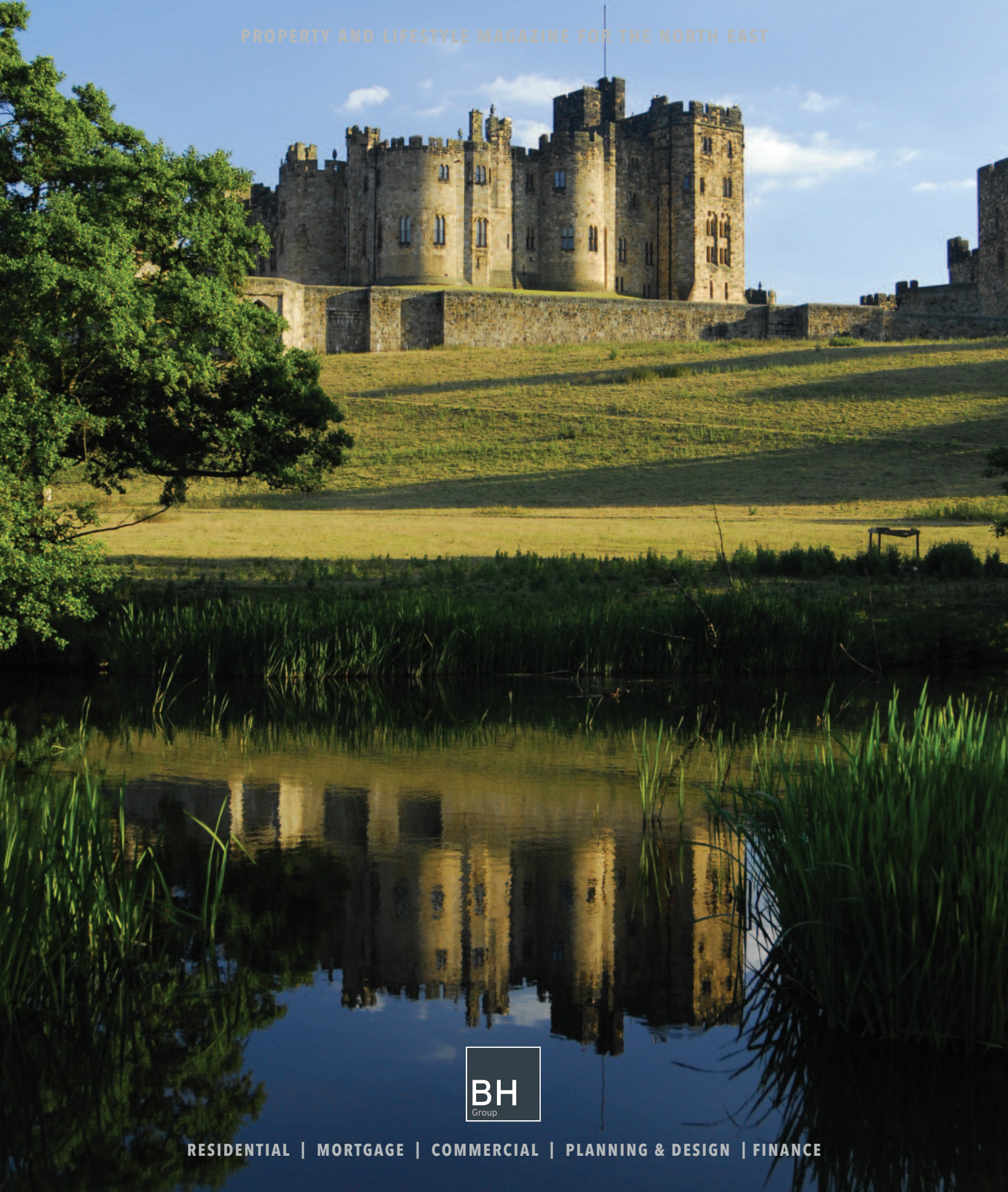


ISSUE 03 | SPRING 2018

PORTFOLIO

PROPERTY AND LIFESTYLE MAGAZINE FOR THE NORTH EAST



BH
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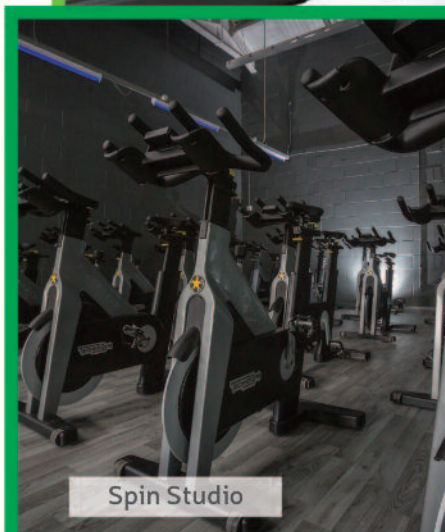
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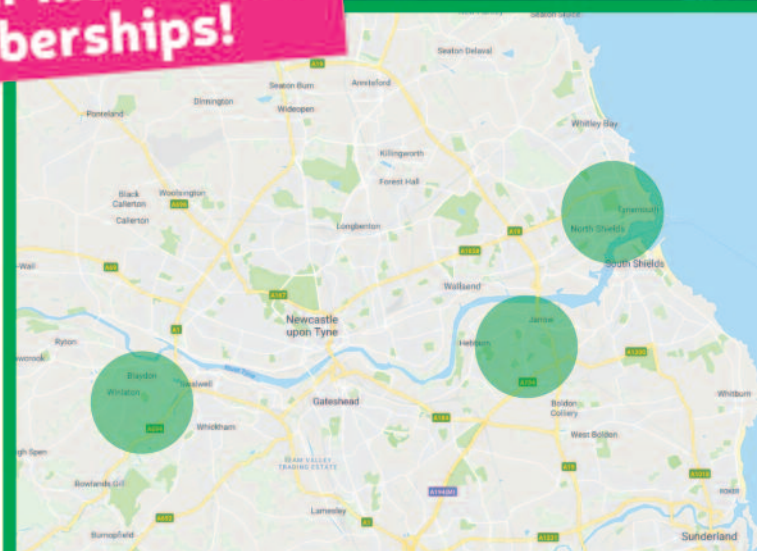
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WELCOME

Welcome to the third edition of Portfolio, a truly regional magazine which highlights the best property opportunities in the North East alongside quality lifestyle features and news.

The outstanding success of the first two editions of Portfolio encouraged us to continue creating our flagship publication, offering interesting reading based around our fantastic region and its property opportunities.

2018 is Bradley Hall's milestone 30th year in business - and we plan to make it bigger and better than ever. Our operations continue to go from strength to strength and our reputation continues to grow. We are being recognised as the most active agent in the region and look forward to this success growing.

Our main theme for this edition is the region's exciting new build property market. Our activity within the sector continues to rapidly increase alongside

demand and opportunity. Thanks to our partnerships with the leading local and national house builders, we currently have over 500 new build properties in our instruction book, and that number is only set to grow even further.

Thanks to the focus in the Government's agenda and the growing activity and demand in the region, Bradley Hall has now expanded further, launching a dedicated land and development department and recruiting the best professionals in the region to oversee these projects.

This edition of Portfolio champions some of the region's best towns and cities. Sunderland is an area of development, investment and activity and

we look forward to our presence growing thanks to our base in the city centre. Historic Northumberland market towns continue to grow in popularity, and in this edition we also cover what is great about Alnwick.

As always, Portfolio is a celebration of our recent achievements, an opportunity to acknowledge our professional team, colleagues and clients – and last but not least the chance to thank the organisations which have decided to advertise and support Portfolio magazine.

Enjoy!

Neil Hart

Group managing director, Bradley Hall

Getting you from A to BH



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"The team at Bradley Hall have gone above and beyond in marketing our new home development. The team are helpful and professional and know the regional market very well, hence they were the first and obvious choice."

Ollie Currie,
director at Gatsby Homes

1 GROUP



Neil Hart
Group Managing Director



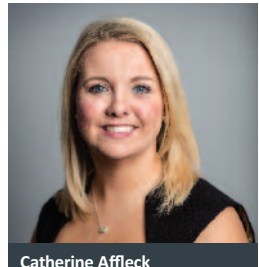
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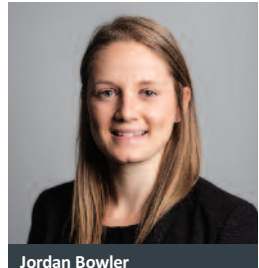
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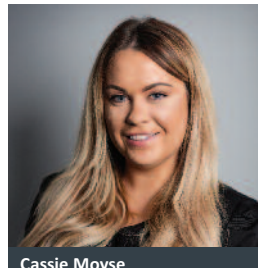
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"The team at Bradley Hall were fantastic. They helped tremendously throughout the process as we considered a selection of new offices. Once we had made our decision, they could not have done more to make sure everything went as quickly and smoothly as possible all the way - we have been very impressed"

Ted Ditchburn, director at North News and Pictures

PROPERTY FIRM CONTINUES TO BRING HUNDREDS OF NEW HOMES TO NORTH EAST MARKET

Leading North East property firm Bradley Hall is teaming up with the nation's best housebuilders to bring a range of new properties to the region. Director of estate agency, Matt Hoy, discusses the company's plans to bring new opportunities to the region's home buyers.

Thanks to our growing operations, team and reputation, we have been able to partner with some of the leading local and national housebuilders to bring over 500 new properties to the North East market, ranging from affordable to luxury homes.

We are continuing our partnership with one of the UK's biggest providers, Home Group, to bring a number of properties to the regional market. Two and three bedroom homes designed for families and first-time buyers in East Rainton and Meadowfield, Durham, as well as in Cramlington, Northumberland, are all available with a range of incentives.

It is common knowledge that the first step onto the property ladder can be difficult due to the initial cost of purchasing a first home. Our partnership with Home Group allows us to offer homes which will cost from £96 per week thanks to the organisation's shared ownership scheme. Other incentives include £1,000 towards legal fees and a 5% deposit through the government's Help To Buy Scheme.

Our Sunderland office is marketing dozens of new properties near the city centre, which are currently under construction by Canvas Homes.

Barnes View, near Grindon, is a development of houses, bungalows and apartments which are available for sale or affordable rent. It includes 23 two and three-bedroom properties, 12 two-bedroom bungalows, 32 two-bedroom apartments and an independent living scheme comprising eight one-bedroom suites.

Linden Homes, the housebuilding division of Galliford Try, is one of the UK's leading housebuilding and construction companies. We have been appointed to market the organisation's highly anticipated and luxury developments within walking distance of Morpeth town centre, including four and five-bedroom





properties at The Fairways and three, four and five-bedroom homes at Saint George.

Demand for housing has also encouraged local businesses to create innovative design and construction solutions for quick and efficient building. ORCA LGS is a designer, manufacturer and assembler of Light Gauge Steel structures. The company has developed a forward-thinking way to deliver housing more efficiently than traditional building methods, while providing new jobs and skills for local people as well as offsite construction technology.

We are appointed to market one of their most recent residential schemes; Priory Mews, which offers three bedroom, three bathroom homes within a gated community in Tynemouth.

In addition to established national housebuilders, we also work alongside emerging local experts working to bring new home opportunities to the people of the North East. Ollie Currie, known for successful architecture firm 33architecture, has set up Gatsby Homes and is constructing 14 high-spec two, three and four bedroom family homes in

Bedlington.

For those looking to reside somewhere unique and contemporary while also being able to enjoy historic settings and surroundings, The Walled Gardens in Gosforth offers modern and luxury features in a picturesque location. The four and five bedroomed properties boast one of the most sought after locations in the region, as well as unique sedum grass and zinc roofs, designed to mirror the leafy surroundings and former greenhouses of the Walled Gardens.

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





16 RAMSIDE PARK

DURHAM

This bespoke modern family mansion is set within one of the region's most exclusive and private locations. The purchasers of this property will also benefit from a life time membership to the award winning Ramside Spa and Golf Course.

Sixteen Ramside Park is a contemporary and luxurious stone mansion which includes innovative use of glazing to promote natural light and space. The property also benefits from a range of modern technology, including a fully integrated media hub, smart technology with light sensors and touch pad system.

The property, which is split into two wings, is accessed via electronic security gates onto a sweeping driveway, which has space for six cars. The spacious and impressive open plan ground floor includes a grand main hallway and a sunken, spacious open plan kitchen with fully integrated appliances. Panoramic sliding doors provide views across the large garden and onto the fairway of the award winning Ramside Golf Club.

The ground floor benefits from a mixture of luxury flooring and carpets with underfloor heating. Two large lounge suites look onto the gardens while the impressive dining room offers panoramic views. This floor also benefits from a spacious utility area, WC and access to the integral garage block with electrically operated doors.

The outstanding oak stairway leads to the first floor galleried landing, which provides access to the outdoor terrace area offering further views down the fairway and far reaching views of the picturesque County Durham countryside.

The first-floor master bedroom provides a sanctuary for the homeowner, with its own balcony, separate dressing room and a tastefully designed en-suite featuring a large walk in wet room, free

standing bath, double sink and WC.

The second bedroom includes a walk-in wardrobe and en-suite, with the third bedroom featuring an en suite, four large Velux windows and a Juliet balcony looking onto the main entrance to Ramside Park.

Two further bedrooms occupy the second floor, both with Velux windows, ensuites and storage space. One of the upper floor bedrooms features a dressing room and balcony with exceptional views over the rear gardens, the fairway and County Durham landscape beyond.

This outstanding property is situated close to the A1 (M), A19 and A690 making access to Durham City, the North, South and beyond swift and practical.

16 RAMSIDE PARK DURHAM

**OFFERS IN EXCESS
OF £1,750,000**

Awaiting EPC Rating



X 5



X 5

**Durham
0191 383 9999**

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LUXURY LIVING AT BARLEY CROFT

Barley Croft is an exclusive development of 14 beautifully designed new homes on the western outskirts of Bedlington built by emerging North East property developers, Gatsby Homes.

The Gatsby team pay great attention to detail, using quality materials throughout to provide homeowners with stylish, individual properties comprising a modern and comfortable way of living.

Properties within this small and exclusive collection of homes include; The Plessey, a two bedroom home featuring open plan living space and a study room and The Hartford, a three bedroom home with spacious open plan kitchen and dining. The Horton offers growing families space over three floors, large gardens and detached garages, while the similarly spacious Willow provides four double bedrooms all with good wardrobe space.

Each kitchen offers stylish, architecturally designed layouts with a choice of doors, handles and worktops with integrated appliances throughout

including hob with extractor hood and stainless-steel sink. Bathrooms include white sanitary ware and chrome fittings, chrome heated towel rails and high specification fully tiled showers and baths.

The properties each include selected oak handrails and detailing, contemporary designer doors, skirting and architraves with room specific chrome or brushed ironmongery. Other benefits include LED lighting, high efficiency gas combi boiler, CO₂ and heat and smoke detectors and telecom and media points to lounges.

Externally, the homes boast good quality, highly efficient doors with contemporary lighting. The scheme also incorporates various road surfacing and paved driveways to maintain a semi-rural appearance. Each property benefits from two car parking spaces, and many will



enjoy additional spaces or garage facilities. The properties incorporate generous gardens, all well placed to maximise privacy and sunlight.

Bedlington's town centre is currently undergoing a range of investment and development, leading to a major transformation providing even more living, socialising and shopping opportunities for local people and visitors.

Developments including Sporting Club Bedlington, which will offer state of the art health and leisure facilities, are nearing completion - while Bedlingtonshire Golf Course and Plessey Woods Country Park are also less than two miles away.

Bedlington is an attractive market



town and residential area, ideally located for those who work across Northumberland and Tyneside. It is served by a range of good and

outstanding schools, national and local retailers and weekly markets.

The town is only 4 miles from Morpeth and 10 miles from the region's vibrant capital, Newcastle. Its proximity to the North East's most popular towns and cities allows those living at Barley Croft to commute and socialise within an area boasting an abundance of attractions, restaurants, bars and shops while also benefitting from country living. Northumberland Coast and Northumberland National Park are both close by for residents to enjoy.

Not only does Barley Croft offer discerning homeowners the opportunity to enjoy a quality home in an outstanding

environment, the team are also dedicated to ensuring the process is as easy as possible, including finding a mortgage.

A professional mortgage advisor will find the best deal for you, taking you through every stage and managing the process for you.



GATSBY HOMES

— CRAFTED LIVING —

For more information on Barley Croft please call the Bradley Hall Morpeth office on 01670 518 518 or email morpeth@bradleyhall.co.uk

MOVING ADVICE

from Leading Removals Company Doree Bonner International

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

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

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

Ask yourself

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

Everyone's requirements are different.

At Doree Bonner we understand this!

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

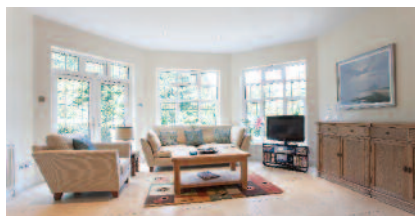
The Home Visit

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



Moving Day

Come moving day, your team that will have been specially chosen from a front



line staff of over 100 qualified removers and packers will commence wrapping and packing your effects using the highest quality packing materials.

Sit back and relax as our uniformed team, who all carry photographic identity cards, have been assessed by T.M.I (The Movers Institute) are DBS checked and are part of our "Customer Values" Initiative, carry out your move.

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

Storage

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



storage services with 24 hour surveillance.

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

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

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

Doree Bonner International's

TOP 10 TIPS FOR MOVING

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

The Doree Bonner International Group has a local branch in Newcastle as well as branches across the UK
Tel: 0191 268 6383 | Email: Bradleyhall@dbonner.co.uk | Web: www.doreebonner.co.uk

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INTERNATIONAL GROUP

THE ALDER HEDLEY MEADOWS WYLAM VILLAGE

SALE PRICE - £390,000

Awaiting EPC Rating



X 4



X 4

The Alder is a luxury four bedroom new build detached home in an exclusive Tyne Valley location, just 10 miles west of Newcastle city centre. The property benefits from exceptional open-plan dining and kitchen space, with bi-folding doors leading onto the garden. The Nixon's kitchen is complemented with Neff appliances and there is also a spacious lounge, study and utility room. Upstairs, there are two master bedrooms with en-suite bathrooms as well as two single bedrooms and a family bathroom.



Gosforth
0191 284 2255

www.bradleyhall.co.uk



THE STEPHENSON HEDLEY MEADOWS WYLAM VILLAGE

SALE PRICE - £645,000

Awaiting EPC Rating

 X 4  X 4

The Stephenson is an impressive 4 bedroom barn conversion which has been sympathetically converted to a high specification. This is perfectly situated in a prime location only 10 miles west of the centre of Newcastle. The ground floor boasts a large open-plan luxury kitchen and family room at the rear of the home which leads into a private dining area. The home also showcases a large living room with a feature wood burning stove. The first floor features a spacious master bedroom with en-suite as well as two further double bedrooms, one including an en-suite facility.

Gosforth
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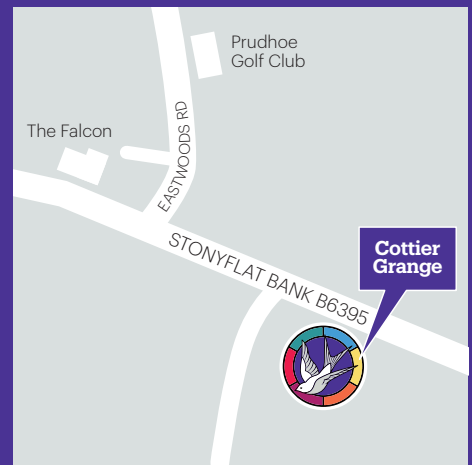
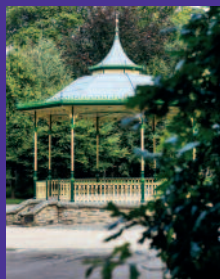


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gentoohomes.com/cottiergrange

Luxury homes across the region

With a range of quality new homes in great locations, you're sure to find your new home with us.

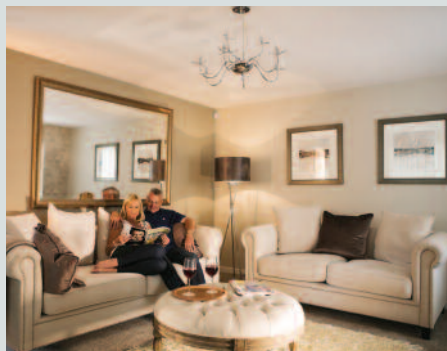


St Bartholomews, Benton

4 bedroom townhouses with spacious ateliers, double garages and private gardens just 4 miles from Newcastle City Centre.

Hedley Meadows, Wylam

Luxury 4 and 5 bedroom detached homes situated in an exclusive Tyne Valley location.



Embrace your

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To find out more visit
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SPRUCING UP YOUR GARDEN FOR SPRING AND SUMMER

With warmer weather, longer days and blossoming flowers, hedges, trees and shrubs, spring and summer are seasons best spent in the garden.

Cottage Gardens

Herbaceous plants that make up our cottage garden borders really come into their own at this time of year, blooming with beautiful colours and fragrances to give a lovely country feel.

If you have Penstemon in your borders, cut them back in spring and give your Lavender a light trim to prevent them getting leggy and woody. Summer flowering bulbs should be planted in spring and enjoyed well into summer – visit your local Dobbies for a wide choice of top quality bulbs, including a range of specially selected bulb collections in irresistible colour themes sure to bring fragrance and flower colour to your summer garden.

Tie in stems of climbing roses and ramblers, positioning stems near to horizontal to encourage lots of flowers along their length. They are hungry feeders so be sure to feed and mulch them well.

Lawn Care

The lawnmower should make its first appearance at the start of spring – if you're cutting your grass for the first time this year, do it with the lawn mower blades set high for the first few times. Rake over your lawn to remove any dead thatch that has accumulated over winter and apply a good lawn feed and weed treatment to help your lawn look its best. Neaten lawn edges with an edging iron or sharp spade and your lawn will be looking in tip-top shape for the season ahead.

Living Walls

A leading trend both inside and out this year, Living Walls are great ways to introduce greenery into your home and garden, creating a modern and sophisticated look that adds interest and colour and works in almost any space.

Dobbies has made it easy to grow with the times this spring and summer with the launch of its 'living wall' planters. Each planter holds three plants and are available in store and online for £9.99 each or £7.99 each when buying three or more planters.

These versatile new planters offer the perfect solution to plant pockets of diverse greenery, from lush and leafy ferns to practical indoor kitchen herb gardens. Creating a beautiful botanical backdrop for bistro and dining sets outside, they can also be used to achieve a standout and Pinterest-worthy look in any room in your home.

The 'living wall' planters can be easily fitted onto any solid area – using a modular framework to create a custom wall that can be moved from room to room, a garden fence or even onto the side of a sturdy shed. The walls can be built indoors or out, can be as large or small as you like, meaning it can be tailored to suit the size of your space.

Dobbies
GARDEN CENTRES
www.dobbies.com

Here, Louise Golden, senior plant buyer at Dobbies Garden Centre, gives her top tips to get your garden in shape for the warmer months:

Terrace Gardens

The start of spring is a great time to refresh your tubs and baskets, replacing tired winter plantings with a cheerful display of new season bedding plants such as Pansies, Violas and daisy-like Bellis. As spring progresses a dazzling display of summer bedding plants can be found in your local Dobbies Garden Centre including a wide range of tub and basket plants in their myriad of foliage textures and flower colours, perfect for planting in your hanging baskets and patio containers for a flower display to last until the frosts of autumn. For best results maintain these throughout the season with regular watering, feeding and pinching out of faded blooms to encourage new bud and flowers to take their place.

Beds and Borders

Weeds will start to appear with the warming temperatures and they'll keep popping up into the summer months too. The easiest way to control them is to hoe them off, applying a thick layer of mulch over the surface to help keep any further weeds at bay. Mulching with organic matter such as garden compost also locks in moisture and over time helps to improve the soil, whilst also giving plants a well-needed boost.

Feed hungry shrubs and roses with a slow release general-purpose fertiliser, and don't forget your trees and hedges too.

Remember to prune summer flowering shrubs, such as Buddleia or Lavatera, and early flowering shrubs such as Forsythia and Chaenomeles can be pruned if needed once flowering has finished.





IT'S A GIN THING...

The Newcastle Distillery Co. began life as a hobby for local entrepreneur Harry Vaulkhard, quickly evolving into the city's first commercial distillery in over two hundred years.

The unusual pastime soon transformed into another successful business venture for Harry and his brother, Ollie. The pair head The Vaulkhard Group of companies which includes Barluga on Newcastle's Grey Street and in Morpeth, the Quilted Camel on Newcastle Quayside, popular late night venue Perdu, as well as Bealim House - The home of The Newcastle Distillery Co - the Blackie Boy, The Mushroom, All Seeing Eye, Pacific and MSA.

Distilled within Newcastle's bustling city centre at Bealim House, Gallowgate, the locally famous Newcastle Gin is created with the help of nine botanicals, Juniper, Sumac, Orange peel, Iranian Hibiscus, Rose petal and Coriander plus three very secret ingredients, taking over 72 hours to create.

A 450L traditional copper pot and a vapour botanical basket is used to create the light and floral flavours. The final product is created using traditional distilling techniques, including maceration and vapour infusion, while a reverse osmosis system is used to purify Newcastle City water which is then used



to reduce the alcohol percentage from 85% to a hearty 43%.

Thanks to the popularity of the original gin product, the spirit is now available in a

range of flavours including rhubarb and ginger, apple and cinnamon, and damson berry. The ingredients are internationally sourced but also come from as close as Northumberland.

The brand has remained true to its roots, beginning by unwittingly incorporating the city's heritage into its gin. The Newcastle Gin still room is connected to the medieval Newcastle Town Wall, which was built to protect the town from attack and occupation during the 13th and 14th centuries.

The Newcastle Gin Co. now sells over 20,000 bottles of its original and signature alcohol annually, with plans to see this rise to 25,000 by the close of the year. As well as selling the gin at Bealim House, the company also boasts a list of national and local retail and hospitality stockists, including Fenwick and a variety of hotels.

Following the success of the company's brand of gin, the Newcastle Distillery Co is due to launch its vodka brand, aptly and simply named, Newcastle Vodka. The highly anticipated new addition will be available at Bealim House and limited stockists across the UK.

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



Available from...

Barluga, Bealim House,
selected Fitzgeralds venues,
Dacantus, Fenwicks and many
other quality local retailers

Trade sales via LWC wholesalers



A STEP-BY-STEP GUIDE TO SELLING YOUR HOME

1. Decide on a budget and get your finances into place

If you are a first-time buyer, do you have an idea of how much your mortgage budget will be each month? Once that is decided, do you have enough deposit to purchase a house within your price range?

If you are moving home, how much equity do you have in your house? This will be used as a deposit for your next property, alongside any savings you may have allocated for this. At this stage it is also beneficial to complete a credit check and start saving as much as possible ahead of the move.

2. Choose an area to look for a new property

Are you moving because your family is growing? Because your job has changed? Do you want to stay in the same area or move across the country?

These are things which will impact where you choose to live. If you are looking for a family home, you will also have to consider school catchment areas and surroundings which you would like to bring your children up in. If you are looking to move for work, you may also want to consider where is good to live near transport links. This may impact your budget, so is worth considering early in the process.

3. Find an agent and put your house up for sale

Appointing a professional property agency will help you sell your home efficiently. You don't want the process to drag, and similarly you want to sell the home for the best price. An agent will organise viewings and answer any questions visitors may have in a professional manner.

A good agency can also provide a valuation of your home, so you can make sure you aren't short changing yourself. Once you know the estimated figure which you can expect to sell your home for, you can firm up your budgets and start searching for your next home.

removes it from the market and it is listed as sold – however, it is important to note that the offer is not complete just yet...

9. Begin proceedings for purchasing your new home

Choose your next home, decide if you want a survey, submit an offer and await it to be accepted.

Mortgage lenders usually require a valuation by a surveyor to ensure that the property is worth lending against. This, however, is not a full survey and is only based on superficial factors. This can be upgraded to a full survey which should alert you of any potential problems you may face once the property is yours.

10. Negotiate and exchange contracts

You and the buyer will have to decide on; the length of time between exchange and completion, what fixtures and fittings will be included, how much they will pay for them and any discounts due to problems flagged up by the survey.

Exchanging contracts ensures the sale is legally binding, and that both parties are committed to the sale and purchase of the property.

Deposits will be taken by solicitors and paid to the relevant parties during this stage. During this period you are able to negotiate and exchange contracts on your next property.

11. Move out

You can vacate your property whenever you see fit up to the date of completion, however, it is best to leave a few days to ensure you have enough time to move all your belongings and leave the property in the condition agreed in the contract.

12. Complete the sale

Completion is the stage when the property officially changes ownership, payments are accepted and keys are handed over. On this previously agreed date, all funds are transferred and your solicitor will also register the transfer of ownership with the Land Registry. In line with this, the solicitor will send you information on the full amount owed, covering all costs and disbursements, as well as the purchase price of the house and stamp duty.

4. Arrange a mortgage

Contact an expert mortgage advisor who will advise on the best offers for you, guide you through the process and handle your paper work.

5. Appoint a solicitor

A solicitor should be appointed to handle the legal aspect of moving home. This will ensure that the ownership of the property is transferred correctly and that all the legalities of the process are taken care of.

Most good agents can suggest a reputable solicitor, however, do your research and ensure you choose the right firm to meet your budget and requirements. Typically, solicitors' fees can range from £500 and £1500.

6. Prepare your home

Ensuring your home looks its best for viewings can make a huge impact when putting it up for sale. Touch up any

painting, complete any DIY work, tidy up the garden and give the house a good declutter and clean. These are all small tasks which can make a big difference and impact on the price which the potential buyer may offer.

7. Begin house hunting

The period between putting your home up for sale and accepting an offer can be somewhat of a grey area. It is best to begin looking for your next property in the meantime, however, be wary not to build your hopes up until you are confident that your home will sell.

8. Accept an offer

The estate agent is legally required to pass on all offers to you. If you are not happy with the offer you can either; decline, wait for a better offer or instruct the estate agent to negotiate a higher price. If you are happy with the offer, you can formally accept it. The agent then

For more information on selling your home, please find contact details for your nearest Bradley Hall office at www.bradleyhall.co.uk

For mortgage advice, please contact BH Mortgages on 0191 260 2000. For building survey advice please call 0191 232 8080.

Payments going up after your fixed term? Talk to our team about re-mortgaging.

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www.bh-mortgages.co.uk



BH MORTGAGES DIRECTOR SHARES HIS ADVICE ON PURCHASING A NEW BUILD PROPERTY

Up to a million new homes are set to be built over the next few years to meet demand for housing in the UK.

For the many people who are or will be purchasing new properties, the buying process can be more complicated than purchasing an existing home. For the many first-time buyers who opt for a new build property, it is a new and daunting experience.

With our links to leading chartered surveyors and estate agents, Bradley Hall, which employs a team of expert building surveyors, land and new homes specialists, we are the best equipped mortgage firm to offer quality new build mortgage advice.

Here are some of my top tips that need to be considered when buying a new build:

Be aware of the tight deadlines for contract exchanges

Developers often have very demanding timescales. Once you have paid a reservation fee, you are likely to have only have 28 days to exchange contracts. That can be a challenge and it's where our knowledge and relationships with mortgage lenders can help.

Our client management team works closely with lenders' new build relationship teams on a regular basis, which enables us to process a mortgage application quicker than usual to ensure the deadline is met. The BH Mortgages team will also work to keep all parties

updated, including the developer and solicitor.

Will your mortgage offer last until your new home is completed?

Most lenders may offer a mortgage, but it is likely to only be valid for three months. If your new home is going to take longer to build, then you would have to go to the trouble of re-applying, meaning more underwriting and more credit checking, which can be damaging to your credit score.

We will work with you to recommend the most appropriate lender considering the estimated build date and how long you require your mortgage offer to be valid for.

Do you qualify for Help To Buy and who are the best lenders for you?

The current Help To Buy equity loan scheme allows you to buy a new build property with a 5% deposit. We will be able to tell you straight away if you qualify, then recommend the best lender and mortgage deal depending on your priorities.

We will make sure Help To Buy is available through the lender as not all mortgage providers offer on the scheme. The procedure can appear complex, but

our professional team will take you through the entire process, even completing the Help To Buy application on your behalf.

Don't pay too much for life insurance

When you take out a mortgage it's very important to be considering quality protection. We will discuss the need for life insurance, critical illness cover and income protection to ensure you stay in your dream home should something strike you off guard.

However, if you are pushed onto a site recommended broker, watch out for loaded insurance premiums, this is where they charge a little more in good faith of using their services. These brokers tend to only use one insurance provider.

We will do a high quality job, offer professional and impartial advice and build your bespoke, tailor made plan to protect you, your family and keep you in your home.

If you are looking to buy your first home or move up the ladder we are here to help. With access to thousands of the latest mortgage deals, a lot of exclusives that can't be found online or even by walking into a bank speak to us as a professional broker. For information please call 0191 260 2000.



LONDONDERRY DENE HOUSE HARBOUR WALK COUNTY DURHAM

SALE PRICE OF £1,500,000

EPC rating D59

 X 7  X 7



Situated amidst four acres of beautifully tended gardens and natural landscape, Londonderry Dene House is an unlisted property that boasts a breathtaking bespoke interior with an acute attention to detail. It has recently undergone a complete refurbishment to an exceptionally high quality specification.

Built in 1857, this distinguished Manor House boasts luxurious and spacious rooms with an incredibly light

feeling through large sash windows, making the most of it's southerly aspect and providing the homeowner with a superb standard of living.

In addition to a range of lounge, entertainment and dining areas, the property provides a large kitchen which is fitted to the highest standard. Each of its seven bedrooms, spread across the first and second floor, has en-suite facilities. The master wing offers a galleried open plan bedroom suite with

free standing copper bath tub. This wing offers a high degree of privacy and includes a television, lounge and a fully functioning self-contained dressing room.

Homes such as this are an extremely rare offering and no other home within this area can rival its style, comfort and security, which includes large electronic security gates.

Durham
0191 383 9999

www.bradleyhall.co.uk

THE BIRCHES TRANWELL WOODS MORPETH

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

OFFERS IN EXCESS OF £3,000,000

EPC Rating C72

 X 6

 X 7

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



Morpeth
01670 518 518

www.bradleyhall.co.uk



5A NORTH LODGE CHESTER LE STREET

**OFFERS IN EXCESS
OF £995,000**

EPC rating D60

 X 5  X 4

This is an outstanding executive detached family home. Internally the property has an open plan, spacious layout and five large bedrooms, three with high quality en-suite bathrooms. Situated within the exclusive development of Lambton Park, North Lodge sits within its own private grounds, benefitting from a sweeping driveway and large landscaped gardens.

Durham
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4 LINTFORT, PICKTREE WASHINGTON

**OFFERS OVER
£450,000**

EPC rating C69

 X 4  X 3

This immaculately presented semi-detached family home is situated in the desirable area of Picktree. The property boasts a large kitchen area, separate dining area, large lounge, a study and four bedrooms, of which one is currently being used as a dressing room. The property is decorated in a beautiful manner, giving you a warm cottage feel with a splash of modern décor. Externally the property has a beautifully landscaped garden to the rear and a double garage to the front.

**Gosforth
0191 284 2255**

www.bradleyhall.co.uk



HOLLY HOUSE HETTON-LE-HOLE

**GUIDE PRICE
FROM £560,000**

EPC rating D61

 X 4  X 4

Holly House is a substantial detached family home sitting within an acre of beautifully landscaped private gardens. The spacious property is immaculately presented throughout, while the homeowner can also benefit from a large private driveway and patio areas.

Durham
0191 383 9999

www.bradleyhall.co.uk



ALNWICK — THE NORTH EAST'S MOST ICONIC MARKET TOWN

As Northumberland has been voted the number one UK destination by Wanderlust Magazine, we look at one of its most iconic market towns.

Alnwick is one of the most picturesque and historic towns in the North East. It dates back to approximately 600AD, and has since thrived as an agricultural centre. Alnwick Castle was the home of the most powerful medieval northern baronial family, the Earls of Northumberland, and was a staging post on the historical Great North Road between Edinburgh and London.

The town centre has changed relatively little in the past few centuries; however, it has benefitted from some development, with several highly anticipated housing covering what had been pasture land, and new factory and trading estate developments along the roads to the south.

Alnwick Castle is the second largest inhabited English castle, after Windsor Castle, and attracts over 200,000 visitors each year, making it the 10th most visited stately home in England.

As well as being steeped in history, including the fact the castle played an important part in the Wars of the Roses, fought between the Houses of York and Lancaster, it has also provided a popular film and television location for dozens of national and international productions including *Blackadder*, *Robin of Sherwood*, *Star Trek* and most famously, two of the *Harry Potter* films.

The Alnwick Garden is a complex of formal gardens adjacent to Alnwick Castle. The gardens have a long history

under the Dukes of Northumberland, but fell into disrepair until revived at the turn of the 21st century. The garden now features various themed plantings designed around a central water cascade.

The Grand Cascade is a magnificent tumbling mass of water, ending in an eruption of fountains sending 350 litres of water into the air per second. The synchronised four sensational displays also offer younger visitors the chance to play amongst the water jets. Surrounding the impressive centrepiece is a range of other feature gardens including The Ornamental Garden, the Serpent Garden, the Rose Garden, The Bamboo Labyrinth and the Poison Garden.

Outside of the main garden wall lies





the Treehouse, an enormous wooden structure with turrets and suspended walkways in the sky, with the additional offering of the popular restaurant, which boasts a huge open log fire, high backed chairs, tree-sliced tables and creepers.

The Alnwick Playhouse is another key feature of the town, and has firmly established itself as one of the leading venues in the North-East and as a centre for the arts. The aim of the playhouse is to 'enrich the life of the community

through diverse, inspiring cultural experiences' by offering a packed calendar of performances from professional touring drama, music and dance to popular and independent film.

If you are feeling particularly brave, the Alnwick Ghost walk is also a great attraction. Many places in Alnwick are rumoured to be haunted, including Chillingham Castle which was identified as the most haunted historic castle in Britain.

Exorcist and TV Medium Ralph Keeton explains the background of hauntings still taking place today in many of the buildings and surrounding areas. Hauntings have been talked about and documented using the public's own recorded sightings, backed up by paranormal investigators, and, Ralph's own meetings with the ghostly spirits.



BOWSER HILL FARM AND COTTAGES
CHOPWELL

OFFERS IN EXCESS OF £850,000

EPC Rating E53

- Bowser Hill Farm Main House
- Cottage 1
- Cottage 2

	X 4		X 3
	X 2		X 1
	X 2		X 1

Bowser Hill Farm and Cottages is situated within enveloping countryside on the northern side of Derwent Valley. The traditional double fronted stone farmhouse has been extended and updated by the current owners – and alongside its two holiday cottages offers a comfortable and well appointed lifestyle. The farmhouse combines period features with a contemporary extension set within a splendid rural setting offering peace and tranquillity with outstanding views. The paddock land is divided into two enclosures and amounts to circa 5.5 acres including the stable yard and manège; in all, the gardens and paddock land amount to circa 6.2 acres. The property is sold with the benefit of planning permission to further extend the house which will provide additional accommodation together with extensive garaging and new stable yard.



Durham
0191 383 9999

www.bradleyhall.co.uk

SOLD STC*

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

**23 ELMFIELD ROAD
GOSFORTH**

**GUIDE PRICE
FROM £675,000**

EPC rating E52

 X 5  3

This mid terrace property originally constructed in the 1860's is situated in the highly sought after location of Gosforth. The property benefits from a large kitchen diner, lounge, utility and five bedrooms over ground, first and second floors. Externally the property has a front and back garden and a single garage.

**Gosforth
0191 284 2255**

www.bradleyhall.co.uk



**We sold this property quickly due to high demand for homes of this description in the area. If you own a similar property and are thinking about selling, please contact our Gosforth team on 0191 284 2255 gosforth@bradleyhall.co.uk.*



NORTH EAST PROPERTY FIRM NAMED TOP RETAIL AGENT

A North East property firm has topped a regional leader board for retail property activity compiled by the UK's leading commercial property data and analysis publishers.

The commercial property team at Bradley Hall chartered surveyors has been announced as Estates Gazette's most active retail agent in 2017, also coming a close second within the office and leisure and hotels categories.

The firm, which has followed an aggressive and strategic growth strategy over the past 18 months to expand its team and services, has experienced success across a range of sectors and quickly became one of the most active agents in the region.

Bradley Hall's retail activity included dozens of sales and lettings of premises, acting on behalf of some of the region's leading independent and corporate retailers and investors.

Bradley Hall group managing director, Neil Hart, said: "Our growth strategy has

resulted in an expansion of the team which has increased our capacity to take on even more new and exciting projects.

"Thanks to our large regional office base, which deals in all aspects of both commercial and residential markets, Bradley Hall now has a greater reach and broader outlook than other agents in the North East.

"This prestigious accolade and acknowledgement comes thanks to the hard work and dedication by the commercial team on behalf of our clients. It further cements us as a market leader within our sector and encourages us

to continue the company's success and growth.

"The North East is an exciting area of development and we look forward to this continuing following various investments and projects which will create further business and employment opportunities."



Bradley Hall has offices in Newcastle, Gosforth, Alnwick, Morpeth, Sunderland and Durham. For information please visit the Bradley Hall website www.bradleyhall.co.uk



55 DEGREES NORTH NEWCASTLE UPON TYNE

**GUIDE PRICE
FROM £175,000**

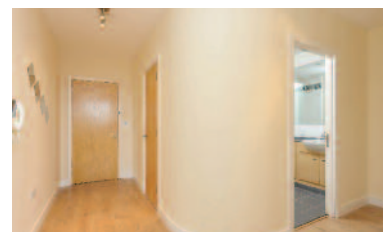
EPC rating C69

 X 2  2

This two bedroom apartment is situated on the 8th floor of 55 Degrees North in Newcastle upon Tyne city centre. The apartment comes with a parking space and is accessed via a secure, communal entrance which benefits from a concierge service and lift facilities to all floors. The property also boasts impressive views of Newcastle, including The Sage, Baltic, Millenium Bridge and The Quayside.

Gosforth
0191 284 2255

www.bradleyhall.co.uk





SENIOR APPOINTMENT FUELS COMPANY GROWTH

A leading North East property firm has welcomed several new employees, including the head of its newest department, as the company continues in its rapid expansion.

Chartered surveyors and estate agents Bradley Hall, one of the most active agents in the region, has appointed Jonathan Rudge as head of its land, development and new homes team.

Jonathan, a former partner at international consultancy Cushman and Wakefield, will oversee all of Bradley Hall's strategic and site-specific development advice to occupiers, investors, developers and public policy makers.

His appointment will also see the launch of the company's land, development and new homes department which has been introduced to continue and extend the firm's ability to provide specialist advisory services to property developers and house builders of all sizes.

The new team will be supported by senior surveyor Josie Streets, who specialises in new build homes. She joins the firm following a successful career at Cushman and Wakefield and seven years of experience in the industry.

Other appointments include the company's first in house PR and communications manager, Cassie Moyse, who will support the firm and its clients, and property executive Laura Shepherd, who joins Bradley Hall following a role at national housebuilder Bellway Homes.

Bradley Hall group managing director Neil Hart said; "Our presence and projects across the region are continuing to gain momentum and we have chosen a number of fantastic team members to support this continued growth.

"The demand for new homes, land and development services has significantly increased, which is why we decided to implement a specialist team headed by an industry expert. Jonathan brings a wealth of professional experience and expertise of the sector to Bradley Hall, and we look forward to seeing this department thrive under his leadership.

"The Bradley Hall residential operations are always growing, and Laura is a great appointment to further support the team.

"It was also important for us to appoint our first in house PR and communications manager to oversee all press and publicity matters, social media, marketing and advertising for both Bradley Hall and our clients."



MEET THE INTERESTING CHARACTERS BEHIND BRADLEY HALL

Bradley Hall is becoming not only an empire built upon its corporate success, but also upon a team of strong and interesting characters who keep the cogs of the business turning. Office manager Jordan Bowler speaks to Portfolio about an interest which has seen her travel the depths of the world's most fascinating waters.



I started diving in 2012 with Sunderland Scuba Centre (SSC) while studying at Sunderland University. It was something which caught my eye thanks to its sightseeing opportunities, so I joined and quickly collected several qualifications. Over two years I passed my PADI open water, advanced open water and rescue courses. Finally, after a year of hard work I became a divemaster - which means I can assist instructors with teaching students.

My interest in diving has taken me to a range of beautiful and interesting locations across the world. I travel alongside friends which I have made through SSC, and we are able to explore some captivating underwater locations.

Thanks to this pastime I enjoyed a week-long stay on a liveaboard boat travelling the Red Sea, Egypt. We dived the sea walls and explored the vibrant reefs, meeting a range of different sea life including dolphins, turtles, parrot fish and blue spotted rays.

We also spent two weeks in Manado, Indonesia, experiencing the colourful local culture and nature including the Yeesus Memberk and the rainforest within Tangkoko-Dua Sudara National Park and

Nature Reserve, home to the black macaque and tarsier spectrum monkeys. We were lucky enough to miss a connecting flight on the way to Indonesia – which meant we were also able to take in the bright lights, sights and culture of Singapore.

During the holiday we spent two weeks exploring the waters surrounding Bunaken Island and The Straights of Lembeh. We came up close to the indigenous black tip and white tip reef sharks, barracudas, mandarinfish and a giant clam, to name just a few of the species of sea life.

As well as the international destinations I have visited, there are also several locations off the coasts of the UK which offer fantastic places to dive, each offering its own unique experience. North East locations include the waters off St Mary's Lighthouse, Whitley Bay, and historic shipwrecks in the waters along the North East coast.

Further up the coast, the Farne Islands provides seal diving safaris, where you get to see the friendly animals in their natural habitat. Scottish locations include the salt mines of Oban and off the coast of St Abbs, a submerged location popular with sun

stars and sea urchins.

The Capernwray Quarry in Lancaster, a diving venue on the outskirts of the Lake District, is a popular destination for learning and skilled divers. The purposefully created dive site provides great underwater attractions including airplanes, helicopters and boats.

In summary, this hobby has allowed me to travel and experience some breath-taking underwater sights, countries and cultures which I may never have seen. I am looking forward to continuing my adventures and diving throughout the world.

For those who are considering diving as a hobby, I couldn't recommend it enough. The PADI qualifications can be used anywhere in the world and it opens up so many exciting opportunities.





Photographs are one of the most important selling tools when marketing your property. Images are often the first thing that a potential buyer will look at, show their partners and families; and ultimately use to decide whether your property could possibly be their next home.

In a competitive market, you need to make sure your photos stand out from the rest and show the property to its full potential. Our favourite professional photographer, Lee Dobson, shares his top tips on how to prepare your home for those all-important images.

1. Declutter

The number 1 rule when preparing your home for photography is to declutter. An image which is easy on the eye will be much more well received and will present your home in the best light. It also allows others to look past the aesthetics of your home and imagine their own finishing touches in place, encouraging a viewing or sale.

2. Timing is everything

Choosing the right time means choosing the best natural light. When it comes to capturing the inside of your home, flash and artificial light is often harsh. Early morning and late afternoon provides a soft and even light which will compliment your furniture, interiors and fabrics.

If you have external lights on your property, it may be beneficial to showcase how your home looks lit up on an evening or at dusk – in addition to the daylight external shots. This can create a more luxurious and impressive feel to the image.



3. Get your angles right

The slightest change in angles can encourage a better perspective and therefore a more attractive photograph.

Make sure that vertical and horizontal lines in your room are straight and not distorted by the position of your camera. Use a tripod if you have one available to steady your camera, or if not, use a stable surface at the right height.

Your main aim is to use the space you have to its full advantage, portray the layout and show your home to its full potential.

Make sure to take some shots from a high angle, which is the best perspective for showing space. Also angling your camera to include the best features and leaving out the less attractive parts will also bode well.

4. Symmetry

Make sure your image is balanced.

Subtle symmetry including not having too many objects on one side or another can make the world of difference to your photo. Where you can, move items to allow a more even and easy to look at image.

5. Stage your shots

Everyone knows that your home won't look like a show home all the time - however that's what people want to see when looking at a property. It's a competitive market, so carrying out temporary tweaks such as filling some vases with flowers, setting the dining table or slightly shifting the furniture can make a big difference to those all-important shots.

6. Perk up your plants

Houseplants and greenery offer a sense of freshness, life and vibrancy to even the duller of rooms. Introduce some green plants to your home to instantly perk up your photographs.

7. Get a professional photographer

The photography of your home is the most important factor when selling. It's what encourages people to book a viewing and fall in love with what will be their next home. If your property agent doesn't offer photography within its marketing package, then it will be the best investment you will make.



To enquire about professional photography from Lee Dobson, please call 07828694199



BRIARDENE CRESCENT GOSFORTH

**OFFERS OVER
£280,000**

EPC rating E63

 X 2  X 1

This two bedroom, semi detached bungalow is situated close to Gosforth High Street. The property has great potential and currently comprises from a porch, lounge, kitchen, utility room and garden room. Externally the property benefits from a large driveway and garage to the front and a lawned garden to the rear.

Gosforth
0191 284 2255

www.bradleyhall.co.uk



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A STONE'S THROW, 9 RIVERBANK ROAD ALNMOUTH

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

OFFERS IN EXCESS OF £315,000

EPC Rating C72

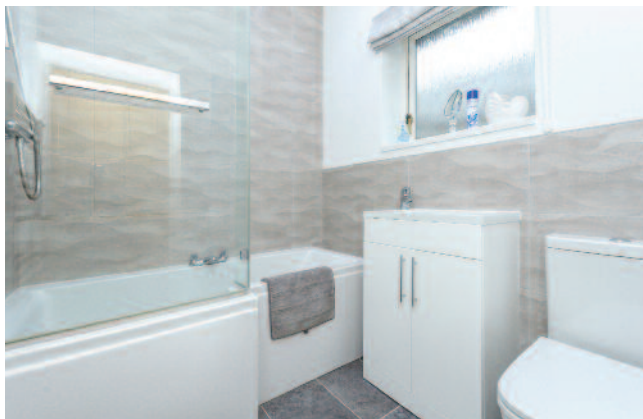


X 3



X 1

A Stone's Throw is a three bedroom, first floor apartment within a period stone building. The property has undergone full refurbishment and has been finished to a very high standard. A Stone's Throw has most recently been used as a very successful holiday let but could also be a perfect family home.



Alnwick
01665 605 605

www.bradleyhall.co.uk





RAMSIDE HALL
HOTEL • GOLF • SPA
★★★★

THE PERFECT BLEND OF TRADITION AND MODERN LUXURY

Offering the ideal mix of traditional features, luxury accommodation and first-class service, Ramside Hall is the perfect setting for a relaxing break in County Durham.

Situated on the outskirts of Durham City, the hotel boasts 127 luxurious bedrooms and suites, each offering its own unique charm with stunning views across 350 acres of beautiful private grounds. It is the only Gold Awarded AA rated & 4-star spa hotel in Durham.

Once you've relaxed into your surroundings, the luxury spa provides the ideal opportunity to unwind, with one of the UK's largest hydrotherapy pools, thermal suites, outdoor spa facilities, a state-of-the-art gym and a huge range of specialist treatments on offer.



Ramside is also home to some of the very best restaurants in County Durham, including the famous Pemberton's

Carvery, Rib Room Steakhouse and award-winning Pan-Asian restaurant Fusion. You can also enjoy a round of golf on one of the two 18-hole championship golf courses along with a 16 bay driving range to help you get into the swing of things.

The hotel is one of the most sought-after wedding venues in County Durham, with a huge range of function suites available to cater for ceremonies and receptions of all sizes which can also be used for conferences, meetings and special occasions.



For more information on Ramside Hall please visit www.ramsidehallhotel.co.uk

BADGERS GREEN MORPETH

OFFERS IN THE REGION OF £685,000

EPC Rating B85

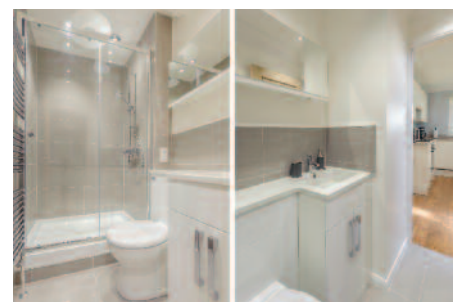


X 6



X 2

This delightful six bedroom, detached home is very well positioned in the desirable Lancaster Park development on the northern periphery of Morpeth. This attractive home has been entirely redesigned and extended to incorporate a one bedroom annex and has been finished to a very high standard.



Morpeth
01670 518 518

www.bradleyhall.co.uk



ESPLEY HALL ESPLEY MORPETH

PRICE £1,600,000

EPC rating E44

 X 5  X 4

This five bedroom country hall, built in circa 1865, is situated in the hamlet of Espley, Morpeth. The home boasts its original features and benefits from four reception rooms, library, kitchen, five bedrooms and dry store cellar. The property is beautifully positioned within 10 acres of well maintained gardens and woodland.

Morpeth
01670 518 518

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TOP TIPS FOR TRANSFORMING YOUR EXERCISE REGIME

Holly McBride Donaldson and Jennie Moyse, owners of national award-winning women's gym Club Zest, share their tips for transforming your exercise regime to achieve your health, fitness and wellbeing goals.

Going to the gym can be intimidating for some, and even for the regular gym bunnies it can get tedious. Here are our simple top tips to get you in the gym and enjoying your workouts while also reaching your goals.

Preparation

Think about your goal and set yourself some milestones. Do you have a big event you want to feel your best for? Do you want to improve your physical or mental health and fitness? Do you feel like it's time for a change? Talk through these goals with a professional advisor at the gym, who will be able to help you design a workout and nutrition guide which is best for you.

Other ways to prepare can be as simple as purchasing new gym wear and preparing a motivational playlist. Music is a great tool to get you working hard.



Take advantage of gym classes

Working out on your own to your specially designed programme is great but taking part in classes also provides you with something to switch it up and keep your body guessing. Gym classes are generally more high intensity, not to mention that taking part in group exercise can be encouraging.

Change your perceptions

The gym can be a sanctuary which will provide you with the space you need for 'me' time. Instead of thinking of your workouts as a necessity or a chore, remind yourself that it is time set aside to achieve your personal goals. The only person you are doing this for is you.

Exercise is proven to relieve stress, anxiety and depression. It is the most natural and healthy way to promote wellbeing. Investing in yourself for a few hours a week is the most beneficial time you will spend.

Keep it regular

The amount and intensity of your workouts will depend on your overall goal, which will be outlined by a professional. However, the NHS outlines that we should be taking part in at least 150 minutes of moderate aerobic activity such as cycling or brisk walking every week, and strength exercises on two or more days a week that work all the major muscles including legs, hips, back, abdomen, chest, shoulders and arms. To keep your routine going and to keep you motivated, we would recommend that you try and visit the gym 3-4 times per week, whether that be for classes or personal workouts. This way you will see improvements, start achieving your goals and begin to enjoy your time in the gym.



Club Zest Ladies Leisure is an award-winning gym with an expert team offering personal training, specialist personalised gym workouts, gym classes, dietary clubs, creche and baby classes. The gym also features a hairdresser and a beauty salon. Club Zest is based on Sea Road, Fulwell, Sunderland.

www.clubzest.co.uk 0191 516 9898



www.clubzest.co.uk

0191 516 9898



60 Sea Road, Sunderland, SR6 9DB



Benefits to using HG Design Solutions

- **Huge Savings** - can be delivered to our clients when taking advantage of our 25 years' experience designing architectural details for home interiors and exteriors.
- **Our constantly evolving knowledge** of the latest innovative market trends and material types from the European shows gives our clients access to low cost cutting edge solutions to satisfy their needs.
- **An ability to identify areas of unnecessary spend**, missed by others, within a budget creates vastly better value for money for our clients.
- **Identifying and focusing on 'signature' areas of a design**, as we do, delivers the 'wow' factor – often at minimal cost.
- **We can create the perception of 'hand crafted' traditional or contemporary Italian design** by the clever and cost effective use of 'off the peg' products within our schemes.
- **Stunningly accurate 'real life' CGI models and images** can be created by our team to help our clients visualize their dream.



Example of HG design
photo-realistic CGI



HG DESIGN SOLUTIONS

michael@hgdesignsolutions.com
www.hgdesignsolutions.com
 0191 5365050 or 07970068214

CREATIVE MINDS INSPIRE OTHERS

HG DESIGN
SOLUTIONS



HG Design Solutions have been creating impressive and individually tailored interiors for its discerning client base for over 25 years. Commissions have come from many quarters including 10 Downing Street, a diverse range of commercial clients, and also residential clients, building or renovating both traditional and modern properties throughout the UK and around Europe.

Our specialism is in managing and developing the detailed elements of a design solution to reflect the client brief, whilst delivering the very latest trends in traditional and contemporary interiors. We focus on blending technical elements, with interior proportions and finishes, to create stunning spaces for a modern lifestyle choice.

Architectural Interior Design Service

The role of an architectural designer is often mis-understood and considered to be elitist and expensive, this is not the case. When a client is receiving the right advice and service, the benefits of employing professional help is very often self-financing, as companies like HG Design use their industry knowledge to procure the very best costings for all elements of their designs within a project.

Residential Refurbishment & New Build

Managing a competitive tendering process for our clients removes much of the worry associated with quality and cost and can be combined with ongoing project management if required. Seamless integration of furniture, fittings and equipment is then possible without the usual headaches associated with building contracts.



Individual rooms CAD designed from the outset with plans, elevations and electrical layouts to include lighting and ceiling designs; procured via a competitive tendering process with the installation co-ordinated with the client's architect and interior designer, to produce stunning results.





Designing and Procuring Interiors for Properties Abroad

Developing or renovating a property in a far-flung location has its own unique problems for clients, not least the concerns involved in guaranteeing that the ideas envisioned are brought into reality. An experienced architectural designer satisfies that brief, sitting at the client's side, protecting their interests, managing costs, managing quality and importantly creating the liaison between other professionals and contractors to help to ensure a seamless delivery of the project.

Experience demonstrates it is not prudent to leave the entire delivery of a project, including costs and procurement, to the creators of the external architectural envelope without additional detailed professional help.



Developers & Commercial Design

Many years of studying lifestyle trends and interiors, and the experience built up in attending all the continental trade shows to identify the latest finishes and design directions, can also be a benefit to the developer. When coupled with years of procurement experience, amalgamating the two can lead to construction efficiencies when planning the build for a property. Delivering cost effective 'designer interiors' always improves realisable value for a given property. Additionally, the same approach minimises timescales for the disposal of that property in a competitive market place, by giving the project a marketing edge.



Benefits you can expect by using HG Design Solutions;

- 25 years' experience designing luxury homes.
- Maximising the space you have in your home to its full potential.
- Furniture can be designed to enable off the peg solutions with economy in mind. We can use our experience to maximise WOW factor to all necessary areas.
- We are able to create cgi's of any interior with real life accuracy creating life style images to you or your prospective buyer.

Commercial clients can also benefit from the advice of an architectural designer particularly in the area of procuring the latest in design ideas from a palette of standard products. An example would be designing a themed hotel room in a 'New England' style. Leaning on vast experience and product knowledge can often provide a surprisingly cost effective solution to satisfy a client's needs.

THE PASTURES

THE PADDOCK, LANCHESTER, COUNTY DURHAM

OPPORTUNITY TO CREATE
NEW PASTURES IN DURHAM

Bradley Hall is bringing to the market opportunities to develop bespoke and luxurious properties in one of Durham's most sought-after locations.

'The Pastures', situated on the southern boundary of Lanchester and less than a mile away from the village centre, offers individuals or property developers the opportunity to build one or several properties.

The Pastures offers a rare and exciting opportunity to create homes on what is likely to be one of the most affluent developments in the area. The village is surrounded by well-regarded schools and offers good communication links for commuting professionals.

Bradley Hall group director Peter Bartley said: "This is a fantastic opportunity for an individual to create their dream home in an outstanding area of Durham. Similarly, The Pastures also provides the chance for a developer to create several bespoke properties which we are certain will sell quickly thanks to its fantastic location."

The rectangular shaped site comes with outline planning for the development of 14 detached residential dwellings. The owner is proposing to service the site to

allow individual buyers the opportunity to purchase a fully serviced plot on a design and build basis to their own specification.

During development the site will benefit from mains gas, electric, water and drainage system. The access road will be adopted by the local authority once completed to their standard. Any communal costs will be contributed by way of a small communal charge.



For more information on The Pastures, please contact the Bradley Hall Durham office by calling 0191 383 9999 email durham@bradleyhall.co.uk or visit www.bradleyhall.co.uk



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Joel Dickinson

NORTH EAST FAMILY BUSINESS RETURNS TO ITS ROOTS AMID BUSINESS EXPANSION

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

Karpet Mills, which currently operates three stores and employs 30 people across the region, has opened its fourth branch in Hexham, where the business began almost 140 years ago.

The company has invested over £150,000 in the new store, while maintaining the roles of five staff employed by the building's former occupiers, Dickinsons Furnishers. The firm plans to create several more job opportunities in coming months.

Joel Dickinson, Karpet Mills operations director, said: "It is a fantastic move for Karpet Mills to return to Hexham where our family business began.

"As a local family firm we are incredibly invested in the area thanks to our history within Hexham, and were able to bring our business back thanks to the interest we've had in our products and services from the community.

"The opening is a fantastic way for us to start 2018, and we hope to continue this growth and success by creating further roles at our new branch, as well as introducing a new range of designer brands to add to our already popular range of affordable products."

In 2001, Conrad Dickinson, fifth generation of the family firm, sold the retail arm of the business to the current

owners of Dickinson's Furnishers, who have now ceased trading in Hexham. Since 2001, the Dickinson family have had no involvement with Dickinson's Furnishers, apart from acting as landlords.

Karpet Mills is the trading name of the Dickinson family business, which was established in 1878 and has remained as a family run business, now into its sixth generation. The firm is currently the number one provider of carpets and flooring for the North East, covering Newcastle Upon Tyne, Northumberland, Gateshead, Sunderland & Durham with branches in Kingston Park, Gateshead, Hetton-le-Hole and Hexham.

KARPET MILLS

“ Visit us for good
old fashioned service,
the latest products
and lowest prices...
guaranteed ”

Joel Dickinson

Joel Dickinson, Director. 6th Generation

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Newcastle upon Tyne, NE3 2EF
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(Next to Matalan)
High West Street, a, NE8 1EJ
Tel: 0191 478 3049

1-5 Market Street, Hetton-le-Hole
(10 mins from Sunderland or Durham)
Houghton-le-Spring, DH5 9DZ
Tel: 0191 526 1770

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BOOSTING SUPPLY AND SUPPORTING DEMAND IN THE REGION'S HOUSING MARKET

Head of land and development for Bradley Hall, Jonathan Rudge, discusses the status of the North East housing market and the region's development sector.

The development sector, and specifically the residential development sector, has never had greater focus in the Government's policy agenda. In the Housing White Paper, published in 2017, Theresa May talked of the need to 'fix our broken housing market', addressing the decline in home ownership and committing to a long term target of delivering 300,000 new homes across the UK.

This target goes far beyond anything proposed before and indeed would see a significant increase on current output across the country. To achieve this, the Government has introduced a raft of new measures that aim to boost supply and support demand.

While there has been much debate as to the pros and cons of these policies, and their application here in the North East, we have seen a significant increase

in house building over recent years.

Several new entrants have emerged in the development sector, as well as an increase in both house prices and land values. This activity has not, however, been equally shared across the region. For some areas, such as the urban areas of Tyne & Wear and the attractive market towns along the A1, we have experienced development activity close to that seen pre-recession which has encouraged a highly competitive market for new land and property.

Outside of these areas, activity levels drop significantly and there remain locations which have seen little to no new development. In such towns and villages, the viability of new schemes remains challenged and few developers have sought to actively pursue new sites. Here, new government policy has had little impact.

This polarising market has brought both opportunities and challenges to our client base.

For land owner clients across both public and private sectors, the demand for new development sites has provided one of the few opportunities to generate capital to invest in their business or projects. Whether it be a vacant building or underperforming industrial estate, our clients have sought to use changes in the planning system to their advantage and increase value by pursuing a change of use.

For developer clients, the demand for new homes has clearly supported a positive increase in activity, however, new competition has meant that house builders are now having to seek land in new areas. In these instances, the challenge is about understanding the commercial opportunity of new sites,

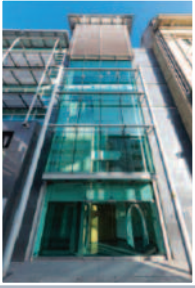


who the likely purchasers of homes will be and what values are achievable. In addition, we have also seen the positive return of several regional developers, aiming to deliver sites overlooked by the national house builders and often delivering a high quality, niche product. For these clients, the challenge has been about securing land and development finance at a level that enables them to efficiently manage their cashflow through development and still deliver an adequate commercial return.

Finally, for local authority clients, not only have they sought to generate value from their own assets, but they also clearly act as the delivery agency for much of the new government policy. They therefore play a vital role in encouraging new development and managing the planning process but have had to do so while incurring substantial cuts to budgets brought about by reductions in public funding. This has brought significant challenges and frustrations to the delivery of a more streamlined planning process.

While the Government's encouragement of new development is welcomed and providing a positive impact on some areas of the North East, there remains significant challenges to delivering new development across the region. Understanding these challenges and the means to address them is therefore vital for our land and development clients as we look ahead to the rest of 2018.





APOLLO HOUSE

Northumberland Road
Newcastle Upon Tyne

RENTAL PRICE

£9.50 per ft²

- Superb second floor studio office accommodation
- Totals 357.4m² (3,847ft²)
- Unique studio environment with mezzanine level
- External roof terrace with seating
- EPC Rating D92
- Prime city centre location, close to Eldon Square and Northumberland Street

Newcastle
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26 MOSLEY STREET

Newcastle Upon Tyne

RENTAL PRICE ON APPLICATION

- Refurbished office accommodation
- Variety of suite sizes available
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- Finished to a high standard
- Prime city centre location
- EPC Rating available on request

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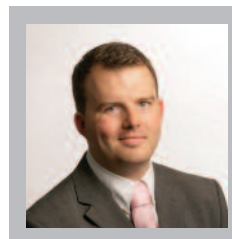
We offer tax advisory services in relation to the purchase of your property, including the structure of the venture, legal and beneficial ownership advice and Stamp Duty Land tax (SDLT) charges.

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We provide ongoing tax advice in relation to the letting of the property, what expenditure qualifies for tax relief and how the recent restrictions on mortgage interest relief may affect you.

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We will discuss the tax implications of your property disposal, including Capital Gains Tax.



For Further Information
please contact:

Chris Moir
Head of Personal Tax

T: 0191 256 9500
E: chris.moir@r-m-t.co.uk



ACCOUNTANTS &
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RMT Accountants & Business Advisors Ltd
Gosforth Park Avenue, Newcastle upon Tyne
NE12 8EG

T: 0191 256 9500
F: 0191 256 9501
W: www.r-m-t.co.uk

RICHARD RAFIQUE

DIRECTOR AT BRADLEY HALL

1. How long have you been a director at Bradley Hall?

I have been with Bradley Hall for just over four years and a director for three.

2. What does your role involve?

I provide clients with commercial property advice including acquisitions, disposals, leases and investments. I also head the valuation team, providing valuation reports for purposes including secured lending, tax, probate and accountancy. As a director I am involved in the continually evolving business plan and strategy for the company, which ensure we continue to deliver the best service to our clients.

3. What are your biggest challenges?

We offer a personal approach to meet an individual's requirements and expectations, and this can sometimes be challenging as you need to quickly understand and adapt to different business plans and personalities.

4. What is the most interesting aspect of your job?

Playing a part in developing and forging the physical characteristics of the region I live in. It is also great to be able to walk down a street and be able to say that Bradley Hall played a part in a letting or sale of a building or the development of a site. Every day is different and I deal with diverse range of people and projects.

5. What has been the most memorable project you have worked on?

Acquiring a shopping centre investment for a pension fund. It was neglected, with a high vacancy rate and many unhappy tenants. We project managed a full refurbishment, rebranded the centre and proactively asset managed the existing tenancies and leases. This resulted in an increased number of tenants and a higher rate of return on the investment for my client.

6. What do you predict the next 12-18 months will bring for Bradley Hall?

Continued growth, more clients and projects as well as new team members and services.

7. Away from work, what do you do in your spare time?

I'm a keen golfer and Toon fan. I like to keep fit and hope to do the Three Peaks Challenge and Great North Run this year. I have a young son, so I really enjoy days out playing and exploring with him.

8. What has been your biggest personal accomplishment?

Becoming a director at Bradley Hall. When I left university, it was at the start of recession and in the property sector redundancy was more common than job opportunities. My first job was working in an office packing envelopes. I didn't give up on pursuing a career and I feel I have made my own opportunities through hard work.

9. What would be your chosen superpower?

I would be a mind reader.

10. What is your favourite thing about living in the North East?

It's a relatively small region meaning that the city centre, coast and countryside are all on your door-step and the business community is also quite tight. It's amazing how many people you get to know and become friends with through work.



AXWELL HOUSE

Waterside Drive, Gateshead

RENTAL FROM £16,000 PER ANNUM
LONG LEASEHOLD PRICE OF £499,950

- Office premises for sale/to let in whole or in part
- Detached office building
- Suites from 1,700ft² to 7,010ft²
- Within a popular business location
- Recently refurbished
- EPC Rating D85

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Brunswick Industrial Estate, Newcastle upon Tyne

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- Office premises for sale
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- Within a popular business park location
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- EPC Rating B46

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BRIDGE HOUSE

Sunderland

RENTAL PRICE ON APPLICATION

- Modern office accommodation to let
- Central location with excellent transport links
- Free on site car parking
- Flexible lease terms available
- From 146ft² to 2,054ft²
- EPC Rating D99

Sunderland
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SIGNATURE HOUSE

Doxford International Business Park, Sunderland

FREEHOLD OFFERS INVITED/RENTAL
OF £12 per ft²

- Self contained office premises to let in whole or in part
- Suites from 2,250ft² to 8,940ft²
- Fitted to a high specification
- Close proximity to A19 and A690
- Generous on site car parking
- EPC Rating D92

Sunderland
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OLD CHURCH

Hexham, Northumberland

RENTAL OF £14,500 PER ANNUM

- Prominent retail unit to let
- Prime market town location
- Total size 65.85m² (708ft²)
- Suitable for a variety of uses STPP
- Recently refurbished
- EPC Rating D79

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www.bradleyhall.co.uk

39-41 FENKLE STREET

Alnwick, Northumberland

Newcastle
0191 232 8080

RENTAL/FREEHOLD OFFERS INVITED

www.bradleyhall.co.uk

- Prime location within Alnwick
- Total size of 482.9m² (5,197ft²)
- Prominent frontage
- Development potential STPP
- EPC Rating D79





PROPERTY FIRM STREAMLINES AS PART OF BUSINESS EXPANSION STRATEGY

Leading North East property firm Bradley Hall has continued in its expansion by appointing and promoting several senior level staff to oversee various operations.

Following a period of rapid expansion thanks to its aggressive growth strategy, Bradley Hall Chartered Surveyors and Estate Agents has now restructured to create several departments, further streamlining its growing operations.

The company now employs 38 and has six offices across the region, including; Newcastle City Centre, Gosforth, Morpeth, Alnwick, Durham and Sunderland.

The agency has rapidly developed a full-service approach, providing commercial and residential related property opportunities as well as recently adding specialist departments for land and development, building surveying and expanding its property management remit.

Group managing director, Neil Hart, said: "Bradley Hall has recently experienced a period of significant growth which not only covers the amount of

additional team members, but also includes the increasing number of services which we offer, the clients we work with and the projects we work on.

"This is a very exciting time for the business as we continue to grow our presence across the entire region.

"The new structure will help us to continue to provide a high-quality service to our clients while consistently driving the business forward and growing our reputation as the most active agency in the region."

- Associate director Tim Aisbitt becomes head of agency. He will oversee all commercial property sales, leases, investments and acquisitions spanning across the region.
- Catherine Affleck, who was recently appointed as the firm's operations director, will oversee the company's growing property management portfolio and team.

- Experienced building surveyor Henry Scott has been appointed as head of the building surveying department following a successful year at the firm.
- Jonathan Rudge has been appointed as the head of the company's new land and development department as demand for new build homes in the region continues to grow.
- Director of estate agency Matt Hoy will maintain his role heading the company's growing residential operations across the region.
- Richard Rafique, who has been a director with the firm for three years, will now head the company's growing professional services team who oversee lease renewals, rent reviews and valuations.
- Geoff Davis will continue as finance director and will manage the expanding finance team as demand for support grows at the firm.

ELDON CHAMBERS

23 Quayside
Newcastle upon Tyne

RENTAL PRICE ON APPLICATION

- Prime leisure accommodation to let
- Excellent quayside location
- Unrivalled views across the River Tyne
- Popular leisure destination
- Net internal area 225m² (2,442ft²)
- Ground floor A3/4 restaurant and bar use
- EPC Rating E107

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0191 232 8080

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TOP SUNDERLAND ATTRACTIONS



1. Tall Ships - July 11-14

The weekend celebration will welcome a majestic fleet of 80 Tall Ships from all corners of the globe, providing the centrepiece of a four day colourful entertainment event across the city.

2. Sunderland Air Show - July 27-29

Another spectacular show which will see the return of the Royal Air Force's Typhoon and Aerobatic teams and the Battle of Britain Memorial Flight. The daily displays from the Red Arrows are always a highlight of this popular event.

3. Annual Sunderland Illuminations

The popular Sunderland Illuminations returns for another year of fantastic light shows and attractions along Roker seafront, culminating in the Festival of Light within Roker Park. The theme is yet to be decided, however we can guarantee an impressive show following on from previous Disney and Alice in Wonderland themes of past years.

4. National Glass Centre

This cultural venue celebrates everything about modern glass – offering activities, workshops and exhibitions for visitors of all ages.

5. Herrington Country Park

One of the largest parks in Sunderland with walks and cycle trails, an adventure play area, skate boarding, Nordic walking, model boat sailing in the lake and a variety of sculptures celebrating the heritage of the area.



6. Sunderland Museum and Winter Gardens

Discover Sunderland's fascinating history thanks to a collection of hundreds of artefacts dating back to 1846. The Winter Gardens, a 21st Century addition to the museum, is a tropical paradise. Over 2,000 plants thrive in the glass rotunda and visitors also have a bird's eye view of the beautiful Mowbray Park from the tree top walkway.



7. Catch a show at Sunderland Empire Theatre

The city's theatre is established as one of the best places in the region to catch a performance. This year's line-up includes; Abba Mania, Miss Saigon, and Wicked, international comedians Russell Brand and Jason Manford, and kids shows Awful Auntie and Madagascar – A Musical Adventure.

8. Silksworth Sport Complex

Silksworth Sports Complex and Ski Slope offers a fully-equipped outdoor athletics area including; a skate park, two fishing lakes, a picnic area and an adventure playground, grass football pitches, two nursery ski slopes and main, 165m ski slope.



Photo credit: Above the Action

SUNDERLAND INVESTMENT AND REGENERATION CREATES VIBRANT AND ATTRACTIVE CITY

Sunderland is a city which is reinventing itself and being transformed into a vibrant, creative and attractive city for people, business and investors alike.

What once was a ship building town then evolved into an industrial city, and now is known as an area which is attracting investment and subsequently introducing change and development.

The city's 3, 6, 9 Vision document has set out details of the strategy designed by Sunderland's Economic Leadership Board and Sunderland Business Group to shape the cultural and economic development of Sunderland. The publication outlines how the plan will attract over £1bn in investment which dramatically change the city and its opportunities.

The programme, which has 7 years remaining, includes five key aims to create a 'new kind of university city', putting emphasis on learning, developing and supporting enterprise. Its second aim is to use opportunities offered by new low-carbon technology to encourage economic activity in the city. The board

have also outlined an aim to utilise the city's coastal location to create a 'prosperous and well-connected waterfront city centre', 'an inclusive city for all ages' and 'a one city approach to economic leadership'.

Thousands of new jobs are set to be created thanks to several exciting, major projects which are currently underway. These include the Vaux development within the city centre and the International Advanced Manufacturing Park (IAMP), which is set to create 5,000 job opportunities and bring in more than £400m in private sector investment.

The five phase Sunderland Strategic Transport Corridor which will see a several routes created into the city, as well as the almost completed Northern Spire Bridge and £61m dual carriageway.

Improvement in key sectors has also been reported by the City Council,

including in the operation which the city is built around - The Port of Sunderland. In the year in which it celebrated its 300th birthday, the port saw an increase in passing cargo by 25%. Another original sector for growth in the city was the automotive industry. Over 4,000 jobs and 2m sq.ft. of new floorspace has been created in the sector, with an investment of over £917m – all in the past five years.

In summary, the city is attracting a range of investment and development. The City Council is investing a further £60m into major projects which will drive growth and the performance of the local economy, while the city also welcomed over £75m of capital investment from 87 overseas companies which employ over 26,700 people.



NORTH EAST LEISURE SECTOR CONTINUES TO THRIVE AMID EXCITING CHANGE

As the North East's leisure and hospitality industry continues to thrive, head of agency at Bradley Hall Chartered Surveyors and Estate Agents, Tim Aisbitt, comments on the exciting activity which is continuing to shape our region.



people.

At Bradley Hall, we work closely with leading regional and national operators to change and develop the city's landscape while bringing new and quality opportunities to local businesses and people. Our work with Danieli Holdings saw us involved in the creation of its second successful bar, YOLO Townhouse, on High Bridge, which was part of a larger regeneration of the area. Thanks to the success of this project, we were further appointed to market opportunities in STACK Newcastle to SME's and larger companies both in the North East and nationally.

Bradley Hall is proud to act on behalf of several national operators, including Ei Group / Enterprise Inns - one of the largest UK pub companies with an estate of over 4,500 public houses across the country, ranging from traditional and gastro pubs to sports and city bars. Bradley Hall also acts for Trust Inns, another national pub company and Newcastle hospitality operators Vaulkhard Group, who own some of the leading venues in the city centre and beyond.

Outside of the city centre, we recently secured tenants on behalf of Ei Group for what was formerly known as The Brandling, Jesmond. The restaurant and bar is now thriving under its new name of The Dun Cow and Grillroom, which blends traditional and modern features to provide a stylish new venue to the affluent area located near to Osborne Road, one of the region's leading destinations for bars and restaurants.

Opportunities both within Newcastle City Centre and in the wider region are being snapped up quickly as developments and activity continue to increase. We are currently marketing several fantastic opportunities for restaurant and pub operators, including The Shambles on Bridge Street, Morpeth, The Beresford Arms, Walton and the Devonport Country House Hotel in Darlington.



The current buzz of leisure and hospitality activity within Newcastle and the wider North East is creating an exciting and prosperous time to be involved in the sector.

Newcastle City Council recently announced that annually the night time economy in the city centre alone is worth £487m thanks to 20.17m local, national and international visitors. These numbers are set to increase even further as more new locations, developments and opportunities emerge and the sector continues to go from strength to strength.

Highly anticipated upcoming leisure projects and schemes within Newcastle City Centre include STACK Newcastle on Pilgrim Street which coincides with The Great Exhibition of the North. These exciting and already well-known projects add to the continuous and successful development of leisure and hospitality opportunities which are attracting further

attention and visitors to this vibrant hub of opportunity.

In addition, the increasing number of bar and restaurant developments are set to continue to build the city's reputation as an attractive destination, moving away from its former fame for stag and hen parties and boozy nights out. The city's changing face is being outlined by Newcastle City Council as it sets out its blueprint licensing policy for 2019-2023.

A suggested voluntary code of good practice will discourage operators from promoting cheap alcohol offers, and instead will encourage a mix of restaurants, high end bars with seating and family-oriented destinations which will create more opportunities for more



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

NEWCASTLE RETAIL AND LEISURE SCHEME CREATES STACKS

STACK, a £1m contemporary creative social hub in the centre of Newcastle, is changing the landscape of the city's retail and hospitality sector.

The innovative new scheme, launched by North East based leisure firm Danieli Holdings, is located in an iconic location for entertainment which dates back to 1931. The city centre destination is set to provide a range of exciting entertainment, culture and shopping opportunities for the city's visitors.

The scheme will create 500 jobs for local people throughout the project, which has been agreed to occupy the site on Pilgrim Street for three years before it is redeveloped.

Leading North East property firm Bradley Hall has secured numerous growing local businesses to occupy the shipping container leisure hub. Tim Aisbitt, head of agency at Bradley Hall, said: "This is a fantastic opportunity for retailers and leisure operators of all sizes to be a part of an innovative and creative new retail and hospitality destination in the city centre.

"The location of STACK is second to

none. It occupies a position which is at the bottom of Northumberland Street, one of the busiest high streets in the country. Traders at the site will benefit from a very visible city centre location with a high footfall of thousands of shoppers, students and city centre workers a day.

"Danieli Holdings has created STACK to occupy a previously disused site and transform it into what will become an iconic concept for our city centre."

Taking inspiration from other container parks from across the world, including; London's Boxpark Shoreditch, the upcoming MARTA in Atlanta and The Wenckehof in Amsterdam, the collection of 50 containers has been innovatively converted into a range of cafes, bars, restaurants and shops which will boast the views and renowned atmosphere of Newcastle city centre.

STACK has been introduced to occupy a disused area of the city centre, improving

the local landscape and providing opportunities for local and national traders, job opportunities and shopping and leisure options for the city's workers, shoppers and tourists.

Neill Winch at Danieli Holdings said: "We are bringing an exciting concept to an area which has been disused for a very long time. Newcastle city centre is emerging as a vibrant city full of opportunity, and we know STACK will become one of the key destinations for the city's regulars and visitors alike.

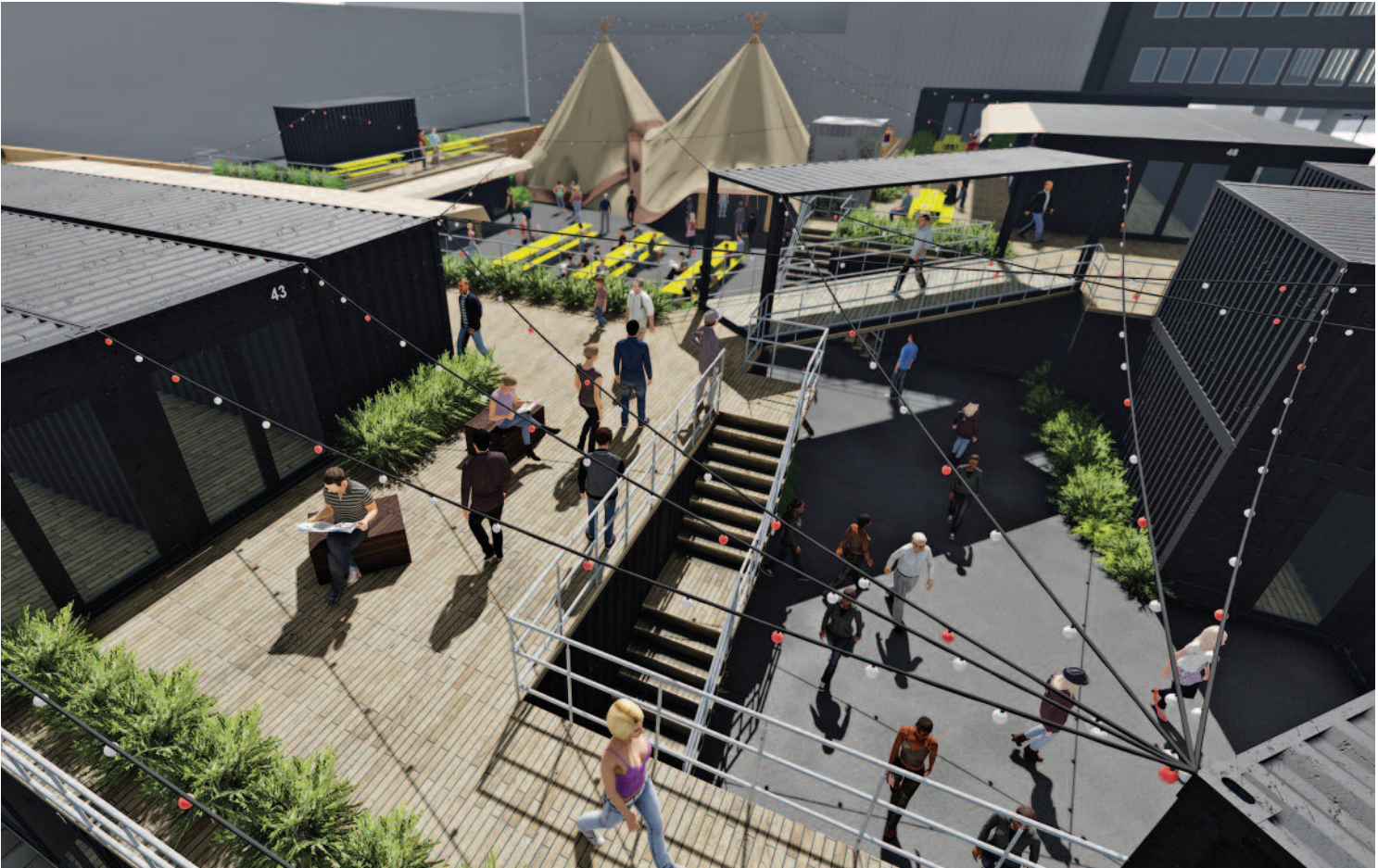
"We had great success at this site with Hadrian's Tipi and we know that we can recreate that with STACK."

Danieli Holdings has already experienced success at the site thanks to Hadrian's Tipi, a pop-up entertainment venue hosting a range of street food and entertainment at the same site between October 2017 and January 2018.

For more information please contact Tim Aisbitt on 0191 232 8080 or email tim.aisbitt@bradleyhall.co.uk



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MANAGING MAJOR APPLICATIONS AND MITIGATING PLANNING RISK

BH PLANNING AND DESIGN DIRECTOR CHRISTOPHER WHITEHOUSE OFFERS HIS ADVICE.

When inheriting planning cases for appeal, I often note the lack of substance provided with the application documentation; especially given the front-loading nature of the exercise.

Once the principle of the case is established in an application, the process is essentially a negotiation. Without a ready and available armoury of tools to rely on, how can one negotiate when the time comes, and timings are pressing?

Submissions do consistently provide on the surface what appears to be a well front-loaded application; often incorporating environmental technical reports, a design and access statement and the requisite plans, as guided by pre-application advice. But whilst this submission may address the initial issues raised by the local authority in pre-application, it often doesn't address the issues that fundamentally push the scheme through to success.

Three issues appear to crop up consistently, each with the potential to hold up process, derail or chip away at the credibility of an otherwise robust submission.

Firstly, applications that refer to planning policy within a Design and Access Statement but don't contextualize how the policy is meant to be applied (particularly in terms of planning balance). The approach allows an authority to set the planning narrative rather than respond to a policy position set by a Planning Policy Statement; meaning that



unless the submission is very straight forward it becomes hamstrung by the concessions councils require to accord with their own unchallenged policy position.

Secondly is a lack of consideration at the earliest stage to the issue of Affordable Housing (AH) contributions and the consideration of viability. Assuming a major application is liable to AH, it is highly likely that an applicant will appraise the contribution as part of their Development Appraisal well before submission, testing the sensitivity of different potential contribution

obligations. However, often a submission is made with no consideration of that practicality in the form a financial viability report to support the application.

This means that the councils housing officer has an initial free run at a preferred rate of contribution which the applicant must react to, rather than making the officer react to a pre-prepared position. This also will take a significant amount of time as viability appraisals are not something that can be produced overnight.

Thirdly, is the draft, or at least draft Heads of Terms of a Section 106 agreement with the author readily to hand to adjust, negotiate and finalise during the application period. Any submission can assess the likely contribution requirements or mechanisms required to address potential issues and as such lay out the framework of the wording of the contribution in the first instance.

Not only does pre-empting these issues save time, it makes a huge difference to the robustness and as such the credibility of the submission, especially where planning balance should apply. Momentum and credibility are often everything when major applications are supported.

COMMERCIAL PROPERTY



VROOM CAR RETAIL PARK

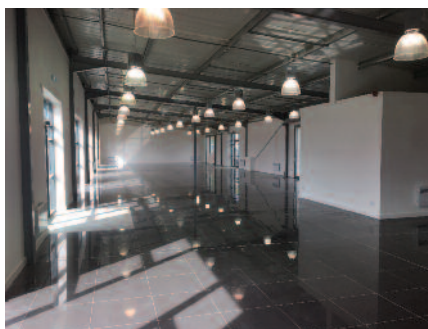
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- Gated site with out of hours CCTV
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EXPANSION COMPLETES AT CAR RETAIL PARK

The region's leading car retail park has completed an expansion which has allowed the addition of over 250 display spaces.

Expanding motor business, Motor Depot, recently launched its seventh national showroom at Vroom Car Retail Park, and now work has completed on its new and purpose built 10,000 square foot service and car preparation centre.

Vroom, which is managed and marketed by North East property firm Bradley Hall, is an eight-acre car retail site located on the Tyne Tunnel Trading Estate which displays 750 vehicles on site across four independent car retailers and associated, service and repair centres.

The retail park was purchased and regenerated in a multi-million pound development project by regional investment company Northumberland Estates. Vroom is based on the Tyne Tunnel Industrial Estate, opposite the Silverlink Retail Park, and at the intersection of the A19 and A1058 Coast Road.

Laura Walker, estate management surveyor for the property firm, said: "Vroom has proven to be very popular with traders as it offers flexible business space in an ideal location. It's visibility is

fantastic for passing trade as well as providing an easily accessible location for those travelling to the site.

"We are dedicated to supporting Northumberland Estates in creating an outstanding location for businesses and customers. The site is expanding and there are flexible opportunities available for retailers to join Vroom, including the ability to build bespoke and self-contained dealerships on the adjoining site."

Highways England is continuing a £75m road improvement project to the A19/A1058, which has now moved off the Vroom site marking a significant milestone for existing and future occupiers. Following this, Northumberland Estates is investing in a series of improvements across the area, including landscaping, new signage and CCTV.

Senior asset manager at Northumberland Estates, Michael O'Driscoll, said: "There has been a great deal of activity at Vroom and the surrounding area over the last 12 months, but we are now in a position where the

site is significantly more visible from the A19.

"The road improvement scheme is due to complete in 2019 and will dramatically enhance the prospects of the location.

"The recent completion of the new preparation space further adds to Vroom's presence and success. This is a fantastic addition to the retail park and is the next step in our development and expansion.

"We are looking forward to continuing to welcome a number of local and national retailers to the site as we create further opportunities."

Vroom traders include, Motor Depot, WD Motors, Whitley Bay Motors and Motorcare.

The last two units are available on the site, which includes a 4,200 square foot showroom, a 5,400 square foot PDI and servicing unit, 108 external car sales spaces and 14 car parking spaces. For further details or to arrange a viewing please contact Bradley Hall on 0191 232 8080.



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EMMA GRAHAM

BRADLEY HALL SUNDERLAND OFFICE MANAGER AND CHARTERED SURVEYOR

1. What is the best thing about your job?

Through the firm's extensive professional network, I am fortunate enough to meet and learn from some amazing people from a vast range of industries and backgrounds.

I was recently lucky enough to be asked to present an award at the Sunderland Portfolio Business Awards, which was a great experience. I was inspired by the Sunderland business community and the achievements of so many organisations.

2. What has been your biggest achievement?

Prior to joining Bradley Hall, my biggest achievement was gaining my RICS qualification.

More recently, launching the Bradley Hall Sunderland Office in September 2017 was my most rewarding challenge as it involved so many aspects of marketing, networking and the day to day running of an office. Over the months the office is growing at a strong pace, gaining a more prominent presence within Sunderland.

3. Where do you see Bradley Hall in ten years?

I think that the firm will expand on a national level and continue to develop an even stronger presence within the market place.

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

I would recommend anyone who is interested in a career in surveying to undertake work experience within the different disciplines to help decide which is the best route.

As part of my role as student liaison officer for the RICS North East Committee I actively promote the industry and surveying as a career. Work placements and work experience are excellent for discovering what you enjoy, which fundamentally is the most important thing.

5. What advice do you live by?

The best advice I've received is to do your best and never give up - if you don't climb the mountain you'll never see the view.

6. Who has inspired you?

I recently watched a documentary about actress Kara Tointon and how her life is impacted by dyslexia. Having dyslexia made my studies more challenging and it was inspiring to see how another young woman has overcome similar adversities to also form a successful career.

7. What are your hobbies?

I'm training for the Great North Run so I've recently started back at the gym and I'm trying to get fit. I love going for coastal walks with my pug Pixie and stopping off along the way for a few glasses of white wine.

8. What can you not leave the house without?

I can't leave home without my phone as I always need to be available to speak to clients. Also my business cards as you never know when you might meet a new contact.

9. What would be your second choice of career?

I have always wanted a career in property ever since I was young. I was obsessed with Lego and building a model of my dream house. I think if I had to change my role it would still be property related - most likely in interior design.



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TOP 5 LUXURY CARS TO BUY IN 2018

Passionate motor expert and BH Financial services director James Hill names the top 5 luxury cars to purchase in 2018.



Range Rover P400e PHEV

Price: From £79,595

Range Rover is an obvious choice to include in a list of top 5 cars to purchase this year. Its level of luxury is difficult to improve on, however, Land Rover looks like it will achieve the almost impossible, with the newer and quieter P400e plug in hybrid - complete with three hour rapid charge. The new addition will offer a 13.1kWh lithium-ion battery to allow 31 miles of full-electric driving, with back-up in the form of a 2.0-litre turbocharged petrol engine.



BMW 7 Series

Price: £51,990

The understated BMW 7 series is a staple choice when it comes to recommending cars. The luxury saloon was given a whole host of new cutting-edge technology when the latest model arrived. It comes in standard and long-wheelbase versions, providing improved rear legroom. Its tapered design and light weight is thanks to the use of carbon fibre in its construction, which helps save fuel in addition to its surprisingly well handling on large and rapid 740 and 750 models.

Jaguar XJ

Price: From £54,630

The Jaguar XJ offers a sportier drive than its saloon peers with better handling. There are three engines, two wheelbase lengths and five different trim levels to choose from, all of which bring plenty of equipment. A long list of options are available, too.

Tesla Model S

Price: From £58,600

This new vehicle will be an aesthetically pleasing, fast, practical and competitively priced all-electric luxury saloon car. Its mainly aluminium body is supported with steel to add strength in key areas, resulting in a car with good dynamics. This car is certainly set to have the size, pace and, range to compete with a conventionally powered rival.

2018 Audi RS4 Avant

Price: From £61,625

The Audi RS4 is a very quick estate car. Regardless of its lack of rivals in this category, other than the Mercedes-AMG C63 Estate, this 2.9-litre twin-turbocharged V6 engine offers the first choice in estate cars thanks to its exceptional ride with agility and ease. The interior is what you would expect from Audi, with an infotainment system which beats the rest.



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PROPERTY FIRM GOES DAFT FOR NEW CHARITY PARTNERSHIP

Bradley Hall group managing director Neil Hart discusses the company's new charity partnership

We've been extremely fortunate that Bradley Hall has been able to support some of the region's most important charities over the years, including Marie Curie and children's charity Heel and Toe to name just a couple of our recent beneficiaries.

This year, we decided to choose a charity which supports thousands of people who are undergoing chemotherapy and radiotherapy every year. Daft as a Brush Cancer Patient Care offers free staffed custom-made vehicles to transport outpatients to and from home to chemotherapy and radiotherapy cancer treatments.

The charity makes thousands of journeys annually, offering people not

only free transport, but also emotional support from the volunteers who travel with patients.

To date the charity has a fleet of 22 ambulances, 18 of which have been adopted by primary schools from across the region and 2 by the Great North Children's Hospital. Over 250 people volunteer as ambulance drivers and companions; staffing the information desk at the Freeman Hospital, the shop in Eldon Garden and at Daft as a Brush House.

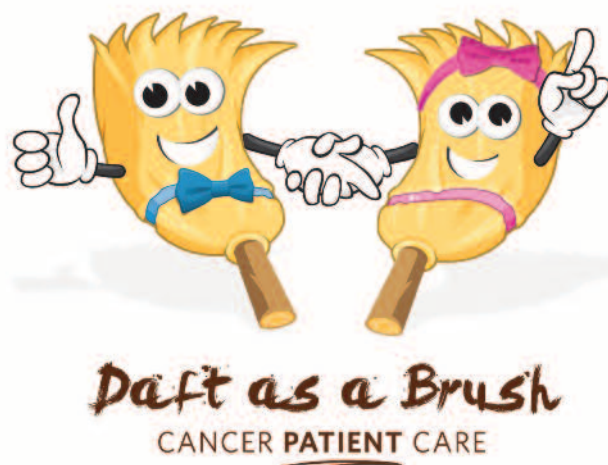
Local entrepreneur Brian Burnie set up the charity in the late 1980's funded by the companies he owned, and in 2010 the proceeds of the sale of Doxford Hall were given to the charity when it was renamed

Daft as a Brush Cancer Patient Care.

Brian's next campaign, The Blue Bell Bus, will see a 7,000 mile trip around the coastal footpath walk of both Great Britain and Ireland to promote the charity nationally and to introduce the concept to other areas in the UK.

The charity proposes that with the Bluebell Bus and its travelling team will get the word out about how to create Daft as a Brush Cancer Patient Care services in their local area which could collectively provide one million high quality cancer patient care journeys each year.

Bradley Hall has had some great success in the past supporting some of the region's charities. As a company we have donated, as well as fundraised impressive amounts thanks to our generous clients, business partners and staff. We look forward to replicating and growing our fundraising with a range of fun and creative activities this year in aid of this very important and deserving charity.



BRADLEY HALL ANNUAL FUNDRAISER

Leading North East chartered surveyors and estate agents Bradley Hall held its second annual fundraiser in aid of Heel and Toe Children's Charity.

Over 200 of the firm's guests enjoyed an afternoon of dining, drinks and entertainment from comedian Carl Hutchinson, close up magic from Paul Lytton and music from North Star Band at the Crowne Plaza Newcastle – Stephenson Quarter.

Generous attendees donated over £9,000 to the charity. The total was raised throughout the evening with raffles, donations and a silent auction for the event's main prize which was donated by Ramside Hall Hotel.





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