

ISSUE 06 | SPRING 2019

PORTFOLIO

PROPERTY AND LIFESTYLE MAGAZINE FOR THE NORTH EAST



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WELCOME...

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

Well, what can I say, we've had a flying start to 2019. The team at Bradley Hall continues to grow and we consistently gain more accolades and appointments every year. From our residential to commercial property arms, to our sister companies BH Planning and Design and BH Financial Services, business continues to thrive.

Each year brings us new opportunities, thanks to our hard-working team expertly lead by our Senior Management Team and Board of Directors. We're developing our great relationships with the region's businesses, organisations and Local Authorities, while growing our team and welcoming new experts to support our growing clientele.

We've promoted several of our existing staff thanks to their dedication and achievements. Catherine Affleck joins our Board of Directors as Group Operations Director. She will work closely with our sister companies in providing a comprehensive, full service approach to our clients. Nicholas Bramwell, who was named Dealmaker of the Year by Estates Gazette in 2018, becomes Senior Surveyor within our Commercial Agency department. Laura Walker has been

promoted to Senior Property Manager within our Property Management team. These key promotions, alongside numerous other appointments across several departments, support our growth and expansion.

A proud moment of ours recently was being awarded The Most Active Agents in the North East for the second time by Estates Gazette, as well as being acknowledged as the Most Active Retail Agents and as the Most Active Investment Agents of 2018. As these awards are based purely on data and numbers, we were honoured to receive them.

I believe that the success of Bradley Hall comes down to a mixture of factors, our dynamic and driven team, our ability to get the job done for our clients, and our down to earth approach. We provide a bespoke service, from the region's Local Authority projects to supporting local start-ups and SME's with commercial premises, from the sales of multi-million-pound mansions to affordable housing, from arranging a first-time buyer mortgage to property management services as well as our field-to-finish approach to new housing.

We continue to move with the times and provide the services which people need. Our proactive approach means we are always up to date with opportunities in the region. We appreciate the importance of digital communications in this ever-evolving market, but also respect the importance of maintaining a strong high street presence and quality customer service.

We are incredibly proud of this edition of Portfolio. All of its content has been carefully chosen with our readers in mind. As well as including the best residential and commercial properties in the region, we also have some fantastic contributions from outstanding local businesses and national brands.

And last, but certainly not least, a big thank you to everyone who continues to support Bradley Hall and Portfolio Magazine including our clients, advertisers and those we do business alongside.

Enjoy reading!

Neil Hart
Group Managing Director
Bradley Hall



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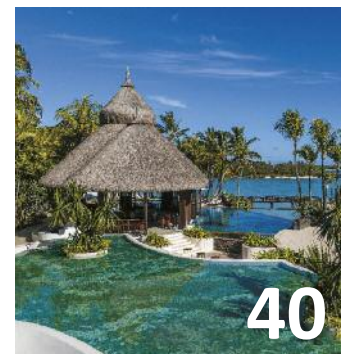
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or email cassie.moyse@bradleyhall.co.uk

MEET THE SENIOR MANAGEMENT TEAM



Neil Hart
Group Managing Director

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

0191 232 8080



Peter Bartley
Group Director

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

0191 383 9999



Richard Rafique
Director and Head of Professional Services

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

0191 232 8080



Geoff Davis
Finance Director and Advisory Board Member

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

0191 232 8080



Catherine Affleck
Group Operations Director and Head of Property Management

Catherine joined Bradley Hall nearly 15 years ago and has a first class honours degree in Estate Management. In 2017 she was promoted to Operations Director and became Group Operations Director in 2019. In her current role, Catherine oversees day to day activities to ensure the smooth running and efficiency of the organisations at the direction of the Group Managing Director. Catherine became an RICS APC Assessor in 2015.

0191 232 8080



John Marshall
Advisory Board Chairman

Established solicitor and businessman John Marshall joined Bradley Hall as Chairman of the Advisory Board. He works in close partnership with the Senior Management Team to support the firm's continued expansion strategy.

0191 232 8080





David Douglass
Advisory Board Member


Experienced solicitor, property developer and businessman David Douglass has joined the Advisory Board to support the firm with his vast knowledge and experience in the industry.

0191 232 8080

Jonathan Rudge
Head of Land, Development & New Homes

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

0191 232 8080




Matt Hoy
Director of Estate Agency

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


01670 518 518



Henry Scott
Head of Building Surveying

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

0191 232 8080




Lewis Chambers
Director of Mortgages and Finance

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


0191 260 2000



Mark Ketley
Director of BH Planning and Design

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

0191 232 8080






16 RAMSIDE PARK

We are delighted and privileged to market this modern mansion, situated on the highly desirable Ramside Park in Durham.

This impressive home is set in modern stone with a fantastic use of glazing throughout, allowing an abundance of natural light to flow throughout the property.

The property is accessed via low level electronic security gates onto a sweeping driveway, with space for six cars comfortably.

The main entrance leads you straight into a spectacular and vast open plan area, comprising a main hallway and lower steps down to a grand open plan kitchen with island units, fully integrated appliances and granite work surfaces. The ground floor benefits from a mixture of luxury flooring. There are large panoramic sliding doors onto the patio and impressive lawned gardens with further views over the fairway at the award winning Ramside Golf Course.

The ground floor is divided into two wings. To the north wing is a large lounge

suite with rear garden views and a multi-fuel burner with a lounge area to the front of the property benefitting from views over the gardens and driveway.

The south wing comprises a large feature dining room with panoramic views over the rear south-westly facing gardens. There is a practical WC on this wing leading to a spacious utility area and access to the integral garage block with electrically operated doors.

The first floor is primarily accessed from an open plan solid oak staircase with tastefully designed glass panels and balustrade leading to an exceptional galleried landing, leading to both wings of the house. To the rear of the property on this floor are large floor-to-ceiling panoramic sliding doors onto a superb outdoor terrace area and decking area, which has direct views over the fairway and far reaching views beyond over the County Durham countryside. To the north

wing of the property is a secondary wooden spiral staircase with access onto all floors of the house.

This home boasts five large bedrooms in total. The first-floor master bedroom benefits from a balcony overlooking the rear of the property and comprises a dressing room and tastefully designed en-suite featuring a large walk-in wet room, free standing bath, double sink and WC with Villeroy and Boch fixtures and fittings.

The second bathroom is set to the front of the property with a walk-in wardrobe, en-suite facility to include; shower, basin fittings and WC with Villeroy and Boch fittings.

The third bedroom is set in the south wing and includes an en-suite with Villeroy and Boch bath, basin and WC. This bedroom also has four large Velux windows and a Juliet balcony which faces the main entrance to Ramside Park.



To the second floor there are a further two bedrooms both with Velux windows, en-suites and storage space and one with dressing room and balcony with exceptional views over the rear gardens, the fairway and County Durham.

There is a fully integrated media hub within the ground floor, allowing all rooms direct access. The property benefits from smart technology with light sensors and touch pad systems in key rooms.

This is a superb and individually designed bespoke modern family home set in an exclusive and private location affording space and luxury. The purchasers of this property will benefit from life time membership of the award winning Ramside Spa and Golf Course.

This outstanding property is situated close to the A1M, A19 and A690 making access to Durham City, the North, South and beyond swift and practical.

This property is available to view strictly by appointment only with the Durham Office of Bradley Hall Chartered Surveyors and Estate Agents.



GUIDE PRICE £1,599,999

Awaiting EPC Rating

 X 5  X 5

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2 REGAL CLOSE SEASHOUSES, ALNWICK

OFFERS IN EXCESS OF £325,000 EPC Rating C69

 X 3  X 2  X 2

Bradley Hall is thrilled to welcome to the market this well presented three-bedroom detached dormer style bungalow. Number two Regal Close is located on a corner plot at the entrance of the cul-de-sac in the popular coastal hamlet of North Sunderland, Northumberland.

The property is located within walking distance to the beach, doctor's surgery, bus stop and the village of Seahouses, which benefits from many amenities such as restaurants, pubs, convenience stores and a bank.

The property offers spacious

accommodation throughout including three double bedrooms, two reception rooms and a large dining kitchen. The property benefits from oil fired central heating, double glazing and a security alarm system.

Externally, the property benefits from a well-maintained cottage style garden to the front with borders of mature shrubs and a path leading to the side and rear of the garden. A tarmac driveway provides off street parking along with a spacious garage with electric roller door and access door to the side.

The rear garden is low maintenance with raised vegetable patches, lawned areas and paved areas, perfect for alfresco dining. The garden also benefits from an ornamental water feature and lighting which is powered from the main house.

Viewings are highly recommended to appreciate the accommodation on offer.

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THE OLD REGISTRY

Newgate Street, Morpeth

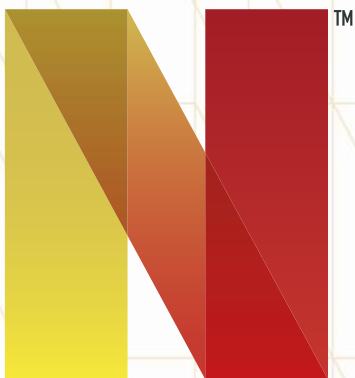
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Developments gather pace for Northumberland Homes Ltd

Emerging North East property development firm Northumberland Homes Ltd has announced the launch of its second project following the success of its inaugural scheme, The Old Registry, Morpeth.

The team has now begun work on Whitefield Farm, Druridge Bay, a small and exclusive development of two superb barns and two substantial houses in a coastal location.

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

The launch of Northumberland Homes Ltd's first development, The Old Registry, included a range of carefully transformed luxury apartments, cottages and dormer bungalows. The project welcomed a surge of enquiries, totalling over 140 interested parties within the initial stages of marketing.

The Old Registry includes nine, two-bedroom properties together with three,

one bedroom apartments. Northumberland Gardens also comprises four bungalows and cottages.

Much of the property, parts of which were built in 1750 and is one of Morpeth's oldest buildings, is Grade II listed. The company has maintained much of its original architecture during the renovations.

Gary Herron, Director at Northumberland Homes Ltd said: "My fellow directors and I are delighted at the success of the firm so far. We've created a range of exciting and quality homes for the region's homebuyers while maintaining the history of the buildings which play a part in the heritage of our communities.

"We've chosen fantastic locations to create new homes, including one of the region's most popular market towns and a picturesque rural site. The events surrounding key milestones including our launch days have been met with great success and feedback on the homes and

plans. We've had great support from Bradley Hall and look forward to continuing to work with the firm.

"Both The Old Registry and Whitefield Farm are continuing to gather significant momentum. Some properties at The Old Registry will be ready to move in to from late spring, and works have started at the Whitefield Farm site."

Founders Gary Herron and Michael Black have pooled their expertise to create a professional and quality housebuilding practice in order to meet demand in the region. Gary has a background as a finance and marketing professional whilst Michael, specialises in, amongst other things, high end kitchens and bathrooms.

Matt Hoy, Director of Estate Agency at Bradley Hall said: "The quality of the developments by Northumberland Homes Ltd is outstanding. The Old Registry has been extremely popular, and we have also had a great deal of initial interest in the Whitefield Farm development."

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



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59 BLACKWELL

DARLINGTON

Bradley Hall is delighted to bring to the market this superb architecturally designed home which has been exclusively commissioned by the current owners.

The property boasts luxury and contemporary living throughout and benefits from elevated views over the River Tees and open countryside.

Spread over five spacious floors this property offers modern and open plan living throughout.

Internally the property is accessed via the main front door into the very light and airy hallway. Sitting on the ground floor is a private study and cloak room, which could be an optional lift shaft, WC and a large open plan living and kitchen with utility. The modern breakfasting kitchen features integrated appliances, a large island unit and breakfast bar. The living space looks over the formal lounge featured on the ground floor below.

To the lower ground sits the formal lounge mentioned above, which also

features a dining area and has dual aspect with fantastic views over the river and open countryside. The cinema room, games room and bar area are situated on the basement floor below, providing fantastic functional family space. Access is also given to the garden via bi-folding doors.

To the first floor there are four well-presented double bedrooms all with en-suites and walk in wardrobes, with one bedroom also featuring a covered balcony area.

The superb master bedroom is located on the top floor. The suite boasts a luxury en-suite with freestanding bath and the main bedroom area boasts French doors leading out onto a glass balcony terrace, again providing dual aspect with magnificent views. A separate dressing

room is also located on this floor and could also be utilised as a further bedroom.

Externally, the property is approached via timber gates into a private parking area and integrated double garage. The property has well maintained lawned gardens, patio terrace and has a private entrance onto the River Tees with, rarely available, private boating and fishing rights.

The property is set on an exclusive residential road within Blackwell, which is a leafy suburb in the borough of Darlington. Blackwell is situated towards the edge of the West End of Darlington, 1.6 miles to the centre, beside the River Tees and close to Blackwell Grange Golf Course, schools and the nearby A1M and A66.



OFFERS IN THE REGION OF £950,000

EPC Rating B81

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SUCCESS FOR NORTH EAST FAMILY BUSINESS AS IT INVESTS FOR THE FUTURE

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

Karpet Mills, which currently operates five stores and employs 40 people across the region, have opened their brand new head office facility, complete with multiple offices, boardroom and internal storage space.

The company has invested over £600,000 in the new, purpose-built office space, located in the busy Bridge End Industrial Estate in Hexham, Northumberland, which will be home to several Karpet Mills departments, including Accounting & Finance, Marketing & Advertising. It will also act as a hub for Karpet Mills commercial, contract and business development.

Joel Dickinson, Operations Director at Karpet Mills said "By investing in the new head office premises, we have ensured that Karpet Mills is perfectly set up for the future. Our flagship new building gives us a platform to build upon our long-standing reputation as the North East's



Joel Dickinson

leading flooring supplier"

In addition to the new Head Office, Karpet Mills have also further invested for the future by undertaking a full showroom refurbishment at their branch in Hetton-le-Hole, County Durham.

The work undertaken has included brand new suspended ceiling with LED lighting throughout the two-floor 10,000 square foot premises, installation of multiple new premium carpet displays and brand-new staff kitchen for the Karpet Mills staff to use.

Joel adds "We are delighted with the recent refurbishment work at our Hetton-Le-Hole branch. We hope that the improvements will help enhance customer experience in store and have allowed us to maximise our display options, helping to provide even more choice to our customers and better working conditions for our staff."

Karpet Mills already started the year positively, with the launch of new and exciting store in Hexham, Northumberland. The new venture marks a return to the family roots for the owners of Karpet Mills, with the family business starting in the Tyne Valley region in 1878.

THE DESIGN STATEMENT

by Habitat





1. Verona

1. VERONA

| | |
|---|------|
| Lucia grey metal kingsize bedframe | £425 |
| Verona walnut bedside table | £220 |
| Verona walnut tallboy chest of drawers | £695 |
| Verona walnut chest of drawers | £695 |
| Sorin teardrop brass framed wall mirror | £195 |

VERONA BEDROOM

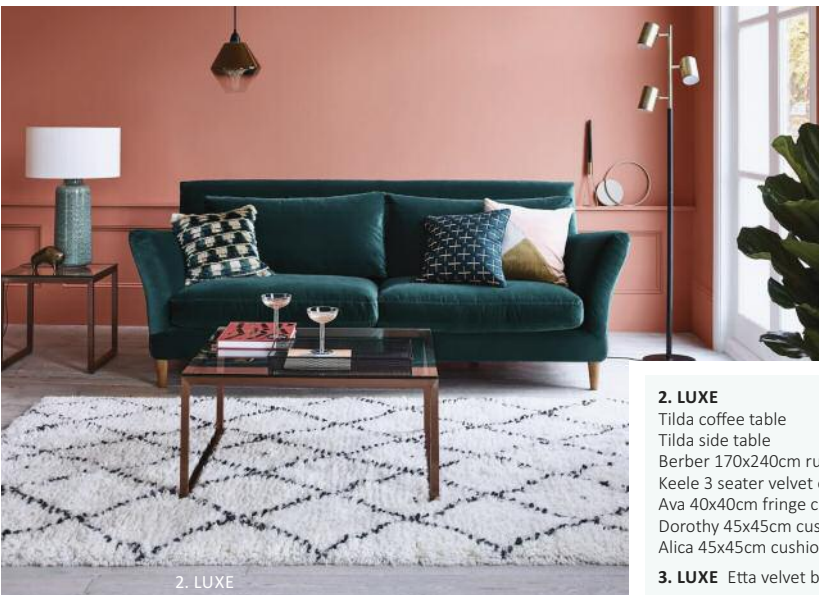
Using wood grain as pattern was an idea we saw at many installations and shows last year.

For our take on this we've chopped the walnut grain at 45 degree angles to create a precise parquet front to the Verona collection. We've kept the rest of the design extremely simple, dispensing with handles for push touch drawers, so as not to detract from the chevron design.

LUXE

We've seen a big increase in demand for designs that incorporate luxe materials like marble, velvet, coppers, gold and brass over the last few years.

The Keele sofa, designed by Habitat designer Matt Long, introduces a new shape to our upholstery collection with dramatic and elegant 'wing' arms and a high back that envelop you for ultimate comfort. Coupled with the Tilda metal and glass coffee and side table we've now introduced the Tilda bookcase with its copper-finish frame and glass shelving allows light to flow freely around a room.



2. LUXE

2. LUXE

| | |
|---|-------|
| Tilda coffee table | £450 |
| Tilda side table | £195 |
| Berber 170x240cm rug | £450 |
| Keele 3 seater velvet emerald green sofa | £1700 |
| Ava 40x40cm fringe cushion | £45 |
| Dorothy 45x45cm cushion designed by Martha Coates | £45 |
| Alica 45x45cm cushion designed by Martha Coates | £40 |

3. LUXE Etta velvet blue dining chair

£85

MID-CENTURY SIMPLICITY

The understated simplicity of mid-century design is something that we're still very much influenced by at Habitat.

Designs are stripped back to clean lines, lack fussy ornamentation and mix together organic and geometric forms as well as mixing simple materials.

Here, Habitat designer James Cottingham's new Cornelia collection is characterised by its turned spindle detailing and nods towards its mid-century design inspiration with a slender profile, gently curved edging and a simple matt lacquer that showcases a beautiful wood grain.

Coupled with the Julien sofa and Cooper armchair (in mid-century mustard yellow) with sophisticated curves and symmetrical profiles, this is a cool, reworking of ideas from the past that we still think work for how we live now.



4. Mid-century simplicity

4. MID-CENTURY SIMPLICITY

| | |
|--|------|
| Jessie walnut narrow shelving | £85 |
| Jessie walnut wide shelving | £110 |
| Julien 3 seat sofa | £795 |
| Valerie 60x60cm embroidered cushion | £65 |
| Jamie 30x60cm embroidered cushion | £65 |
| Seattle coffee table | £350 |
| Seattle side table | £225 |
| Dascia turquoise ceramic table lamp base | £45 |
| Cooper yellow fabric armchair | £495 |
| Mary 170x240cm rug | £350 |



North Carol Wood, Medburn

BRADLEY HALL BRINGS NEW PROPERTIES TO THE MARKET ACROSS THE NORTH EAST

By Bradley Hall Corporate Client Director, Nicola Osborne

The Land, Development & New Homes department at Bradley Hall has experienced impressive growth and success in the past year, becoming one of the region's leading new-build homes teams.

The team has welcomed hundreds of properties to the North East housing market, supplying a range of properties to house buyers by working alongside several established and emerging development companies, across a vast

range of projects. You may have already read that throughout 2018 we welcomed approximately £100m worth of new-build properties to the market.

Notoriously, the start of the year is one of the most active periods for the new-

build market, and the start of 2019 has not disappointed, bringing a raft of new projects for Bradley Hall. We've already been appointed to market several new developments, hosted a number of successful open days and launch events



and taken reservations on dozens of these brand-new properties.

In Morpeth, our team has been marketing an exciting development of high-quality homes built by emerging North East developers, Northumberland Homes Ltd. The project will see the former and historical Old Registry Office in Morpeth carefully transformed into luxury apartments, cottages and dormer bungalows. We are continuing our relationship with the firm by marketing its Whitefield Farm development of two superb barns and two substantial houses in the West Druridge area of Morpeth.

In other high-end projects, we are working with Rare Earth Developments to bring to market an exclusive development of homes in North Carol Wood, Medburn. The five luxury homes are situated within this attractive village, each benefitting from a south facing rear garden, two spacious lounge areas, an impressive wrap around landing and a triple garage.

We were also thrilled to be appointed to market Orchard Dene, Jesmond which includes a range of exceptionally built detached properties with spacious garages – a rarity in this part of the North East. The contemporary-styled four- and five-bedroom homes, built by Northumbria Homes, boast a high-specification interior, creating the perfect

living environment.

Other luxury developments include a range of properties at West Chevington Farm, a range of sustainably and environmentally friendly built luxury homes on a National Heritage listed Georgian-era farm site in Northumberland. The estate comprises 21 rustic-style, stunning and carefully planned homes, on generous sized plots, accompanied by landscaped community spaces and car-friendly access.

Following on from our success in selling properties within the South Walled Gardens, situated in the grounds of Newcastle Race Course, we have also launched properties within the North Walled Gardens, which includes eight contemporary, split level, four bedroom properties built by All Saints Living.

Our Durham office recently began working alongside Wynyard Homes on its Coniscliffe Rise development, which comprises a number of three, four and five bedroom luxury, family homes set within the prestigious West Park area of Hartlepool.

Bradley Hall not only offers luxury properties to the region's homebuyers, but we are also delighted to be marketing a range of affordable properties including those at Woodhouse Mews in Swalwell, Gateshead. Woodhouse Mews boasts 22

one, two and three-bedroom properties, each with spacious, modern, open-plan living and bespoke floor plans and layouts. The development is situated in a prime location close to Newcastle, Gateshead and the A1.

We are working closely with innovative construction companies who are implementing new and efficient ways to build property. ORCA LGS Solutions has developed a forward-thinking way to deliver more housing, faster by employing local people and offsite construction technology, which has resulted in the three bedroom, three bathroom homes at Priory Mews, Tynemouth. The digitally manufactured Light Gauge Steel Frame (LGSF) components are produced from a printer, quickly assembled in a factory, then installed on site to deliver 100m² of housing per day.

These projects are just a snapshot of what Bradley Hall has to offer, and we are looking forward to this success continuing.

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

Orchard Dene, Jesmond





THE FIRTH NEWTON ON THE MOOR

GUIDE PRICE £575,000

EPC Rating F29

 X 3

 X 2

 X 2

Bradley Hall has great pleasure in welcoming to the market this three bedroom detached bungalow. This property is located in a rural and private setting with uninterrupted countryside views.

The property sits on a site extending to circa 1.5 acres and offers a unique purchase opportunity and, although well-presented and ready to move into, the plot size offers incredible potential for future extensions, adaptations and equestrian use, subject to planning.

The Firth is located between Newton on the Moor and Swarland, Northumberland. This property offers the best of both worlds as it is only two miles from the A1 with an approximately 35 minute commute to Newcastle upon Tyne - whilst being set within a tranquil and rural area.

The property, which offers double-glazing throughout, boasts a spacious family kitchen breakfasting area, fitted with a range of wall and base units, integrated appliances and freestanding

aga cooker. Two large windows overlook the front aspect providing large amounts of natural light. Double doors lead to the lounge with a feature multi fuel stove and double-glazed windows to the side and rear, the rear window faces into the conservatory.

The conservatory is accessed via double French doors. This impressive room, totalling almost 40m², is currently used as a second lounge, dining and study area. The breathtaking views from this room include the Simonside Hills and rolling countryside. The conservatory also benefits from a glazed blue roof, which keeps the temperature at a comfortable level. French doors lead onto a large raised decked area, allowing entertaining to continue into the garden, perfect for Alfresco dining on summer evenings.

There are three double bedrooms, two benefiting from stunning countryside views and the third over woodland to the side aspect. The family bathroom is fitted with a modern four-

piece bathroom suite comprising a built-in shower, pedestal wash hand basin, low level WC, a built-in bath, travertine wall tiles and a Velux window. There is also a spacious utility room and second WC.

Externally, the property is accessed by a wooden gate onto a gravelled driveway providing parking for several vehicles. The garden wraps around the property, with lawned areas, borders of mature shrubs and trees, a woodland area with treehouse and wooden storage shed. There is also a log store, chicken coop, greenhouse and kennel.

We highly recommend viewings to appreciate the spacious and fantastic accommodation on offer.

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Sandpiper View

East Boldon

Launching
this
Spring



Sandpiper View is located in the desirable village of East Boldon surrounded by the beautiful green belts of South Tyneside. Our development will provide a range of luxury four bedroom townhouses and two bedroom apartments benefitting from private parking spaces and garages. The local area provides an array of amenities ranging from locally run beauty salons and wine bars to boutique shops. In addition, there's a large cinema and restaurant complex as well as a retail and leisure centre.

There is an array of natural attractions to explore with the beautiful beaches of Seaburn only one Metro stop away.

Additionally the site has great transport links close by including direct access to the Metro line and the vibrant cities of Sunderland and Newcastle.



Embrace your

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SOLD STC



**FENWICK PARK
LONGFRAMLINGTON**

GUIDE PRICE £299,950

EPC Rating C78

 X 4  X 2  X2



Bradley Hall is delighted to welcome to the market this spacious four bedroom detached home in the quiet village of Longframlington. Situated on an enviable plot within the sought after Cussins development, 5 Fenwick Park has been finished to an incredibly high standard and has been well maintained by its current owners.

The property is approached through a delightful front garden, over a block paved pathway and into a welcoming hallway.

The ground floor comprises a formal reception room with a feature ceramic fireplace amid a marble surround and hearth as well as bi-fold doors which overlook the landscaped rear garden and flood the room with natural light.

To the rear elevation is an open-plan dining kitchen and separate utility room which offers further wall and base units with space for a dishwasher and

washing machine, a storage cupboard for coats and shoes as well as a door into the rear garden. The ground floor also benefits from a fully tiled WC with infinity mirrors on both main walls.

Arranged off the spacious landing on the first floor are four bedrooms and a family bathroom. The single bedroom is currently utilised as a library-come-study and the master bedroom benefits from an en-suite shower room. A further two double bedrooms and family bathroom complete the first floor.

Occupying arguably the best plot within the development, 5 Fenwick Park overlooks green space to both the front and rear of the property. Externally, is a landscaped rear garden which is mainly laid to lawn with a block paved patio and gravel seating area, as well as double fencing to the peripheries. The garden has been



meticulously cared for and well thought out by the current owners, providing a delightful 'suntrap' area with various shrubs and trees to enjoy. There is a single detached garage to the rear which offers additional storage and a double driveway with space for parking four cars, five if you wish to use the garage.

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NEW APPOINTMENT FOR PROPERTY FIRM MARKS FURTHER GROWTH

The region's leading property firm has announced a further appointment to its Mortgages team amid significant growth.

Sarah Walmsley joins the Mortgages team at Bradley Hall as Senior Mortgage and Protection Manager following 16 years in the industry.

Director of Mortgages and Finance for Bradley Hall, Lewis Chambers, said: "Sarah's appointment is another fantastic milestone for us as it marks further expansion of our department. Our newly strengthened team is now able to continue offering the high level of service we have become known for to even more clients.

"Sarah is a great addition to the team thanks to her experience in the industry, as well as her passion and dedication to providing high quality advice to people at every stage of the property ladder.

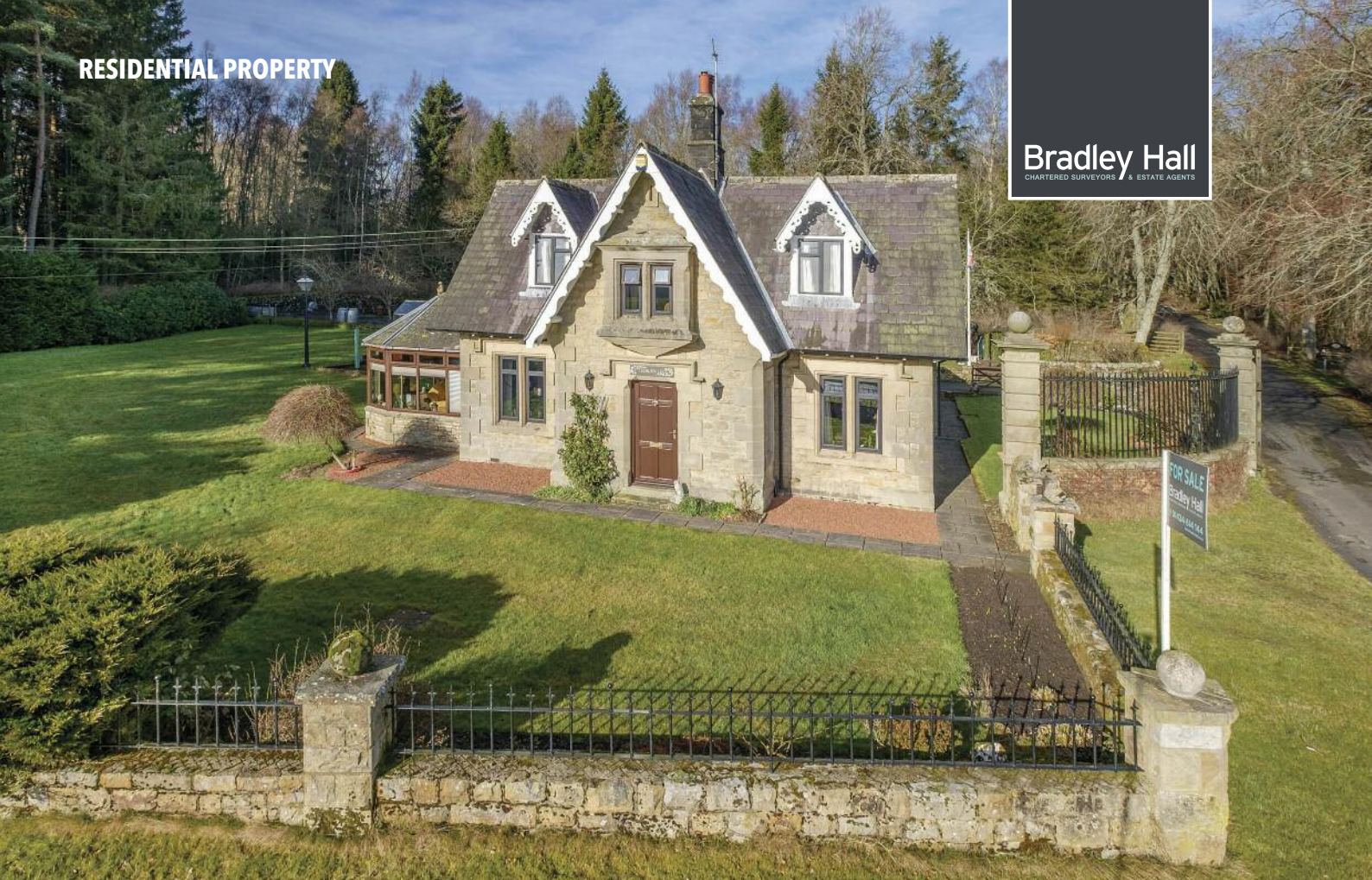
"The team has grown significantly within the past year, and we have been able to supply hundreds of buyers with mortgages on a national scale. Demand for our services continues to grow at a steady pace, especially within the North East. The house buying market, including first time buyers and those moving up the property ladder, is buoyant, and this prosperity looks set to continue."

The Bradley Hall Mortgages department was formerly known as BH Mortgages, and recently merged into its

parent company Bradley Hall Chartered Surveyors and Estate Agents. The team has significantly grown since it was established in 2015 by Directors Lewis Chambers, Neil Hart and Peter Bartley, and now offers its services across the North East via the firm's network of eight offices. The department offers mortgage advice, protection and insurance.

Sarah said: "Bradley Hall has established itself as the leading, full service property practice in the North East and I am thrilled to be joining at an exciting time of growth for the firm. The whole team are very dedicated and have an outstanding professional ethos which I am proud to now be a part of."





OTTERBURN LODGE
OTTERBURN VILLAGE

GUIDE PRICE £450,000

EPC Rating F31

 X 4  X 2  X 3

Bradley Hall is delighted to bring to market this Grade II listed, stone built detached four bedroom family home, situated on the outskirts of Otterburn Village in Northumberland.

With stunning views of the surrounding countryside, the property occupies a lovely position in grounds of just under half an acre.

Built circa 1880, the period property retains a wealth of character and many notable features to include beamed ceilings, Rayburn fireplace, conservatory and beautifully kept gardens to all aspects. There is also a triple garage providing ample parking and workshop area. Properties of this type are rarely available on the open market in this location and an early viewing is essential.

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SOLD STC

RIMSIDE GARDENS LONGFRAMLINGTON

GUIDE PRICE £260,000

EPC Rating D59

 X 3  X 2  X 3

Bradley Hall has great pleasure in welcoming to market this spacious three bedroom detached home in the quiet village of Longframlington. Situated on a private plot at the end of a quiet cul-de-sac, 11 Rimside Gardens has been well maintained and presents a prime opportunity to purchase a delightful family home.

The property is approached through the front garden with the ground floor accommodation comprising a formal reception room with a feature fireplace amid a wooden surround and marble hearth, as well as double doors into the rear sun room. The glazed door floods

the room with natural sunlight offering a sunny spot in the property to enjoy.

The breakfasting kitchen is fitted with high quality wooden wall and base units with complimentary worktops and splash back tiling in addition to integrated 'Bosch' appliances including an eye level double electric oven and ceramic hob. A separate utility room offers further wall and base units with space for a dishwasher and washing machine, as well as a door into the rear garden. The ground floor also benefits from a formal dining room on the front elevation and a WC.

Arranged off the spacious landing on

the first floor are three bedrooms and a family bathroom, comprising a panelled bath, hand basin and WC. To the front elevation are two further double bedrooms, the master bedroom benefitting from an en-suite shower room, while the other bedroom has fitted, mirrored wardrobes.

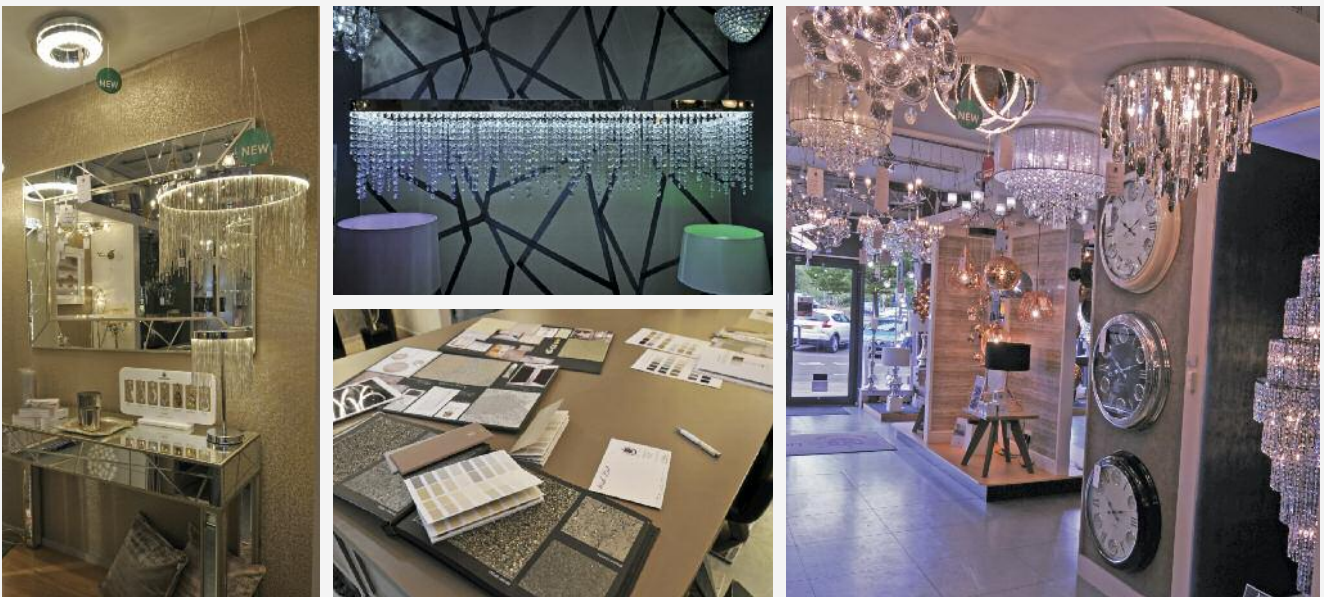
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CREATING PERFECTION.



THE STEPHENSON HEDLEY MEADOWS WYLAM VILLAGE

SALE PRICE £645,000

Awaiting EPC Rating

 X 4  X 4

The Stephenson is an impressive four bedroom barn conversion which has been sympathetically restored to retain the original features. The home is situated in the centre of the beautiful Village of Wylam on the Hedley Meadows development, only 10 miles west of Newcastle.

The ground floor of this prestigious home boasts a large open plan kitchen perfectly finished with siltstone

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worktops and Neff appliances. This area is also complimented by a large family room which leads in to the private dining room.

The home also showcases a large lounge with a feature wood burning stove. The boot and utility room provides the additional space needed to run a busy home.

There is a double bedroom and en-suite included on the ground floor,

with the first floor featuring the master bedroom with en-suite as well as two further double bedrooms; one also benefiting from an en-suite facility.

To the rear there is a private secluded garden with a gated drive leading to the garage. Externally it also benefits from its original Jenny wheel to either side of the property.

TOP GARDEN TRENDS FOR 2019



LIFESTYLE

AFRIQUE

Transport yourself to foreign climes every time you step outside. With earthy tones of terracotta and lush palm prints, this is a look that's reminiscent of a hidden oasis surrounded by palm trees. Complete the look with glazed earthenware and woven accessories for a true world-traveller vibe.



1. Macrame Hanging Chair

1. MACRAME HANGING CHAIR

Macrame hanging chair, £69.99; Tropical Macrame hanging chair, £69.99; Tropical cushion, £12.99; Alocasia Polly (12cm), £6.99, in gold Geneva round pot (13.5cm), £9.99, on grey plant table (26cm), £14.99; other items also available.

2. LIZZIE CHAIRS

Lizzie metal chairs in green and orange, £69.99 each; Palm bamboo pitcher, £8.99, cup, £1.99, and serving tray, £5.99; Glass hurricane candle holder, £7.99



2. Lizzie Chairs



4. Hammock

COASTAL LIVING

Sail into summer with this rustic coastal look reminiscent of life spent by the sea. Stripped back, natural rattan materials in whitewashed and muted tones of blue and sea grass sit alongside striped cushions and weather-beaten hammocks, transporting you right to the water's edge.

3. CURVE BAR BISTRO SET

Curve bar bistro set, £549; Ombre striped mug, £5.99 Also shown: Cortaderia grass, from £14.99, in grey Magma cylinder pot, various sizes, from £8.99; Festuca intense blue from £8.99, in driftwood planter, £6.99

4. HAMMOCK

Hammock with cushion, £129; Grey waffle throw, £29.99 Also shown: Lavender Vera, from £2.49



3. Curve Bar Bistro Set



6. Sofia 6 Seat Dining Set

COUNTRY GARDEN

Head to the country with this graceful theme reminiscent of days gone by. Delightful pastels of sage, blush and magnolia are offset with swirling lattice metalwork for a charming look that evokes the feeling of tea on the lawn among beautiful blooms.

5. CHESTER SOFA SET

Chester sofa set, £1,299; Firwood butterfly lantern, £24.99; Pink flower mug, £5.99; Lavender Hidcote, from £2.49, in pink puck pot, various sizes from £9.99; Erigeron Karvinskinanus, £3.99, in grey gloss pot, from £7.99

6. SOFIA 6 SEAT DINING SET

Sofia 6 seat dining set, £699; White Calandiva, £3.99, in green puck pot, various sizes from £9.99



5. Chester Sofa Set

NORDIC CALM

Bring a touch of Scandinavian simplicity to your garden. Clean lines and smooth finishes combine with pale woods, while natural materials such as rope are contrasted with metal mesh in a subtle colour palette. Elevated with ultra-plush cushions, the look creates a sense of calm made for lounging.

7. ROPE CONVERSATION SET

Rope conversation set, £1,199; Graphic cushions, £22.99 each; Urban cozie table, £134.99 for set of three; Resin solar lantern, £32.99; White iron tealight holder, £9.99; Succulent, from £2.49, in grey gloss pot, from £7.99

8. MONTREUX DINING SET

Montreux 4 seat dining set, £699; Geometric vase, £4.99



7. Rope Conversation Set



8. Montreux Dining Set

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Cohabiting couples and the need for legal protection

Jane Fiddes, Samuel Phillips Law Firm

Are you cohabiting with your partner but remain unmarried?

Are you making a gift to your child or grandchild who is purchasing a property with their partner?

Most importantly, are you aware that there is no such thing as a 'common law marriage'?

A recent survey commissioned by Resolution suggested that two-thirds of cohabiting couples are unaware that there is no such thing as a 'common law marriage'.

With fewer marriages taking place, cohabiting couples are the fastest growing family type in the UK.

Notwithstanding this, there continues to be no legislation in England and Wales that adequately protects such couples on separation or death. This potentially leaves millions of people financially vulnerable if their relationship fails or if their partner dies.

PROTECTION THROUGH AGREEMENT

Cohabiting couples can, however, protect themselves by drawing up a cohabitation agreement which sets out intentions for finances, property and care of any children if the relationship breaks down.

If you are thinking of injecting capital into a property that you hold jointly with your partner, or that is held in your partner's sole name, you should ensure that you have an open discussion about whether it is intended that you will acquire a beneficial interest, or an increased beneficial interest, as a result.

DECLARATION OF TRUST

You should then enter into a declaration of trust which expressly sets out the legal and beneficial ownership of the property, taking into account any particular financial contributions made.

In the event of a dispute, if the parties are not married, the courts will treat this declaration of trust as final.

For example, a former cohabitant who seeks a share of the family home that is held in the sole name of the other partner, after separation, will only be able to do so if they are able to establish a beneficial interest in the property; this will be easy to identify with the existence of a declaration of trust.

Another example is when one party contributes a larger deposit requiring a declaration of trust setting out their respective interests in the property in the event of a sale. If the parties fail to do this and are simply recorded as owning the property as joint beneficial tenants, then the proceeds would have to be divided equally regardless of the unequal contributions.

Cohabitation agreements and declarations of trust avoid confusion and potentially lengthy and expensive litigation later down the line, as the court

does view them as conclusive evidence of the parties' intentions. The court will only go behind them if there has been fraud, mistake or undue influence; or there has been a substantial variation of the parties' intentions since. There would have to be "strong and compelling" evidence of this.

MAKE A WILL

It is also very important that cohabiting couples make a will and take out life insurance to protect the one partner in the event of the other's death.

In the event that someone dies without a will, the Rules of Intestacy apply.

These rules dictate who will receive the assets of the deceased by way of a list of priority; a partner does not feature within this list whatsoever.

If the people who qualify within the list are unwilling to reach an agreement, the surviving partner's only recourse is to contest the estate and make a claim under the Inheritance (Provision for Family and Dependents) Act 1975, with the partner having to prove that he/she was maintained, either fully or partly, by the deceased partner for at least two years immediately before the death. Such court cases are emotionally difficult for those involved and, again, are potentially lengthy and expensive.

There have been numerous calls for reforming cohabiting couples' legal rights for many years but we are yet to see legislative change. Until such time, it is essential that the public are well informed as to the rights they have, or more importantly, the rights they do not have, when opting to cohabit as opposed to marry.

Anyone considering living with their partner and remaining unmarried, ought to consult a solicitor to ensure that they have a full understanding of their position should the relationship break down or if one of them dies.

Samuel Phillips Law Firm has specialist solicitors in family law, residential property law and the law of wills and contested estates, all with extensive experience.



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call 0191 232 8451



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THREE KEY POINTS TO PROTECT YOUR FUTURE

- 1 Complete a cohabitation agreement
- 2 Enter into a declaration of trust
- 3 Make sure you have a will

ONLINE vs HIGH STREET ESTATE AGENTS



By Matt Hoy, Director of Estate Agency at Bradley Hall.



In a world where everything seems to be going digital and online, and the emphasis on cost savings by doing so, online estate agencies can be seen to offer an attractive proposition – but are online estate agents ready to sell your most valuable asset?



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“The thousands of pounds ‘saved’ in commission fees can quickly be eclipsed by value shaved off your home as a result of using an unsuitable company to make the sale”

Over the last decade the internet has become increasingly accessible for people, and the vast majority of the population in the Western world now has a mobile phone in their pocket. Mobile devices provide the quick and convenient ability to review and address things that previously would have required a phone call or face-to-face conversation.

Consumer group “Which?” reports that 2,900 high street banks have closed in the past three years alone, and this is set to continue at a rate of around 70 per month. Most administrative banking tasks can be now performed on the device in your pocket, and footfall through branch doors has plummeted as a result. It makes sense for high street banks to consolidate their offerings into fewer premises, and it’s no surprise that online only ‘challenger’ banks are emerging to compete within the industry.

Similarities can be observed within the estate agency industry. LSL Property Services is the second-largest estate agency chain in the United Kingdom and has featured heavily in the press recently. The firm closed 124 high street branches, reducing 404 branches to 280 – a move

that came shortly after they reported a 4% increase in revenue year on year.

Online estate agencies haven’t escaped the press either though, with leading online agent Purplebricks losing £100m of its value in a single day after issuing a profit warning and parting ways with UK and US bosses. Emooov recently went into administration, reporting losses of £3m per month before doing so, shortly after the £100m merger with Urban.co.uk and Sarah Beene’s Tepilo. LSL also hold a 14.7% minority shareholding in Yopa. LSL’s previous carrying value of £20m for Yopa has been written down through reserves by £12.2m to £7.8m to reflect the Board’s assessment of fair value – a drop of 61%.

It’s certainly a changing time in the industry, though not one of complete negativity as some press outlets may have you believe - the good news on the increase in LSL’s yearly revenue was completely overshadowed by the news regarding their branch closures. The high street it seems, is outperforming the online agents.

It’s no surprise that customers are drawn in by the claims that online agents make, the promise of saving thousands of pounds is going to be an attraction for most people facing the already expensive task of moving home. The vast majority of buyers are now finding homes through online portals such as Rightmove – it makes sense to do everything online and save money at the same time – but all may not be as it seems.

Selling a home is not an administrative task and not something (such as moving money into a savings account or cancelling a standing order) that can be completely simplified into an app. Agents need the localised knowledge and experience that comes from being based within a town to accurately value and comfortably sell homes.

Telephone enquiries from new buyers still outweigh email enquiries by nearly 2:1, and that first point of contact is vital to converting prospective applicants into viewers. Having initial enquiries fielded by a call centre hundreds of miles away can be detrimental to viewer numbers which ultimately has a knock-on effect with the time taken to achieve a sale for your home and the overall value achieved. The thousands of pounds ‘saved’ in commission fees can quickly be eclipsed by value shaved off your home as a result of using an unsuitable company to make the sale. The Advisory offers independent expert advice for house sellers and reports, on average, that a local high street agent generates 48% more viewings and 64% more offers than their online counterparts, resulting in a 5% average uplift in sale price.

A happy medium must be established. Too many high street offices can be detrimental, but a strong presence in key towns within a region is still crucial for providing the best advice and securing the best result for your client. Is selling your most valuable asset really something you want to do on the cheap?



Bradley Hall operates from five residential offices in the North East, covering the entire region from bases in Alnwick, Morpeth, Gosforth, Hexham and Durham. For more information on Bradley Hall please visit www.bradleyhall.co.uk

LUXURY LONGHAUL

Emirates Holidays chooses four special destinations for Portfolio readers – all available to travel to from Newcastle International Airport.

Madinat Jumeirah
Mina A'Salam





Jumeirah Beach Hotel

Jumeirah Beach Hotel

An icon of the Dubai skyline with its striking wave-like design, this hotel occupies one of the best spots along Jumeirah Beach.

Popular with families and repeat guests, Jumeirah Beach Hotel boasts an array of activities including a kids club, Talise Spa and private beach access.

Why stay here?

Given its unique location and architecture, all rooms have floor to ceiling windows offering views of the Arabian Gulf and the majestic Burj Al Arab Jumeirah. Enjoy complimentary unlimited access to Wild Wadi Waterpark™, cool off in the six swimming pools, relax on the private beach or indulge at over 60 restaurants across Dubai on the half board dine around option.

Nearest attractions

The hotel is a beachfront resort with direct and unlimited access to Wild Wadi Waterpark™ and its sister property, Burj Al Arab Jumeirah.

Beach and pools

The resort has six outdoor pools, including a children's pool and a private beach.

Bars and restaurants

Guests of Jumeirah Beach Hotel can enjoy access to 21 bars and restaurants including 360 nightclub, Latin American cuisine at La Parilla, Cove Beach for chic Mediterranean dining and British Gastropub food at D&A.

Dubai

Luxury knows no limits on a holiday in Dubai. Revealing an eclectic blend of tradition and progression, as you stroll beneath soaring skyscrapers and marvel at manmade wonders, before discovering atmospheric old towns and dramatic desert landscapes.

Complete, of course, with the golden sands and shimmering shores of the Arabian Gulf, inviting you to bask in the region's glorious climate all year round.

But at the heart of any visit to this thriving metropolis are the luxury resorts that continue to spring up on an almost daily basis. Each revealing five-star facilities and exclusive amenities which make these resorts veritable destinations in their own right - as you sample fine dining courtesy of celebrity chefs, take a dip in temperature-controlled infinity pools, or unwind upon private stretches of pristine beach. Should the above not be enough to content your desires, however, perhaps hitting the road, sea or sky (by way of supercar, yacht or helicopter) will. Followed, naturally, by a spot of retail therapy in the supersized shopping haven of The Dubai Mall.

Madinat Jumeirah Mina A'Salam

Relax into luxury at the Mina A'Salam, translating as 'the harbour of peace'.

With a beachfront setting, each room offers a balcony, some with sea views, the hotel promises the warmest Arabic hospitality. As part of the Madinat Jumeirah Resort, guests have access to an endless array of restaurants, pools, and entertainment.

Why stay here?

With Arabic boutique design, this hotel is a firm favourite among Emirates Holidays customers. Each room is spacious and newly refurbished and with its spa and tranquil waterways, the hotel is an

opulent escape for families, groups and couples.

Nearest Attractions

The hotel offers a free, regular shuttle bus to the Mall of the Emirates and Ski Dubai. Burj Al Arab is less than 10-minute walk away, and The Walk is a 20-minute drive from the hotel.

Swimming Pools Mina A'Salam guests have use of 17 exclusive pools within the full resort, including lap and learner pools. Guests can also access the Wild Wadi Waterpark and the Madinat Jumeirah Resort private beach.

Bars and Restaurants

The full Madinat Jumeirah resort boasts over 40 bars and restaurants, offering cuisine from across the globe. Highlights include all day international dining at Hanaaya, Chinese cuisine at Zheng He's and Mexican dishes at Tortuga. Shimmers serves Greek plates, Bahri Bar and Pool Bar offer snacks and light meals and sandwiches are available at Al Samar Lounge.





Shangri-La's Le Touessrok Resort & Spa



Mauritius

Sink into serenity on a holiday in Mauritius. A veritable jewel of the Indian Ocean, where continents combine across a patchwork of global influences spanning Africa, Asia, India and Europe.

Showcasing some of the world's most glamorous resorts, where you can relish relaxation and recreation amid five-star facilities such as spectacular swimming pools, soothing spas, world-class water sports and the distinct, globe-straddling cuisine found only in Mauritius.

Meanwhile, more active travellers among you may want to tee off on the island's world-renowned golf courses. Before venturing inland to sprawling sugar cane plains, dense eucalyptus forests, free-flowing waterfalls and craggy, jungle-topped mountains. But of course, at the heart of any luxury holiday on this majestic castaway island is the brochure-worthy soft white sands that are backed by drooping palms and lapped all the year round by warm, translucent waters.

Shangri-La's Le Touessrok Resort & Spa

Nestled on the beaches of Trou d'Eau Douce Bay this exclusive resort was thoughtfully renovated in 2015.

Explore the resort's two private islands, Îlot Mangenie and Île aux Cerfs, experience paddleboarding and scuba-diving, and re-energise with transformative, Ayurvedic treatments at CHI The Spa.

Why stay here?

Offering the very best of decadent Mauritian relaxation, its indulgent spa, idyllic private islands, including Île Aux Cerfs featuring an award-winning 18-hole golf course, and the secluded, offshore Îlot Mangenie beach club and restaurant make it effortlessly romantic.

Nearest Attractions

Both Île aux Cerfs, home to the resort golf course and, Îlot Mangenie can be reached in minutes from the mainland.

Swimming pools

The resort features two pools, including the tranquil frangipani pool within CHI The Spa.

Restaurants and Bars

Kushi specialises in Japanese cuisine, Le Bazar serves international buffets and Republik Beach Club & Grill offers in Mediterranean dishes. Safran serves Indian and Mauritian cuisines, Ti-Marche specialises in coffee shop treats and Segar Bar offers rum and Tiki bar beverages. Please see opening times of restaurants, bars and AI in resort. Please note, other dining options may be available in resort.



One&Only Le Saint Geran

One&Only Le Saint Geran -

This legendary resort found on a north-eastern private peninsular has recently been transformed.

With new pool experiences, new culinary offerings including a Pan-Asian experience and a spa by ESPA make the resort more blissful than ever.

Why stay here?

Retaining its sense of exclusivity and exceptional service, guests old and new will not be disappointed. Its beach and calm lagoon are perfect for relaxation or more active pursuits include Zumba, beach yoga and stand-up paddle, whilst families have their own dedicated spaces to have fun and relax with a new family-friendly pool and kids and teens clubs.

Nearest Attractions

Pamplemousses Botanical Gardens are a 45-minute drive and Port Louis is just under an hour's drive away for waterfront shopping, restaurants and The Blue Penny Museum.

Beach and pools Three pools including a new peninsula pool, as well as 1.7 kilometres of private beach and lagoon, both suitable for swimming.

Restaurants and Bars

Prime specialises in meat and fish from the grill, Tapasake, serves a Pan Asian menu and La Terrasse offers international dishes. L'Artisan, the local café, offers light meals and sweet treats and La Pointe offers rustic lunches on the beach front. La Terrasse Bar serves drinks throughout the day, Tapasake Lounge prepares gastro-inspired cocktails and La Pointe Bar offers a range of beverages, with sunset views. Please see opening times of restaurants and bars in resort. Please note, other dining options may be available in resort.



Tailor-made Tour of Sri Lanka

Boutique Sri Lanka Tour – The world is a big place, meaning that finding a holiday to suit all types of traveller can be a challenge.

That's why Emirates Holidays aim is to bring the best of the world to travellers with their tailor-made tours. Combining the greatest experiences, attractions and accommodation from their favourite destinations, across a selection of exceptional excursions. All of which have been carefully curated by their destination specialists, who have travelled extensively to every location we sell, equipping them with all the expert knowledge needed to create these unforgettable itineraries. Expert knowledge of which, has been applied to their most popular tailor-made tours.

Highlights

Visiting many of Sri Lanka's most renowned locations, this tailor-made tour provides amazing experiences and memorable views. Learn more about Sri Lanka as a country here.

- **1 night in Kotugoda** - Arrive in Colombo on your overnight Emirates flight, meet your guide and head to The Wallawa. Take a dip in the refreshing pool and spend the rest of the day relaxing.
- **3 nights in Sigiriya** - Commence your journey to the cultural triangle and in the afternoon embark on a safari at Minneriya National Park, famous for its population of elephants. On the next day, visit a local monastery followed by a climb up the ancient citadel of Sigiriya Rock Fortress. The last day of your stay in the cultural triangle takes you on an adventure with a ride on a bullock cart through rice paddy fields followed by a boat ride which takes you via a traditional farm to a local village. The world heritage site of Polonnaruwa is the final stop of the day.
- **2 nights in Kandy** - Before leaving the cultural triangle, take a journey to the stunning Dambulla Cave Temple. The Temple of the Sacred Tooth Relic is Kandy is a must-see. On your second day in Kandy, enjoy a day of leisure and take a stroll around the stunning botanical gardens.
- **2 nights in Bandarawela** - Continue to Bandarawela where you can embrace in the remaining colonial atmosphere. The area resembles a British countryside with a range of blossoming gardens. You also have the chance to add on a journey through Sri Lanka's tea country here.
- **3 nights in Galle** - Spend your final three nights in Galle, the old fortified town. With The Fort Baazar located within the fort, it is the ideal place to explore by foot. Wander the ramparts and soak in the breathtaking views of the Indian Ocean.
- Includes private Chauffeur-drive service and return Emirates flights
- Add on a stay in the Maldives or Dubai to extend your holiday

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

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

Save the date...
**Bradley Hall
Annual
Fundraiser**
December 6th 2019

Contact Jordan Bowler
to book your table on 0191 232 8080
jordan.bowler@bradleyhall.co.uk

Further details and charity to be announced

**NEWCASTLE
RACING & EVENTS**

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Fulbeck Grange Street Scene



Typical interior of a Duchy Home



Duchy Homes Sales & Marketing Suite on Newgate Street, Morpeth

UNIQUE LUXURY NEW HOMES SELLING FAST IN MORPETH

Brand new luxury 5-bedroom detached homes at the prestigious Fulbeck Grange in Morpeth are already in high demand with one third being sold off-plan in the first month of opening.

Award-winning housebuilder Duchy Homes is building just thirteen homes on the private tree-lined site, which is surrounded by beautiful greenery with two-acres of mature woodland, offering a unique setting for these exclusive homes just 1 mile from the charismatic town centre of Morpeth.

From its convenient high-street Sales & Marketing Suite, the luxury housebuilder is delivering a VIP experience and, since sales launched just before Christmas, inspired home buyers have been quick to buy with one third of the new homes on the prestigious development already reserved.

Each home has been designed to include a beautiful combination of brick

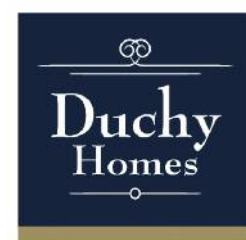
and stone detailing, decorative Tudoresque elements and sash-style windows to provide traditional charm and character. They are all offered with a high specification as standard, with features including integrated AEG appliances, granite worktops, bi-folding doors, double garages and modern luxuries such as walk-in wardrobes and sumptuous family bathrooms and en-suites.

Duchy Homes has earned a reputation for the highest standards in house building, recognised by its repeated triumph year-on-year in the industry-acclaimed NHBC Awards as well as the recent accolade of Best Small Housebuilder in the WhatHouse? Awards 2018.

Interested buyers are invited to discover the four styles of executive 5-bedroom homes available and early contact is strongly recommended to secure one of the remaining plots.

Visit the Sales & Marketing Suite on Newgate Street in Morpeth, open Wednesdays to Mondays 10am - 4pm, or call 0800 917 8911 to make an appointment.

More information can be found online at www.duchyhomes.co.uk/morpeth



Barbour Charlie
Waterproof
Breathable Jacket
£199.00

BOLD COLOURS BRING SUMMER TO LIFE

IN THE BARBOUR SPRING SUMMER 19 WEATHER COMFORT COLLECTION FOR MEN AND WOMEN

Since the company was founded in 1894 providing oilskins to protect mariners from the worst of the British weather, Barbour has remained at the forefront of innovation in high-quality performance outerwear.

Incorporating this ideology, the Spring Summer 19 Men's Weather Comfort range is a reworked collection of six standout waterproof breathable outerwear options each designed to bring a fashionable, fun and practical element to the collection.

On trend colour palettes of sunset orange, rifle green and peacock blue are mixed with pops of vibrant colours featured on trims and detailing, producing a collection which is guaranteed to cheer up those rainy days.



Barbour Rye
Waterproof
Breathable Jacket
£149.00



Barbour Inclement
Waterproof
Breathable Jacket
£179.00

Barbour Drizel
Waterproof
Breathable Jacket
£169.00

This season's Weather Comfort Collection includes a fresh and youthful edit of women's outerwear.

Featuring bold bright colours in a women's collection of five functional options, each style is creatively designed with the typical British summer in mind.

Incorporating a fashionable aesthetic through a new vibrant coloured dress tartan lining, the women's collection remains true to Barbour's heritage of fit for purpose, functional jackets that offer the best in weather resistant protection on rainy days.

Colours of canary yellow, marigold, blue heaven, and olive to bring both a classic and contemporary element to the collection. Styles are presented in a selection of different lengths and cuts, presenting a range with plenty of choice.

All products shown available at Barbour.com

Barbour®

125 YEARS

FIVE GENERATIONS OF BARBOUR



Barbour Inclement
Waterproof
Breathable Jacket
£179.00

Barbour Undertow
Waterproof
Breathable Jacket
£199.00

PERSONAL. SENTIMENTAL. ONE OF A KIND.

By Garry Williamson of Williamson Brown

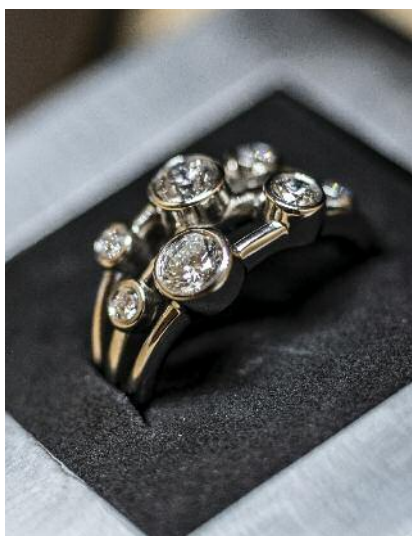
Imagine yourself on a stunning safari holiday in Tanzania, exploring its endless plains, breath-taking wildlife, absorbing the local culture and its fascinating landmarks.

During this holiday of a lifetime, you visit a gem mine and are captivated by a beautiful Tanzanite, a rare and vivid blue-violet stone. With a special anniversary with your partner coming up, you realise that this striking and mesmerising stone will capture all the memories made on this once-in-a-lifetime trip.

This was the exact scenario which a recent client of ours experienced, before approaching us to commission a special piece of jewellery which would perfectly encompass those loving memories within a spectacular keepsake.

Using our design flair, we created a piece which represented the silhouette of Africa in a lattice design to create the pattern of a majestic giraffe, using the beautiful stone to symbolize the eye.

Our passionate, creative and professional team can create individual pieces, guiding and involving the client from start to finish through the process - from the initial concept, design, creation and adding the important finishing touches to create something personal and one of a kind.



We use the 6,000-year-old art of lost wax as it helps to produce an item which is unique –once the model has been carved the wax is destroyed during the process of investment casting. This



practice is used to cast stunning necklaces, personalised engagement rings, sentimental bracelets and more. The process can allow us to transform something personal, such as a historic



family heirloom, into something which will be truly loved and worn.

We are passionate that jewellery should represent something which is really special to the person who wears it. The true value of jewellery comes from its meaning; often priceless items represent a memory of an event, a loved one, a special place or an important milestone.

There is a great deal of satisfaction which comes from creating a bespoke item, knowing that this is something which will hold a special place in someone's heart is very rewarding. Throughout my 22 years in creating bespoke jewellery, I have had the pleasure of working with many happy customers.

The process of creating a commissioned piece is always very detailed and thorough to ensure the finished product exceeds expectations and meets the budget. We work extremely closely with the client, creating a detailed brief, exploring ideas and

bringing them to life with a sketch and concept. Once a customer is happy with the design, the next step is to discuss the best materials to use to begin crafting their item of jewellery.

Not only does Williamson Brown create bespoke and personalised jewellery, we also source pieces from the finest designers including Anna Maria Camilli Firenze and Marco Bicego.

It is our priority to understand the personal tastes of clients in order to find pieces which thoroughly suit their style, whether that be something classic or keeping up with the latest fashion and trends.



williamson brown
j e s m o n d

Positioned on a busy independent shopping street in the heart of Jesmond, Williamson Brown has become established as one of the leading independent luxury jewellers in the North East. Its selection of carefully chosen and exclusive pieces creates a stunning collection which is the epitome of indulgence and style.

For more information please visit www.williamsonbrown.com | 0191 281 8273 | shop@williamsonbrown.com

20A CLAYTON ROAD, JESMOND, NEWCASTLE UPON TYNE, NE2 4RP

DON'T LET THE BREXIT FOG BLOCK OUT OPPORTUNITY

Head of Land, Development & New Homes, Jonathan Rudge, discusses the region's residential property market during a time of caution and uncertainty.

As we have entered 2019 there remains a sense of caution within the region's residential property market and it has become easy for the fog of Brexit to block out the signs of opportunity ahead.

Businesses and consumers are naturally cautious as they wait to see how the region's economy may play out in light of our changing relationship with the EU and it is easy to lose sight of the potential opportunities that may come. While we cannot predict the outcome of our current EU negotiations there are a

number of reasons to be optimistic about the region's residential future.

At the end of 2018, wages rose at their fastest rate for over a decade while employment rates are now at a 30 year high. In addition, mortgage rates remain extremely competitive and, coupled with Government initiatives such as Help to

Buy, the cost of buying a new home remains very affordable for many. Collectively, these factors would generally underpin strong growth in values but this has yet to be crystallised.

We are also seeing a positive rise in the rate of new build development, helping to deliver not only a greater

“...we must not lose sight of the opportunities that lie ahead in our region”

number of homes but also a greater range of choice to buyers. Nationally, 222,194 additional homes were built between April 2017 and March 2018, up 2.2% from the year before and further growth is expected when figures are released this year. This continues to edge output up towards the 300,000 target needed to meet future demand. Within the North East, 9,774 new dwellings were built over the same period, the highest level since the early part of the century, and today we see new sites being opened across the North East from larger urban extensions to some of the high quality bespoke schemes highlighted throughout this edition of Portfolio.

Despite increasing supply, there remains significant demand in our region and this, coupled with the strong monetary fundamentals discussed earlier is now expected to result in significant price inflation.

Most of the main national house price indices, and indeed Bradley Hall's own work for clients on this subject, are forecasting double digit growth in house



prices over the next 5 years. This is despite the short term uncertainty we are currently experiencing. Indeed, the North East of England is predicted to see some of the fastest growth of any region in the country.

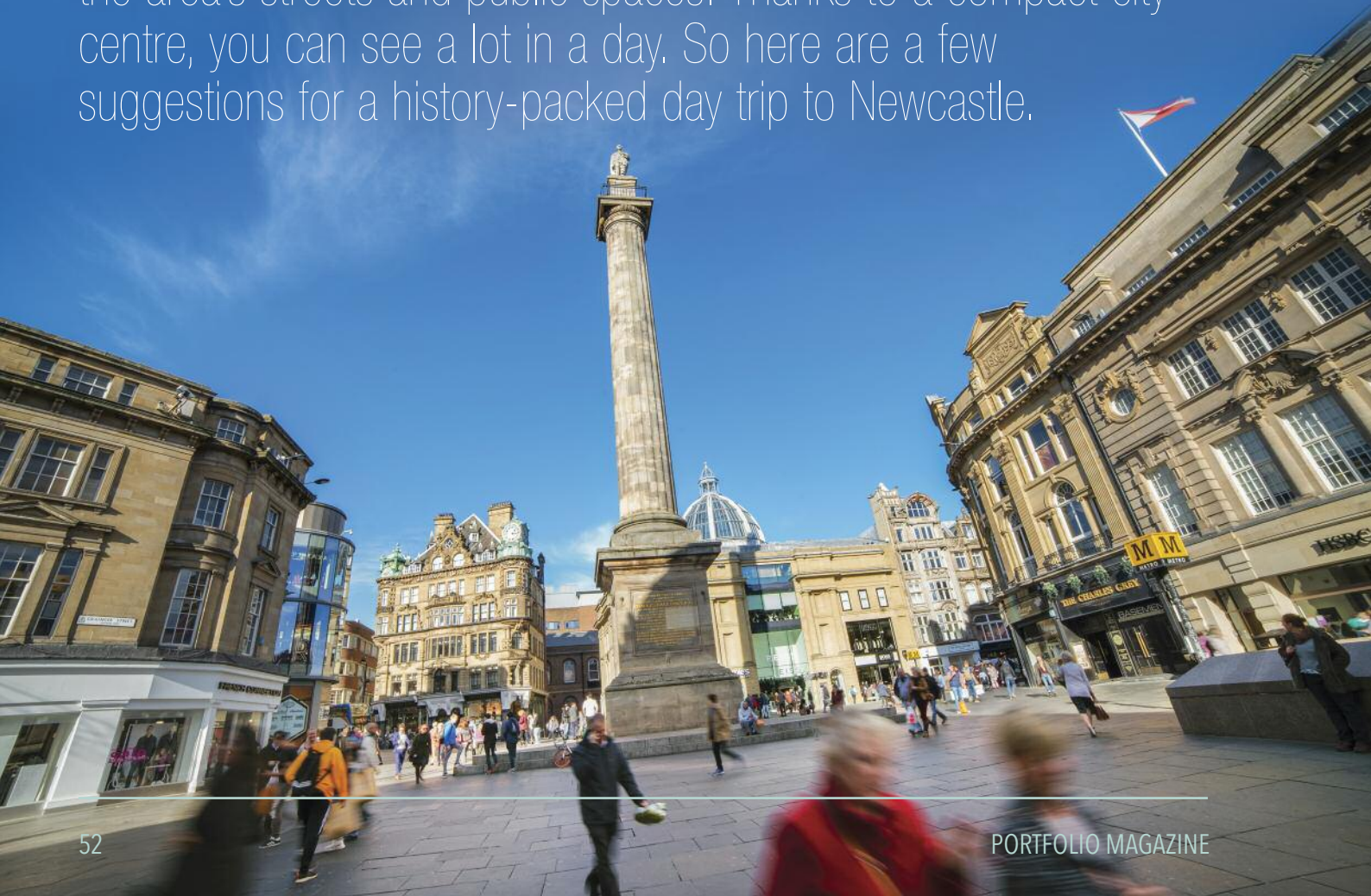
Therefore, whilst it is natural to be cautious in the short term, and until the

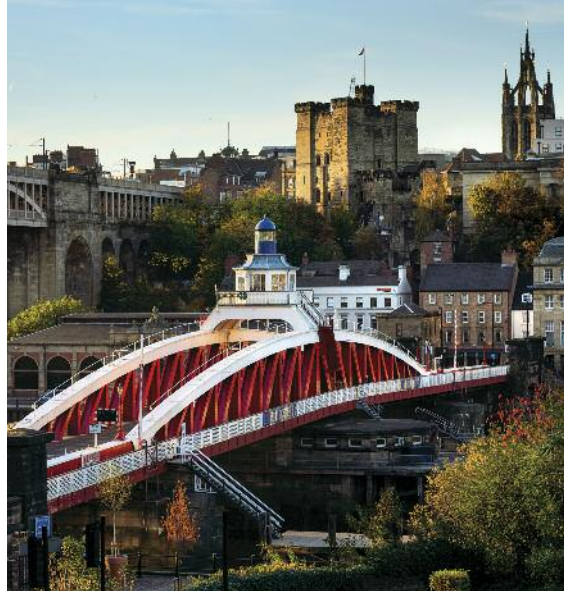
UK's future relationship with the EU is settled, we must not lose sight of the opportunities that lie ahead in our region and why we at Bradley Hall are actively working with a number of proactive investors and developers to identify and secure new opportunities for development.

For more information on Bradley Hall's Land, Development and New Homes department contact Jonathan Rudge on 0191 232 8080 or visit www.bradleyhall.co.uk

A WALK THROUGH NEWCASTLE'S HISTORY

In Newcastle and Gateshead, ancient ruins and an atmospheric castle reside amidst modern urban architecture. You can follow 2,000 years of history as you wander through the area's streets and public spaces. Thanks to a compact city centre, you can see a lot in a day. So here are a few suggestions for a history-packed day trip to Newcastle.





MORNING

Start your journey with a City Highlights walking tour

Join the Newcastle City Guides on a walking tour of Newcastle city centre for an introduction to the history, and the culture of the city. You'll see many of Newcastle's heritage attractions along the way, giving you inspiration for places to explore further later. City Highlights tours leave from outside J G Windows Music Shop in Central Arcade, Grainger Street, Newcastle upon Tyne NE1 5BP at 10.30am and finish on Newcastle Quayside at approx. 12 noon. Tours take place every day from 1 June to 30 September and on Saturdays in May and October. No need to book. www.newcastlecityguides.org.uk

Explore beneath the city at Victoria Tunnel

The Victoria Tunnel runs beneath the city from the Town Moor to the Tyne. The preserved wagonway was built in 1842 to transport coal from Leazes Colliery to the river and operated until the 1860s. The

tunnel was converted into an air-raid shelter in 1939 to protect hundreds of Newcastle citizens during World War II. Tours must be booked in advance. www.ouseburntrust.org.uk/visit-vt

LUNCH

Dine in the UK's oldest dining room – Blackfriars Restaurant

With its Dominican origins dating back to 1239 and a long and turbulent history that included a spell as a hostel for King Henry III, as a former inner-city monastery, Blackfriars is undeniably unique. The venue now houses an exhibition describing the history of the friary, the cloister garden and an acclaimed restaurant – Blackfriars Restaurant – with ornate medieval banquet hall. The restaurant serves a modern British menu using local and seasonal produce. www.blackfriarsrestaurant.co.uk



AFTERNOON

Enter the gateway to Old Newcastle – Newcastle Castle

Newcastle Castle's keep and 13th century gatehouse – the Black Gate – were once part of a much larger fortress. Now one of the finest examples of a medieval keep in

the UK and a Grade I listed building, the Castle Keep was built during the reign of Henry II (between 1168-78) and overlies the earlier Roman Fort of Pons Aelius. The rooftop also offers breath-taking panoramic views across the city. www.newcastlecastle.co.uk

Visit the home of a local legend at Bessie Surtees House

A quayside home with a romantic history, these two five-storey 16th and 17th century merchants' houses are fine examples of Jacobean domestic architecture. The Surtees' house is best known as the scene of the elopement of Bessie with John Scott, later Lord Chancellor of England. www.historicengland.org.uk

EVENING

Make a toast to Newcastle's history

Before you head off back to the 21st century, enjoy a pie and a pint of locally brewed ale in The Redhouse. The cosy pub is a rabbit warren of wooden-beamed rooms. It's right next door to Bessie Surtees House and another a 17th century building.





Matt Hoy, Marie Grey and Steve Greenwell

BRADLEY HALL LAUNCHES NEW HEXHAM OFFICE

Leading North East property firm Bradley Hall Chartered Surveyors and Estate Agents has launched a new office in Hexham as its regional growth continues.

The award-winning firm takes over the former Grey Estates office at 1 Gibson House, retaining its staff and adding Office Manager Steve Greenwell to the team.

Director of Estate Agency at Bradley Hall, Matt Hoy, said: "Hexham boasts outstanding architecture, interesting history, traditional restaurants and pubs, as well as stunning properties – which is why it is one of the most desirable market towns to call home in the region.

"We've already had outstanding success in Northumberland and have welcomed to market several properties in and around Hexham through our other offices.

"Since opening in Northumberland, the team at Bradley Hall has continued to build our presence and client base, while also gaining the highest market share in areas such as Morpeth. We look forward to replicating this success in Hexham."

The Bradley Hall residential team has launched its seventh North East operation to meet demand for its services in South Northumberland. This adds to offices in Morpeth, Alnwick, Gosforth, Newcastle city centre, Sunderland and Durham.

Group Managing Director at Bradley Hall, Neil Hart, said: "Northumberland is an incredibly important part of our business. Our strategic market town initiative has resulted in office openings and expansions in Alnwick, Morpeth and now Hexham, each of which have proven to be a great success for us. We will continue to deliver our best in class brand and provide further employment opportunities to Northumberland.

"Following another successful year for Bradley Hall we thought it was important to expand our high-street presence into an area in which we already have a number of instructions."

For more information on Bradley Hall please visit www.bradleyhall.co.uk

HEXHAM GRAND OPENING





PROPERTY FIRM RAISES £12,000 FOR LOCAL CHARITIES

A leading North East property firm has raised over £12,000 for two local charities at its annual Festive Fundraiser.

Bradley Hall Chartered Surveyors and Estate Agents held the event to mark its 30th anniversary while also raising important funds for Daft As A Brush Cancer Patient Care and Marie Curie's Newcastle hospice.

Bradley Hall's Group Managing Director, Neil Hart, said: "Both Daft As A Brush and Marie Curie are two very important charities which support local people. Each of these organisations' services are in high demand and need funds to keep going.

"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 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.

"We also decided to choose to support Marie Curie as it provides important care for those with terminal illness and their families."

The firm welcomed almost 300 guests to the Crowne Plaza Newcastle-Stephenson Quarter, raising funds through a raffle and auction with prizes donated from a range of local businesses including Ramside Hall Hotel and Spa, The Barbour Foundation and The Alnwick Garden. Guests were also entertained by North East comedian Steffen Peddie and magician Paul Lytton.

Neil continued: "We would also like to say thank you to everyone who contributed to this total; we couldn't have

done it without the support of our guests and the businesses which donated the fantastic prizes for us to raffle and auction."

Daft As A Brush was set up by local entrepreneur Brian Burnie in the late 1980's. The project was 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.

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.



Cottier Grange

DISCOUNTED DREAM HOMES

A government backed initiative allows you to own your dream home at the flagship Cottier Grange development in the Tyne Valley.

A relatively new concept, the Discounted Market Value low cost home ownership product, is aimed at helping more people to buy their first property or upgrade their current home by discounting 20% off the full price of selected three bedroom new builds.

Prices from £159,950
(includes 20% discount)



Visit gentoohomes.com/cottiergrange to arrange an appointment to view the Etal and Belsay property types.

Do you qualify? You will need to have a total household income of less than £80,000 and meet the affordability assessment.

Cottier Grange, the premium new housing development, which has been beautifully designed and constructed by private house builder, Gentoo Homes, features a range of modern and generously sized three bedroom homes that can be purchased with the 20% discount.

The thoughtfully designed Belsay and Etal house types both provide spacious, flexible living spaces that fit perfectly around the modern lifestyle. The homes are finished to a good quality specification, with a range of upgrade options available on both property types.

You can find Cottier Grange a stone's throw from the A695 and within a short 20 minute commute from Newcastle. So whether you prefer the tranquillity of the countryside, or the hustle and bustle of Newcastle City centre, Cottier Grange allows you to experience the best of both worlds.



Embrace your

art of living

gentoohomes

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gentoohomes.com/cottiergrange

PARK BUILDING TECHNOLOGIES HELPING YOU BUILD SMART

With over 10 years of expertise in Building Automation, Park offer a complete turnkey solution for the residential market. Including system design, product supply, installation and aftercare. Your specific requirements are met at every stage ensuring a personalised and cost-effective system is always achieved.

What option is right for me?

Public demand for home automation has significantly increased in recent years which has led to a massive spike in the range of control products on the market. With so many options it can sometimes be a minefield choosing the right option or combing numerous functions together. This is where the Park Building Technologies team can help producing one user-friendly system to control all your home functions.

What can I control?

- Lighting
- Heating / Cooling
- AV
- Blinds
- Door Communication
- Scenes
- Assisted Living Applications
- Remote Access / App Control

All the above and much more can be easily combined within one personalised system. Room, zone or whole house control is achievable with intelligent



switches, touchscreens and smartphone / tablet apps for secure access both whilst at home and on the move.

How is my system installed?

With both wired and wireless installation options a robust system infrastructure can be ensured, suitable for new build and retrofit projects alike. Through a flexible design every system can be easily altered and expanded if the needs of the end-user change or if a new product upgrade is desired.

What does my package include?

1. Consultation
2. System Design
3. Product Selection
4. Programming
5. Commissioning
6. Aftercare

Customer service is at the heart of the Park Building Technologies company values. Every customer is assigned a project manager to oversee all aspects providing a consistent and friendly face at every stage.

Interested in learning more or looking to install a home automation system in your home? Contact the Park Building Technologies team for more information or to book your free consultation.



T: 0191 497 0770
E: buildtech@park-electrical.co.uk

PORTFOLIO

COMMERCIAL PROPERTY AND BUSINESS SECTION





AMBITIOUS DEVELOPMENT PLANS for Gateshead's Baltic Quarter

By Cllr Martin Gannon, Leader of Gateshead Council

We know that Gateshead is a great place to live and work and we have ambitious plans to make the borough even better — for both business and our local communities.

Over the next 20 years we are looking to continue to transform Gateshead. As part of our long-term plans we have identified major investment and development opportunities and, as a council, we're determined that Gateshead will lead the way in attracting new investment to the North East.

Two particularly exciting projects which will play a big part in defining Gateshead and support its future growth are Baltic Quarter, next to the impressive £250m Gateshead Quays development, and PROTO: The Emerging Technology Centre, the region's new home for digital innovation.

Baltic Quarter is at the heart of a vibrant waterside regeneration programme, creating an urban destination for business, living, learning and tourism. Located minutes from the iconic River Tyne, a vacant 11-hectare site is available for development providing new opportunities for investors and developers.

Set within an outstanding location,



Baltic Quarter is less than one mile from central Newcastle, four miles from the 700 businesses on Team Valley Trading Estate and seven miles from the International Advanced Manufacturing Park (IAMP) Sunderland. It's very well connected to Gateshead town centre and

the quayside.

It's already a destination of choice for high growth businesses and is a thriving cluster of creative digital companies and their supporting cast of universities, students and professional services. For this reason, it is the biggest high-value



jobs generator in Gateshead.

Baltic Quarter is already home to Northern Design Centre; Gateshead College's £39m Baltic Campus; Hilton, Ramada Encore and Jurys Inn Hotels; and PROTO: The Emerging Technology Centre, we are now inviting expressions of interest from parties interested in continuing the successful development of the prime site.

Riga is a new Grade-A office block currently under construction at Baltic Quarter. Rising to a height of six storeys, and in a prominent position above Gateshead Quays, the high-quality office space offers spectacular views across the Tyne.

There is a good level of unsatisfied demand for prime office space and the strategic position of Riga on Baltic Quarter has cemented our decision to press ahead with the project while we seek tenants. There is significant interest being shown already. Companies have the option to occupy half, whole or many floors.

Riga is an attractive option for growing businesses and, most importantly, could bring around 600 new jobs to Gateshead.

Gateshead is a vibrant, cost-effective location for investment and has seen a huge economic restructure over the last three decades. From reliance on heavy industry, Gateshead now has a diversified economy including high tech manufacturing, knowledge intensive services and particularly thriving creative digital sector.

PROTO: The Emerging Technology

Centre is the North East's new home for innovation and digital disruption. It is a development which shows our forward-looking approach and dedication into investing in the future of our business community and residents.

The new facility provides a double height, multi-purpose and acoustically soundproofed complex that can be transformed to allow businesses an environment from which to explore emerging technology applications with no boundaries. Housing the latest emerging technology equipment such as VR headsets, haptics and wearable bodysuits, as well as motion capture equipment, to support industry in producing cutting-edge digital content.

PROTO houses the only 360° 3D photogrammetry rig outside of the famous Pinewood Studios in London and



24Ten in Sheffield attracting businesses and tenants from all across the UK to the coolest space in town.

We continue to look to the future and position Gateshead as a global leader in the drive to develop and bring to market emerging technologies. As a council, when it comes to investment, Gateshead tends to put its money where its mouth is. We accessed £3m from the Regional Development Fund and just under £1m from the Local Enterprise Partnership but the rest (£4m) we funded ourselves.

We see what is already here in Baltic Quarter as a catalyst for further growth. We want to create the ideal work-life balance and we're hoping to develop housing on the doorstep to complement the tech space already there.

The interest we've had from digital businesses around PROTO has been incredible. When we talk to developers, particularly in London and internationally, they cannot believe the scale of the development and the opportunities which exist in Gateshead. They see that there's an opportunity to achieve something genuinely exciting, using state-of-the-art facilities and technology.

Find out more at
www.investgateshead.com/balticquarter

PG Legal celebrates eight-year milestone

A leading North East commercial law firm is celebrating eight years of successful growth.

PG Legal was launched in 2011 by Director Phil Dean and had two team members. The business has now significantly grown to employ almost two-dozen legal experts and dedicated support staff.

During its eight years in business the firm has also expanded its service offerings from commercial property to include; dispute resolution, tax law, employment law, corporate solutions, debt recovery, director's individual legal support, education, land and new homes – developer services, landlord and tenant, telecommunications and energy projects.

Director and founder, Phil Dean said: "We've exceeded all expectations of what we thought we would achieve in eight years. The team is fantastic, and several recent key appointments have fuelled our growth, helping PG Legal to become what it is today."

Due to its success, in 2017 the firm went through a brand refresh and moved into new commercial premises on the Team Valley to accommodate its growing team and client base. The Directors of the firm have designed and implemented a long-term growth strategy to continue the businesses success.

Phil continued: "Our priority is to provide accessible and

affordable legal advice to the region's SME's. The North East has some exciting small businesses and start up's, and a big part of our region's economy relies on the success of our small to medium sized businesses. It's therefore important that we supply the best on-the-ground, sensible advice which ultimately will provide a positive impact on our client's business growth and profitability.

"We're proud to have evolved from a solely commercial property law firm to a friendly and approachable legal practice which offers a holistic and rounded approach to problem solving. We often have clients who come to us with a problem, which turns out to be a different issue to what they first anticipated. That is why we are here – to advise and guide our local businesses."

Fellow Director Jonathan Fletcher joined the firm in 2012, enabling PG Legal to provide much in-demand litigation services. In 2018, the firm welcomed its third director, Chris Ward, who brought over 30 years of litigation experience to the firm gained from a successful career in the legal industry.

The firm's recent growth has encouraged a raft of new senior appointments for the firm, including Marketing Manager Vikki Todd, Tax Solicitor Simon Britton and Paul Hopkinson as Consultant.



Chris Ward with fellow directors Phil Dean and Jonathan Fletcher



COMMERCIAL PROPERTY

**WHETHER IT IS A LEASE OR
A PURCHASE OF A LARGE DEVELOPMENT.**

**OUR EXPERT TEAM
HAVE YOU COVERED ON ALL
COMMERCIAL PROPERTY MATTERS.**



PG LEGAL
COMMERCIAL SOLICITORS

Get in touch to speak to our experts
www.pglegal.co.uk
0191 466 1080

Valley House, Team Valley, Gateshead NE11 0JW

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STRATEGIC MANAGEMENT OF COMMERCIAL PROPERTY PORTFOLIOS



Senior Surveyor within Bradley Hall's Professional Services department, Carl O'Brien, explains the importance of strategic management of commercial property portfolios.

There is no denying that handling a portfolio of commercial properties can be time consuming and often stressful. An asset of this scale, whether it be two or 200 properties, can be a significant source of income if utilised to its full potential.

Business-minded or well-advised investors often choose to invest in commercial property instead of relying on the interest rates of a bank account. The returns can be much higher, and the greater the risk, the greater the return.

During a lease, there are often several opportunities for landlords to conduct rent reviews in order to ensure the passing rent continues to reflect the market rent. Prior to initiating review negotiations, it is important to consider if a rental uplift is justifiable in line with the review clauses specified within the lease. To help determine this, an in-depth market assessment will be necessary to evaluate the local market conditions and similar completed transactions.

It is also advisable to deal with lease renewals at the earliest possible opportunity to prevent tenants from simply vacating the property, and thus bringing about an end to their lease, which they have the right to do as late as the expiry day. Where this occurs, the landlords would be tasked with dealing with dilapidations and finding a new tenant as a matter of urgency rather than having a firm strategy in place. The onus of insuring the property and for business rates becomes the landlord's responsibility during void periods.

There are also break clauses that need to be monitored. If a tenant takes advantage of a break clause then it is important to ensure it has been served in accordance with the lease, otherwise it can be deemed invalid and thus void. It is also important to understand what the re-letting prospects are and whether there are any proactive measures that could be taken to improve these.

Record keeping of important dates is often something which landlords do not have time for and, as a consequence, miss out on important opportunities to maximise the value of their assets.

Bradley Hall's Professional Services team has vast experience in handling the asset management of property portfolios of all types and sizes. Our dedicated team is able to prepare reviews for each relevant date, project managing negotiations and achieving the best return on investment for its clients.

The specialist team has a comprehensive knowledge of Landlord and Tenant Act statute and case law, and of the rights of landlords and tenants, so that our clients are correctly advised both before and during negotiations. Expensive local market knowledge and understanding of the detail of comparable transactions is utilised in every bespoke case.

For more information on Bradley Hall's Professional Services department please call 0191 232 8080.



Neil Hart and
Medicals President
Dr Howard Ingram

PROPERTY FIRM PROVIDES CONTINUED SUPPORT OF THE REGION'S SPORTS CLUBS

Award winning North East property firm, Bradley Hall, is continuing its support for local grassroots sport.

The firm has continued in its tradition of donating to, and sponsoring, local teams for people of all ages, allowing more members of the community to take part in local sporting events.

Neil Hart, Group Managing Director at Bradley Hall said: "We are aware that many grassroots sports clubs in the region struggle to survive because of high running costs, which is why we are happy to sponsor clubs which make a positive impact in the local community.

"Sport is such a good way to introduce young people to teamwork and continues to be a fantastic way to support physical and mental wellbeing for those of any age. Our local teams also support a sense of community and bring people together.

"Many of the Bradley Hall team have a long-standing relationship with grassroots sport, and we feel it is very important to support our local clubs, organisations and events.

Bradley Hall recently signed up to sponsor the Durham Dash, an event which is held to inspire and enthuse young people in Durham and Chester le Street to be more physically active. It is predicted that the 2019 race, which will include a 600m track in the grounds of Beamish Museum, will attract up to 800 young people from a variety of schools in the area.

Peter Bartley, Group Managing Director at Bradley Hall said: "Bradley Hall has a long running tradition of supporting local grassroots sports clubs, tournaments and people across the region.

"We are a truly regional company and pride ourselves in supporting clubs from across the North East. Our reach spans from north of Alnwick to south of Teesside, and we are passionate about providing opportunities for the communities in which we operate."

The firm recently sponsored Newcastle Boys School sport's teams for the 2018/2019 season. The money donated will go towards funding the

sports kits to enable other funds to go towards opportunities for the teams and their young members. Bradley Hall also continued supporting the Medicals RFC, a rugby union club in Newcastle upon Tyne who have been in existence since 1898, by sponsoring the club for its 2018-2019 season.

Alnwick Rugby Club also benefitted from a sponsorship which will allow the club to maintain its grounds and continue providing activities for local rugby enthusiasts. Northern Football Club and Northumberland Rugby Union also benefitted from a sponsorship from the firm.





Turn your property into a popular holiday home

Do you own a property which could make a successful holiday let, or do you already own a holiday home which isn't reaching its full potential? Coquet Cottages discusses its ability to maximise your investment by turning your property into a popular holiday home.

Established in 1998, Coquet Cottages is a family-run holiday letting agency with over 100 unique privately-owned luxury holiday properties in Northumberland.

Coast and countryside, all of our properties are centrally placed for exploring the whole of Northumberland, including the Heritage Coastline, the

Cheviot Hills and Coquet Valley, the Borders and the National Park, as well as Newcastle and Gateshead, Durham and in fact, the whole of the North East of England.

Our reputation has been built on providing exceptionally high quality, immaculately clean and luxurious self-

catering properties to create holidays that are truly memorable. We know how important it is for your accommodation to be perfect and we pay great attention to detail to ensure a memorable 'staycation'. We provide many special touches that you won't find in the majority of self-catering holiday properties, such as Noble Isle and

guests. We have a proven track record and an excellent reputation for the highest level of customer service.

As an agency we're here to help you get the best out of your holiday property and we're happy to share our winning formula with other owners who have the same values as we do and want to be part of a happy and successful business. We can advise you on the income potential of your property and, once on board, work with you to maximise the number of bookings you can achieve and ensure all your guests have a fabulous holiday.

We have a particular demand for one bedroom and larger properties (4+ bedrooms) in good locations. Our area covers the whole of Northumberland. All of our cottages are independently assessed for star rating by Visit England, to identify their high quality finish. We manage these assessments ourselves and all of our guidance and advice is based around these criteria, so we can ensure you achieve the minimum star rating of 4 stars to be able to let with us. In addition to an industry standard quality grading, just as importantly for us is the commitment of our owners to the highest standards of quality and customer care, we prefer to work with owners who have a professional and friendly approach and enjoy not only taking pride in achieving high standards of presentation and cleanliness in their properties but also enjoy providing those special little touches that make a holiday extra special and memorable.

We have a carefully planned marketing and advertising strategy, which combined with our extensive knowledge of the market and ability to nurture our client base, enables us to maximise the potential of your property to provide a good return on your investment. Taking a look at the level of our bookings on our availability calendars will show you how successful we are.

We can start marketing your property within 24 hours of you joining us if required. We hope to hear from you soon.

Temple Spa toiletries, fluffy bathrobes and a welcome hamper full of local goodies, including Northumbrian tea, coffee, biscuits, beers, chocolates, bread and more.

We are currently recruiting new properties to our portfolio, so, if you have a property which you think would let well as a holiday destination or is already letting but not booking as well as you would like it to, call us for an informal discussion about its potential. We can provide advice on what you need to do to maximise your investment by achieving maximum occupancy and a high annual income.

We have extensive experience of the holiday letting business – we know what works and what doesn't, what people are

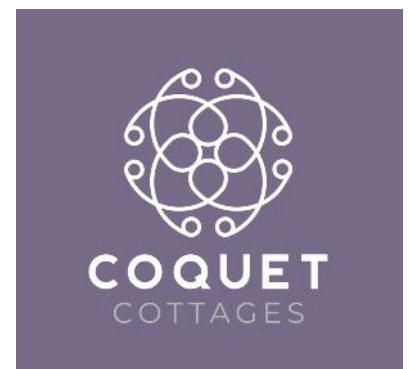
looking for and what makes people return year after year and recommend their "favourite property" to others. We know what makes a holiday special and memorable and truly enjoy being part of that experience.

We pride ourselves on the friendly and personal service we provide to both our guests and our owners – we know the area well and we get to know the properties we promote inside out, so that we can provide first-hand knowledge of both the property and the local area to potential guests and support to our owners and their caretakers.

Our booking levels are higher than most, if not all, other booking agents in this area and over 45% of our bookings are repeat bookings from our regular



Call Stephanie on 01665 710 700 anytime for an informal discussion on how we can help you make a success of your property. Alternatively, email us with photographs and details of your property and your contact details and we will call you back to discuss how we can help you.



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TOURISM ENCOURAGES A BUOYANT LICENSED AND LEISURE INDUSTRY IN THE NORTH EAST

By Neil Hart Group Managing Director at Bradley Hall

The tourism industry throughout the North East continues to thrive and grow at a rapid pace. Recent figures show that this sector alone is worth around £4bn to the local economy.



The most recent statistics which were announced in summer of 2018 showed that the amount spent by those visiting the region increased by nearly 4.5% between 2016 and 2017 – and this growth looks set to continue.

This positive news also indicates the steady growth and success of the hotel industry in the region, with the recently opened Maldron Hotel and plans for two new hotels by the Marriott Group announced within Newcastle city centre alone.

Attractions like The Great Exhibition of the North and the annual Great North Run no doubt have helped to bolster the number of tourists to the region. Significant investment and further exciting plans have been announced for Newcastle and Gateshead especially.

Our relationships with the region's leading licensed and leisure operators also continues to grow. We are working

closely with North East based firm The Inn Collection Group as it continues to roll out strategic growth plans of its 'pubs with rooms' model. The purchase comes at a time of significant growth for the firm, following its successful bid to gain £10m of funding for future acquisitions. The Inn Collection Group aims to more than double its portfolio to 21 hotels by 2022.

As well as welcoming visitors and tourists who are based outside of the region, the local 'staycation' market is booming – with many people choosing to visit local areas of interest and natural beauty. Northumberland in particular has become a popular destination for people who live both inside and outside of the region. We have noticed many pub operators across the region now have plans to add to their offerings – with plans to add lodges or 'glamping' facilities to their land.

Similarly, the success of licensed pubs and restaurants sector continues to grow. Newcastle alone has become a hub for independent and national chain restaurants, with other North East towns and cities also benefitting from the launches of popular eateries and bars. This market is particularly competitive, and operators either quickly sink or swim. We were delighted to assist Vaulkhard Group acquire the former Loch Fyne site in Gosforth, adding to quality venues in this popular suburb.

Additionally, the leisure sector continues to perform well as creative entertainment, recreation and sports continue to grow in popularity. Schemes including the new Ghetto Golf destination in Newcastle, Middlesbrough's Snow Centre and of course the highly anticipated Whey Aye on Newcastle Quayside to name a few have brought a great buzz to the region.

It all STACKED

STACK, Newcastle's social hub and place to be, has seen thousands of people frequent the venue since it opened its doors in August 2018. Jackie Marston takes a look at the success of Newcastle's first ever shipping container village and the welcome it has received since its arrival.

Owners, Danieli Holdings' are understandably very proud of the development, which saw the container village spring into action and offer affordable retail units to independents wanting to operate in Newcastle's city centre.

With something for everyone, STACK offers entertainment, independent retailers, a themed area that changes every quarter as well as a place to gather with friends, family and loved ones for a spot of retail therapy or just a place to relax over top class food and drinks. So far, the themed area has seen the Enchanted Garden, a gin emporium offering a huge array of gins from across the world, Hadrian's Tipi was the order of the day during the Christmas festivities and saw in the new year, closely followed by the Lonewolf Ice Bar.

One such food retailer, Hatch 76, owned by Alex Hindson, offers its diners deliciously tasty food such as duck fries, haloumi fries and wraps, with a selection of fillings to tantalize even the fussiest of taste buds. The company, which originally supplied food to festivals and events throughout the country, wanted a solid location in the city, but found most of the rents that people were asking were way out of their budget. Having been a firm favourite in Hadrian's Tipi, it was a no-brainer for Alex and his team to become part of STACK. "We are very proud to be part of such a successful venue and absolutely love being part of STACK. We hope to be part of this and other venues that Danieli Holdings are involved in and look forward to a great future at Hatch 76."

Sharing their excitement are husband and wife team Paul and Lucy Hull, who took the exciting opportunity to lease a unit from the firm to expand their company, For the Love of the North, which is a platform for north east creatives to exhibit and sell their stock.

The Whitley Bay based business launched just over two years ago and started out as a website selling locally



made prints and gifts online in February 2017. Quickly taking off and watching their business soar but also realising the downside of online only trade, the pair opened a shop on Whitley Road in Whitley Bay just six months later. Paul, who was a finalist in this year's Visit England and the Daily Mirror Tourism Superstar of the Year told us:

"Everything is designed and, where possible, created in the north east by local people which is what I think has really given our business the traction it has. We love the community aspect of STACK and that their focus is helping small businesses in an exciting opportunity which I feel the north has been lacking."

Neill Winch, CEO of Danieli Holdings explained the concept of STACK to us: "The idea behind it was to offer reasonably priced, affordable and accessible retail units to independents in



Lucy & Paul Hull, For the Love of the North.

up nicely



Lonewolf Ice Bar



Enchanted Garden



Alex Hindson, Hatch 76.



Hadrian's Tipi

the region, giving them a platform from which to operate. It was warmly welcomed and we never have a problem filling the units, there is always a waiting list. Some retailers are now asking for bigger premises, one which springs to mind is Texas Smoker. Such as been the business demand, they have asked us to

re-house them in larger premises, which we are happy to do and they will be moving to a bigger unit at the end of this month."

Texas Smoker will now be moving to the Cluck Cluck Moo retail unit, on the first floor of the premises.

One of the latest to join the STACK family is Bangladeshi cuisine unit Mivesi, owned by Amina Begum. Although they used to have a restaurant in Alnwick, it has always been their passion to work the festivals, exhibitions and events throughout the country and feed the passion of real foodies.

"We have the passion and the experience to bring restaurant quality food to a street food stand; we also have

done the research of the Bangladeshi cuisine through our travels to the country and bring the recipes that we have learnt from our parents and grandparents. Our method of cooking is artisan cooking at its most direct. Our cooking method is slow and we marinate our meats for a minimum of 24 hours using our own blend of spices to allow the spices to infuse."

Welcoming over 50,000 visitors to the venue each week, it's clear to see that there is much demand for the shipping container villages. This, combined with the whole world focusing on recycling and making the most of the reusable and sustainable products available, surely this type of destination venue is here to stay?

STACK
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STACK Newcastle is based on Pilgrim Street, Newcastle
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“ In Conversation with The Social Co.

Since it was established three years ago The Social Co has cemented itself as one of the leading social media agencies in the region. Portfolio caught up with its Directors to see how business is going...

How would you describe The Social Co?

We are a creative extension of each of our client's teams, offering an all-inclusive social media advertising package which is specifically structured and designed to help achieve and support business aims and objectives. We provide bespoke packages based on the needs of a business.

What value does an effective social media marketing strategy bring to a business?

We've seen first-hand how effective and results driven social media marketing can provide an outstanding and positive impact on a business. No matter the size of a business, social media is the most cost-effective way to reach your specific target audience. It helps to build a brand, improve online presence, attract service users or consumers and create conversions in a way which is unrivalled by any other marketing method.

How long has the company been running?

We're coming up to our third year now and feel we have achieved a lot for a relatively new business. In our third year we are aiming to reach a £1million turnover mark.

What are the key factors which have helped the business get to where it is today?

We develop excellent relationships with our clients and are passionate about supporting them and helping them achieve their goals. We have been successful in creating long-term relationships with each of the businesses we work with, meaning we get to know them, their approach and needs, which allows us to go above and beyond.

We also provide an all-inclusive package, which means we can provide anything from simply populating social media platforms to project managing and producing campaigns.

Additionally, there is so much weight and value in traceable results. By using social media we can pinpoint exactly what works and why, providing key data to our clients to help them spend their marketing and advertising budgets wisely, providing a good return on investment.

The Social Co recently expanded its team; what skills have the new members of staff brought to the business?

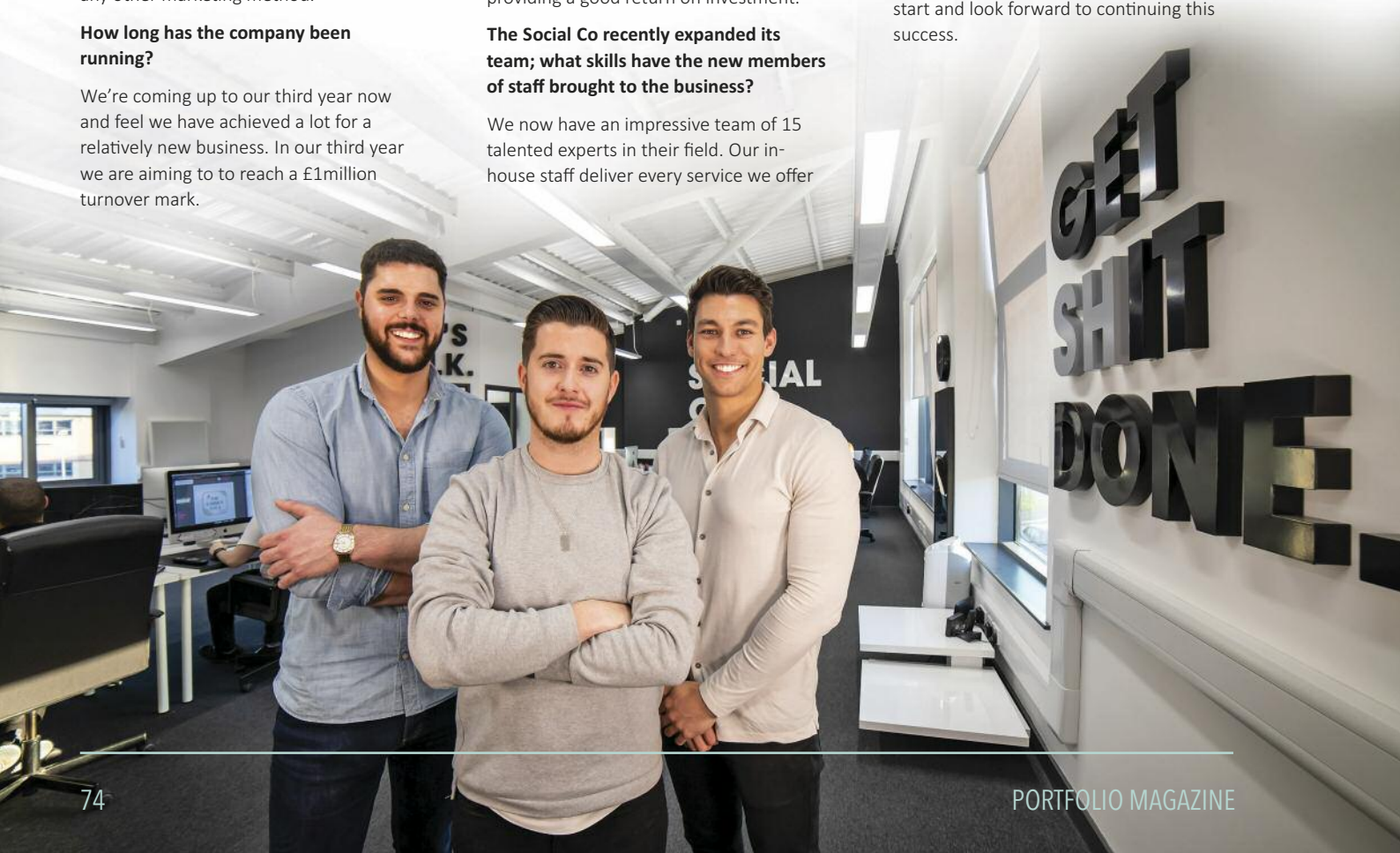
We now have an impressive team of 15 talented experts in their field. Our in-house staff deliver every service we offer

and each member brings a new piece of expertise to the collective team. Each new appointment strengthens us further which supports us in our consistent growth as a firm.

We always aim to be as creative, fun and engaging as possible, which is reflected in our campaigns and in our office environment. We always look to recruit new staff to compliment what we already have.

What are your plans for the future of the business?

Our plans are to continue supporting our current clients while welcoming new projects. While our core business will be in the North East, we also want to expand further into the UK market and internationally. With this we would also like to continue growing the team to ensure our services and capacity grows without compromising on the quality of our service. We've had an outstanding start and look forward to continuing this success.



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THE INN COLLECTION GROUP GROWS PORTFOLIO TO 10 SITES WITH SECOND LAKES BUY

The Inn Collection Group has added to its pubs with rooms portfolio with a second Lakes acquisition.

The Queens Hotel in Ambleside, in the heart of the Lake District, has been purchased by the group as it continues to roll out strategic growth plans of its 'pubs with rooms' model. This follows the recent acquisition of the Waterhead Hotel in Coniston.

The purchase comes at a time of significant growth for the firm, following its successful bid to gain £10m of funding for future acquisitions. The Inn Collection Group aims to more than double its portfolio to 21 hotels by 2022. Leading North East property firm, Bradley Hall will

be supporting the hospitality group in sourcing and acquiring further ventures.

The Inn Collection Group's Managing Director Sean Donkin said: "We are excited to be bringing The Queens Hotel and its team into The Inn Collection Group family. Ambleside is a stunning



location with an all-year-round appeal for walkers, outdoors enthusiasts and weekenders.

“We take a great deal of pride in repurposing and enhancing historic buildings and are looking forward to investing in The Queens Hotel to meld with our award-winning eat, drink, sleep and explore philosophy.”

Bradley Hall’s Group Managing Director, Neil Hart said: “We were delighted to act on behalf of The Inn Collection Group during this exciting and important time for the firm.

“We’ve developed a fantastic

relationship with Sean and the team and are extremely proud to have played a small role in this innovative company’s impressive and significant recent growth.

“We look forward to working on future projects with the region’s leading and contemporary pub company as it continues to change the face of the North East’s hospitality sector. This growing organisation is actively looking for further opportunities to acquire additional sites and I encourage any interested parties to contact me.”

The Queens Hotel is the group’s third acquisition within the past 12 months,

following the purchase of its first Lake District landmark property, The Waterhead Hotel in September and the reopening of The Seaton Lane Inn in County Durham after a major redevelopment in April. The operator opened a £4m new build unit, The Amble Inn in Northumberland in January 2019.

The Alchemy-backed Inn Collection Group will continue to seek out new development opportunities to grow its portfolio in the Lake District and Yorkshire as well as within its North East England heartland.

Newcastle-based law firm Ward Hadaway advised The Inn Collection Group on the transaction accompanied by Jones Lang Lasalle on pre-acquisition diligence.



SERVICE CHARGES FOR RESIDENTIAL DEVELOPMENTS

Bradley Hall's Operations Director & Head of Property Management, Catherine Affleck, explains service charges in residential property developments.



Due to central government cuts to local authority budgets, councils have had to reconsider the services they can afford to provide to local residents. When developers create a new housing scheme it is now the norm that the local authority will not adopt the roads, footpaths or street lighting. Often the council will also not collect refuse and recycling waste. This means that these services need to be procured through private sector contractors, and managed accordingly, and this is where a service charge comes into play.

Since the launch of our Land, Development & New Homes department our Property Management team has been asked to provide specialist advice in relation to the implementation and management of service charges across a range of the new build schemes upon which our residential operation is instructed in the sales and marketing.

In our experience many people are not aware that service charges are often applicable to developments other than apartment blocks. We are increasingly becoming involved in schemes where the individual house plots are sold on a freehold basis subject to an obligation to

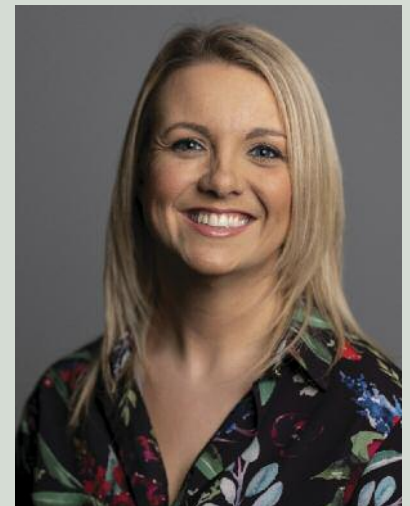
contribute towards a service charge for shared services. These services commonly include landscaping, refuse collection and the maintenance and repair of unadopted roads, footpaths and street lighting. Depending on the legal set up of the shared land ownership additional costs to provide public liability insurance and health and safety risk assessments are often necessary.

We are often asked why a service charge is payable in addition to council tax and, as there is no reduction in council tax offered for those residents who also must pay a service charge, it is often misunderstood that residents are paying for services twice. Council tax and service charges are mutually exclusive with council tax also covering a wide range of other local services such as planning, transport, public roads and footpaths, police, fire service, libraries, leisure centres, parks and recreation spaces, refuse collection and disposal, environmental health and trading standards for the whole of the local area.

As RICS Regulated Chartered Surveyors and Estate Agents Bradley Hall understand that, due to their usually uncapped nature, service charges can be an off-putting concern for buyers. It has been reported recently that the national average annual service charge in the UK is £1,863 per annum, with the average new build service charge being £2,777 per annum. In our experience developers do want to reduce the ongoing liability for their buyers and we therefore work

closely with our developer clients during the initial stages of the development process to ensure that their schemes can be designed with the service charge set up in such a way as to mitigate the ongoing liability and, therefore, future service charge costs for purchasers.

Service charges run on a no profit, no loss basis and can only be used to pay for the services provided on site. To ensure transparency any future cost headings are identified in the initial budget and prospective buyers are invited to discuss their ongoing obligations with our Property Management team should they require any further information or reassurance.



Bradley Hall provide service charge consultancy advice and ongoing management services to a wide range of developers, landlords and residential management companies. For more information on how Bradley Hall can support in service charge matters please contact Catherine Affleck on 0191 232 8080 or visit www.bradleyhall.co.uk

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INHERITANCE TAX RULES PUT 'FAMILY FIRST' ON FAMILY HOMES

By Elizabeth Gibbison, Solicitor in the Private Client Department at Hay & Kilner Law Firm

Inheritance Tax has been a highly visible political and legal issue recently, and the steep rise in the value of the average UK home over the last few decades has further sharpened the focus on this subject.

According to the latest Government figures, the average house in the UK is now valued at £230,630, which is a good deal along the way towards passing the £325,000 Inheritance Tax 'nil rate band' threshold.

A 40% levy will be due on any assets you leave exceeding this amount, but since the introduction of the Residence Nil Rate Band (RNRB) in April 2017, you may be able to avoid including the value of your property in these calculations if you're leaving it to "direct descendants".

The RNRB was brought in to enable families to retain the family home, or its cash equivalent, without the burden of Inheritance Tax to pay at what is already obviously a very difficult time for them.

Single people may qualify for an additional £125,000 that can pass Inheritance Tax free under these rules, an allowance which is doubled for a couple, and by April 2020, this increases to £175,000 per person gradually.

If the value of your home is worth less than the maximum amount available, then the RNRB available to you will be capped at that value.

You may be eligible for this relief even if you don't have blood-related children, as a 'direct descendant' is widely defined and includes a wide range of relatives, such a child, stepchild, grandchild, past or present foster child, a husband, wife or civil partner of a lineal descendant (including their widow, widower or surviving civil partner).

In addition to this, if your home has

been sold or gifted on or after 8 July 2015 (or will be sold or gifted in the future), you could still claim some or all of the RNRB as long as it can be proven that you

is valued over £2 million. This means, at today's rates, that you will lose all the RNRB if your estate is worth £2.25 million or more.

If you have a "mixed bag" of assets, some of which qualify for reliefs for Inheritance Tax purposes which can be claimed on agricultural or business assets via Agricultural Property Relief (APR) and Business Property Relief (BPR), then the application of the RNRB is slightly more complex.

The value of your estate includes all assets (ignoring any reliefs when calculating available RNRB), so while any business or farming assets will hopefully pass free of Inheritance Tax due to APR or BPR, the value of those assets may result in some or all of the RNRB being tapered away.

If this is the case, RNRB will not be available to offset against your other non-business/ non-farming assets which are not eligible for reliefs.

RNRB won't cover the value of all family homes, but the majority will at least be covered in part and this additional relief has been a welcome addition to mitigating Inheritance Tax for many.

As I've outlined, the rules around RNRB need to be carefully navigated to ensure the beneficiaries of your will don't one day receive an unexpected Inheritance Tax bill.

If you're considering how best to manage your estate, it makes clear sense to speak to a trusted advisor about the RNRB about how the rules apply to your individual situation.



occupied the home as a residence, even if only for a short time.

This is useful to know if you have owned more than one property and want to maximise the relief as you can choose which one to apply the RNRB against, provided the conditions above are met.

If your estate is worth over £2 million, the RNRB will not be fully available as it is reduced by £1 for every £2 that the estate

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INSPIRED BY A RACING LEGEND: CONTINENTAL GT NUMBER 9 EDITION BY MULLINER

Bentley has created the ultimate collector's version of the all-new Continental GT to celebrate the company's centenary in 2019

The Continental GT Number 9 Edition by Mulliner is inspired by Bentley's illustrious motorsport past and incorporates a number of distinctive features into the world's most luxurious Grand Tourer. Just 100 examples will be handbuilt by Mulliner in Crewe, England, based on the Continental GT this year.

Number 9 Edition by Mulliner pays homage to Sir Henry Ralph Stanley 'Tim' Birkin – one of the original, 'Bentley Boys' of the 1920s and '30s. Birkin was a Bentley customer, investor and a racing driver, full of entrepreneurial spirit and ambition

– and through the determined collaboration of man and machine, the 4 ½ litre 'Blower' was born.

No.9 was the supercharged Bentley 'Blower' Sir Tim raced at the 1930 Le Mans 24 Hours. He commissioned the production of a series of 4 ½ Litre Bentleys, powered by a supercharger developed with independent engineer Amherst Villiers. Power increased from around 110 bhp to 175 bhp with the supercharger installation. The imposing green car has since become the iconic racing Bentley of the pre-war years.

The Number 9 Edition by Mulliner is distinguished by No.9 badgework and a bold, matching front

grille graphic. Customers have the option of either Viridian green or Beluga black exterior paint, with 22-inch Mulliner Driving Specification wheels also in these colours, plus Black Line Specification and carbon bodykit.

Inside the Number 9 Edition by Mulliner customers have the choice of Cumbrian Green or Beluga heritage hides, with increased gloss levels to the seats, inner door panel and other areas. Debossed 'B' logos adorn the seat headrests and door panels as they did the door pads of the 1930 'Blower'.

A uniquely crafted dashboard features Engine Spin on the centre console. Often known as 'Turned Aluminium', Engine Spin was a popular racing car and aviation finish in the 1920s and '30s as it limited light reflection.

The centre console of the vehicle is enhanced by the inclusion of an exclusive British Jaeger clock face. Developed through a partnership between Mulliner and British Jaeger, the clock is inspired by



exterior of the car. On the outside, the badges on the bonnet, boot and wheel centres will feature a specially created metallic finish around the 'B' in the logo in Centenary Gold. The bonnet and boot badges will also display the years 1919 to 2019.

On opening the door, a welcome light illuminates the ground with a Bentley symbol, while treadplates highlight the key years. Inside, the Bentley wings and Bentley 'B' on both the steering wheel and gear shifter are adorned with Centenary Gold, as is the 'B' on the key.

New Continental GT - A Powerful Statement of Intent

The latest, all-new Continental GT combines spirited, focused performance with handcrafted luxury and cutting edge technology.

Lighter, faster and even more refined, the W12 TSI-powered Continental GT will sprint to 60 mph in 3.6 seconds (100 km/h in 3.7 seconds), with a top speed of 207 mph (333 km/h) and a range of 500 miles. [WLTP drive cycle: fuel consumption, mpg (l/100km) - Combined 20.8 (13.6). Combined CO₂- 308g/km.]

Mulliner - Rare by Design

Mulliner exists to respond to the requirements of Bentley's most discerning customers. Any type of personalisation can be undertaken to create a unique Bentley of individual taste.

Mulliner's roots date back to the 1500's – the firm's original focus was creating luxurious horse-drawn carriages. In 1923 Mulliner showcased work on a Bentley chassis for the first time, exhibiting a two-seater 3 Litre Bentley at the Olympia Show in London – just four years after Bentley Motors was founded.

In 1953, Mulliner coachbuilt one of the most iconic Bentleys ever – the R Type Continental. This model inspired the design of today's Continental GT. In 1957, Mulliner introduced the Continental Flying Spur, a special four-door saloon built on the Bentley Continental chassis. Mulliner officially became part of Bentley Motors in 1959, setting up its workshops in Crewe.

www.bentleymotors.com/mulliner



removed during a sympathetic renovation. This backlit piece is set in resin and situated in the middle of the centre dial of the rotating display, adding a piece of history to each car.

Each of the 100 cars also features 18K gold plated organ stops inspired by those in the No.9 'Blower' and '1 of 100' treadplates.

Bentley's Centenary Celebration

Bentley will celebrate its centenary year on 10 July, 2019. From the very first prototype created in a London mews to the phenomenally powerful and exquisitely crafted cars driven across the world today, Bentley has transformed the face of luxury motoring. W.O. Bentley founded Bentley Motors in order to 'build a fast car, a good car, the best in its class'. That principle has remained at the heart of Bentley's vision ever since.

Every Bentley built during 2019 will have a collection of carefully curated design touches on both the interior and

the original No. 9 'Blower's' dials and uses the same traditional manufacturing methods of race car dials from the vintage era.

The Continental GT's revolutionary Bentley Rotating Display has been further enhanced with a Bentley 'Blower' artefact. The Continental GT Number 9 Edition by Mulliner features a wood insert from the seat of Birkin's iconic 1930 No. 9 Le Mans race car, which was



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PLANNING AND DESIGN FIRM CELEBRATES 100% SUCCESS RATE AMID FIRST YEAR MILESTONE

In the run up to his 1st year anniversary as Director of BH Planning & Design, Mark Ketley discusses the success and achievements of the firm.

My first year with BH Planning & Design has been a busy one to say the least. We hit the ground running back in May 2018, working on several exciting projects across the residential and commercial sectors; preparing, submitting and managing a wide range of planning applications for local and national housebuilders and commercial investors; and promoting strategic land opportunities through the plan-making process in a number of local authority areas.

BH Planning & Design is currently involved in schemes and strategic site promotions that could see the delivery of more than 4,000 new homes and the creation of around 1,250 new jobs across the North East over the next 10 years, all of which represents significant investment in the region.

The diverse approach and experience of our team also allows us to work for a range of smaller clients, including supporting local SMEs, charitable organisations, public and private sector firms and individual developers with recent schemes ranging from changes of use, pubs and restaurants, gym and leisure facilities, and domestic household extensions.

Notably, to date 100% of our planning applications have been successful which is something we are very proud of. Our experience and professional approach to applications, combined with our excellent relationships with Local Authority planning departments, has maintained a high level of success for each of our clients, allowing the implementation of several key development projects across the region. Such projects not only impact on the landscape and economic success of the North East, they also create thousands of opportunities for the people who live and work in our region. Residential projects provide high quality new housing for local families, charitable projects can provide life changing opportunities for people who need them most, and commercial projects offer the chance for businesses to thrive and secure vital new job creation for local communities.

The recent raft of instructions has enabled us to grow the team at BH Planning & Design and within the past year we have appointed Senior Planner, Joanne Wood, who has become an



integral part of the business. We have also recently welcomed another Senior Planner, Daniel Puttick, who joins us from an established career at Northumberland County Council, and graduate placement Nathan Puckering who joins us having secured a first class planning degree from Leeds Beckett University, showing a genuine commitment at the company to develop the next generation of planners.

Our growth, success and reputation will allow us to provide our services to even more of the region's organisations and individuals and we look forward to becoming the market leader in our field.

For planning and design advice please call BH Planning & Design on 0191 232 8080

Commercial property conversions CREATING EXTRA REVENUE FOR LANDLORDS

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



It's needless to say that landlords invest in commercial property as a way of generating income. Thousands of people purchase high street units regularly, not realising the potential hiding within the upper floors.

Commercial high street retail units often benefit from floor areas above the main commercial premises, and this space is often underutilised, only being used as storage or left vacant. Landlords, subject to the necessary permissions, could see increased income through converting these spaces into residential accommodation such as one or two bedroom apartments.

Quality homes are in high demand, and as outlined by the government hundreds of thousands of homes need to be built every year to provide homes for people. Not forgetting, retail units are often situated in a prime location, a town or city centre, places close to local transport links and other important amenities.

Furthermore, not only may an increase in income be seen, this type of conversion may not be as complicated as initially thought; it can often be achieved through

permitted development. Although there are exclusions to this in some circumstances such as conservation areas or where buildings are listed. We are currently working with our sister company, BH Planning & Design, to bring several schemes to the market. These vary from a single, one bedroom flat to a development of numerous self-contained two bedroom units. Our role includes managing the design team, overseeing the statutory approval process, tendering the works and project managing the works on site.

Depending on each landlord's specific business plan, the flats are either converted and retained for the rental market or disposed of as portfolio investments or private acquisitions.

Part of our role includes; establishing and developing the client brief, producing design drawings and specification for statutory approval and tendering,

obtaining lump sum competitive tenders, managing the works onsite assessing quality, progress and works valuations and bringing the works to practical completion with snagging and client handover.

We have begun to see a trend for renovation works and one such project which saw the conversion of a dated, unused and unwanted first and second floor office space above high street retail units. The space was transformed into a range of contemporary and popular apartments which also supported the continued development and improvement of a fantastic and iconic town. We were able to create apartments which are much more spacious than most new styles and as a team achieved our aim to provide new and quality homes.

At Bradley Hall we can assist in all areas of this type of conversion, from drawings and planning to tendering and project monitoring.

If you wish to discuss a potential conversion, please contact us on 0191 232 8080 | henry.scott@bradleyhall.co.uk

NICHOLAS BRAMM WELL

SENIOR SURVEYOR AT BRADLEY HALL

Nicholas Bramwell has built up an impressive portfolio of success during his career. He has emerged as one of the leading talents in the North East property industry, collecting numerous accolades and achievements along the way. In 2018 Nicholas was named as Dealmaker of the Year, which is awarded to the individual who conducted the highest volume of commercial property deals across the North East. He also played a key part in a win by the Bradley Hall Commercial Agency team, being named as the Most Active Agent in 2018 and 2019.

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

Bradley Hall is very good at moving forward. The firm has grown in terms of staff numbers and offices, while welcoming an impressive number of new clients along the way. We are a firm which operates across several different sectors and provide a comprehensive approach to property. We offer expert advice across a range of opportunities, from small retail units to large industrial or office sites, to licensed and leisure properties. We develop great relationships with our clients, and act as an extension of their team rather than a flash-in-the-pan service provider.

What is the best thing about your role?

The variety is excellent – no two days are ever the same. I am lucky in that I can act on behalf of a number of clients, including private investors, public sector organisations and local businesses. Each industry feeds into and impacts another, so this variety also helps to support my knowledge of the market.

What have been your career highlights so far?

Other than the awards and accolades, my work with Intu plc in negotiating terms on 18,200 sq. ft. of city centre office building to the publishers of The Journal and Chronicle newspapers was particularly notable. Agreeing this retained a key regional business and trusted form of media within Newcastle City Centre, and the deal also saw me nominated for Insider Media Property Deal of the Year.

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

Obviously, there is a lot of uncertainty regarding the future of our economy. Despite all the negativity surrounding recent and upcoming events, the current pressures and economic unrest, the North East is resilient and, as history has shown, our region is always able to continue and thrive.

As a commercial property agency in the North East, we have experienced no signs of a slowdown in recent activity. Last year, we completed more commercial property deals than ever. This supports that the market is still active in the region. From micro business to large organisations, our regional economy is marching on, businesses are doing well and thanks to hard work and perseverance new and exciting developments are continuing to emerge across the North East.

To contact Nicholas please
call 0191 232 8080
or email nicholas.bramwell@bradleyhall.co.uk



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Do you need finance to grow your business?

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

Great news for all who need to borrow money to grow their business by moving to new premises, purchasing more equipment or investing in training and infrastructure - we have more lenders than ever before.

The competition is fierce in the lending industry, and it is going to be an exciting year ahead for BH Financial Services. One of the key roles of a finance broker is to understand the finance market and to find the best lender for our clients to fund their commercial projects.

We make sure that we keep up to speed with all the new entrants coming into the lending arena. It is our priority to ensure that you are clear on which type of loan you require. Each of our cases is bespoke – once our client tells us what they want to achieve, it is up to us to identify the best financial product in order to reach that in an efficient and cost-effective way.

One of our best strategies for clients is to assist them with their financial planning to avoid any unnecessary bridging finance, a short-term 'emergency' loan of up to 24 months, which can often be an expensive option. If you take out a bridging loan, you could face costs of up to 1.5% a month - meaning 18% a year.

When a client appoints us before their purchase, we can save the borrower various additional costs, approaching the long-term loan provider directly, achieving a lower interest rate and lower payments.

An example of this would be a recently completed deal to purchase a



convenience store, where originally the client thought he would have to use bridging finance to be paid back within 3 months. We found a cost-saving solution for the client which was possible without the need of using a bridging facility.

Within this project, our very first action was for our client to agree with the vendor a date of completion of sale. We then worked closely with the lender, surveyor and lawyers to gain a commitment that made this date achievable.

We gained the expertise of another surveyor to establish a view as to whether the figure was realistic. We were given a positive indication and with this verbal assurance we were able to provide all information needed to gain a Decision in Principle regarding the loan.

Our close work with all parties ensured a quick and efficient process, finance was gained and ultimately there was no need to gain bridging finance, saving the client numerous fees. Time is always of the essence in these situations, so we know that by working quickly, professionally and effectively we can save our clients a substantial amount of money.

Our approach is always to communicate with our client as much as possible to ensure they are kept well informed throughout the process. Each case is different, and each client may need a different approach to meet their requirements, availability and desired involvement. Our role is to project manage and take the stress away from gaining commercial finance.

BH Financial services specialises in commercial mortgages, business and asset finance, acquisition funding, property development and refinancing.

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



BRADLEY HALL ATTENDS MIPIM

Bradley Hall recently joined key players in Newcastle's property sector, who joined forces to represent the city at the leading international property conference, MIPIM, at Palais des Festivals in Cannes.

The delegation, which included Gateshead Council, Newcastle City Council, The World Wheel Company, Ryder Architecture, Ward Hadaway and Hanro to name a few, attended the event to showcase the city's biggest property development and investment opportunities.



Neil Hart, Group Managing Director at Bradley Hall said: "We are proud to have attended MIPIM once again alongside a delegation of other established North East businesses. This is such an exciting time for the region, and we were delighted to tell the international property world all about it.

"We are always proud to fly the flag for Newcastle and the wider North East region while promoting its fantastic opportunities and success stories."

This year is was fourth that Invest Newcastle has led a public-private sector delegation to the conference.

Over 26,000 delegates from 100 countries were estimated to have descended on Cannes' flagship convention center, linking Newcastle with key decision makers from all over the world.

The Newcastle stand provided a platform for partners to engage with investors and deliver an events programme that demonstrates the city's strengths in digital, technology, culture, healthcare and innovation. The stand also concentrated on the devolution and the opportunities it is forecast to bring to the region.

Jennifer Hartley, Inward Investment Director at Invest Newcastle, commented: "Our partners not only act as ambassadors for our region, they use this opportunity to develop strategic relationships, pitch ideas to key decision makers and connect with investors.

"This is such an exciting time for the region, and we were delighted to tell the international property world all about it."

Newcastle City Council Chief Exec Pat Ritchie said: "The Newcastle delegation headed to MIPIM at a very opportune time, when we are in an incredibly strong position to demonstrate what the city and wider North of Tyne region can offer potential investors and showcase what a great place it is to do business.

"The event was held when we have substantial growth in the city. Newcastle Helix secured substantial private sector investment at a previous visit to MIPIM, and is set to transform the economy, cementing our position as one of the leading cities for the digital economy in the UK and creating new opportunities associated with areas of research and innovation."

She added: "With the additional prospect of the two other key strategic sites in the city which unlock further opportunities for investment across retail and commercial sectors – East Pilgrim Street and The Stephenson Quarter – the environment for investment and economic growth is significant."



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LOCAL AGENTS NAMED BEST IN NORTH EAST

A leading North East full-service property firm has been announced as 'The Most Active Agent' in the region following an impressive year of commercial deals.

“We are now competing with, and surpassing, the national and specialist agents which operate in the region”

Bradley Hall Chartered Surveyors and Estate Agents was announced by Estates Gazette as the firm which completed the most commercial property deals in 2018, as well as being named as the leading retail and investment agent.

A spokesperson for EG said: “Bradley Hall continued its upward momentum of 2017 with another excellent year in the retail sector which, when combined with solid showings in industrial and investments, was enough to see it take the North East overall title for the first time.”

The figures are based on Radius Data Exchange which provide a detailed breakdown of 2018’s full-year transaction volumes on both national and regional levels and across various property types. Most Active Agent is awarded to the firm which carries out the most commercial property deals.

The firm beat other local firms including Gavin Black and Partners and Naylor’s as well as national agents Knight Frank, Sanderson Weatherall and Cushman and Wakefield to receive the top accolade.

Group Managing Director, Neil Hart, said: “We are enormously proud of this achievement as The EG Awards are compiled only of factual data, ensuring that they are one of the most accurate and reflective accolades in the industry.

“We are now competing with, and surpassing, the national and specialist agents which operate in the region. This acknowledgement really highlights that our dynamic, passionate and dedicated team is evolving and becoming a leader in the marketplace.”

Throughout 2018 the firm completed on 377 deals including for SME’s and start-up companies, to large development sites, public sector projects and investment properties.

Neil continued: “Bradley Hall is a very different business from what it once was. We have worked hard to build on our legacy to support the growth we had planned. At a certain point ‘small’ has evolved to become ‘bigger’ to succeed – and today’s Bradley Hall has certainly achieved that, and more, in the past three years. We’ve reinvented the business and created a fantastic team which we are proud of.

“Bradley Hall is moving away from being a commercial and residential property agency to a firm which can support clients with a range of property and finance related services. We are always looking at the bigger picture and encouraging activity not just for the clients and our business, but the region’s economy.”

Nicholas Bramwell, who is a chartered surveyor at Bradley Hall, was recently was awarded Dealmaker of The Year title from EG. He said: “The recent success by the commercial property team and has been underpinned by Bradley Hall’s growing reputation and presence and we look to continue this as our market share continues to expand.

“The past year has been an exciting time for the agency team, we’ve worked on a number of projects which ultimately will shape our region and impact on its economic performance and opportunities for local people and businesses. Despite uncertainty the market is buoyant, and we are looking forward to another outstanding year.”



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

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