

ISSUE 04 | SUMMER 2018

# PORTFOLIO

PROPERTY AND LIFESTYLE MAGAZINE FOR THE NORTH EAST



**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

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# WELCOME ...

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

Our magazine is getting bigger and better with each edition - meaning we're now able to offer our readers even more interesting features; including the best residential and commercial property opportunities in the North East.

We're half way through our 30th year in business – and what a start it has been. We've completed on some cracking deals and expanded our operations. We've got some exciting expansion plans in the pipeline so keep your eyes peeled for some big announcements throughout the rest of the year.

To mark the big 3-0, we're planning several events. Our programme will kick start with a 30km sponsored walk in aid of our chosen charity partner, Daft As A Brush Cancer Patient Care. Almost 20 members of our team (yes, even me – so get sponsoring by searching 'Bradley Hall' on Virgin Giving, don't be shy) are walking from Haltwhistle to Hexham in a bid to raise vital funds for this important North

East charity. Activity will conclude at the end of the year with our anniversary Festive Fundraiser, also in aid of Daft As A Brush.

In this edition we are championing our excellent instruction book of residential properties. From traditional homes to new build properties, we really do offer something to meet all tastes. Our residential operations are going from strength to strength, and the Bradley Hall land, development and new homes division has welcomed over £90m worth of new build properties to the market so far this year.

In this issue we have also focussed on some fantastic areas in the region, including our much-loved regional capital, Newcastle city centre, and the ever changing and improving North Tyneside. Our team of property experts offer their advice and commentary on what is happening in each of the industries in which they specialise, from residential

mortgages to planning to the commercial property market.

We've also gained some excellent editorial contributions from our carefully selected advertisers and partners, which I am sure you will all enjoy reading.

As always, Portfolio is a celebration of the North East, its businesses and our achievements. It is also an opportunity for us to acknowledge Bradley Hall's professional team, colleagues, clients and advertisers. Portfolio champions that our region is a great place to live, work and play.

Thank you to everyone who has supported us so far and we look forward to continuing to create a much loved publication for the North East.

Enjoy!

**Neil Hart**  
Group managing director,  
Bradley Hall

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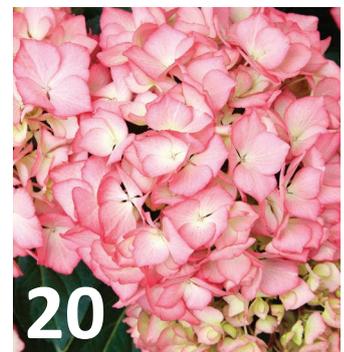
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# CELEBRATING 30 YEARS OF BRADLEY HALL

In 1988, Bradley Hall began as a team of two surveyors in its original Sandyford office. Since then, the team has grown to include 42 carefully selected experts with six offices across the region including; Alnwick, Morpeth, Gosforth, Newcastle, Sunderland and Durham.

The group managing director, Neil Hart, began at the firm in 2000 and has since driven the company forward to become one of the most well known and reputable firms in the North East. Peter Bartley, group director for the firm, joined in 1991 and went on to open the company's second operation in Durham in 1996.

Neil was responsible for the company's expansion – opening the first Gosforth office in 2005, followed by its main commercial operation launch on Grey Street in 2011. The rapid escalation of the firm's commercial operation meant the team quickly outgrew the Grey Street site, and the expanding team was moved to a more central location on Hood Street in 2016.

In recent years especially, the firm has grown at a rapid pace thanks to its successful growth strategy implemented



by directors Neil, Peter, Richard Rafique and Geoff Davis. In the past three years alone, the turnover has increased by an impressive 87%, and new offices in Alnwick, Morpeth and Sunderland have been launched.

From one shared commercial and residential office to a now 'field to finish' full service agency, the firm has welcomed several departments which ensure that all of client's property related needs are met, including; commercial agency, land, development and new homes, valuation and professional services, property management, building surveying, residential agency, mortgages, planning and design and asset finance.

Several exciting appointments are set to be made, with official celebratory events planned to mark key senior members joining the firm. Recent success is also encouraging expansion across the entire company and newly implemented departments including building surveying and planning and design are both already looking for talented new team members to join the firm.



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**SUMMER 2018**

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# BRADLEY HALL ON TRACK TO BRING £100M NEW BUILD HOMES TO MARKET

The region's leading property firm, Bradley Hall Chartered Surveyors and Estate Agents, has reached the impressive milestone of welcoming £91.5m of new build properties to the market during 2018.

The success of the first half of the year is set to continue, and the firm predicts that it will comfortably surpass £100m by the close of the year.

The recently launched Bradley Hall land, development and new homes division brings a field to finish approach to housebuilding and sales for the firm.

Matt Hoy, director of estate agency, said: "This is a fantastic achievement for not only Bradley Hall, but also for the region as a whole. With new build developments comes new opportunities for a range of skilled jobs, a boost in the local economy and much needed opportunities for those looking for their

first or next home.

"High demand for housing has been topical for some time, and we are now reaching a point where we can breathe easily knowing that we are on the path to resolving the 'housing crisis' within our region.

"We have been working on a range of different developments across the North East, from affordable housing to modern and contemporary mansions. We are a property agency which can offer a bespoke and high-quality service for everyone.

"The integration of the land, development and new homes

department, alongside other specialist property departments within Bradley Hall, has provided us a full service, field to finish approach. We are able to take a new build project from the initial land acquisition process to completing sales of all units, providing housebuilders the most efficient service possible."

The new build properties add to an already impressive portfolio of traditional stock which the firm is also marketing from its network of five residential offices in Alnwick, Morpeth, Gosforth, Sunderland and Durham.

New build schemes with Bradley Hall currently include premium style homes at





The Fairways in Morpeth by national housebuilder Linden Homes and Barley Croft in Bedlington by local housebuilder Gatsby Homes. Modern mansions within Ramside Park, Durham are being marketed with the firm from £1.6m, each property coming with a complimentary membership to Ramside Golf and Spa, with other luxurious homes available within The Walled Garden, Gosforth built by All Saints Living priced from £795,000 to £835,000.

Affordable homes include Valley View

and Woodhouse Mews in Gateshead, and homes and bungalows in Barnes View Sunderland.

Head of land and development for Bradley Hall, Jonathan Rudge, said: “The development sector, and specifically the residential development sector, has never had greater focus in the Government’s policy agenda. In the Housing White Paper Theresa May talked of the need to ‘fix our broken housing market’, addressing the decline in home ownership and committing to a long-term target of

delivering 300,000 new homes across the UK.

“As a firm we are committed to providing a full-service approach to housebuilding in order to support this target and are delighted to have reached such a significant milestone just half way through the year. We have fantastic relationships with some of the leading national and local housebuilders and look forward to continuing to grow our client base and our reputation as the ‘go-to’ firm for new build homes.”



For information from Bradley Hall’s specialist land, development and new homes department, please call 0191 2328080.



# NEWFIELD HOUSE

## HEPSCOTT

Bradley Hall is delighted to welcome to the property market Newfield House, an impressive seven-bedroom mansion in the sought after village of Hepscomb.

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

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

Located on the first floor is the master suite comprising; a spacious double bedroom with a walk-in dressing room with extensive fitted wardrobes and

storage units and an en-suite bathroom with a double jacuzzi and double shower rooms. Picture windows lead onto an external balcony overlooking the front gardens and driveway.

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

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

The main house has the added luxury of a self-contained apartment located on the first floor which is accessed via a separate staircase to the rear of the property. The independent apartment benefits from its own lounge area, a double bedroom with

fitted wardrobes and an en-suite bathroom with a walk in shower and jacuzzi bath; as well as a breakfasting kitchen with a range of walnut wall and base units with complimentary work tops and high quality integrated appliances including a wine cooler, dishwasher, under bench double oven and an induction hob.

Externally the property occupies a very secluded and private spot in Hepscomb that extends to approximately 1.2 acres.

Gardens to the front, sides and rear are mainly laid to lawn with various paved seating areas and hedged peripheries. Access is through electronic timber double gates and directly onto a sweeping block paved driveway with a double garage and ample parking spaces.

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



**NEWFIELD HOUSE**  
**9 FIELD HOUSE CLOSE**  
HEPSCOTT NE61 6LU

**GUIDE PRICE**  
**OF £2,950,000**

EPC Rating C80

 X 7  X 7

 X 6  X 1

**Morpeth**  
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# LUXURY LIVING AT BARLEY CROFT

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

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

Properties within this small and exclusive collection of homes include; The Plessey, a 2 bedroom home featuring open plan living space and a study room and The Hartford, a 3 bedroom home with spacious open plan kitchen and dining. Additionally The Horton offers

growing families space over three floors, large gardens and detached garages, while the similarly spacious Willow provides four double bedrooms all with good wardrobe space.

The show home at Barley Croft offers visitors the opportunity to experience a taste of the luxurious homes which will be on offer throughout the development.

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



extractor hood and stainless-steel sink. Bathrooms include white sanitaryware and chrome fittings, chrome heated towel rails and high specification fully tiled showers and bathrooms.

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



Course and Plessey Woods Country Park are also less than two miles away from Barley Croft.

Bedlington is an attractive market town and residential area, ideally located for those who work across Northumberland and Tyneside. It is served by numerous educational amenities including a range of good schools, national and local retailers and weekly markets.

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

Not only does Barley Croft offer discerning homeowners the opportunity to enjoy a quality home in an outstanding environment, the team are also dedicated to ensuring the process is as easy as possible, including finding a mortgage. A professional mortgage advisor will find the best deal for you, taking you through every stage and managing the steps for you.

facilities. The properties incorporate generous gardens, all well placed to maximise privacy and sunlight.

Exquisite finishing details are included with all tiles by Porcelanosa, and sanitaryware is all Porcelanosa NK. Kitchens are available in cashmere, grey or white with a selection of wood laminate worktops and Zanussi integrated appliances as standard.

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

Developments including Sporting Club Bedlington, which offers state of the art health and leisure facilities, are nearing completion while Bedlingtonshire Golf

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



**GATSBY HOMES**  
— CRAFTED LIVING —

**For more information please call Bradley Hall Morpeth on 01670 518 518 or email [morpeth@bradleyhall.co.uk](mailto:morpeth@bradleyhall.co.uk)**



# Cottier Grange



Embrace **your**

*art of living*

## **Luxury show village now open in an unique woodland setting.**

Gentoo Homes have opened the doors to the highly anticipated show homes at Cottier Grange in the heart of the Tyne Valley. Three luxury show homes are now available to view including the three bedroom Langley, the four bedroom Mitford and five bedroom Warkworth. The magnificent Cottier Grange development offers a wide choice of high quality homes to cater for everyone, from first-time buyers, to families and those looking to downsize. These bespoke house types are specifically designed for the development which is accessed in a tree lined drive and set within mature Northumberland woodland.

The thoughtfully designed house styles boast flexible living spaces which perfectly fit around any lifestyle. All homes are finished to a high specification, whilst also presenting a range of optional upgrade items which help you tailor your home to your unique style.

Externally the homes create picturesque street scenes which complement the unique country park setting of the development.

**Find us off the B6395, Prudhoe, NE42 5DX.**

**gentoo**homes

# The Wallington

**The Stunning 5 bedroom Wallington is sure to impress.**



Embrace **your**

*art of living*

The Wallington is the largest house type available on the development, with only three available to purchase, which are located in the exclusive Linnet Gardens area of Cottier Grange. This house type offers an exceptional amount of space at approximately 2,702 sq ft with extensive views overlooking the Stanley Burn Woodland and the golf course.

At the front of the property the stylish façade to the home invites you into an impressive double-height lobby which introduces the spacious and luxurious feel of this superb home. The front of the home boasts an open – plan kitchen area with added family space; perfect for cooking, relaxing and entertaining. The feature lantern window and bi-folding doors complement the bright and spacious feel of the area.

To the downstairs there is a lounge area for you to relax and unwind in after a long day. The Wallington also benefits from a separate dining room and additional media room which completes the generous downstairs accommodation and creates a separate space to escape to.

The first floor is home to a large master bedroom with private en-suite bathroom. There are also three additional bedrooms, one of which also benefits from its own en-suite, and one single room which could also alternatively be used as a study or playroom. The spacious family bathroom completes the first floor.



Available to purchase for only **£599,950**.

To find out more about this property you can visit the Marketing Suite on-site, which is open seven days a week. Alternatively, you can contact the Sales Team by calling 0191 283 0260 or emailing [cottiergrange@gentooohomes.com](mailto:cottiergrange@gentooohomes.com)



# HEADLEY MEADOWS

## Wylam Village

The Stephenson is a luxury 4 bedroom barn conversion sympathetically converted to a high specification. It's situated only 10 miles west of the centre of Newcastle.

# THE STEPHENSON HEDLEY MEADOWS WYLAM VILLAGE

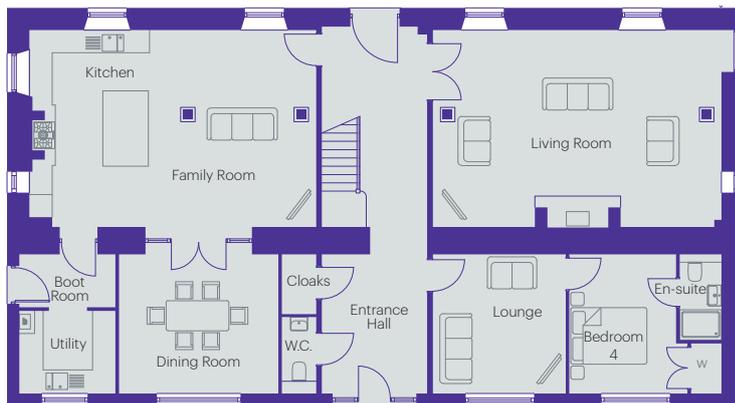
**SALE PRICE - £645,000**

Awaiting EPC Rating



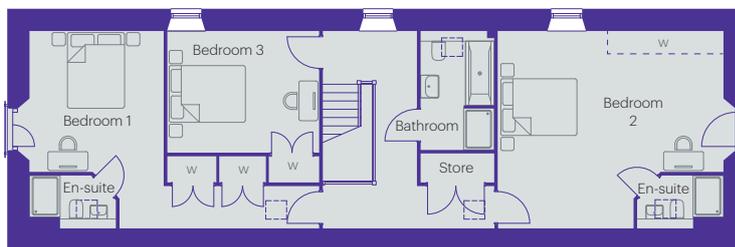
The ground floor boasts a large open-plan kitchen with integrated Neff appliances and silestone worktops. This leads into a private dining area as well as a separate utility room. The home also showcases a large living room with a feature wood-burning stove, and a lounge/study room which leads into a double bedroom complete with its own en-suite bathroom.

Leading from the oak stair case, the first floor features a spacious master bedroom with en-suite as well as two further double bedrooms, one including an en-suite facility and a single bedroom.



### Ground floor dimensions

Hall	2.77m x 9.70m	9' 1" x 31' 8"
W.C.	0.90m x 2.03m	3' 0" x 6' 7"
Living Room	7.59m x 5.22m	24' 9" x 17' 1"
Kitchen/Family	7.46m x 5.22m	24' 5" x 17' 1"
Utility	2.50m x 2.17m	8' 2" x 7' 1"
Boot Room	2.23m x 1.40m	7' 3" x 4' 6"
Dining Room	4.19m x 3.66m	13' 7" x 12' 0"
Lounge	3.50m x 3.66m	11' 5" x 12' 0"
Bedroom 4	2.80m x 3.66m	9' 2" x 12' 0"
En-suite	1.10m x 2.27m	3' 6" x 7' 5"



### First floor dimensions

Bedroom 1	3.52m x 5.22m	11' 5" x 17' 1"
En-suite	2.26m x 1.40m	7' 4" x 4' 6"
Bedroom 2	5.92m x 5.22m	19' 5" x 17' 1"
En-suite	2.26m x 1.40m	7' 4" x 4' 6"
Bedroom 3	3.98m x 3.22m	13' 0" x 10' 6"
Bathroom	1.93m x 3.15m	6' 3" x 10' 3"

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# EXERCISE FOR ALL WALKS OF LIFE

Doctor Maria Finnegan, private GP at Spire Washington Hospital (and an enthusiastic walker herself), is keen to highlight the benefits of walking as a gentle and effective form of exercise for people of all ages.

Here, she explains the benefits:

“What do you think of, when you think of ‘exercise’? A jog around the park? Sweating it out at the gym until you’re red-faced and exhausted? How about walking? How many of us think of the humble walk as ‘exercise’?”

“There are few patients who leave my consulting room without me trying to persuade them into becoming more active. While any form of exercise is great, for many people, walking can be the perfect fit. Let’s take a look at some of the benefits:

- It takes very little preparation - Unlike other forms of exercise, with walking, all you need is a pair of supportive trainers and... That’s it! For most of us, with planning, there is no reason why shoes can’t be swiftly switched at lunch-time to allow for a brisk 20 to 30 minute walk around the block before getting back to work. This is something I often do, and along with the hidden health benefits, such as keeping my blood pressure and cholesterol levels healthy, this allows me to return to my afternoon clinic feeling refreshed and raring to go.
- It’s easy to incorporate into your daily life - Little changes such as getting off the bus or train a few stops early and walking the rest of the way, or taking the stairs instead of the lift, can all add up to big health benefits, without impacting on your day to day routine.



- Regular walking can help us to maintain a healthy weight which in turn can help us to maintain healthy blood pressure and cholesterol levels. All of these factors in turn, reduce the risk of developing Type 2 Diabetes or having a stroke or heart attack.

- Its gentle on your joints - Regular walkers get similar cardiovascular and general health benefits to runners, but without any of the strains or sprains to muscles and joints that runners are prone to.
- It protects your bones - Walking helps to strengthen your bones, which reduces the risk of Osteoporosis and fractures.
- The benefits for our mental health shouldn’t be underestimated either. Walking has been shown to lower stress levels and for me personally, I find listening to music as I walk a great way to relax after a busy day.
- You’ll sleep better - All forms of exercise help to promote better sleep which in turn, has countless health benefits.
- It’s free - Need I say more?

So, if you’re one of the millions of people who knows you should be more active, but doesn’t quite know how or where to start, please do consider walking. With just 30 minutes of walking, 5 times a week, you’ll soon reap the benefits for both your body and mind.”



# PICTURE PERFECT DOORWAYS

Dress your doorway with beautiful blooms for a warm welcome . . .

The sun is shining and after a cold and snowy winter, it's time to turn our attention outside and get the house and garden looking good. With warmer weather and longer days, there's nothing better than spending time pottering in the garden, and Dobbies Garden Centres is on hand to help you do just that.

There are plenty of ways to quickly spruce up your entrances for a blooming lovely first impression, without having to invest in a full makeover. Resident gardener at Dobbies, Louise Golden, explains:

"Nothing beats a pretty hanging basket



Photographs © copyright Lucy Heath, from Capture By Lucy

for an injection of summer colour. They're just the things to brighten up a drab wall or fence, and perfect for hanging by your front door to welcome visitors. Hanging baskets also give your garden a 'vertical' element, which makes the most of space if you've only got a tiny plot. Colour

theme your plants for display with impact, and include a mix of lush foliage, big blooms and delicate flowers. And use the chance to be creative - a hanging basket only lasts for a few months, and costs very little to create, so use the opportunity to experiment with plants and try something new."

Award-winning blogger and photographer, Capture by Lucy, agrees it is high time to 'bring back the basket.' With hanging baskets available in store and online at Dobbies from just £4.99, they offer an instant solution to gardens in need of some pretty blooms. Make like Lucy and colour coordinate fresh florals with your front door, for a stand out entrance that will brighten the start and end of your day.

Get the look by planting hanging baskets with trailing fuchsias (£2.99), ivy leaved geraniums (£2.99) and pretty diascias (£7.99) in shades of pink, complimented with trailing white variegated foliage of nepeta (£2.99) and silver helichrysum (£2.99). Petunia surfinia (£2.99) completes the look with its large showy flowers, perfect for a statement front door.

Continue the colour theme into pots with pink mop-head hydrangeas (from £16.99), pretty scabious Pink Mist (£7.99) and delicate, sweetly fragranced flowered nemesia (£4.99).

Offering a range of hanging baskets in various styles and materials, if you are short of time or unsure on planting up, Dobbies free pot planting service means you don't even need to worry about getting your hands dirty. Planting it for you, just the way you like it, Dobbies is happy to help.

Head down to your local Dobbies to browse the in-store plant selection, brimming with plenty of ideas and inspiration to make the most of your garden this season.

**Browse the online range from the comfort of indoors or on the go, [www.dobbies.com](http://www.dobbies.com).**

**Dobbies**  
GARDEN CENTRES

# LITTLE BURN FARM

## BROWNEY, DURHAM

**SALE PRICE - £649,500** EPC Rating Exempt



Little Burn Farm is a beautiful Grade II\* listed detached farm house situated within 1 acre of land. Despite being fully renovated 25 years ago the home still retains many of its original features and offers considerable charm and character. The home is situated in a quiet, semi rural location in Browney, opposite Durham City Golf Club and benefits from scenic views over the gardens and fairway.



Durham  
0191 383 9999

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# Eyewear to be seen in

Op&Tom is an independent emporium of individual eyewear in the city of Newcastle upon Tyne which is perfect for the expressive and quirky. This boutique optometrist believes today's spectacles are less about 'seeing' than being 'seen'.

The company curates its eyewear from all around the world, attending big trade shows like Silmo, Paris and Mido, Milan. It's passionate team of experts source truly esoteric specs, for style, for substance and for quality - rather than glasses dominated by big brands.

Understated chic is its ethos, following a new wave of opinion that fashion should not be elitist with unachievable costs. It offers a refreshing and unique pricing model that allows all of its frames to be under the umbrella of one clear price depending on prescription.

Fittingly, the store is located on High Bridge, a cobblestoned street with an eclectic array of independent stores. This part of Newcastle city centre has a fantastic, community like feel, where businesses feel lucky to call this street home.

Its team of three are clearly creative and passionate about eyewear. Tim and Louise, both optometrists, have made Newcastle their home for over 10 years. The artistic pair both love nothing more



than finding new eyewear gems and experimenting with interiors.

Along with optical assistant Becks, who has a first-class Art Degree and an eye for style, you're in good hands when it comes to choosing the perfect pair of glasses.

The store's eccentric interior is synonymous with the brand, with

industrial shelving made from upcycled scaffold boards sourced from the Newcastle Wood Yard. Louise has a passion for interiors and a love of raw materials and this is evident throughout the store. Most of their displays consist of rope, wood, leather and metal piping with an array of house plants. All furniture is commissioned, and bespoke pieces are created by very their very own joiner, Mal.

At Op&Tom their aim is to create a fun and less formal approach to optometry without compromising on high professional standards. Customers can walk into the shop, have fun trying on different frames and enjoy the experience.

The team dispel the awkwardness of hidden costs by offering transparency with no up-selling. Entry packages for single vision with no need for hi-index lenses start from £155 all in, including any frame on their shelves, an eye exam by expert optometrists Tim or Louise, and multi-coated anti-reflection lenses as standard.

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

# OPPORTUNITIES GROW FOR NORTH EAST HOUSEBUILDERS

By Jonathan Rudge, head of land, development and new homes

Since the recession, and until very recently, funding for small to medium sized housebuilders has been very limited.

This has had a significant impact on the supply of new homes in our region as while the market leading national brands have continued to grow, construction amongst the SME housebuilding sector has stagnated. This has left many smaller or peripheral sites undeveloped. Such sites make up a core part of regional Local Plans and are a vital component of delivering Government targets on housing delivery.

Furthermore, SME housebuilders are often responsible for some of the most innovative and highest quality homes coming to market and so boosting activity in this sector not only adds vital supply but also necessary variety for consumers.

More recently we have seen a positive increase in the supply of finance to SME housebuilding that should act as a real boost for the region's housing sector. In particular there are a growing number of banks, private investors and wealth managers that are looking to support innovative development. In addition, the Public Sector is also taking a proactive approach to tackling the country's housing shortage.

One such boost to this sector is the Government's Home Building Fund, introduced by Homes England, which is a

£3 billion fund to increase the number of homes built in England. Beneficiaries of this fund include private sector business which build new homes or prepare sites for housing developments, including small, community and custom builders and regeneration specialists, as well as larger builders and developers.

Loans of £250,000 to £250 million are available with smaller loans considered for innovative housing solutions and serviced plots and finance available until 31 March 2021.

Bradley Hall's partnership with Homes England has extended to being appointed to its Property Professional Services Framework. The appointment to this national panel will see Bradley Hall become key advisors on future government housing projects and working with housebuilders and Homes England in boosting development through this funding programme. This will allow us to continue to deliver best in class residential services in the North East whilst also taking on projects further afield.

Local housebuilders also have the option of using local fund managers to gain vital financial support to create new homes. FW Capital, which is featured later in Portfolio, has introduced the

North East Property Fund - created to support construction SME's across Tyne and Wear, Northumberland and County Durham with loans of up to £1 million.

Such funding opportunities have resulted in a range of fantastic and bespoke new build developments across our region, each providing high quality homes across several fantastic locations. Smaller sites often occupy areas within a short distance of local towns, cities and transport links, offering house buyers the opportunity to live in a tranquil and more rural setting.

In recent years, we have noted a sharp rise in the number of developments created across the region. Bradley Hall has recently been instructed to market around £91.5m of new build stock, a good percentage of which has been funded by such organisations, including Town End Farm, Bishop Middleham. This development is a luxury farmhouse conversion which is nearing completion.

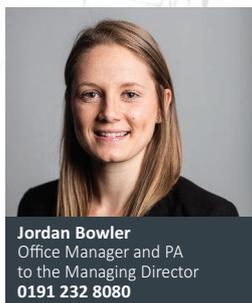
This is a prosperous and exciting time for the sector as the North East has a number of talented and passionate developers and builders who now have the opportunity to access a number of funding options to get their projects off the ground.

For more information on Bradley Hall's land, development and new homes department please call 0191 232 8080.

**MEET THE BRADLEY HALL LAND,  
DEVELOPMENT AND NEW HOMES TEAM**



**Jonathan Rudge**  
Head of Land & Development  
0191 232 8080



**Jordan Bowler**  
Office Manager and PA  
to the Managing Director  
0191 232 8080



**Lauren Gill**  
Administrator  
0191 232 8080

# Organising extraordinary mortgages for exceptional clients

By director of mortgages and finance, Lewis Chambers

As the famous saying goes; with great power comes more complex mortgage applications – or something along those lines. High earning individuals employed by an organisation, such as directors and consultants, can get through an application quite simply, however, business owners or those who have more than one enterprise iron in the business fire, could possibly encounter a more complex process.

For example; those who have an inconsistent income, sole traders and those who receive vested share bonuses or have additional investment incomes will encounter a more complex mortgage application process. Those who have careers in 'risky' industries such as professional sports or performing arts will also certainly fall within the same category.

Earnings might be high during a certain period of the year or during their career and lower during others, which means that finding proof of high income to lenders who need to underwrite them can be difficult and time-consuming. Business owners and high earners who take out larger mortgages are often seen as more 'at risk' - which is why a concrete application is essential in order to be accepted.

These mortgages could be for a high end residential property which the applicant plans on making their home, or one or more buy-to-let investment properties.

We specialise in handling cases from across the board and have a breadth of experience in handling complex cases for high earners and entrepreneurs. We provide the best possible quality of service by going through the following steps;



## We know our lenders

We work tirelessly to maintain the highest standard of knowledge of the best offers from all lenders. We have developed great relationships with mortgage providers, keeping in touch regularly and even securing exclusive deals.

## We get to know you

We know everyone is different and no two cases are the same. Our team get to know our clients to ensure we provide a mortgage offer which is perfect for them. We communicate in an efficient way to find out all the relevant information to build the strongest case possible to lead to a successful solution which the client is happy with.

## We know the application essentials

For larger and more complex cases lenders will require additional information to support the application. These additional documents may not be obvious, and with our expertise we know what information will sway a lender to provide a good mortgage offer. For such cases this may include directors' tax assessments, dividend statements and retained profits as well as certain accounts.

Not supplying the correct documentation can lead to applications being declined or delaying the process considerably.

## We take the stress away

We know that high earners and business owners are often very busy. We respect all of our clients' time - so we endeavour to take the stress away, managing each bespoke application while communicating the appropriate and relevant information to maintain our clients are well informed and content throughout the process.

We never over promise and always deliver the highest level of service.

For more information  
please call 0191 260 2000

### MEET THE BRADLEY HALL MORTGAGES TEAM



**Lewis Chambers**  
Director of Mortgages  
and Finance  
0191 260 2000



**Phil Whiteside**  
Mortgage & Protection Advisor  
0191 260 2000



**Samantha Smith**  
Case Administrator  
0191 260 2000

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

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## POUND HOUSE

HARTFORD HALL ESTATE,  
MORPETH

**GUIDE PRICE FROM £350,000**

EPC rating C73

 X 4     X 3

Pound House is a four-bedroom semi-detached family home in the Hartford Hall Estate, which is an exclusive, private 70-acre estate nestled in secluded woodland adjacent to Plessey Woods.

The historic market town of Morpeth is within easy reach and provides a large range of amenities, schools and transport links as well as the convenience of both nearby Bedlington and Cramlington town centres. It is also situated just minutes from the A1 and Morpeth train station providing easy access to the national network.

**Morpeth**  
**01670 518 518**

**Morpeth@bradleyhall.co.uk**

Offering spacious living accommodation across three storeys, the ground floor comprises; a spacious reception room with a bright bay window and feature fireplace, an open plan dining kitchen and sun room; which includes a range of high quality wall and base units with complimentary worktops, integrated appliances, and a WC.

To the first floor are three well-presented bedrooms and a family bathroom. There are two double bedrooms, both with fitted wardrobes and one with a window overlooking the



front, the other with a window overlooking the rear. The high standard fully tiled family bathroom consists of a panelled bath, separate shower cubicle, WC and hand basin. The master bedroom is positioned on the top floor, offering a private and spacious room with an en-suite bathroom.



## THE BOUNDARY HOUSE SHINEY ROW, DURHAM

**PRICE £699,000**

EPC rating D58

 X 5     X 2  
 X 3

The Boundary House is a magnificent detached family home which provides spacious and open plan living accommodation. Externally the house is immaculately presented and boasts a large, south facing, landscaped garden.

**Durham**  
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**THE COPPICE  
LONGWITTON  
MORPETH**

**GUIDE PRICE OF £599,950**

EPC rating E43

 X 3     X 2

The Coppice is a three bedroom detached home situated near the hamlet of Longwiton in the heart of rural Northumberland. It is nine miles from the popular town of Morpeth and, in the opposite direction, just 17 miles from Newcastle airport.

Internally, the property has a large open plan dining kitchen with antique feature range, integrated appliances and a vaulted lantern roof. There is a south-facing sunroom and two further

reception rooms, one with an inglenook fireplace and log burning stove, the other with traditional fitted bookshelves. A hallway and a downstairs cloakroom make up the ground floor accommodation. To the first floor there are three double bedrooms and a very large family bathroom.

Externally, The Coppice sits within approximately 0.88 acres and benefits from a south-facing walled garden, a

two storey, five car garage workshop plus additional adjoining land.

There is an abundance of potential with this property. Opportunities could include - but are not limited to - development of the existing garage workshop or on existing foundations at the southern edge of the additional land. In addition, an extension of the house above the hallway would easily create a fourth double bedroom with en-suite facilities.

**Morpeth  
01670 518 518**

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# GOT A SPARE £2M?

These are the homes you could buy now in the North East – *with change!*



## OBSERVATORY HOUSE

POTTERS BANK, DURHAM

This £1.96m former university building is steeped in history having been occupied in the past by David Bellamy as well as several other famous academics. The property, which is on the market through Bradley Hall, was acquired in to private hands in 2011 and since then the property has undergone a complete refurbishment and rebuild to produce an outstanding family home.

It has been lovingly restored to an uncompromising specification whilst preserving the original architectural qualities and seamless blending of a contemporary extension.



## THE GROVE

GOSFORTH, NEWCASTLE UPON TYNE

This outstanding family home, which is on the market through Bradley Hall for £1.9m, is situated in the highly sought after residential area of The Grove, Gosforth and has been fully refurbished by its current owners. With the assistance of Italian architects and designers, Studio Milo, the property also has an abundance of bespoke features that complement the original features perfectly to create a truly magnificent and luxurious space to call home.



> Got a spare £2m continued...

## 6 RAMSIDE PARK CARRVILLE, DURHAM

This is a superb and individually designed bespoke modern family home set in an exclusive and private location affording space and luxury. This contemporary modern stone mansion-style property also comes with a life time membership of the award winning Ramside Spa and Golf Course. Fantastic use of glazing throughout allows an abundance of natural light to flow throughout the property.

On the market for £1.75m through Bradley Hall, this home boasts modern touches throughout including a fully integrated media hub within the ground floor, smart technology with light sensors and touch pad systems in key rooms.

## ESPLEY HALL MORPETH

This prestigious and prominent £1.45m five bedroom country hall has four reception rooms and well maintained, original period features throughout. Built in circa 1865 and set amongst 10 acres of gardens and woodland, Espley Hall offers complete privacy with a sweeping private driveway and electric gated entry.



### MEET THE BRADLEY HALL RESIDENTIAL TEAM



**Peter Bartley**  
Group Director  
0191 383 9999



**Matt Hoy**  
Director of  
Estate Agency  
01670 518 518



**Lewis Chambers**  
Director of Mortgages  
and Finance  
0191 260 2000



**Josie Streets**  
Senior Surveyor  
01670 518 518



**Gabrielle McKenna**  
Interim Durham Office  
Manager  
0191 383 9999



**Kathryn Kent**  
Alnwick Branch Manager  
01665 605 605



## THREWAYS TRANWELL WOODS

Threeways offers grounds which span approximately 5.4 acres and predominately take form as well-maintained garden areas. The ground floor offers extensive living accommodation including seven reception rooms; currently offering a bar, snooker room, sun lounge and various lounge and dining spaces. Across two further storeys are nine bedrooms, many with accompanying en-suite and dressing facilities.

Bradley Hall is currently marketing the property, which is on the market for £1.4m, they said: "This is a truly rare opportunity to purchase a property featuring an abundance of character thanks to its highly impressive architecture."

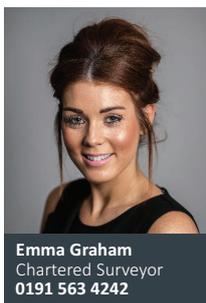


## LONDONDERRY DENE HOUSE SEAHAM

Londonderry Dene House comes with a guide price of £1.5m. This exceptional mansion style property with luxurious accommodation spread over three floors, each of which has been eloquently renovated and decorated while also carefully maintaining the original characteristics of the home which was built in 1857.

Its seven bedrooms all boast en-suite facilities, while a separate wing offers two floors of private space including; bedroom, living space, bathroom and dressing room. Externally, the private grounds surrounding the property offer striking landscaped gardens which any homeowner would be proud of.

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





# GET NORTH FAMILY EXPO AT ST. JAMES' PARK COMING TO NEWCASTLE

Details of an action-packed pop-up family showcase have been revealed as part of the Great Exhibition of the North programme this summer.

Hosted at Newcastle's football stadium, St. James' Park from Thursday 2 August – Thursday 9 August 2018, the Get North Family Expo is free to attend, giving parents and children the chance to work together to innovate and create, develop skills, get active and explore future careers.

From robotics and sport to craft and 3D printing, the Family Expo will immerse families and young people in a whole host of creative and engaging workshops, experiments, interactive games and demonstrations, all showcasing the wonders of science, sport, innovation and technology.

The week-long activities will enable partners, artists, designers, scientists and makers to showcase their passion and experience and how they work in a fun and hands-on way.

Lucy Tetley, Schools and Young People

Engagement Manager, at Great Exhibition of the North said: "The Get North Family Expo is a brilliant opportunity to engage, entertain and excite young people to help them understand their potential and raise their aspirations. We hope families take the opportunity this August to spend time together experiencing the programme on offer.

"There are still plenty of opportunities to get involved with, so we're encouraging all businesses who think they have something to offer to the next generation of engineers, designers, innovators and inventors to get in touch."

The eight-day programme includes a series of diverse and exciting free workshops on the weekdays, where families can undertake challenges such as coding and robotics. There will also be a Get North Family Expo Weekend on 4 and 5 August, taking young people on an

immersive learning journey with experiments, music and captivating performances.

Lee Charnley, Newcastle United MD, said: "We are delighted that St. James' Park will provide the iconic back-drop for this amazing event. The Family Expo will take families on an incredible journey of discovery through technology, sport and innovation, and promises to be a magical experience for all who 'Get North' this summer."

Accenture, Premier Partner of Great Exhibition of the North, will be providing drop-in activities throughout the Family Expo. Activities include creating items using 3D pens for participants to take away with them; coding of robots to help visitors to navigate a map of the Great Exhibition's walking routes; and the opportunity for families to create a basic HTML page of their favourite part of



Great Exhibition of the North which will provide a lasting legacy of the Exhibition.

Mark Larsen, managing director for Accenture in the North East said: "We're looking forward to inspiring the next generation at the Get North Family Expo, by enabling them to experience for themselves how technology innovation will shape tomorrow's world.

"Accenture welcomes this opportunity to help the Great Exhibition of the North to build a lasting legacy in the region. By sparking young people's interest in Science, Technology, Engineering and Maths (STEM), our aim is to foster the development of those skills that will be critical to the North of England's future economy."

Visitors will also experience Lego Smart Cities and Connected Bees drop-in activity to help contextualise the Internet of Things from CISCO, Premier Partner of Great Exhibition of the North; a 'Power Up' workshop programme with hands-on challenges from the Royal Commission for the Exhibition of 1851; and the Touring Gadget Factory from Siemens PLC, which includes a programme of engineering workshops at which participants are taught the basics of circuitry and electronics.

Councillor Angela Douglas, Gateshead Council's Cabinet Member for Culture, Sport and Leisure, said: "The Get North Family Expo is a fantastic opportunity for parents and children to have fun together

while learning about the wonders of science, sport, innovation and technology. We hope this free event will inspire children of all ages to be more creative - who knows where it might lead them!"

Councillor Kim McGuinness, cabinet member for culture, sport and public health at Newcastle City Council, said: "The Get North Family Expo epitomises everything that is fantastic about Great Exhibition of the North. The week-long event enables families, children and parents, to get involved in something they wouldn't normally have the chance to experience over the summer holidays. And with our partners we will make every effort to reach out to young people and families from all backgrounds, and all parts of Newcastle and Gateshead. This event is all about creating memories that people can look back on in years to come and say 'I was there!'.

"The word unique is widely used when promoting events but it's definitely the best word to use when describing the Family Expo. Where else will people be able to experience, for free, the wonders of robotics, crafts, innovation, sport and cutting edge technology. This could even encourage young people to choose a career in science and engineering."

Full details of how to get involved can



be viewed at [getnorth2018.com/family-expo/](http://getnorth2018.com/family-expo/)

Great Exhibition of the North is a summer-long celebration telling the inspiring story of the North of England's pioneering spirit. Free to attend, it will be the biggest event in England this year. Hosted in NewcastleGateshead, on behalf of the North of England, the event is taking place over three months and will be packed with amazing exhibits, displays of innovation, new artworks and magical experiences for the whole family.

Throughout the 80-day Exhibition, millions of visitors will get to experience family-friendly activity, including a display of invention ideas from children across the North from Little Inventors North 2030; Stephenson's Rocket brought back to life via a fully immersive and memorable virtual reality experience, The Rocket Reimagined; the story of Northern innovation in over 40 intricate models using 50,000 Lego bricks from Steve Mayes; and a journey through the Northern Design Quest which allows you to be the designer and develop your product through to the end result.

**More details of Great Exhibition of the North can be found here: [www.getnorth2018.com](http://www.getnorth2018.com). The full listings document is available upon request.**

RESIDENTIAL PROPERTY

# THE COURT AT UNDERCLIFF HALL

CLEADON VILLAGE

PRICE **£1,750,000**

EPC Rating Exempt

 X 4  X 5  X 5

The Court at Undercliff Hall is a beautifully renovated and preserved Victorian property, in the sought after village of Cleadon. Sitting in one acre of walled mature private grounds, The Court is a fabulous family home with a one bedroomed restored cottage within its grounds. What a rare opportunity.



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## LOCH LOMOND WASHINGTON

**PRICE £635,000**

Awaiting EPC Rating

 X 6     X 4

Loch Lomond is a detached three storey home boasting exceptional living accommodation and situated in this excellent and highly regarded residential area overlooking Washington Spa Hotel and Golf Club. The house is modern and offers spacious living accommodation with an orangery and low maintenance gardens to the front and rear.

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# THE THRUFF

## DIPTON MILL, HEXHAM

Forming the focal point of this home is the former windmill, over 400 years old and beautifully restored with east and west wings extending from it. Situated within 1.23 acres, The Thruff is surrounded by countryside in an Area of Outstanding Natural Beauty and has exquisite views.

This magnificent detached family home offers superb fixtures and fittings across a spacious and open plan layout. It's 'treetop' position allows breath-taking views from its balcony and every room in the house thanks to its large windows.

The lounge boasts spectacular south-facing views from its elevated position via generous windows, spanning the southern face of the room and extending into the corners. This room also houses a substantial stone fireplace and access to a timber balcony. The snug area provides a cosy living space, suitable for several uses, and also benefits from engineered oak flooring, as well as beams within the elevated ceiling space.

The snug area leads to the kitchen

where the engineered oak flooring continues and is complimented by the wooden kitchen units, constructed from reclaimed timber from a Derwent reservoir pumping station. The kitchen is dual aspect and provides further dining space, along with a seating area to the south of the room, facing and accessing, a southern aspect terrace.

The west wing, accessed via the central mill, provides entrance to the master bedroom and bedrooms 2, 3 and 4, as well as a separate shower room. The master bedroom maximises light with extensive windows overlooking a breakfast balcony with eastern views.

This impressive home occupies a secluded and tranquil position,

surrounded by grazing land and woodland within an AONB. To the front of the property is a substantial lawned area bordered by mature planting, along with a gravel driveway with ample parking. Immediately east is a further lawned garden which leads to a separate versatile studio building, complete with Dovie wood-burning stove, WC and hot-running water. This contemporary cedar framed space has full double glazing and engineered oak flooring. Immediately south is an entertaining patio area, overlooking woodland gardens filled with colour, offering exquisite views, leading to a pond area and stream.



## THE THRUFF DIPTON MILL

Hexham

**GUIDE PRICE  
OF £995,000**

EPC Rating E

 X 5    X 3

 X 4

Morpeth  
01670 518 518

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# EUROPEAN SPLENDOR

Portfolio chooses the top five luxury destinations to visit in Europe



## Oslo, Norway

This fun city is Europe's fastest-growing capital – and a perfect blend of traditional and contemporary culture. The European Green Capital of 2019 has one of the lowest carbon footprints in the world, and is surrounded by green space, mountains and the sea.

Oslo offers a range of rural parks, the Oslofjord's waterways and islands which are just minutes away from the centre, as well as ski slopes and the forests of Nordmarka.

Oslo also boasts a varied and exciting culinary scene. From the hot dogs which Norway has become known for to trendy sushi and pizza and the most northern three-Michelin-starred restaurant in the world (Maaemo), there truly is something for everyone. The nightlife scene is also not to be missed, and the Neo Nordic music trends run over a vast range of genres, from indie bands to dj's and a range of live acts to enjoy.

## Tuscany, Italy

This quintessentially Italian destination is steeped in culture. From its architectural wonders to a bowl of its famous tomato soup – everything is rich in Italian culture and taste. Art-filled and historic towns are populated with beautiful buildings naturally decorated in olive trees and vines

Those visiting this delightful area of Italy can enjoy exploring the lush hills of the Val d'Orcia, visiting the leaning tower of Pisa and Florence Cathedral.

Accommodation choices range from luxurious villa rentals, quaint B&B's, grand country house hotels and boutique guesthouses – meaning there is something for everyone and to meet most budgets.

## Lugano, Switzerland

Lugano, a lakeside town in Switzerland, offers a tranquil and traffic-free historic town centre which offers visitors the opportunity to enjoy a relaxing break in one of the most picturesque locations in Europe.

Its mild climate ensures it is a perfect destination for exploring its lake and mountains and taking in its cultural museums and churches.

Highlights include the Parco Civico



Ciani overlooks the shore of Lake Ceresio, providing relaxing walks with breathtaking scenery. Monte Brè also boasts outstanding views including panoramic scenes of the town, lake and mountains stretching over the border into Italy. Visitors can enjoy reaching the top of the mountain via the funicular railway from Cassarate.

The Church of Santa Maria degil Angioli, which dates back to 1500, and the Hesse Museum in Montagnola offer cultural experiences for those who want to soak up the history of the area.

## Paris, France

Paris has been a popular choice for many years. Known for its romance, culture, and its exquisite food and wine, the city of love has several popular attractions including the Eiffel Tower, The Louvre Museum and Notre Damme. The Champs de Elysee plays home to several high-end

designer stores including the Parisienne Louis Vuitton and Cartier to the more affordable Gap and Abercrombie and Fitch.

For families and big kids, Paris is also home to Euro Disney, which is just a short train journey from the city centre.

## Santorini, Greece

Santorini – or Thera in Greek – has become known as a hot spot for a luxurious Greek getaway. Its beautiful cliffsides are adorned with perfect whitewashed buildings and surrounded by tranquil blue waters.

Views from and of the island are second to none, and visitors often enjoy taking in the scenery from the land and from the sea. Cruises around the island offer the discovery of churches built into caves and the old stairs used for mining excavations along the cliffs. The tours can also take you to Palia Kameni, where you can dive into the thermal waters that form a volcanic spa.

Many of Santorini's luxury hotels offer infinity and private pools carved into the cliffsides. Its colourful sunset creates the perfect end to a relaxing day in the sun and start of a romantic evening. This warm destination is perfect for couples who can enjoy candle lit dinners on the terraces of its well-regarded intimate restaurants.





# Hexham Lodges created to meet last wishes of teenager

A North East architecture firm has donated their time and expertise towards a project inspired by the final wishes of a young woman who lost her life to cancer.

Sadler Brown Architecture has partnered with several other North East firms to create specialist lodges in Hexham, designed exclusively for children and teenagers who are undergoing cancer treatment.

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

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

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

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



inspiration she was."

The purchase of the land was funded by the Robson family following the sale of their home, while the construction of the three chalet-style lodges has been made possible by the fundraising efforts of Jessica's Sarcoma Awareness charity.

Jessica loved fundraising and over her three-and-a-half-year battle with cancer, Jessica and her family have raised over £28,000. Jessica's family set up a charity in her name; Jessica's Sarcoma Awareness which has raised over £200,000. 80% of the funds raised are used towards

projects like Jess's Dream and to purchase special gifts for children and teenagers who are being treated for cancer. The remaining funds are split between the Teenage Cancer Trust and Sarcoma UK.

The Hexham Lodges are now underway with the help of several North East businesses who have pooled their efforts to create the modern, comfortable and luxurious space.

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

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

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



**4a MAYORSWELL CLOSE  
DURHAM**

**PRICE £299,950**

Awaiting EPC Rating

 X 3     X 1

This property comprises a brand new, detached family home which has been finished to a high standard and boasts luxury living accommodation. To the rear, there is a low maintenance garden with a large patio area and steps up to a raised terrace where there is a garden room with bifolding doors.

**Durham**  
**0191 383 9999**

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# UNIQUE CREATIVE BESPOKE

Uniformed living rooms, indistinguishable dining areas and boring bedrooms are fast becoming a thing of the past. Homeowners are now choosing to adopt a more personal style and opting to create a home which they truly enjoy.

Home furniture has become something which not only serves a purpose, but also something which provides an expressive and personal touch to the home. The items which people choose to create their living space are now not only tasteful and on trend, but also reflect an individual's character and lifestyle.

This desire to design a well thought out, distinctive and characterful home can often lead to the point where homeowners simply know what they are searching for - but can't find the right piece to compliment the room and accompanying furnishings.

Commissioning a bespoke piece is now a more accessible choice than ever. North East 'designer and maker' Nick James, an award-winning craftsman, produces unique, creative and bespoke furniture made to order. An advocate of traditional woodworking, Nick implements first class techniques using the highest quality natural materials to create detailed items of furniture.

From cabinets to dining tables, seating and coffee tables, this talented designer creates a one off, exclusive piece which perfectly meets your specifications. Following the initial briefing process Nick will then create several designs for the

client to choose from before moving onto the stages of ordering and aftercare.

Along with his team of expert makers, he uses the best time-tested methods of connecting pieces of wood by unbreakable joints and precise construction methods to create furniture that will last a lifetime.

Not only is Nick an innovative designer with an international client list, he is also a proud member of the Woodland Trust. Each piece sold helps to contribute to complete the circle and plant trees to help lessen our impact on the environment.

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



# BRANDLING PARK

## JESMOND

**GUIDE PRICE £995,000**

EPC Rating D57

 X 7

 X 5

 X 3

This outstanding family home, situated in the highly sought after residential street of Brandling Park, Jesmond is set over a spacious five storeys. This beautiful and traditional property is within walking distance of local amenities and Newcastle city centre. It has been lovingly maintained by the current owner to retain many of its original features.



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## THE DRIVE LONGBENTON

**GUIDE PRICE £365,000**

EPC Rating D67

 X 4     X 1

 X 2

This beautifully presented 1930's semi-detached family home is superbly positioned on a corner plot of The Drive, Benton. The Drive, close to outstanding local schools, is perfectly placed close to the many shops and amenities of Benton Park Road, as well as excellent transport and road links into Newcastle city centre and beyond with Four Lane Ends Metro Station just a ten-minute walk away.

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**HOMELAND  
43 LABURNUM GROVE  
CLEADON**

**GUIDE PRICE  
OF £1,000,000**

EPC Rating D

 X 5     X 3

 X 4

Homeland is a beautiful bespoke property offering an abundance of accommodation extending to circa 4,000 sq. ft. situated in tranquil surroundings. The spacious family home is within the sought-after Laburnum Grove, which is one of the most desirable locations the exclusive village of Cleadon.

**Sunderland  
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# OFFERTON CLOSE SOUTH HYLTON SUNDERLAND

**GUIDE PRICE £275,000**

EPC Rating D70



X 3



X 2



X 3

This bespoke detached bungalow occupies a large and spacious plot. The property offers three bedrooms and three reception rooms alongside sweeping lawns and fantastic views. The property is located in the popular suburb of South Hylton within the quiet cul-de-sac Offerton Close. Excellent transport links are available with the South Hylton Metro Station minutes away and close links to local and national road links with the A19 close by.



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# NORTH TYNESIDE - THE REGION'S RIVIERA

The historic area of North Tyneside includes a range of popular destinations and activities for all to enjoy. The area is also experiencing a significant amount of exciting developments and regeneration.

Bounded by Newcastle upon Tyne to the west, the North Sea to the east, the River Tyne to the south and Northumberland to the north, North Tyneside includes the towns of Wallsend, North Shields, Killingworth and Whitley Bay.

What originated as an industrial area, complete with shipyards including the Swan

Hunter shipyard in Wallsend, has now transformed into an area which includes a variety of activities for visitors of all ages.

As well as its various outdoor activities, the area also offers a range of industrial and shopping opportunities via its industrial estates and retail parks.





Popular attractions include the Segedunum Roman Fort in Wallsend, which marks the end of Hadrian's Wall. This fantastic attraction takes visitors back to AD122 - when the Emperor Hadrian ordered the 73-mile Hadrian's Wall to be built, which was designed as a mighty frontier system which defended Britain and the Roman Empire from the barbarians to the North.

Tynemouth Castle and Priory takes pride of place in an elevated position

looking over the mouth of the Tyne and can be seen for miles around. With its 2000-year history and beautiful views, it is the perfect location for a fun family day out. It is also a picturesque and popular spot to enjoy seaside fish and chips with a view and is a great location to have a picnic, lie back and enjoy the sea air.

The area's most notable regeneration project has been created thanks to North Tyneside Council's £36m Seafront Master Plan, which will see the coastline transform from St Mary's Lighthouse to Cullercoats Bay.

The highly anticipated Spanish City, Whitley Bay, has also gained a lot of attention - and rightly so. The £10m project will see its iconic dome be brought back to life with the addition of modern extensions and the refurbishment of the

famous 'dancing ladies'. The venue, which boasts outstanding interiors, will offer dining, events, weddings and conferences.

North Tyneside Council released plans to regenerate Spanish City and Whitley Bay alongside a coastal development plan. The restoration comes after North Tyneside Council invested £4m, successfully secured £3.47m of funding from the Heritage Lottery Fund (HLF) and gained a Coastal Communities Fund grant of more than £2.5m.

Further activity in the area has also included an exciting seafront residential scheme which has regenerated the site of a derelict hotel. Construction of High Point View, a development of 14 townhouses on the Promenade, in Whitley Bay, which offers floor-to-ceiling sea views, is due to be ready this summer.





## 23 CHEVIOT LODGE LONGFRAMLINGTON

**PRICE £219,950**

EPC Rating D55

 X 3     X 1

 X 1

This detached family home is situated within the highly sought-after village of Longramlington in Northumberland. It offers three bedrooms and two reception rooms as well as a spacious conservatory to the rear. The home is well presented throughout and benefits from immaculately maintained front and rear gardens.

**Alnwick**  
**01665 605 605**

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





## BURNSIDE BELFORD

**OFFERS IN EXCESS OF £98,000**

EPC Rating D67

 X 3

 X 1

This three bedroom semi-detached house is located on Burnside, which is situated in the picturesque village of Belford. The village benefits from local shops and amenities, and with ready access to the A1 providing routes to Edinburgh to the North and Newcastle to the South.

This property is ideal for a first-time buyer or an investor, offering a desirable amount of space and potential. The property on offer briefly comprises; entrance hallway with stairs to first floor, under stairs storage cupboard, lounge, kitchen and access to the rear garden and a separate WC with

wash hand basin and a window to the rear.

To the first floor is a light airy landing benefiting from a window to the side and doors leading to two double bedrooms, a single bedroom and a family bathroom.

**Alnwick**  
**01665 605 605**

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# Newcastle art expert helps homeowners navigate the contemporary art market

The process of buying or commissioning contemporary artwork for the home is being de-mystified by a Newcastle-based company.

Gosforth-based Parapluie specialises in helping homeowners buy or commission artwork, such as paintings or sculptures. Its art advisory service guides people through the entire process, from selecting an artist and agreeing a price, through to delivery and installation of the work.

The company has been founded by Julia Bell who previously worked as Head of Partnerships at BALTIC Centre for Contemporary Art and Curator at Middlesbrough Art Gallery (later MIMA).

As well as offering a personal service, helping people to buy work direct from artists, Julia also runs Parapluie's members club which offers a calendar of exclusive events for anyone interested in learning more about contemporary art.

Julia explained: "Throughout the year I organise visits to artists' studios, art fairs and exclusive preview events for our members. It's a great way of learning



more about the art world in a relaxed, friendly environment."

During her 20 year career working in the contemporary art world, Julia has built up an impressive contact book of artists and galleries, not only in the North

East but nationally and internationally.

As well as working directly with homeowners, Julia also liaises with interior designers and architects, selecting artworks which complement newly designed homes and workplaces.

"The primary consideration for me when I work with a homeowner is helping them to find art for their home which they love as this is something that they are going to live with on a daily basis," said Julia.

"I also think about how the artwork is created and whether it will have any long term conservation needs in order to keep it in good condition, where the piece will be positioned and how we'll install it in the home."

"The right piece of art can really complete a home and of course it can be an investment for the future as well as something to enjoy today," said Julia.

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

# Parapluie

Parapluie guides  
and connects you  
to international  
contemporary art  
through a range of  
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- Events
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[parapluieart.com](http://parapluieart.com)





# Why The Seaton Lane Inn is the place to be seen

The all new refurbished Seaton Lane Inn has fabulous rooms, great food, top ales and a fantastic vibe.

It's one of County Durham's most iconic inns. And following a tip-toe refurbishment, The Seaton Lane Inn near Durham's striking heritage coastline is pulling in the crowds and is firmly on the scene as the place to eat, drink and sleep.

The inn's remarkable transformation by owners, The Inn Collection Group, includes a bold botanical theme complete with striking prints, eclectic furnishings where contemporary and vintage pieces are gloriously juxtaposed and a showstopper central orangery to while away time over a plate of something delicious or one of the inn's signature Gin Serves.

Already well established on the north east culinary map, the inn's head chef Tony Hall and his kitchen team have a superb summer menu, where classic pub favourites like steak and ale pie and the towering Seaton Lane Aberdeen Angus burger rub shoulders with seasonal treats like pan fried sea bass with heritage potatoes and samphire and lamb cutlets with rosemary jus. Indulgent desserts



include a quiveringly gorgeous coconut, rum and lime panna cotta topped with roasted pineapple while the inn's take on Rocky Road hits the sweet spot.

Just a couple of minutes drive off the A19 and with Seaham practically on the doorstep, The Seaton Lane Inn makes for a great overnight base for business, leisure or just getting away from it all. Each of the inn's newly revamped en suite bedrooms feature signature wallpaper, smoky palette hues and metallic detailing giving the perfect balance of stylish swank with comfortable, cosiness. Complimentary sleep bags are a

thoughtful extra touch.

General manager Debbie Brown heads up this stunning new hospitality gem. She said: "We are absolutely delighted with The Seaton Lane Inn's transformation. It's reaped the praise of our longest standing regulars as well as earned its stripes from new customers drawn in by the refurbishment. Customer experience is critical to us and the redesign and transformation of the inn is about investing in our customers and providing them with an enhanced venue whether they are dining, drinking or staying with us."

As well as The Seaton Lane Inn, The Inn Collection Group is home to award-winning pubs with rooms including its flagship Bamburgh Castle Inn at Seahouses, The Lindisfarne Inn near Holy Island, The Hog's Head Inn at Alnwick and The Commissioners Quay Inn at Blyth, The Kingslodge Inn in Durham city and The King's Head Inn in the picture postcard village of Newton under Roseberry.



# 1 NEW MARKET Morpeth

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Joel Dickinson

# SUCCESS FOR NORTH EAST FAMILY BUSINESS AS IT RETURNS TO ITS ROOTS

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

The company has invested over £150,000 in the new store, while maintaining the roles of five staff employed by the building's former occupiers, Dickinsons Furnishers. Due to its success the company has also hired extra staff and increased warehouse capabilities to meet demand.

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

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

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

In 2001, Conrad Dickinson, fifth generation of the family firm, sold the retail arm of the business to the current owners of Dickinson's Furnishers, who

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

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

# KARPET MILLS

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*Joel Dickinson*

Joel Dickinson, Director. 6th Generation

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High West Street, a, NE8 1EJ  
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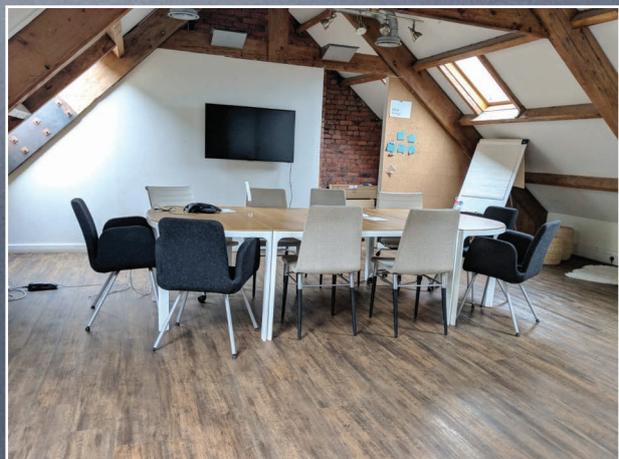
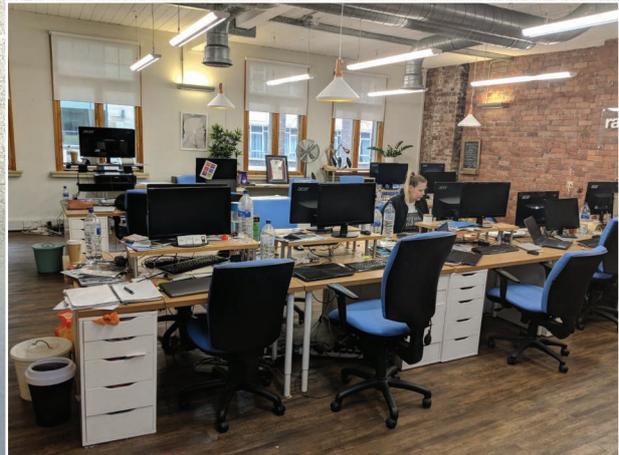
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Authorised and Regulated by the Solicitors Regulation Authority (Number 555394)

# PG Legal strengthens litigation team with appointment of new director

A leading North East commercial law firm has announced the appointment of a new director at a time of strategic growth for the business.



PG Legal has welcomed experienced litigation expert, Chris Ward, who has become an equity director in the business. Chris brings over 30 years of litigation experience to the firm gained from a successful career in the legal industry, including as partner and founder of a successful legal practice.

Chris joins existing directors, and well-known North East lawyers, Phil Dean and Jonathan Fletcher at the firm's head office in Gateshead. Chris will be instrumental in developing the client base within the litigation department as the firm looks to establish itself as one of the go to firms for litigation services.

Chris said: "This is an exciting time for PG Legal and I am thrilled to be a part of it. Its reputation as an approachable firm, which supports not only the big businesses in the region but also the North East's SME's, is continuing to expand thanks to its business development and marketing strategy. I look forward to playing a key role in the continued growth of the firm, especially in relation to its litigation services."

Having recently gone through a brand refresh and moved into new commercial premises, the firm is certainly looking towards the future as it looks to attract new clients looking for lawyers offering easy to access legal advice.

Director and founder, Phil Dean said: "We are delighted to have Chris join the team. Chris's appointment is fantastic for PG Legal as not only does he bring strong legal and compliance knowledge to the team, Chris also has an extensive career establishing, managing and growing businesses.

Phil continued, "We are confident that this appointment, alongside other recent steps which the business has taken, will position us as a market leader within our field."

# PG Legal appoints new marketing manager

The firm has appointed an experienced marketing manager to support the company during its long-term growth plan.

Chartered marketer, Vikki Todd, has joined PG Legal from Watson Burton LLP to oversee the firm's marketing strategy it looks to expand its client base and increase market share. Vikki has nearly 20 years of experience in the legal industry and brings with her a real working knowledge of law firms acquired during her time both delivering legal services within the property sector and working in business development and marketing.

Vikki will work closely with the directors to ensure that the firm's business plan, digital presence and business development activity continue to build upon its notable presence in the market place.

Vikki said: "I am delighted to be joining PG Legal at an exciting time for the business. The competitive and ever-changing legal services marketplace continues to present a challenge to firms and I look forward to working with the team to promote the firm, it's people and services as well as identifying new markets and opportunities".

"Whilst we are looking to the future, PG Legal has been built on the provision of easy to access, sensible legal solutions for businesses, an ethos which will remain at the core of everything we do moving forward".



# NORTH EAST PROPERTY FUND BUILDING OPPORTUNITIES FOR SMALLER DEVELOPERS

BY TONY CULLEN,  
INVESTMENT EXECUTIVE  
AT FW CAPITAL



The call to build more houses around North East England to meet its growing need for high quality housing isn't something that only major developers are responding to.

The North East is home to a number of smaller construction and property development firms who are designing and building bespoke projects in communities right around the region. Working capital is essential for these sorts of projects.

But getting the finance to make these schemes happen can sometimes be a challenge for smaller businesses. However, there's now a specialist £10m fund, launched just last year, providing a new opportunity for them to access the money they require.

Conceived and managed by investment firm FW Capital, the North East Property

Fund was created in response to strong demand from small and medium-sized (SME) construction and property developers unable to access mainstream finance from traditional sources.

The fund, which is backed by Santander and the North East LEP, provides loans from £250,000 to £1 million for residential and non-speculative commercial developments in Tyne & Wear, Northumberland and County Durham. The first loan made from the North East Property Fund has helped a family-run developer build four, four-bedroom detached bungalows and convert a former builder's office into a

three-bedroom cottage in a north Northumberland village.

Work on the properties is now well advanced, with one house already sold, and the remainder expected to be ready for families to move into this Spring. The North East Property Fund operates on a commercial basis, and by reinvesting returns into future projects, it has the potential to provide over £30 million of finance over the next five years.

FW Capital has already received many enquiries from North East developers about new property schemes, with several now at an advanced stage, but we remain keen to receive even more.

**Businesses with ideas that meet the criteria in Tyne and Wear, Northumberland and County Durham should contact Tony Cullen at FW Capital on 0191 269 6966 or via [tony.cullen@fwcapital.co.uk](mailto:tony.cullen@fwcapital.co.uk)  
Full details of the North East Property Fund can be found at [www.fwcapital.co.uk](http://www.fwcapital.co.uk)**

*FW Capital is part of the DBW Group. FW Capital is authorised and regulated by the Finance Conduct Authority*

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for property  
developers

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to discuss today

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North East  
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# NORTH EAST TAXI FIRM CELEBRATES 60-YEAR MILESTONE

The region's leading taxi firm and one of the North East's most iconic businesses is celebrating its 60-year milestone.

The company was launched by Audrey and Colin Shanks from Wooley Street in Wallsend in 1958 with only one car. Their first car was an Austin Morris with a single blue coach line along its side – a motif that inspired what has become one of the best-known brand names in the North East. Blueline now completes more than 3.5m journeys a year across the North East and has become the most iconic taxi firm in the region.

With a combination of mergers, acquisitions and organic growth, the firm is now consistently able to provide an efficient transport service across the North East, operating in Newcastle, North and South Tyneside, Sunderland, Durham,

Northumberland and Gateshead. On top of taxis, Blueline Group now incorporates: Blueline Property Services, Blueline Insurance Services, Blueline Telematics, Fisher Street Ford Garage and Blueline Media.

To celebrate its growth, Blueline has recently launched a commemorative online and TV commercial. Blueline, still a family-ran business today, has used its #60YearsOfBlueline campaign to celebrate the fact the company has been bringing friends and family together safely for 60 years. The project saw 'The Social Co', a creative agency based in the North-East appointed to create the advertisement, which aims to promote

Blueline's core values.

Ian Shanks, Managing Director said: "Blueline Taxis has gone from strength to strength and we have seen significant expansion over the last few years. With the growth of mobile technology, we knew the next step was to move into developing our own app which provides a high quality and efficient service to our customers. As a firm, we passionately believe in driving innovation in the transportation sector, making taxis easier than ever before."

Blueline has now partnered with other organisations across the UK and parts of the USA to form an international taxi consortium – Riide. Together, the network



of taxi providers has invested a total of £1.4m into the development and implementation of their booking app which allows customers to book, track and pay for their taxi from their smartphone. The app is available for all Blueline Taxis and customers can use their Blueline app to book a taxi in major UK cities such as: Newcastle-upon-Tyne, Manchester, Sheffield, Dublin, Liverpool, Gatwick, Milton Keynes and Glasgow.

The app allows customers to book and pay by card, contact the driver while the car is en-route, split the bill without any fuss and order a specific type of taxi, such as a minibus or one which is wheelchair accessible. As well as investing in the app, Blueline provides interactive voice-recognition and web-booking facilities, a professional call centre and a text-back service.

Looking to the future, Ian continued: "Our region's councils have ambitious visions, as well as long-term sustainable plans, for the future of the area, and we believe that we can play a part in this regeneration by helping to better connect the North East with an efficient transport service, by driving efficiency through investment in technology, and by creating sustainable employment."

[www.bluelinetaxis.com](http://www.bluelinetaxis.com) | 0191 262 6666

# BRADLEY HALL PROFESSIONAL SERVICES

Bradley Hall director and head of professional services, Richard Rafique, discusses which services he and his team offer.

At Bradley Hall we provide property valuations for secured lending, taxation, accounts, matrimonial and probate purposes. We can value residential, retail, industrial and office properties, in addition to development sites, across the region. We have secured a place on several major institutional lending panels, including Barclays Bank Plc., Lloyds TSB, Yorkshire Bank and Svenska Handelsbanken. Our valuation reports are undertaken in accordance with the RICS Valuation - Global Standards 2017 (The Red Book).

When it comes to lease renewals,

commercial tenants are usually protected by the complex provisions of the Landlord and Tenant Acts. We have comprehensive knowledge of statute and case law and of the rights of landlords and tenants so that our clients are fully advised both before and during negotiations.

Local market knowledge and understanding of the detail of comparable transactions is key in successful lease negotiations, with rent reviews normally occurring at 3 to 5 year intervals.

Negotiations require a full

understanding of the intricacies of the lease and rent review provisions together with case law and the Landlord and Tenant Acts with associated legislation.

We offer market based, expert advice to landlords and tenants on rent reviews under existing leases. Our high-level service includes a full inspection of the property, a thorough examination of the lease, meticulous market research for the area, detailed analysis of the comparable rental evidence and, of course, firm but pragmatic negotiation. This can save clients significant amounts of time and money.

For more information on Bradley Hall's professional services, please visit [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) or call 0191 232 8080

## MEET THE BRADLEY HALL PROFESSIONAL SERVICES TEAM



**Richard Rafique**  
Director and Head of Professional Services  
0191 232 8080



**Carl O'Brien**  
Senior Surveyor  
0191 232 8080



**Rachel Roberts**  
Chartered Surveyor  
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# NEWCASTLE- THE VIBRANT CAPITAL OF THE NORTH EAST

There are many reasons why Newcastle Upon Tyne has come to be known as the capital of the North East.

The current, vibrant leisure and hospitality sector within Newcastle City Centre cements the area as the go-to destination for people of all budgets and interests. Its range of restaurants and bars are now second to none, and its variety of affordable and higher end hotels have been attracting more and more visitors every year.

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

And who can blame people from the rest of the world for visiting our fantastic city? Over the past decade the city has been revived with the 'Alive After Five' late night shopping scheme, with

shopping available until 8pm and free parking in council multi-storey car parks. The city's restaurant scene has seen a huge boost – with 78 new restaurants in the city launched since the start of Newcastle Restaurant Week.

Newcastle's Bigg Market is set to be transformed in a £3.2m project which will see the public square upgraded, grants given to its building owners to encourage restorations and the former public toilets made into a new bar. The area, which is in the centre of Grainger Town, has hundreds of listed buildings which will be restored thanks to the Heritage Lottery Fund.

Further highly anticipated upcoming leisure projects and schemes within Newcastle city centre include STACK Newcastle, on Pilgrim Street. This prime retail and hospitality

spot will provide local SME's with an outstanding opportunity to take up a business location with one of the highest footfall's in the country at very reasonable rates. The scheme, which has taken inspiration from the iconic Box Park in London, will be the largest of its kind in the city.

In addition, the increasing number of bar and restaurant developments is set to



Great Exhibition of The North Open Evening © Graeme Peacock



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

Developers have also announced plans to build Europe's biggest observation wheel in Newcastle – aptly named the Whey Aye. Standing nearly 460ft (140m) high alongside the River Tyne, the observation wheel will be 16ft taller than the London Eye and could create up to 550 jobs in the city. It will include a

giant 11,960 sq m LED digital screen in the centre, which would be used to communicate information about local culture and events as well as adverts.

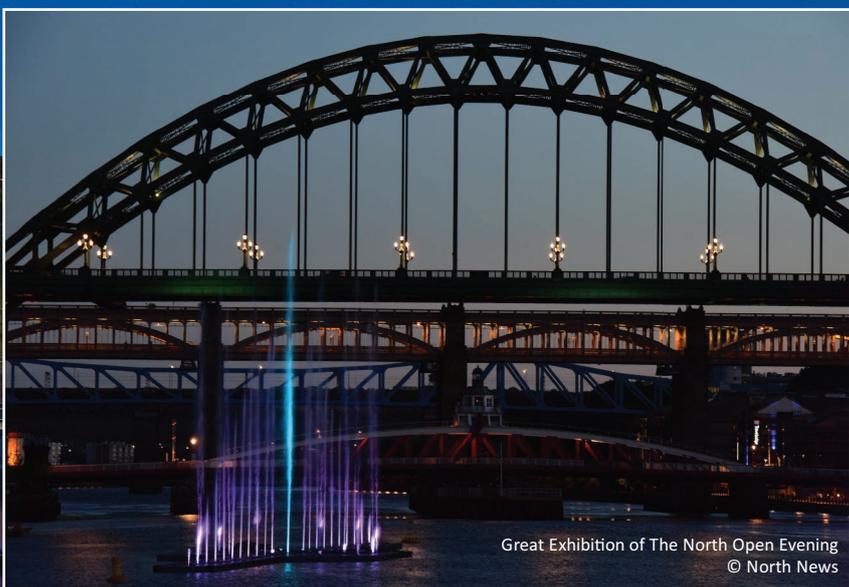
Finally, you can't mention Newcastle without mentioning The Great Exhibition of the North. With whistles, bangs and showers of confetti, the Great Exhibition of the North exploded into action, with crowds of thousands joining the party. The event of the year - the biggest to be seen in Britain - made its spectacular debut in the national spotlight to mark the launch of the 80 day event.

The Exhibition is a three-month celebration of the North of England's pioneering spirit and the impact of its inventors, artists and designers. It's a chance to show how our innovative spirit

has shaped the world and is building the economy of tomorrow.

As England's biggest event in 2018, it will be packed with amazing exhibits, live performances, displays of innovation, new artworks and magical experiences, using the stunning cityscape of Newcastle Gateshead as the stage for the whole of the North to demonstrate its talents.

In summary, Newcastle city centre is an attractive and exciting destination for locals and visitors to enjoy. This buzzing hub of activity is only set to continue offering us all more opportunities to work and play, and we can't wait to see what the next decade brings to the region's capital.



Great Exhibition of The North Open Evening © North News

# DAFT AS A BRUSH CANCER PATIENT CARE FOUNDER BRIAN BURNIE RECEIVES HIGHEST LOCAL ACCOLADE

We are proud to announce that Brian Burnie, the founder of the Bradley Hall chosen charity partner for 2018, Daft as a Brush Cancer Patient Care, has been awarded the Newcastle Gateshead Local Heroes Award.

Nominated by the public, Newcastle Gateshead's most inspiring people from the past 60 years have been honoured with a bronze plaque installed on one of the destination's most iconic visitor sites – the NewcastleGateshead Quayside.

Brian joins other prestigious north east names including; Professor Sir John Burn, Alan Shearer, Sting and Brendan Foster on the Quayside's "Walk of Fame".

On behalf of Brian, who is currently on an epic 7,000 mile walk to promote the charity nationwide, Trustee Leslie Caisley said; "It is a great honour for Brian to receive this award, we are all so proud of his contribution to our region. Due to the efforts of our

amazing volunteers, the charity is going from strength to strength with over 20,000 cancer patient journeys in 2017. We are hugely grateful to the members of the public who nominated Brian Burnie for this amazing award."

The charity makes thousands of journeys annually, offering people not only free transport, but also emotional support from the volunteers who travel with patients.

To date the charity has a fleet of 22 ambulances, 18 of which have been adopted by primary schools from across the region and 2 by the Great North Children's Hospital. Over 250 people volunteer as ambulance drivers and



companions; staffing the information desk at the Freeman Hospital, the shop in Eldon Garden and at Daft as a Brush House.

**Further information available at [www.daftasabrush.org.uk](http://www.daftasabrush.org.uk)**





# MARIE CURIE – CARE AND SUPPORT THROUGH TERMINAL ILLNESS

Neil Hart, group managing director at Bradley Hall Chartered Surveyors and Estate Agents, discusses the company's support for one of the North East's most important charities.

As part of Bradley Hall's 30th year celebrations we're fundraising and supporting several charities. The famous Bradley Hall Festive Fundraiser will be in aid of both our corporate charity partner and Marie Curie Cancer Patient Care, Newcastle.

Our ageing population means that now more and more people are living with a terminal illness in the UK who need support. Marie Curie Care and support through terminal illness is truly one of the most important charities both nationally but also importantly for our region.

Whether that's dementia, cancer, motor neurone disease, heart failure,



Parkinson's disease, or any other illness, Marie Curie pledge to support those who are suffering and their families, help with care and helping cope after a terminal diagnosis.

The charity is here to help those with a terminal illness and everyone affected by the diagnosis to achieve the best quality of life, with support to help service users maintain their independence and dignity for as long as possible.

This includes treating or managing pain and other symptoms with medicines, therapies and other specialist approaches. It also means giving emotional support when it is needed most.

For more information please visit [www.mariecurie.org.uk](http://www.mariecurie.org.uk)



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# BUILDING SURVEYING

Henry Scott, head of building surveying for Bradley Hall Chartered Surveyors and Estate Agents, talks to Portfolio Magazine about what he and his team have to offer.

As building surveyors, we often describe ourselves as the medical professionals for buildings – offering consultancy services that effectively protect and improve the health of buildings while ultimately extending their serviceable lifespan.

Building surveyors offer advice on a wide aspect of fields within design and construction, including condition, maintenance, repair, refurbishment and restoration of proposed and existing buildings. We are regularly undertaking pre-acquisition surveys as well as targeted defect diagnosis reports for office, industrial, commercial or residential buildings.

A building survey or ‘full structural survey’, is a comprehensive inspection of all areas of a property. It is the most extensive of the surveys available and provides a detailed assessment report of the property’s condition which can be used to make key strategic decisions on capital expenditure. The recommendations within the report can

range from further testing for suspected contaminated materials to structural repair works or specific refurbishment proposals.

When acquiring a freehold or leasehold interest in any property, it is essential to identify and consider the risks relating to any underlying issues the property may have. By identifying the risks, strategic decisions can be made which ensure planned operations and expenditure are met going forward.

We produce building survey reports detailing our inspection of the property stating its construction type, overall condition, state of repair and any property related environmental and legal issues which require clarification.

Our reports can be tailored to suit our clients’ specific requirements for the acquisition. Our reports include technical advice on any issues identified during our inspection. This would be supported by our recommendations for necessary remedial work. Our reports can also be used to assist our clients’ pre-acquisition

negotiations.

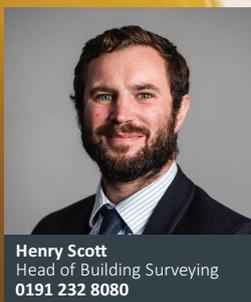
The report will also be appended with a selection of photographs displaying any identified key issues to assist with understanding and interpretation. As they say ‘a picture is worth a thousand words’.

As well as building survey reports we undertake Insurance Reinstatement Cost Assessments, which our clients use to provide their insurance brokers with accurate figures for the cover they require. These assessments establish the costs related to reinstating a building in the event of total destruction. By calculating an accurate reinstatement cost the broker can ensure the property is neither under or over insured.

Our other services include; Contract Administration, Project Management, Dilapidations (Landlord and Tenant), Measured Surveys, Construction (Design and Management) Regulations 2015 Consultancy, Party Wall, Planned Preventative Maintenance, Project Monitoring and last but by no means least Schedule of Condition.

**For more information on Bradley Hall’s building surveying offerings, please call 0191 232 8080**

## MEET THE BRADLEY HALL BUILDING SURVEYING TEAM



**Henry Scott**  
Head of Building Surveying  
0191 232 8080



**Ricki Hutchinson**  
Building Surveyor  
0191 232 800

# HOW PROFESSIONAL PROPERTY MANAGEMENT COULD SAVE YOU THOUSANDS

Catherine Affleck, operations director and head of property management at Bradley Hall discusses compliance in her specialism of property management.

I think we can all agree, as landlords and as property and facilities managers - and even as tenants to some degree, that property management compliance can be an absolute chore!

Of course, we all understand its importance and the potentially dire implications of when things don't go to plan - but that doesn't make it an any more palatable subject to any of us. Compliance is the red tape we all must wade through to facilitate our true property intentions. There will never be anything appealing about legionella testing, a health and safety risk assessment is unlikely to get hearts racing, but the devil is in the detail and these are the documents which will protect you should things ever go wrong.

So, should a landlord ever just wing it and hope for the best? In a word, no!

If the worst case scenario fear of having a tenant fatality in their premises isn't sufficient incentive, then the hefty penalties for non-compliance might be

enough to make those landlords who might allow their safety standards to slip to save a couple of hundred pounds a year think twice.

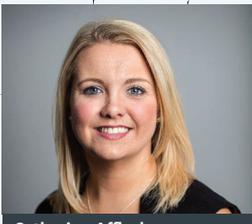
In Sheffield an amateur landlord was fined £17,000 for failure to provide a gas safety certificate, a London landlord was fined £214,000 for a series of electrical and fire safety breaches across their property portfolio and, in Brighton, a landlord who failed to suitably maintain fire escapes and equipment was fined £43,680.

I don't believe there are any landlords out there who genuinely don't care about their tenants' safety and welfare, and I've certainly been lucky enough not to come across any in my time in property management. For those who do drop the ball it is sometimes down to inexperience as a landlord, not understanding their obligations, perceived restrictive cost implications or just a simple and naïve belief that "something bad won't happen to me".

What do you need to do as a landlord? Before letting your property you'll need an EPC, a gas safety certificate which is ideally accompanied by a boiler service, a PAT testing certificate for any landlord owned electrical items, a fire alarm and a carbon monoxide alarm. It's also best practice to have a five yearly electrical fixed wiring test certificate. There are further considerations if you own a block of residential properties, particularly where there are shared services, but we're here to advise you further in that case.

At Bradley Hall we pride ourselves on the service we provide to our landlords and tenants. Tenant welfare is a major priority and where we have happy tenants paying their rent, we have happy investment clients. We understand that our landlords have other things to think about, compliance is second nature to us, we deal with it day in day out with our team of trusted approved contractors.

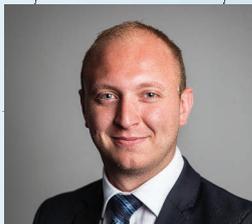
## MEET THE BRADLEY HALL PROPERTY MANAGEMENT TEAM



**Catherine Affleck**  
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**Rachel Roberts**  
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**Thomas Lough**  
Accounts Assistant  
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If you'd like to talk to one of our specialist property managers about your property portfolio and what you should be doing to protect your tenants, your property and yourself, we would be delighted to help.

For more information please call the Bradley Hall property management team on 0191 232 8080.

# CLASSICALLY COOL

Portfolio Magazine chooses the coolest classic cars around.



## 1961 Jaguar E-Type

The Jaguar brand is associated with style and sophistication. The classic E-Type was released in 1961 and was met with admiration and praise, it's no wonder that this classic car is still popular today. It was hailed by Enzo Ferrari for being 'the most beautiful car ever made', and continues to be well respected by car lovers and experts all over the world.



## 1989 BMW E30 Cabriolet

The BMW E30 Cabriolet has become a rare breed of classic car. This iconic 1980's vehicle is a popular choice for those with an enthusiastic driving style. Boasting classic 80's styling, this modern appreciating classic is the perfect choice for those who want a handsome car with character.

If you purchase a well maintained E30 it really is a pleasure to drive, the suspension makes it a smooth, effortless ride.

## 1969 Mercedes-Benz 280SL Pagoda

The 1969 Mercedes-Benz 280SL Pagoda is known as a timeless tribute to post-war manufacturing. This 1960's classic has stood up to modern mechanics and rivals many current models.

The 280 SL Pagoda offers an energetic 130kW power delivery, breezes effortlessly around corners and offers a more than comfortable layer of suspension which cushions driver and passengers from the road.

The 280 SL has become known as an automotive icon and a vehicle of choice for classic car enthusiasts.



## 1966 Alfa Romeo Spider Duetto

This popular choice has an air of Italian sophistication about it – you can imagine cruising around Italian hills and lake sides with the top down and the wind in your hair. Despite the fantasy, this car is fantastically versatile and can be enjoyed just as much around the English countryside or coast.

This vehicle not only offers style and substance, it also offers an abundance of storage space – which is uncommon in classic collectable cars.



# BH FINANCIAL CELEBRATES RECORD YEAR

## BH FINANCIAL DIRECTOR, JAMES HILL, DISCUSSES A MILESTONE YEAR FOR THE COMPANY

2018 has been a record year for BH Financial. We've completed a range of financial deals including commercial funding for a £4.5m office building on the iconic Grey Street in Newcastle City Centre.

This deal, overseen by our commercial finance experts, required a £2.2m mortgage, which we sourced and managed during the purchase.

We've also been busy working on a number of asset finance projects, most recently sourcing £400,000 for plant and equipment for one of the region's leading building firms. We can obtain funding on behalf of our clients for a range of business and personal assets, from IT and equipment to collectable cars.

Since our launch almost three years ago, we have also established BH Financial as one of the leading vehicle

finance and sourcing businesses in the North East. We source and fund business and personal vehicles to meet all budgets and requirements, finding a growth in demand for the high end and classic types.

A recent project saw us source and finance a BMW M6 Grand Coupe and a high spec Audi S4 Avant, which were for two company directors.

Our experienced directors and specialists can assist with a range of projects including commercial mortgages, business loans, asset finance and vehicle finance, we also provide vehicle sourcing

and disposal solutions. We are here to ensure clients receive the best advice on funding and access market leading rates with unrivalled service.

As an independent broker we can access numerous funders for business purpose and provide corporate motor finance as well as for private individuals.

**For more information on  
BH Financial and its  
services please  
call 0191 260 2000**

## MEET THE BH FINANCIAL TEAM



**James Hill**  
Director BH Financial Services  
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**Phill Barker**  
Commercial Mortgage  
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# Property firm provides support to the region's sports clubs

Leading North East property firm Bradley Hall has pledged its support to a number of local sporting events, continuing its backing of the region's grassroots clubs and sporting talent.

The firm recently became an official sponsor for the third year running of the Morpeth Sevens rugby tournament, held at Morpeth Rugby Club.

The company provided funds to support the day's events, which included a cup win from team S Club 7s and an overall win by The Mighty Peth. Sam Busby, fly half for The Mighty Peth, was named player of the competition while his team also scooped the £500 winner's cheque awarded to him by Bradley Hall director of estate agency Matt Hoy and mortgage services director Lewis Chambers.

Matt Hoy said: "Bradley Hall has a long running tradition of supporting local grassroots sports clubs, tournaments and people. The firm is dedicated to sponsoring events like the Morpeth Sevens, while also supporting local talent and encouraging events like this to continue."

John Stafford, president of Morpeth Rugby Club, said: "The support from

Bradley Hall ensured we could run another successful tournament which was enjoyed by all who played and attended. Everyone involved is very grateful for the firm's support and dedication to local grassroots sports.

"Paul Jackson, who organises the event, completed another fantastic job and we look forward the next annual tournament."

Bradley Hall also continued its sponsorship of Ashington Football Club, will support the club in purchasing kits and maintenance and renovations of the grounds.

Younger talent in the region hasn't missed out, as the company sponsored the annual Durham Dash, which was launched in 2012 and inspired by the Paralympic Games. Children aged between seven and 11 took part in running, jumping and throwing events as part of the Warrens Sedgefield Dash! and Durham Dash!



Around 4,000 children from 60 schools across County Durham took part in qualifying rounds over six weeks, with total of 1,240 youngsters qualifying for the finals, which were held at Hardwick Park, Sedgefield and the Palace Green in Durham.

Neil Hart, group managing director at Bradley Hall said: "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."

"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."



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# THE NEW NATIONAL PLANNING POLICY FRAMEWORK: THINKING BIG AND SMALL

DIRECTOR AT BH PLANNING AND DESIGN, MARK KETLEY, EXPLORES THE CURRENT PLANNING INDUSTRY AND HOW IT IS AFFECTED BY THE GOVERNMENT'S NEW HOUSING POLICY.

The role which the planning profession has in helping to deliver housing growth has never been greater.

The past year has seen a plethora of new policy initiatives and consultation proposals in reaction to the Government's policy agenda which is heavily focussed on planning reform and ensuring a system is put in place capable of addressing the national housing crisis. The initiatives and proposals are aimed at fixing the broken housing market and boosting supply towards a long-term target of delivering 300,000 new homes per year.

On March 5 the consultation version of the new National Planning Policy Framework (NPPF) was published and, not surprisingly, it identifies the delivery of additional new homes as a fundamental principle and a clear priority

underpinning the whole of the Government's intended approach to planning.

The key question, and the biggest challenge facing the industry, is therefore how will a doubling of current housing supply rates be achieved whilst ensuring this is delivered in an environmentally and socially sustainable way?

Recent decades have shown that incremental developments alone will not meet the level of demand for new homes - nor will they achieve sustainable development in its truest sense. It is therefore time to start thinking outside of the box and look to support alternative forms of housing delivery on both a small and large scale.

Although the current market is providing a more attractive environment for housebuilding - with investment and improved economic conditions both contributing significantly to an increase in supply in excess of 50% nationally in the last three years - there remains a need for long term planning to ensure delivery of housing on an even larger scale.

The difficulty that the Government has is that the main volume housebuilders, responsible for around 90% of housing growth since the recession, cannot continue to expand indefinitely and therefore alternative delivery mechanisms need to be found.

Large scale garden towns and villages have been touted as the solution for

accelerating supply rates, and they will inevitably make a meaningful contribution following the Government's promotion of its garden settlements initiative. However, whilst the new NPPF acknowledges that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, this is often only the case in strong market areas. Small sites on the other hand are consistently efficient across all areas and have quick build-out rates.

The draft new NPPF proposes to place a requirement on all Local Planning Authorities for at least 20% of sites identified for housing in their development plans to be half a hectare or less in size - a measure aimed very clearly at stimulating others to supplement the major residential development companies. Whilst affordable housing providers and public-sector organisations, including Local Authorities, will have a key role to play, a wholesale reinvigoration of the SME housebuilding sector seems essential if housing supply is to be propelled towards the ambitious targets being set by Government.

SME businesses have unfortunately been in sustained decline for many years for a variety of reasons including ever-tougher tax and regulatory frameworks, access to land policy, and funding constraints. Therefore, according to the HBF, there are only 2,500 SME operators building homes today compared to over 12,000 at the height of the last housebuilding boom in the late 1980s.

A much greater role for SMEs is anticipated, and indeed required, in the coming years with many Local Authorities starting to realise that a greater diversity of sites will help in achieving their housing requirements more effectively. This has also clearly been recognised by the Government in their proposed revisions to the NPPF.

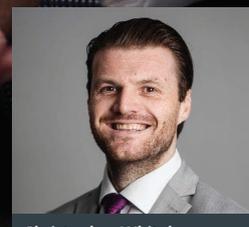
The availability of suitable housing sites combined with the constant struggle of securing an implementable planning consent through a planning process beset by delays and bureaucracy, inevitably creates delays and costs for SMEs that have a significant impact on their ability to establish themselves and grow. Understanding these challenges and how to address them is therefore vital for our land and development clients as we look ahead to the new NPPF world.

For planning and design advice please call  
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**MEET THE BH PLANNING & DESIGN TEAM**



**Mark Ketley**  
 Director of BH  
 Planning and Design  
 0191 232 8080



**Christopher Whitehouse**  
 Director of BH  
 Planning and Design  
 0191 232 8080



**Lauren Gill**  
 Administrator  
 0191 232 8080

# MARK KETLEY

## DIRECTOR OF BH PLANNING AND DESIGN

### 1. How long have you worked in Planning and Design?

I joined BH Planning & Design in April after spending 17 years in local government planning departments, most recently as head of planning at Northumberland County Council.

### 2. What does your role involve?

In simple terms it's about helping developers and landowners to maximise development opportunities within the constraints of the planning system. This involves promoting strategic land opportunities when local authorities are preparing their long-term development plans, and pursuing shorter term opportunities by securing planning permission through the preparation and submission of applications and appeals.

### 3. What are the biggest challenges within your role?

The planning system is notoriously difficult and time consuming and can be a huge frustration for clients, especially when faced with long delays in securing a planning consent. Managing expectations is therefore vital while trying to work positively with under-staffed local authorities to help keep delays to a minimum and ensure we get the right outcomes.

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

Finding solutions to problems. I've always had a very positive approach to new development and thrive on finding ways around planning policy, legislation and technical challenges to make sure we deliver housing growth, create jobs and maximise investment opportunities.

### 5. What do you predict the next 12-18 months will bring for BH Group?

Bradley Hall has grown massively in the last few years and I can only see that continuing well into the future. In terms of BH Planning & Design we're keen to grow this arm of the business just as quickly and I'm making no secrets of my ambition to be on a par with the big-name planning consultancies within the next couple of years!

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

Spending time with my family and running. I was very fortunate to be able to run quite quick over long distances and spent many years competing at races across the UK and in Europe. The body is giving up on me these days but I still like to take part in local races when I can.

### 7. What has been your biggest personal accomplishment?

Once I knew my own competitive running days were coming to an end I took my coaching qualifications through British Athletics and formed a new running club, Hunwick Harriers, in August 2012 of which I have been Chairman and Head Coach for the last six years. The club has grown massively during that time and now has 150 members with a thriving junior section. Creating the club and overseeing other athletes get the best out of themselves is really rewarding and something of which I'm very proud to have done.

### 8. What would be your chosen superpower?

Being able to fly. Living in the depths of County Durham, the commute into work can be a right pain at times so being able to avoid the traffic would be great!

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

I've lived in the North East my whole life and probably take many things for granted - but for me it has everything you could ever need. It is such a small region and you are only ever a stone's throw away from the coast, the countryside and great cities such as Newcastle and Durham. The quality of life and opportunity to do so many different things really is fantastic.



# JONATHAN RUDGE

HEAD OF BRADLEY HALL LAND, DEVELOPMENT AND NEW HOMES

## 1. What attracted to you working in land and development?

I've always been interested in property and, having worked in a wide variety of sectors, I eventually found residential development gave me the greatest variety in terms of projects and clients.

## 2. What has been your biggest professional challenge?

Working through a recession, where you don't know where the next fee comes from and you watch your friends' and colleagues being made redundant is tough, but gives you perspective.

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

I think now, more than ever, clients value a hands on personal service. These values are what Bradley Hall is set up to deliver and I can't wait to see how the business grows from here.

## 4. What has been your proudest achievement?

Becoming a partner of a multinational business by my mid-30s was a great achievement and, having done that, meant I was ready for a new challenge at Bradley Hall.

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

See the fear and go there. It was the first thing I was told when I started my career and I laughed and laughed at it back then. Looking back through, it is actually very true.

## 6. What advice do you live by?

Work hard and be nice to people.

## 7. What changes in the industry do you anticipate over the next decade?

Bradley Hall - New York.

## 8. What do you do in your spare time?

I've got a young family and a project of a house so they keep me pretty busy and are a great way to unwind from work. After that, my greatest passions are rugby and cricket.

## 9. What would be your second choice of career?

Something to do with food and travel would be the dream but I'd always want to stay involved in property somehow.



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# ESTABLISHED LAW FIRM EXPANDS INTO MORPETH

A successful North East law firm has launched its new and fourth office in one of the region's most popular market towns.

O'Neill Richmonds, a firm which specialises in property law, Wills, Powers of Attorney and estate administration, has launched the operation on Bridge Street, Morpeth in response to demand for a traditional high street practice in the area.

Director Richard Twyford, who has over 12 years of experience in the industry, is running the Morpeth branch and has been joined by consultant solicitor Vernon Usher, as well as three other expert members of the team including Caroline Merifield and Helen Donaldson, both of whom have had many years of experience in residential conveyancing.

Richard said: "This is a fantastic opportunity to provide O'Neill Richmonds' expert services to a thriving and growing town. We've capitalised on our vast local knowledge and experience of the local area and look forward to serving the local community.

"We have implemented state of the art technology in order to provide the highest standard of service to our clients. We specialise here in commercial, agricultural and residential property law, and

additionally provide Wills, Powers of Attorney and estate administration. We are also developing a specialisation in education law.

"No matter what the legal issue may be, we offer a personal service to each of our clients including private individuals and businesses. This is where our approach of big practice knowledge with family firm accessibility comes into its own."

The Morpeth office adds to established branches in Gosforth, South Shields and Benton.

Consultant solicitor Vernon Usher, who has lived in Morpeth for most of his life, has joined the firm following more than four decades in the industry as a specialist in residential conveyancing. He will support Richard and the firm with his knowledge and vast experience.

Senior partner John O'Neill said: "We are delighted to be launching our fourth office in Morpeth. This is a fantastic step for the business to launch its newest operation headed by Richard with additional support from Vernon. We have

an outstanding team and I look forward to further expanding our presence in Northumberland.

"Bridge Street has already proven to be a great location as we join some other fantastic businesses and retailers in a busy high street location. The town centre is bustling, which will ensure we become a recognisable brand in Morpeth and welcome many old and new clients to our firm.

"Our client care is second to none thanks to our modern and up-to-date practices complimented by a traditional and caring approach. This combination allows us to provide a swift, efficient and professional yet personal service."

Senior partner John O'Neill began his legal career as a partner in Gibson Pybus Reay-Smith & Bellwood. Gibson Pybus was one of the oldest firms in Newcastle established circa 1835 and John went on to form John O'Neill & Co in 1994. Following subsequent amalgamations and partnerships, the firm, still with John at the helm, is now O'Neill Richmonds Law Firm Ltd.



**O'NEILL  
RICHMONDS**  
LAW FIRM LTD

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# INNOVATIVE THINKING DRIVES THE NORTH EAST COMMERCIAL PROPERTY MARKET

Head of agency Tim Aisbitt comments on the North East commercial property market and the exciting activity which is continuing to shape our region following a record half year for the firm.

## MEET THE BRADLEY HALL COMMERCIAL AGENCY TEAM



**Neil Hart**  
Group Managing Director  
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**Peter Bartley**  
Group Director  
0191 383 9999



**Tim Aisbitt**  
Head of Agency  
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**Nicholas Bramwell**  
Chartered Surveyor  
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**Joseph l'Anson**  
Chartered Surveyor  
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**Michael McGhinn**  
Commercial Manager  
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becomes harder to find, meaning there has been an increase in rental values across the board. Future projects which will certainly impact this include the International Advanced Manufacturing Park (IAMP). This advanced manufacturing centre of excellence is set to create more than 5,000 jobs and welcome £400m of private sector investment into the region.

In the Tees Valley, TeesAMP will make a significant contribution to the economy of the area by attracting excellent firms and the jobs they will bring. The project represents an investment of £55m and counting and will offer over 180,000 sq ft of space for hi-tech firms, with the potential of over 1,000 jobs.

In other positive news, billion-pound business Amazon is set to launch a £120m fulfilment centre in Darlington, creating as many as 3,000 jobs.

The office market continues to perform well, as prime rents increase which provides landlords an opportunity to receive higher returns by investing and improving buildings to provide a better space to meet the needs of tenants.

Despite the uncertain climate, businesses are still looking to grow their operations, especially in the office and industrial sectors. The current activity in the commercial property market is encouraging for businesses and investors of all sizes. Investors have a continued appetite for the region due to good levels of returns and the area will continue to be a secure area to invest in post-Brexit thanks to several outstanding opportunities, a strong and skilled local workforce and a vibrant start up sector.

The current theme in the North East is innovative thinking – the region’s local authorities and businesses of all sizes are not standing still. Collectively, everyone and every business is moving forward towards creating a vibrant, modern and exciting place to live, work or visit.

The first half of 2018 has been another highly successful period for Bradley Hall’s agency team. We’ve grown our sterling reputation as one of the leading property firms in the North East, welcomed a range of new clients and completed on a variety of outstanding deals. Our achievements did not go unnoticed, and we were named as the top retail agent by Estates Gazette for our work throughout 2017.

Undeterred by Brexit and largely untouched by the UK’s current retail crisis, the North East is performing exceptionally well. As a region we’re developing and implementing a range of exciting new projects and welcoming millions of pounds in investment.

The region’s leisure and hospitality sectors are evidently booming, with the number of bars and restaurants growing by 15.7% over the last five years. We’re proud to work with some of the region’s leading operators in this industry, including on the highly anticipated STACK

Newcastle, a contemporary and creative social hub in the centre of Newcastle created by Danieli Holdings.

We are currently marketing the units available on the site, which will support the best local SME’s with attractive rents in an area with one of the highest footfalls in the region. This project will support the rise of local small and medium sized enterprises as the big nationals continue to struggle and shut up shop.

Entertainment projects including The Unnatural History Museum from Dinosauria Ltd are also boosting the region’s activity. Bradley Hall acted on behalf of Dinosauria Ltd in agreeing the long-term lease with Gateshead Council on Gateshead’s Old Town Hall. The overall project, which will also see a further two phases to include a themed restaurant, brewery and bar, will create 200 jobs.

Meanwhile, in the industrial market, stock has continued to dwindle and modern space of over 100,000 sq ft

**For more information on Bradley Hall’s commercial, residential and financial services, please visit [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)**



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**Ross Smith**  
Office Account Clerk  
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# énergie Fitness – real people, real results

énergie Fitness is about empowering you to transform your life. We're here to help you, whether you're taking the first step or looking to make the step up.

We're the club where everyone, beginner, athlete and anyone in-between can feel they truly belong.

At énergie Fitness we're proud to offer an unrivalled fitness experience for everyone. Whether you're a complete beginner, a gym pro, or somewhere in-between - our clubs deliver consistently excellent service and unbelievable value.

You can be sure to receive a warm-welcome on every visit while having access to the very best fitness equipment throughout every club. You will have all the support you need from our friendly staff, the option to work with our highly qualified personal trainers while experiencing a vibrant atmosphere and empowering space to achieve your goals.

Want to know what makes our teams tick? It's simple – you! We believe in you and your personal victory. Our teams love nothing more than celebrating the little as well as the big victories you have along the way.

Each of our clubs offer something for everyone – with access to top of the range equipment, exciting fitness classes, fully trained staff, wellness facilities, and more. Swap your 'big scary gym' for an énergie Fitness club and fall back in love with exercise.

Our state-of-the-art facilities offer very best cardio and resistance equipment, our clubs have something to suit everyone from the beginner to the advanced fitness enthusiast. Not only that, but we're proud to offer our variety of fast-paced and fun fitness classes, alongside our team of fully trained staff and Personal Trainers who are always on hand to ensure your experience at our clubs is unbeatable.

We're passionate about getting people moving – no matter their ability. We know that a mix of cardio, resistance training and classes will get people achieving their goals.

## Cardio

Our énergie clubs are complete with a range of cardio machines to encourage every member to boost their performance by adding cardio training into their workout regime.

- Treadmills
- Cross Trainers
- Upright Bikes
- Recumbent Bikes
- Spin Bikes
- Rowing Machines
- Climbmill

## Resistance/Weights

Our selection of strength equipment offers infinite training options for everyone from the new lifter to the bodybuilder, with a combination of free weights and weight machines to diversify each individual workout.

- Dumbbells
- Kettlebells
- Barbells
- Squat Racks
- Olympic Platforms
- And more....

## Classes

It doesn't just stop at our cardio and strength equipment, because at énergie we also offer an abundance of energetic and lively classes in an accelerated environment keeping you motivated, focused and ready to work for results.

- Circuits
- Circuits @ The Yard
- HIIT
- Body Tone
- Box Fit
- Abs Blast
- Spin
- Zumba



# énergie Fitness is here in the North East



énergie Fitness  
Tynemouth



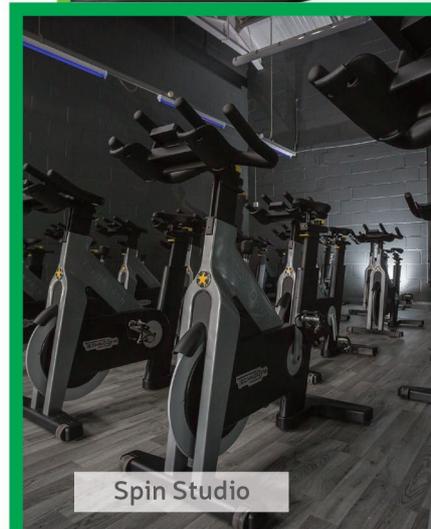
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