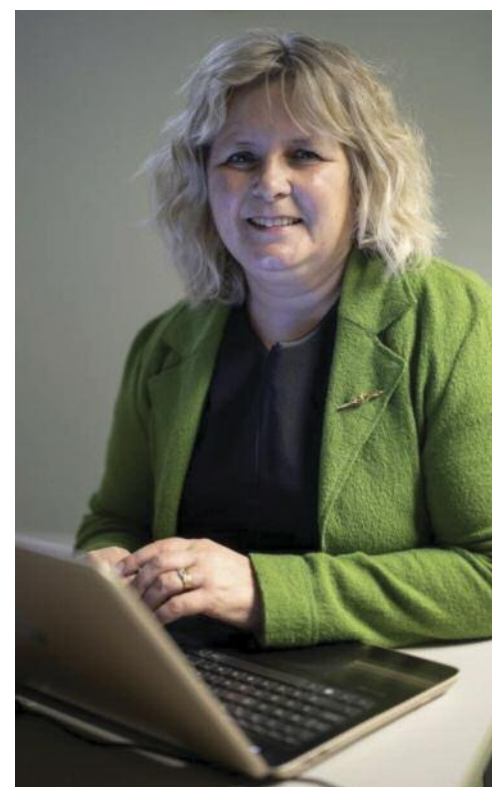
In summary, if plans are not put in place the process can be stressful and expensive without the ability to reach the preferred resolution.

The appointed person, known as the 'Deputy', will have to prove they are a 'Suitable Person' and are able to comply with the Court of Protection's strict, burdensome rules. If a suitable Deputy cannot be found, you will be referred to the local authority. In comparison to an appointed Attorney and trusted family member or loved one, the strapped-for-cash local authority may not have the resources or emotional attachment to ensure your assets are dealt with in the most beneficial way; they need your house sold quickly to realise as much

money as possible.

At Emmersons Solicitors, we are experts in Lasting Power of Attorney and our team are all trained as Dementia Friends. They understand how stressful things can be and you will find them to be very supportive and helpful. We are also members of Solicitors for the Elderly, meaning we have the expertise that you need to assist with all issues related to the making of Lasting Powers of Attorney. Emmersons Solicitors were recently awarded the prestigious 'Small Law Firm of The Year' Award by The Law Society Excellence Awards 2020. This industry award celebrates outstanding success of a small selection of the best of 9,000 firms and 190,000 solicitors in England and Wales.

**For more information please visit [www.emmersons-solicitors.co.uk](http://www.emmersons-solicitors.co.uk) or call 0191 567 6667**



# GETTING THE NUMBERS ALL WRONG?

By Mark Ketley, Director of BH Planning and Design

Following the introduction of a raft of changes to permitted development legislation earlier this year aimed at keeping the economy moving during the Covid-19 pandemic, the Government published two consultation documents setting out its proposed longer term fundamental changes to the planning system. In the words of Boris, the proposals set out in the “White Paper: Planning for the Future” and “Changes to the Current Planning System” consultation documents will address the artificial constraints that are being placed on our potential as a nation by a relic of the mid-20th century.

The White Paper has been hailed as a radical change to an outdated and ineffective planning system and there are indeed some big changes being proposed including the concept of zonal planning, removal of obligations and Community Infrastructure Levy, and the achievement of beautiful design amongst other things. However, it is the proposed changes to the Government’s Standard Method for calculating the housing need for each Local Authority area that has really got everyone in the industry talking.

Housing dominates the world of planning in this country with it accounting for the vast majority of site allocations, planning applications and appeals. In the context of a seemingly never-ending

national housing crisis therefore, it is the case that the planning system is critical to solving the acute housing shortage that we have been witnessing for many years.

Ever since the Government published the National Planning Policy Framework (NPPF) in March 2012 we have heard about the need for Local Authorities to significantly boost housing supply through policy-making and decision-taking. In recent years this has worked well to some extent with average housing delivery figures nationally jumping from around 170,000 new homes per year during the early 2010’s to more than 240,000 last year. This remains nowhere near enough and, in the meantime, the housing crisis has continued to deepen.

In response the Government is now

proposing significant changes to the Standard Method that will result in a much bigger national need figure of 337,000 new homes per year as opposed to the current figure of 264,000. This change will likely take effect before the end of this year with consultation on the “Changes to the Current Planning System” having recently ended. There are already significant concerns over the impacts that the proposed changes to the Standard Method will have however, especially in northern areas of the country with many of the additional 73,000 new homes required each year being focussed on the South.

Having a Standard Method for calculating the housing need of each Local

Authority area is unquestionably a good thing, however since its introduction in 2018 it has been riddled with problems and has given rise to a significant north-south divide in the distribution of housing need across the country. For example, the existing Standard Method produces a figure of just 44,000 new homes per year across the whole of the North of England (North East, North West, Yorkshire and Humberside) representing just 14% of the overall national target. That is despite 28% of the national population living in the North of England and average housing delivery rates substantially exceeding this figure historically.

Paragraph 14 of the “Changes to the Current Planning System” consultation document states that one of the main reasons for proposing to change the Standard Method is to achieve a better distribution of new homes across the country. But is the proposed new formula better?

Based on initial impressions it is suggested that the changes would be successful in overcoming some of the concerns with the existing Standard Method. However, there remain some very real problems with the new proposal with one of its most fundamental failings being that it appears unlikely to do anything to address the neglect of housing need in the North. Indeed, under the proposed changes to the Standard Method, and whilst the overall national number would increase by 27% up to 337,000, the increase in the North would be just 13% increasing by 6,000 new homes per year from 44,000 to 50,000. That would be an extremely small addition to an already disproportionately low number for the North of England, especially in the context of the significant increases otherwise being proposed in the South.

When drilling down to a regional level

in the North East the picture is no less worrying, with the proposed new Standard Method likely to result in an increase in housing need of just 16% from 6,250 new homes per year to around 7,280 based on initial calculations undertaken by fellow planning consultants Lichfields. For a region that is highly dependent on new housing delivery to support the local economy, create flexibility in the local job market and drive urban regeneration, such a marginal increase is clearly a cause of alarm.

In some North East areas the housing need looks likely to increase significantly: for example, Northumberland would see a huge increase of around 80% leaping from 650 to 1,170 new homes per year whilst the likes of South Tyneside, Sunderland and Middlesbrough would also see increases in the region of 25 - 35%. However, in contrast Newcastle would see a drop of around 24% in its housing need from 1,035 to 774 new homes per year which cannot be considered acceptable for the region’s capital and main focus for economic growth. In a similar vein, County Durham would see a reduction of some 11% from 1,260 to 1,140 new homes per year which again would do nothing but undermine an area with some of the most aspirational economic growth projects.

The Government’s aspiration to

support the renewal of towns and cities, especially those in the North, whilst also addressing areas with the greatest affordability pressures is to be commended and is widely accepted as being a key driver behind the proposed changes to the Standard Method. The ability to achieve the desired outcomes is seriously called into question however when hugely ambitious and unrealistic housing figures will continue to be placed on local authorities in the South while authorities in the North remain stuck with disproportionately and inappropriately low figures in comparison. Further tweaks to the Standard Method formula should therefore be explored prior to the proposed changes being implemented to properly level up the North, including the North East, and ensure that the proposed new Standard Method does not continue to undermine investment and housebuilding capacity in the region as has been the case in recent years.

**To speak to Mark Ketley please call 0191 232 8080 or email [mark.ketley@bradleyhall.co.uk](mailto:mark.ketley@bradleyhall.co.uk)**



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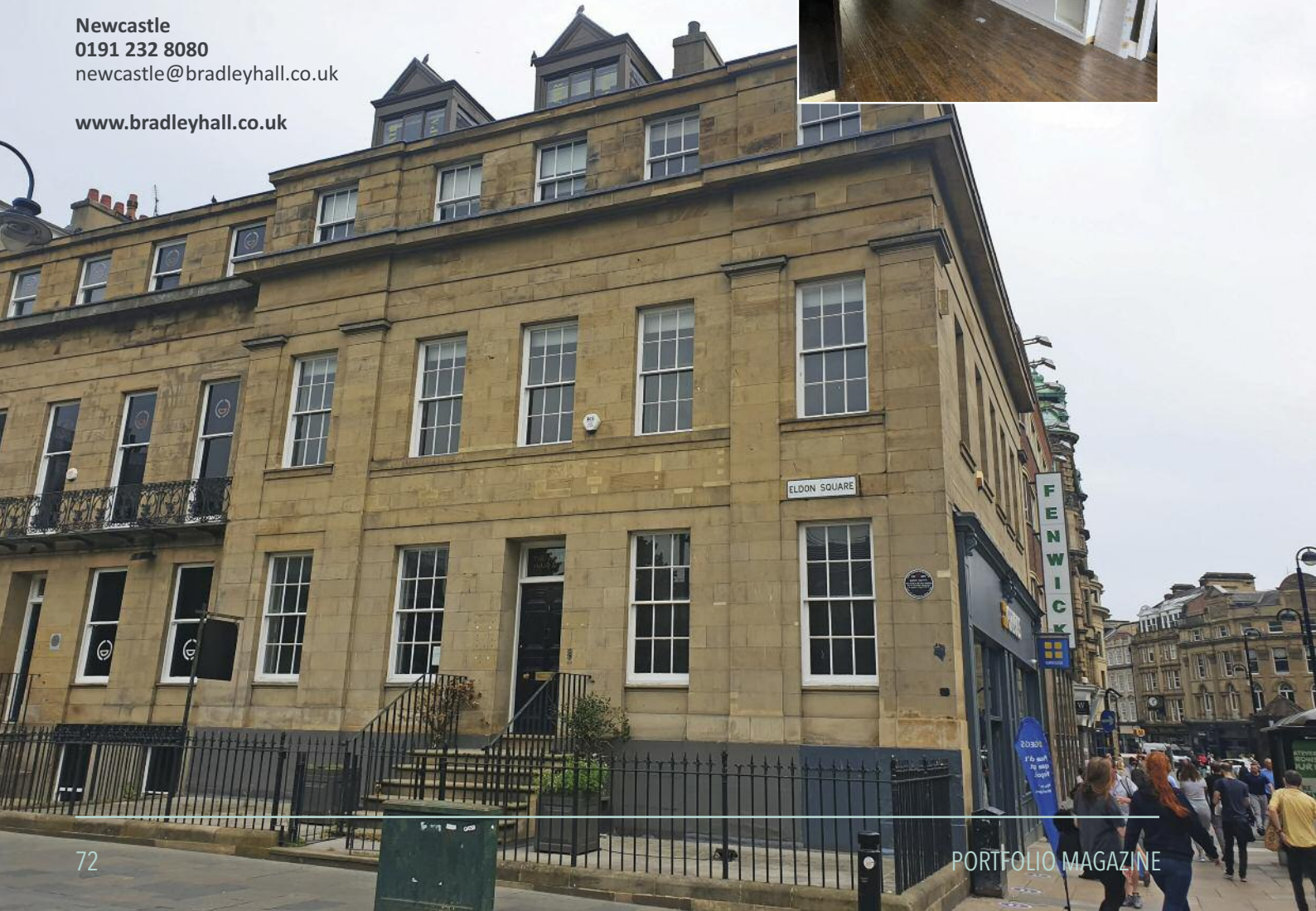
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# DURHAM PUB SOLD IN SEVEN FIGURE INVESTMENT

The historic Durham city centre pub The Court Inn has become the first leisure sale since lockdown for the city, providing positive sentiment and retaining 16 jobs within this struggling sector.

**T**he Court Inn, at Court Lane, Durham, has been purchased as part of a seven figure investment by local property entrepreneur Imad Ali who currently holds investments in retail, leisure and real estate, and is expanding his leisure and retail operations regionally.

The transaction, which was facilitated by Bradley Hall Chartered Surveyors and Estate Agents, has provided locals with further confidence in the local hospitality sector.

Imad Ali, director of SSA Global Group, said: "The Court Inn is an outstanding opportunity for us to invest in an such an iconic, local establishment with a great client base and stunning views of Durham Cathedral.

"The Court-Inn will remain open, but we have plans to develop the asset and ensure it is modern and efficient. Our vision is to create an exciting, dynamic and stylish late bar and restaurant with a relaxing atmosphere for locals and visitors alike. We are planning on acquiring further sites in the next year all around the North East, with the help of Bradley Hall.

"Bradley Hall played a key role in the sale. During such an unprecedented time for our industry and economy it was important that we had experienced representatives acting on behalf of the vendor, I don't think this deal would have happened without their expertise and knowledge throughout.

"We were delighted to have funded the purchase thanks to the seven figure refinancing brokered by Leigh Taylor and facilitated by Lloyds Bank, as well as the legal process being overseen by Alok Loomba and his team at Sintons Law Firm who were supported by Glen Martin at Avery Martin and Paul Shields at MHA



Bradley Hall senior surveyor Joseph I'Anson, Investor Imad Ali and Bradley Hall group director Peter Bartley at The Court Inn, Durham

Tait Walker who also advised on the purchase".

Peter Bartley, group director at Bradley Hall said; "The sale of the Court Inn was a significant transaction for the post-lockdown local leisure and hospitality industry. This was the first of its kind and we were delighted to have acted on behalf of Barry Ford (Easington Greyhound Stadium Ltd) and to have facilitated the sale to Imad and his company of this outstanding piece of the

local hospitality culture. Debra Swinburn at Evans and Co law firm acted for the vendor and were a great help in what turned out to be quite a complicated transaction.

"This is a fantastic indicator of market activity and although we have managed a variety of commercial property transactions recently, this is a great step for this specific industry."

# WHAT WILL LOCKDOWN 2 MEAN FOR LANDLORDS?

By Catherine Affleck, head of property management and operations director.

The impact of Covid-19 and its subsequent lockdowns on landlords has been a common theme within the property industry throughout 2020. At the beginning of the year, we were hopeful that the Government would offer landlords some assistance, however, unfortunately this has not been forthcoming.

Since then we have had another two quarter days fall due and the Government has twice extended the freeze on rent recovery – requiring property managers to remain proactive, employ a robust strategy and adopt new approaches in order to best service clients.

National statistics (compiled by CREDIA) show that rent collection success (at day 21 post quarter day) has steadily grown from 54% for the March quarter and rising to 57% and 60% for the June and September quarters, respectively. The overall data for the North East is surprising, with the region achieving a competitive 54% rent collection success for the March quarter followed by significantly outperforming all other regions in the June quarter, with 80% of rents having been collected within the initial 21 days. This has then fallen dramatically to just 33% for the September quarter which bucks the

national trend.

Bradley Hall's proactive management approach has allowed for the North East landlords we represent to achieve much higher than average rent collection successful across our managed portfolio. Bradley Hall has outperformed the market regionally and nationally in achieving 85%, 83% and 75% rent collection figures for the March, June and September quarters by comparison to the regional averages of 54%, 80% and 33%.

On the face of it, it could have been assumed that the September quarter collection rates would be higher as retailers and the leisure sector had been able to trade, albeit in restricted capacity. There are several reasons behind this stark contrast for the region which reflects the nature of our market, including the fact that the June rent collection was bolstered by the availability of government grants, furlough grants and bounce back loans. As lockdown restrictions eased and consumer

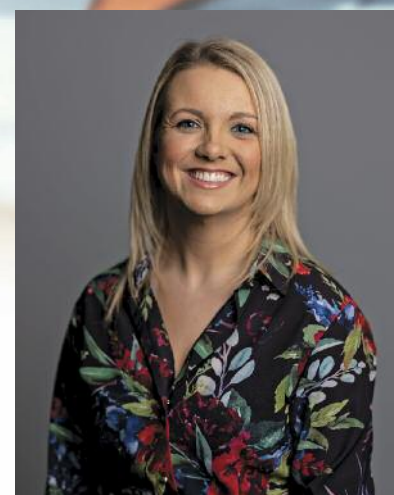
confidence temporarily regained this had a positive impact on the ability of tenants to pay rent.

Following a sharp increase in positive Covid cases in the region, the seven North East local authorities grouped together to petition government to allow for tighter restrictions, which imposed curfews on the leisure and hospitality industry in the weeks prior to the second national lockdown. It was hoped that in doing so the North East could regain a little control of the transmission of the virus and avoid being forced into Tier 3 restrictions. This was successful and the North East was categorised as Tier 2. It was later commented upon, during the Government's recent scientific announcement, that the curve of infection rates was flattening in the region at the point that England was placed back into a national lockdown for the second time.

The impact of the second lockdown is

only just becoming apparent, but with rent collection rates already at a low starting point there is a feeling of general unease amongst landlords, many of whom are ineligible for Government grants and assistance. We continue to work proactively and closely with landlords and tenants to maintain lines of communication, to keep those tenants who have been able to adapt their businesses trading and to allow for the negotiation of mutually beneficial arrangements with regard to rent payments.

A number of lease regears have been arranged, rent deposits drawn down and payment plans to defer payments have been put in place which have also been able to ensure business continuity for tenants whilst reassuring landlord's lenders that funds will be forthcoming following the ease of current restrictions and the end of the pandemic.



**To discuss how Bradley Hall's Property Management Team can assist you in the management of your property assets please contact Catherine Affleck, group operations director & head of property management on 0191 232 8080 or email: [catherine.affleck@bradleyhall.co.uk](mailto:catherine.affleck@bradleyhall.co.uk)**

# Vibrant leisure destination STACKs up on Sunderland's seafront

Located on the magnificent Seaburn coastline in Sunderland, STACK Seaburn opened to the public in early September.

The trendy new space, developed by The Danieli Group, is built from shipping containers that are assembled to make an enclosed open-air village, with stretched tents providing protection from the elements and a central plaza area for drinking, eating and entertainment.

Suitable for all of the family, including the dog, it's a place to come together and socialise...safely!

Food and drink providers include local favourites **Downey's Fish & Chips**, who are serving up their award-winning traditional Fish & Chips along with fresh seafood delights. With indoor and outdoor seating available it's the perfect pit stop anytime of year.

The coastal location also lends itself to becoming a local haunt for breakfasts.

**YOLO Coffee & Kitchen** serves up a traditional full English alongside Eggs Benedict and indulgent pancakes, whilst also offering a variety of vegan and vegetarian options. Breakfast and artisan toasties are available all day, meaning you can pop by after your morning stroll with the pooch or to refuel following your outdoor workout.

Once you step inside the venue the food choice takes you on a culinary journey around the world, with Thai, Mexican, Greek, Italian and American cuisine all available for you to choose from. For a taste of sunshine grab a Chicken Gyros from **Acropolis** or awaken your palate, guilt free with Thai inspired





fresh salads, curries and stir fry dishes from **Healthy Thaim**.

Turn up the heat at **Chapos Tacos** who have brought their family recipes straight from Mexico City or go quackers for loaded duck fries at **Holy Duck**. You can grab a slice of "ZZA" and enjoy the world's favourite street food dish – PI'ZZA' – anytime day or night, or tuck into more traditional Italian food with delicious fresh homemade pasta from **Farah's Italiano**.

Still hungry? **Longhorns** will satisfy the meat lovers out there with their smoked pulled pork and dirty loaded fries and if you still have room a side of BBQ ribs will go down a treat. Or go for a juicy burger from **Boojie Burger**, their smashed patties are filled with flavour and loaded with a variety of toppings.

And not forgetting those with a sweet tooth – **The Little Cakery** has brownies,

cakes, cookie bars and cheesecakes galore. Home baked with love, and with so much to choose from you will leave looking for an excuse to come back for more.

There are STACK's of options when it comes to drinks too, with gin, beer, wine & cocktail bars, all in the venue. The nightly entertainment which includes quizzes, bingo and live music ensures there is always something to enjoy during your visit.

As well as food and drink operators, a range of lifestyle businesses have taken space at STACK Seaburn, including **Woofs n Scruffs**, a dog grooming and supplies business, where you can wash your own dog using their self-serve bath, so no need to get your own bathroom dirty!

The **Games Cabin** provides a space out of the home to play on the latest computer gaming technology including Playstation VR and XBOX. There are also plans for SHUFL to bring some competitive socialising to STACK with their full-size shuffleboards going into the currently vacant units on the front elevation.

Neill Winch, CEO at The Danieli Group said: "STACK offers a unique experience

to customers, which ensures they keep coming back time and time again. The variety of food, drink and services on offer makes the place vibrant and welcoming all year round."

The container scheme is well suited to operating under the current Covid restrictions with social distancing measures in place. Neill added: "The fact we are an outdoor venue and we can space the tables out to ensure social distancing, gives people the confidence they can come out to socialise and feel safe at the same time. Pre-bookings, an order and pay app with table service and COVID marshals have all been introduced to keep customers safe during their visit."

Luckily there is still an opportunity for lifestyle businesses to become part of the STACK community. A number of units are available to rent and would make an ideal location for health, beauty, grooming and wellbeing services. There are four 20ft units that are fully glazed which could also be converted into two larger 40ft units. With a hotel going up next door and more housing being built at the back of the site the regeneration of the area makes it an ideal base to set up a new business or expand into the area.

**Businesses interested in finding out more about the units left can contact [nicholas.bramwell@bradleyhall.co.uk](mailto:nicholas.bramwell@bradleyhall.co.uk)**

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# SURVEYOR CELEBRATES AWARD WINS AND NOMINATIONS

Bradley Hall Chartered Surveyor and Estate Agent's senior surveyor, Nicholas Bramwell has gained award wins and nominations following a successful year. Alongside winning EG's Dealmaker of the Year for the second time, he has also been nominated for the prestigious national RICS Matrics Young Surveyor of The Year Award.

**T**he EG Dealmaker of the Year award is based on figures collated by Radius Data Exchange and provide a detailed breakdown of full-year transaction volumes on both national and regional levels and across various property types.

A spokesperson for RICS said; "RICS Matrics Young Surveyor of the Year Awards recognise and celebrate the most inspirational young surveying professionals in the UK. Judges will be looking for outstanding role models who work to the highest standards of professionalism and act as advocates for the profession."

The winners of each category will be announced at a special digital ceremony

taking place in November. Nicholas, who has been with the firm since 2014, has previously been named as Dealmaker of the Year, which is awarded to the individual who conducted the highest volume of commercial property deals across the North East, impacting the company being named as the Most Active Agent in 2018 and 2019.

Neil Hart, group managing director at Bradley Hall said: "Nicholas is an outstanding Chartered Surveying professional who goes above and beyond in his role as senior surveyor to provide an exceptional service to clients and also in supporting local business people, investors and communities by playing a role in placing and creating the outstanding opportunities to work, visit

and socialise which shape our region and influence its economy.

"He has gained several impressive accolades over his career and played an important role in Bradley Hall becoming the leading firm in the North East. He has become a champion of regional SME businesses, providing services which support business success and growth, while he perfectly supports the wider company approach of tailoring our service to support a range of clients from sole traders to large, national organisations across a range of sectors.

"Nicholas is a great role model for his colleagues and peers alike and we are delighted that he is receiving the recognition he deserved from RICS."

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# Transformation of multi-million pound Newcastle business hub takes shape

The revamp of a multi-million-pound office building in the centre of Newcastle is close to completion.

The rebranded Hadrian Newcastle development in the centre of the city following the building's acquisition by SONA Estates last year.

Situated behind the city's Laing Art Gallery, the £5m office block - formerly known as Hadrian House - has undergone an eight-week makeover project.

SONA Estates is working with Bradley Hall Chartered Surveyors and Estate Agents in bringing the site to market.

Bradley Hall director Richard Rafique said: "The Hadrian Newcastle project has created a fresh, modern and exciting accommodation for our local businesses. There is an abundance of opportunity in our region's capital and we look forward to playing a part in progressing the refurbishment of a space which has so much potential.

"Despite current challenges, commercial property activity continues

and we are still welcoming a wave of enquiries and interest in opportunities from a number of sectors and industries."

Director Omar Parbani said: "Newcastle is an exciting and attractive place to invest. It is home to some outstanding businesses and in particular is a hub for start-up and SME organisations.

"Its business community is impressive, and we felt this would be an excellent opportunity to add to our portfolio in the region and offer something different for the city centre.

We have been working tirelessly with experts in a range of fields to provide a creative offering which will service businesses and provide a space which they are proud to occupy. We look forward to hosting a range of showcase events and opening later this year.

"In addition, we have been very conscious of the economic climate, and

subsequently pricing of the space will be at £12 per sq ft, in order to help local businesses reduce their overheads at this challenging time."

Aptus has led the project, which has included the remodeling of the common part areas of the building.

Chris Price, commercial director at Aptus, which is based at Hoult's Yard, commented: "We'd like to thank SONA Estates for giving us such a great opportunity to demonstrate the positive impact a project like this can have on the appeal of an office building, and to showcase what we can do to add value to a portfolio.

"It's been fantastic to work on a scheme as creative and collaborative as Hadrian Newcastle."

Since the project began, existing tenant Zurich Insurance Group has committed to a new 10 year lease, while global charity Oxfam has taken occupancy of a 3,800 sq. ft. suite in the property.

SONA Estates director Omar Pabani added: "We have carefully considered the consumer journey from the external approach into the building and throughout, with the ultimate aim of delivering something special for Newcastle's office occupiers."



# LUXURY AUTOMOTIVE SPECIALISTS CELEBRATE SIGNIFICANT GROWTH

A leading Durham-based luxury automotive firm is celebrating significant growth following major investment and a successful first 18 months in business.



Performance 28, set up by entrepreneurs Aidan Sunter, Tony Thomson and Perry Ataliotis, has employed seven members of staff since its establishment while investing £800,000 in its base, new services, stock and digital footprint.

The firm, which successfully retails cars nationally, specialises in nearly new and used models from the world's most renowned manufacturers including, Bentley, Porsche, Lamborghini, Range Rover, McLaren, Mercedes and BMW.

Tony Thomson, an experienced specialist within the luxury automotive sector and co-founder of Performance 28, said: "The past 18 months have been incredibly busy and we've been consistent in our dedication to creating a specialist luxury automotive business like no other in the region. Our mission is to provide an industry leading customer service experience and great value for our clients.

"We pride ourselves in creating lasting relationships with our clients, offering advice and always going above and

NEW TYRES  
 NEW RIM TYRES  
 PAIRS & TRACKING  
 WHEEL BALANCING  
 COMMERCIAL BATTERIES  
 PENYBONT  
 236



Tony Thomson

beyond expectations." Our experience and network of specialists always allows us to be able to provide a comprehensive approach to supporting our client's automotive needs.

"Our expertise and in house detailing team often means the handover condition of our stock is improved way beyond client expectations.

The firm has been shortlisted for New Dealership of the Year in the Motor Trader Awards, an Industry Standard Awards which celebrates the best in the sector, the results of which are set to be

announced imminently

Aidan Sunter, co-founder of Performance 28, said: "We are looking to grow rapidly but only by attracting the best talent and ensuring that they are retained within our region through creating sustainable and quality careers for local people.

"Durham is a dynamic business hub and we are proud to be part of this vibrant community alongside many other successful enterprises.

"In the current climate it is paramount for businesses, no matter their current

and previous success, to invest where possible and innovate to futureproof operations. We are delighted with the progress we have made since launching and look forward to unveiling some exciting new services in the coming months, starting with our servicing department which will be taking bookings from mid October 2020.

For more information, please visit [www.performance28.com](http://www.performance28.com)

Follow us on facebook and instagram @performance\_28

# COUNCIL LAUNCHES NEW SERVICE TO GET PEOPLE INTO WORK

With unemployment figures increasing due to job losses and redundancies caused by the impact of Covid-19, Newcastle City Council has launched a new service to provide jobs and support for anyone seeking work.



Specialist job advisors have been employed to provide fast access to support and job opportunities to help people find new jobs.

Cllr Ged Bell, cabinet member for employment and culture said: "Coronavirus has had a profound impact on employment and businesses across the city.

"With more people set to lose their jobs, we've developed this new service to support the people of Newcastle to find work. Our job match service will line up people with jobs available or help them to develop the right skills for future job opportunities.

"With many sectors facing severe challenges we know that many people will need to find new opportunities or develop new skills to move into sectors that are less impacted by coronavirus.

"We know this is a really difficult time, but Newcastle is a resilient city and we've begun to bounce back already. Employers are hiring, and the Skills Hub can help local people to fill these roles."

The £300,000 Jobs@skillshub project, funded by the North of Tyne Combined Authority's COVID-19 Capacity Fund, will provide a job matching service for those looking for work and information on events, work experience, apprenticeships and training.

Once registered, people will also receive information on vacancies and



other opportunities, to help them move closer to work or training.

The new service will complement existing services provided by the Skills Hub. Based at the City Library, the Skills Hub works with a range of partners

including JobCentre Plus and the National Careers Service, and has supported hundreds of people into education, work or training.

**People are urged to sign up at [www.skillshubnewcastle.co.uk](http://www.skillshubnewcastle.co.uk)**

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# MORE MUST BE DONE TO RECOVER OUR CITY'S DECLINING FOOTFALL

Membership group Developing Consensus is arguing that the reimagination of our town and city centres is absolutely critical if we're to recover footfall.

"The current Covid crisis has accelerated the need for change in many town and city centres and some tough choices have to be made - but it also presents an opportunity to create new, much more attractive destinations" argues Neil McMillan, Managing Director of iMpeC Developments and part of the 'Enabling Development' steering group at Developing Consensus.

The group, which is made up of 100+ development and regeneration specialists, proposes that an increase in housing, leisure and recreation spaces is key to revitalising and future-proofing our town and city centres, delivering more liveable and vibrant communities.

Neil said: "The retail footprint in many areas is now too large for what is needed by the community. It's clear there needs to be a different mix of interests in our town and city centres if high streets are to succeed. Focusing purely on re-energising retail is now outdated - high streets need to be about much more than just shopping.

"The development of more housing within centres, rebuilding thriving communities close to our high streets is essential in transforming the life of our major town and cities, putting communities at the heart of our high streets. The offer within many centres also needs to be much more attractive – give people fresh reasons to visit. You just have to look at the unprecedented use of parks and green spaces during the Covid crisis to recognise that spaces for recreation are highly valued by our communities.

"These elements such as housing and leisure can play a critical role in revitalising centres. Getting the mix of these early phases of development right is critical, offering a better quality of experience that will encourage people to visit and to stay longer. Increased employment and retail will follow."

A raft of grants and government budget made available over recent years has helped directly support independent retailers, sought to bring empty properties back to life, and has helped drive forward significant improvements in the public realm. While this support has been welcome for high streets across the UK, it hasn't tackled the root cause of why town centres have been in decline for many years.



Adrian Hill, Partner at Square One Law and part of the 'Enabling Development' group, said: "Local authorities need to take a long-term view of developing town and city centres that will thrive for 20, 30 or 40 years to come, developing a positive vision that will regenerate the heart of towns, cities and their communities. Centres must remain relevant to the communities they serve. The creation of thriving and attractive destinations that bring people together delivers positivity and economic growth. Change of this scale and speed can only be achieved by urgently developing a fresh strategic vision for our town centres.

"Authorities need a fresh approach to be able to purchase and assemble land and to do it at pace. Fragmented ownership of real estate in town centres has significantly hindered development and has been seen as one of the key barriers to change. A refreshed willingness to use compulsory purchase

powers, and to use the powers quickly, coupled with additional funding from the government, would help local authorities better build the potential of our town centres in a more integrated way, responding to community need, without reliance on retail."

The existing compulsory purchase powers framework, if used properly, can support effective and efficient urban regeneration. It aids the assembly of land for essential infrastructure investment and future development, and can support the revitalisation of communities.

"A bold vision to rebuilding town and city centres and their communities through innovative development, to include a mix of residential, leisure and recreational and culture as the catalyst, coupled with a renewed willingness to utilise compulsory purchase powers at pace must be considered as a route to the future to help our centres achieve their economic potential."



Social Co directors James Ogilvie, Phil Sutcliffe and Kane Haig

# MARKETING FIRM CELEBRATES INTERNATIONAL SUCCESS AND SIGNIFICANT GROWTH

A North East based social media agency has added seven new members to its team following a string of successes in recent months.

The Social Co., which was launched in 2016 by James Ogilvie, Phil Sutcliffe and Kane Haig, is celebrating significant business growth including major client wins and team expansion in addition to the success of its internationally celebrated campaign to promote positivity during the coronavirus outbreak.

The firm launched its #weremember viral campaign, which is estimated to have had over 100 million views, while also expanding its impressive client portfolio which now includes a range of local companies and national organisations including; Audi, SCS, Spec Savers and the NHS.

The campaign was launched at the beginning of lockdown to inspire positivity and was shared by a range of celebrities including A-listers Whoopi Goldberg, used on ITV news and was also classified as approved content by the United Nations,

allowing international broadcasters the ability to use the content.

James Ogilvie, director, said: "The past few months have been about adapting and dedication to our business and our client's needs. It was important for us to analyse trends across a variety of sectors and to advise on any necessary strategic changes to marketing which ultimately play a part in businesses survival. For example, the hospitality industry has certainly been hit hard, so it's now more important than ever to adapt and stand out from the crowd across several aspects including environment, service offerings and marketing."

The trio of directors has also recently invested in several businesses including garden company ATM Outdoor Living and leading cosmetic teeth whitening company Diamond Whites and the recently launched Diamond Whites Aligners. Each of the businesses have

benefitted from increased turnover thanks to the marketing expertise of the new shareholders. Successes have included a significant growth in online presence, heightened enquiries and sales, viral social media campaigns the appointment of former Love Island contestant and influencer Olivia Bowen as an ambassador for Diamond Whites Aligners.

James continued: "We're delighted at the recent success of the business and are excited to be expanding and investing in other businesses.

"Our ambitious and strategic growth plan will see us treble the size of our team at The Social Co. and increase our capacity to welcome new clients. Our portfolio includes a number of national and international organisations and we also remain committed to supporting regional businesses with innovative marketing solutions."



# Hexham Lodges created to meet last wishes of teenager

A specialist retreat for children and teenagers undergoing cancer treatment and their families, set up in memory of an inspirational North East teenager, has completed in Hexham.

'Jess's Dream' project has been inspired by Cramlington teenager Jessica Robson, who in 2010, aged just 14, was diagnosed with alveolar sarcoma. Following chemotherapy treatment, Jessica later underwent an operation to have the tumour removed, resulting in needing the use of a wheelchair.

Further scans found shadows on Jessica's chest, which required further treatment. However, the chemotherapy Jessica underwent was unsuccessful and, after celebrating her 18th birthday, she sadly passed away on May 16th 2014.

Jessica's mother, Julie Robson, said: "One of Jess's wishes while fundraising and receiving treatment was to raise enough money to buy a lodge so that children and teenagers undergoing cancer treatment could spend time relaxing and enjoying quality family time with loved ones.

"Jessica was never selfish, always smiling and never gave up. She didn't deserve this awful disease, but I want Jessica's spirits to live on, even if her body doesn't. We are one proud family and I want everyone to know what an inspiration she was."

The purchase of the land was funded by the Robson family following the sale of

their home, while the construction of the three chalet-style lodges has been made possible by the fundraising efforts of Jessica's Sarcoma Awareness charity.

Jessica loved fundraising and over her three-and-a-half-year battle with cancer, Jessica and her family raised over £28,000. Jessica's family set up a charity in her name; Jessica's Sarcoma Awareness which has raised over £200,000. 80% of the funds raised are used towards projects like Jess's Dream and to purchase special gifts for children and teenagers who are being treated for cancer. The remaining funds are split between the Teenage Cancer Trust and Sarcoma UK.

The Hexham Lodges have been built with the help of several North East businesses who have pooled their efforts to create the modern, comfortable and luxurious space. Sadler Brown Architecture has partnered with several other North East firms to create specialist lodges in Hexham, designed exclusively for children and teenagers who are undergoing cancer treatment.

Tony Harmieson, managing director at Sadler Brown Architecture, said: "Jessica was an inspirational young lady and we are delighted to be involved in fulfilling one of her selfless, final wishes.

"We are very proud of the lodges, they will provide a fantastic space for young people to enjoy with their families and loved ones. We hope many people will make positive and happy memories while spending time there."

Sadler Brown Architecture has created the bespoke chalet style design for the accommodation. Henry Riley, a commercial construction consultancy, is overseeing costing and delivery. John Gibson, of Gibson Surveying and Mapping, has assisted alongside WYG, a Newcastle based multi-disciplinary consultancy who supported the project with on planning, landscape, ecology, drainage and highways and M Design has supported with the engineering input and drainage design.

Gosforth Property Services has been involved in building the lodges since October. The families came together when businessowner Russell got in contact with Jessica's parents Julie and Trevor after his wife saw a charity van for Jessica's Sarcoma Awareness. Russell's brother, Richie passed away from the same disease aged 33 in June 2017, leaving behind his eight-year-old son Alfie.



# BUILDING SURVEYING TEAM EXPANDS AS PART OF STRATEGIC GROWTH PLAN

Bradley Hall Chartered Surveyors and Estate Agents has expanded its Building Surveying team with a number of strategic appointments to meet demand from its growing client base.

Since his appointment as Head of Building Surveying in 2016, Henry Scott has ensured the strategic expansion of his team to include dedicated support with a broad range of skills and experience.

The expanded team continues to service the residential, retail, office and leisure industries, with its next focus to expand the industrial services and clients already underway.

Henry said: "We've experienced significant demand for our services throughout 2020 and are delighted to have added another new member to the team in order to continue our delivery of high quality service to our clients. Our strategic growth has continued throughout the year, working alongside other specialist departments at Bradley Hall to deliver the overall, full-service approach.

"The new team members, alongside our established and existing team, provide

expert advice on a broad range of specialist lines of consultancy including design and construction, structural condition, maintenance, repair, refurbishment and restoration of all building types. We undertake pre-acquisition surveys as well as targeted defect diagnosis inspections for offices, industrial, commercial and residential buildings.

"Appointments have included chartered building surveyor Gavin Walker and trainee surveyor Liam Grist. Liam Grist. Gavin's experience was a perfect fit for our operation as he has developed his career across several sectors with a variety of clients.

"Liam's appointment as a trainee surveyor allows us to continue the company-wide ethos of preparing the next generation of property experts, introducing fresh talent into the industry and providing guidance during the important first stages of a professional career."

Gavin graduated from Northumbria University in 2013 and has since developed his career with national firms including Lambert Smith Hampton and Malcolm Hollis within the office, retail and industrial sectors with services including; condition surveys, project management and contract administration duties. He is also experienced in dilapidations, project management, pre-acquisition surveys and planned and preventative maintenance reports for national businesses and local SMEs.

Gavin said: "I am delighted to be joining a growing and dynamic firm with a clear and strategic vision for future growth and opportunities. It is encouraging to be joining a team with an already established client base and upcoming projects and I look forward to playing a key role in delivering a high level of service and in the growth of this department."

Graduate surveyor Liam Grist, building surveyors Gavin Walker and James Thompson and head of building surveying Henry Scott.





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Chris Pratt, Hunwick CC club members and Mark Ketley

# LOCAL PLANNING FIRM CONTINUES SUPPORT FOR GRASS ROOTS SPORT

A leading North East Planning and Design firm has pledged to continue its support for a local County Durham Cricket Club.

BH Planning and Design, sister company of leading North East property firm Bradley Hall, has extended its official sponsorship of Hunwick Cricket Club, which provides sporting opportunities for hundreds of local people.

Mark Ketley, director at BH Planning and Design said: "Now more than ever, it is important for those who are able to support local organisations to do so, especially following such an unprecedented time for everyone. We are fortunate enough to be able to continue this support to our local clubs and causes.

"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.

"Grass roots sport is incredibly important to the local community. Hunwick Cricket Club provides opportunities to people of all ages and abilities, and across several different sports including cricket, athletics and football."

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

Chris Pratt, club captain and committee member at Hunwick Cricket Club, said: "This sponsorship is incredibly important to the club and we are

delighted to have started up again following a long layoff. The support allows us to provide opportunities for the local community, especially its children and young adults with their physical and mental wellbeing.

"Sport is very important to our local communities as it teaches young people the importance of teamwork, dedication and promotes a healthy and active lifestyle. Without sponsorships our clubs would no doubt be unable to continue to operate as they do now, so we are very grateful for the kind donation from BH Planning & Design."



# KARPET MILLS LAUNCH DESIGNER FLOORING PREMIUM SHOWROOM AT FLAGSHIP NEWCASTLE BRANCH

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

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

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

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



Joel Dickinson, Karpet Mills Director

selection of premium flooring brands in the North East."

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

Karpet Mills combines the experience

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

**Visit the new Designer Flooring Showroom Today – Unit 8A Airport Industrial Estate, Kingston Park, Newcastle, NE3 2EF or for more information visit [www.karpetmills.co.uk](http://www.karpetmills.co.uk)**





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# PROPERTY FIRM ANNOUNCED AS MOST ACTIVE AGENTS FOR THIRD YEAR

North East property firm Bradley Hall Chartered Surveyors and Estate Agents has been named by Estates Gazette as The Most Active Agents in the North East, while its senior surveyor, Nicholas Bramwell, has been named Dealmaker of The Year.

**T**he prestigious competition is based on figures by Radius Data Exchange and provide a detailed breakdown of the full-year transaction volumes on both national and regional levels and across various property types. Most Active Agent is awarded to the firm which carries out the most commercial property deals and Dealmaker of the Year is awarded to the individual who carried out the most property deals.

Group managing director, Neil Hart, said: "Being awarded The Most Active Agents for the third year in a row recognises Bradley Hall as the most successful firm in the North East. We are dedicated, proactive, no-nonsense and simply get deals done for our clients. We pride ourselves on being different to others in our industry and in being competitive in our approach. We didn't just survive one of the most challenging

years for our economy, we're thriving, which is something we are incredibly proud of.

"In March, we took the view that it is essential for us to take responsibility, be innovative and step up to support our clients and to protect our own business. We need to do all that we can to not only support the business and our team, but also to protect current and future job opportunities which impact our local communities and economy.

"We're not shy to say that we got our heads down and worked incredibly hard this year. As a result, we've increased our team with 12 team members including experienced surveyors and experts in their field and the next generation of property professionals.

"Since establishing in 1988, Bradley Hall has developed from one small office to a significant player in the marketplace. We're expanding into other cities and in

recent months have launched our Leeds and Yorkshire operation and Manchester office, with both operations successfully expanding their teams and client base."

Dealmaker of the year Nicholas said: "Despite recent challenges, the commercial property market remains buoyant and activity continues at a steady pace. The North East remains as an outstanding place to create businesses and we are confident that this will continue in the coming months.

"I am delighted to receive this award once again - it is an achievement which also reflects the success of our approach in providing support across a range of industries and sectors. We are able to support our clients across offices, industrial, retail, leisure, investment and acquisition services."

Bradley Hall directors  
 Peter Bartley, Richard Rafique,  
 and Neil Hart





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