

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

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COMMERCIAL AGENCY

PROFESSIONAL SERVICES

PROPERTY MANAGEMENT

BUILDING SURVEYING

BH PLANNING & DESIGN

LAND, DEVELOPMENT & NEW HOMES

ESTATE AGENCY

MORTGAGES

NEWCASTLE | LEEDS | DURHAM | SUNDERLAND | NORTHUMBERLAND

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ABOUT US

Bradley Hall is an award winning, long established full-service property consultancy firm based in the North of England.

With over 30 years of experience in the industry our firm has created a strong and professional reputation whilst establishing ourselves as one of the most trusted agencies for all commercial and residential property matters.

Our team of professionals, throughout our network of seven offices, is here to ensure that our clients are supported with any property related project, big or small, from start to finish.

Our dedicated service departments work closely in partnership and include; Commercial Agency, Professional Services, Land, Development & New Homes, Property Management, Building Surveying, Estate Agency and Mortgages.

Our sister company, BH Planning & Design, provides expert planning support for house builders, commercial developers, land and property owners, investors and Local Authorities.

Our growth and success has led to a number of acknowledgements including being announced as 'The Most Active Agent' by Estates Gazette for the second year in a row.

We have recently been appointed to the Homes England Property Professional Services Framework and the NHS Framework, alongside only 18 property consultancies nationwide, which will see us act as key advisors on future government housing projects.

We act on behalf of a range of clients from large global organisations to local small businesses and investors, local authorities, as well as from first time buyers to purchasers of luxury property.



We are dedicated to supporting local economy, business and communities with a 'full-service' approach to residential and commercial property.

Our vision is to work hand-in-hand with key organisations and people to support the ever-evolving built environment of the North, making it a better place to live, work and socialise.

COMMERCIAL AGENCY



Bradley Hall is a multi-disciplinary practice providing services for all commercial property needs.

We are a proactive commercial property agency – whether it's sourcing new premises for a business, successfully selling or letting vacant space, advising on property investment portfolios or providing commercial property development advice, we get deals done.

Our extensive contact network, personal and bespoke service, utilised alongside our vast technical knowledge helps to create our proactive approach. We are able to handle the entire process from marketing to legal completion.

Our leading market knowledge and vast experience enables us to add value at each stage whilst harnessing our extensive network of occupiers, businesses, property buyers and developers.

Bradley Hall's dedicated team of Chartered Surveyors has experience in all property sectors including office, retail, industrial, investment and leisure.

We have recently been announced as **'The Most Active Agent'** by Estates Gazette for the second year in a row.

The figures are based on Radius Data Exchange which provides a detailed breakdown of full-year transaction volumes at both national and regional levels across various property types.

This acknowledgement really highlights that our dynamic, passionate and dedicated team is evolving and that we have become a leader in the marketplace.

If you are looking to sell or let your property, we offer a free, no obligation marketing appraisal and our team will discuss every opportunity with you.



Industrial Agency

From small spaces to large scale units; we market, sell and lease industrial properties on behalf of clients and support occupiers in finding industrial space which perfectly meets their requirements.



Office Agency

Our landlords are in safe hands with our successful office agents who market, sell and lease office space to tenants. From business park locations to city centre offices, we provide a professional service to all clients.



Retail Agency

We're experts in the fast evolving retail property industry, and are on hand to support landlords and tenants in finding a space which will support their needs, from traditional local shops to innovative solutions including shipping container parks.



Investment Agency

Our expert team is here to source, buy and sell investment properties on behalf of clients which include; national and global investors, private individuals and pension funds.



Acquisition Services

We act on behalf of clients to secure them the best possible deal when purchasing and investing in property projects. We save our clients time and money by applying our knowledge and using our extensive contact list to get the best deal. We find out specific requirements of our clients and then source, inspect and negotiate terms on their behalf, taking into consideration value and incentives.



"We have found Bradley Hall to act in a both highly professional and commercial manner whilst providing us with strategic property agency advice in relation to site and investment acquisition, market appraisals and disposals."

Hanro Limited

PROFESSIONAL SERVICES



Valuations

At Bradley Hall we provide formal valuations (known as Red Book Valuations) for secured lending, taxation, accounts, pension, court proceedings, matrimonial and inheritance purposes.

The Bradley Hall Professional Services team received an official 'Outstanding' rating from RICS for its valuation services. The official report outlined that multiple compliance standards were met to a high level, and robust systems are in place to ensure adequate supervision at Director level for all valuation cases.

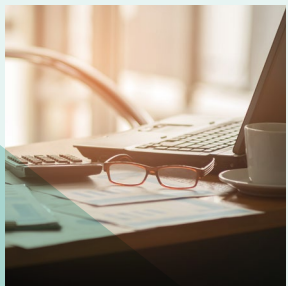
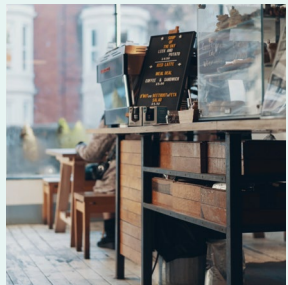
Red book valuations are carried out to meet clear and consistent standards of global compliance, as stated by The Royal Institution of Chartered Surveyors (RICS), in order to; "Provide an effective framework within the rules of conduct so that the users of valuation services can have confidence that the valuation of a RICS Member is consistent with internationally recognised standards".

We have a highly qualified and experienced team of RICS Registered Valuers who have each undergone the relevant training for every specific type of valuation. They are able to value residential, retail, industrial, office properties and development sites, either individually or as part of a portfolio.

These valuations are produced in a formal report and undertaken in accordance with the RICS Valuation - Global Standards (The Red Book). All valuation reports provide a comprehensive overview of the property, market conditions, comparable transactions, valuation approach and rationale.

Our team is approachable and happy to discuss your requirements, or even undertake desk top valuations in the first instance, where possible.

Our expertise has seen us appointed onto the panel of several major institutional lenders, including Barclays Bank Plc, Lloyds Bank Plc, Yorkshire Bank and Svenska Handelsbanken.



Landlord and Tenant

Local market knowledge and understanding of the detail of comparable transactions is key in successful lease negotiations and rent reviews. Our team advise landlords and tenants, providing expert advice and ensuring the process is managed efficiently. Bradley Hall's Professional Services team has 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.

Lease Renewals

A lease renewal is carried out when a lease is either coming to an end, or has already expired. Terms of the new lease will need to be negotiated and the transaction may involve providing notices, in accordance with the Landlord & Tenant Act. It can be complex and involve strategic management depending on whether the current passing rent is higher or lower than the market rent.

There are specific time scales and dates which need to be adhered to during the process. Tenants may benefit from security of tenure which means a lease will not come to an end with effluxion of time and will need to be dealt with formally. This can be a good opportunity to renegotiate lease terms and specific clauses.

Rent Reviews

Whether you are a landlord or tenant, we can advise you throughout the rent review process. Assessments are made to provide you with guidance on the appropriate level of rent.

We will normally carry out an initial rental assessment to provide you with our opinion of the level of rent which should apply, having regard to the terms of your lease and comparable transactional evidence.

Depending on the outcome of our initial assessment and following your further instructions, we can act on your behalf and negotiate with the other party to ensure agreement of a favourable rental settlement. The collation of rental evidence and the understanding of the detail of each transaction is key, adjusting reflect material factors.



PROPERTY MANAGEMENT



At Bradley Hall we understand the stresses experienced by property owners, no matter the scale of the investment, and we pride ourselves upon the personal service we provide to our property management clients.

We are able to tailor our approach to each client's needs to allay their concerns and ease their individual pressures. Our team is vastly experienced in the management of sites of all property types and mix of uses from individual to multi-let commercial sites of retail parades and shopping centres, office developments and industrial estates and from individually let residential units to residential blocks for leasehold management and individual tenancy management. We work for a broad range of clients from individual investors to pension funds and from property developers to management companies and committees.

Briefly, our full range of management services include:

- Rent collection
- Implementation and administration of service charges
- Service charge budget and reconciliation advice and administration
- Estate service charge consultancy
- Day-to-day repairs and maintenance*
- Service contract management
- Tenant liaison
- Insurance arrangement, recharge and collection
- Health & Safety compliance and management
- Property inspections
- Debt collection
- Accountancy services
- Dedicated 24 hour repair response system

Our clients can choose the levels of service provision dependent upon their needs, beginning at management consultancy and advice to our bespoke full management service.

Our team remains up to date and fully conversant with legislative changes and recent case law to ensure that the advice we provide to our clients is always accurate and current.

We pride ourselves upon our compliance with mandatory and best practice guidance from RICS.



We understand that our clients need a property management agent who will mitigate their liabilities and remove the strain so that they can enjoy the benefits of their property investment.

* Arranged using contractors who are members of our approved contractors scheme, which includes ensuring that they hold up-to-date liability insurance at a suitable level.

"We appointed Bradley Hall as asset managers following the successful acquisition of Vroom Car Retail Park. Their management instruction included set up, rent collection, service charge administration, debt collection, insurance inspections and ongoing landlord and tenant advisory services."

Northumberland Estates Limited

BUILDING SURVEYING



Before making a long-term commitment to a residential or commercial property, it is essential to identify any underlying issues and liabilities prior to embarking on what will be a significant financial consideration.

Our Building Surveyors provide expert advice on a broad range of specialist lines of consultancy including design and construction, dilapidations, structural condition, maintenance, repair, refurbishment and restoration of proposed and existing buildings.

We undertake pre-acquisition surveys as well as targeted defect diagnosis inspections for offices, industrial, commercial and residential buildings.

Our comprehensive surveys detail the inspection of the property; stating its construction type, overall condition, state of repair and any property related environmental issues, as well as any legal matters which require clarification.

Reports can be tailored to suit a client's specific requirements and include technical advice on any issues identified during inspection.

These reports can be supported by recommendations for necessary remedial work and can be used to support pre-acquisition negotiations for clients.

Our services include the following:-

- Structural surveys
- Project management
- Dilapidations negotiations
- Schedules of condition
- Refurbishment/extension design and tendering
- Contract administration
- Measured surveys
- Insurance reinstatement cost assessments
- Planned preventative maintenance
- Project monitoring
- Party Wall etc Act 1996
- Health & Safety Advice

BH PLANNING & DESIGN



BH
Planning & Design

BH Planning & Design is here to provide expert planning support for housebuilders, commercial developers, land and property owners, investors and Local Authorities.

We are here to prepare, design and manage the planning aspects of your project; whether in relation to large scale residential and commercial developments, SME projects, individual bespoke proposals or domestic home improvements.

Our specialist team is on hand to support with all aspects of the planning process on behalf of clients looking to; secure planning permission for a proposed development, gain a development plan allocation for a longer term strategic site as well as working for Local Planning Authorities formulating new planning policy or looking to defend a decision.

Our expert planners support many industries, people and businesses in creating the ever-changing landscape of the region and further afield, creating outstanding places to live, work and socialise. Our team has a high success rate in gaining planning permission for proposed development schemes, supporting clients from the initial concept stage through to scheme completion.

Since its inauguration in 2018, BH Planning & Design has supported hundreds of development projects involving more than 5,000 new homes and the creation of around 2,000 new jobs. Our expertise is formed by a solid understanding of local, regional and national factors which impact on

the planning sector ensuring that a high quality, proactive and professional service can be delivered.

From carrying out initial planning appraisals through to negotiating and obtaining planning permissions and strategic site allocations, we can advise on planning issues at every stage of the planning and development process.

In addition to its professional services, BH Planning & Design supports various local communities in the North East through its sponsorship of local sports clubs and sports people to ensure grassroots opportunities are available for people across the region. The company is also heavily invested in developing the next generation of planning and design professionals, regularly recruiting to new positions and offering both work placement and graduate opportunities where possible.

We have a clear focus on delivering the best service to our clients and we provide competitive fees with free no obligation quotes.

Services which we provide

Strategic Land Promotion

Which includes identifying areas of land that are potentially suitable for deliverable residential and commercial development in the future. The process involves securing strategic site allocations in new Local Authority development plans before gaining the appropriate planning permissions for the landowner in order to market a site to its full potential.

Initial Development Appraisals

Involve an initial desk based review and discussions in relation to a new development proposal at an early stage to identify any potential site constraints and the likely planning issues that could arise. This includes advice on the likelihood of a scheme being viewed favourably by a Local Planning Authority so far as can be assessed at the scheme inception stage.

Pre-Application Enquiries

Can be submitted to Local Planning Authorities outlining initial proposed development ideas to gain an understanding of the likelihood of successfully securing planning consent ahead of the formal application stage. This allows the opportunity to recognise any amends that may be required to give the scheme the best chance of being granted permission.

Planning Applications

Refer to the formal process that is needed to gain planning permission and any other necessary approvals needed for construction, expansion and in some cases demolition. Applications can take many different forms from domestic extension to an existing property through to large scale residential, commercial and infrastructure projects. The requirements for individual planning applications vary greatly but the BH Planning & Design team have extensive knowledge and expertise of all types of application regardless of scale or complexity.

Planning Appeals

Can be progressed if you disagree with the decision of a Local Planning Authority to refuse planning permission, or if an application has been approved with conditions that you feel may be unreasonable and unrealistic.

The BH Planning & Design team have the experience and capabilities to take on all forms of planning appeals, including appeals against non-determination where a Local Authority has failed to determine an application within statutory time limits, with a proven track record of success in having planning decisions reversed.



"We would like to thank BH Planning & Design for assisting us in gaining our planning permission for the site. They provided an extensive and high-quality service which helped make the process seamless."

Douglas Long, Heel & Toe Children's Charity

LAND & DEVELOPMENT



From small infill developments to large urban extensions, Bradley Hall's Land, Development & New Homes team provides a field to finish advisory service to the development sector. Our market leading approach allows us to support our clients from initial feasibility through to the sale of completed projects.

Our team encompasses Chartered Surveyors, Chartered Town Planners, Estate Agents and Financial Advisors. Collectively, our team works with a broad range of clients including private investors, corporate occupiers, developers and the public sector.

As each development project is unique, we provide a bespoke service to each client, ensuring we deliver the support, guidance and expertise to make each project a success.

We also work in complete cohesion with clients, project managers, architects, planners and designers to achieve the desired result for all parties.

With our extensive knowledge of the local market and track record of delivery we offer one of the region's largest, and most respected, full service development teams.



Key services we provide include:

- Land sales and acquisitions
- Site appraisals and market analysis
- Masterplanning
- Planning applications and appeals
- Land and property valuation
- New homes sales

NEW HOMES



Our team of new homes experts is focused on helping you maximise the potential of every site, no matter how big or small.

From small local firms to national organisations and local authorities, we have the experience and knowledge to manage sales across a variety of projects, from shared ownership to luxury modern mansions.

Our professional staff across our network of offices have a detailed understanding of local markets and local people.

With 30 years of experience in the property industry, Bradley Hall is well equipped to provide a bespoke and truly unrivalled service.

Throughout the process our dedicated new homes team will be on hand to provide the best advice, service and support in order to create an efficient and cost-effective process.

A bespoke marketing strategy is formed as a foundation for a sales campaign, ensuring that your properties are presented to the right people, including via; online property portals such as Rightmove, our own website, electronic direct mail campaigns to our extensive database, social media and more.

Our experienced PR and Marketing team is also on hand to source, manage and undertake any additional opportunities as part of a results driven campaign.



"Bradley Hall has provided an outstanding service from start to finish. The team quickly sold our homes in a timely and cost-effective manner and we look forward to working with the team on future developments."

Rachel Trew Project Development Manager
Bondgate Homes

ESTATE AGENCY



With 30 years of experience, Bradley Hall is a highly established and award-winning Chartered Surveyors and Estate Agents.

Our impressive instruction book includes hundreds of properties, from new build homes, historic gems, palatial mansions to shared ownership.

Professionalism, honesty, transparency and integrity are at the heart of our operations and we are always happy to deal with confidential sales or enquiries, at any price range or location. We arrange and conduct viewings on behalf of our clients and achieve the best sale price for your property.

When you sell your home, our residential Property Executives can support you with several services including; detailed property appraisals, viewings, property promotion and a variety of marketing techniques.

All clients are given the opportunity to be referred to our in-house mortgage specialists who find the best, bespoke mortgage deal for you and oversee the application ensure a stress-free process.

In addition to our established presence on the region's high streets, we also provide a variety of professional print and digital marketing solutions, ensuring that we promote your property to the right people.

We put together a comprehensive online campaign including placing your property on the UK's leading property marketing portal, Rightmove, our own website and our social media channels which have the biggest following of a business of our kind in the North.

At Bradley Hall we understand the impact of attractive advertising and media design. Our staff are fully trained in in-house brochure design, editorials and advertising, and our professional photographer works closely with us to ensure that our clients' homes are promoted to the highest possible standard.

Clients also have the opportunity to be featured in our successful lifestyle, property and business publication, Portfolio Magazine, which is printed and read by over 35,000 people and is supported by its growing online presence.

The Bradley Hall brand is synonymous with success, a powerful tool which enables our clients to get the best price for their property.



MORTGAGES



Your mortgage will likely be the biggest financial transaction and commitment you will ever undertake.

That is why Bradley Hall's expert mortgage team offers you impartial and bespoke mortgage advice which is individually tailored to your needs and requirements.

Finding the right mortgage can be tricky and costly if done incorrectly. Years of experience coupled with access to exclusive off-market mortgage deals ensure we offer our clients the highest quality service.

Our professional Mortgage Brokers are here to dispel any confusion around the mortgage application process. The industry is inundated with the 'best mortgage offers' – however the lowest headline rates could come with additional costs and hidden fees.

Whether you are a first-time buyer, looking to move, re-mortgage your home, reduce your current mortgage payments, consolidate debts or raise capital, we can manage the entire process to ensure the best possible outcome for you.

Alongside the exceptional service we offer to clients of all budgets, we provide solutions for more complex cases including; first time buyers, new home purchases, re-mortgages,

council right to buy, shared ownership, new build mortgages, Help To Buy mortgages, affordable housing schemes, adverse credit, second charges, buy to let and limited company buy to let.

Our full-service approach ensures that our clients receive the best mortgage advice possible, which also includes insurance and protection.

We ensure that our clients are given the option to be covered with life insurance, critical illness care, income protection, home and landlord insurance, conveyancing, pensions investment and wealth management, as well as wills and trusts.



"Bradley Hall's Mortgages team provided an exceptional service from start to finish and took the stress out of purchasing our dream home, whilst also saving us money in the process."

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