

ISSUE 13 | 2021

PORTFOLIO

NORTH



PROPERTY | BUSINESS | LIFESTYLE

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A Year in Review at Portfolio North

As 2021 comes to rather anti-climactic close, we look back at a year which forced us to reach for a strength and resilience we never knew was possible.

For Portfolio North, it has been an important year of significant growth. Demand from advertisers and readers has grown considerably, we've launched a dedicated website and social media accounts, grown our database and welcomed a range of new partners. We are now shown on dozens of out-of-home smart digital display screens, which means we now have up to 4million views of our brand per week across our platforms.

I am incredibly proud of the progress we have made within the last twelve months. We have launched dedicated social media platforms and a website, struck up collaborations with The Social Co., Smart Outdoor and Blueline Group and welcomed a range of advertising partnerships on board including City of Sunderland, West Nautical and the Inn Collection Group.

We recently announced that in 2022 the magazine will relaunch as a bi-monthly publication from February. We made the decision to double our annual publications following the appointments of digital executive, Becky Robinson and experienced motoring editor Adam Gray who will both work alongside content executive, Sophie Swift and I. These appointments, along with my appointment as director of Portfolio North, have been made to bolster further growth and will allow us to support our partners with a range of unrivalled services and support.

Our relationships with our partners

have gone beyond being included in Portfolio North this year, as shown by the success of our collaborations with West Nautical and Blueline Group at Bradley Hall's annual Festive Fundraiser. West Nautical kindly donated a three-night charter on a yacht in the Mediterranean to be auctioned, with the proceeds going to our chosen charity partners, Heel and Toe Children's Charity and Marie Curie's Newcastle Hospice. This auction item alone raised £13,000, helping us to reach a total of £50,000 for the charities. Blueline Group were also a sponsor of the event – both of which were advertised to hundreds of targeted guests.

Portfolio North, which was once a publication to serve Bradley Hall Chartered Surveyors and Estate Agents is now a standalone magazine which includes luxury properties, engaging and informative business news and insights and high-end lifestyle features. Moving forward, the magazine will be in association with Bradley Hall and in partnership with several key local public and private sector organisations.

In this edition, I am delighted to feature a range of our regular advertisers, including a feature on the perfect festive season in St Barts from West Nautical, an impressive range of new-build and luxury properties from Bradley Hall, a fantastic piano piece from JG Windows, an informative piece on how to upgrade your Tesla from Performance 28, a focus on Gosforth, news from Hindle Campbell

Law, Smart Outdoor, Fuse Media, Consult North, Bradley Hall, The Social Co. Academy, Karpet Mills, Emmersons Solicitors, City of Sunderland and insights from some of the leading figures in the property industry.

I am looking forward to delivering six publications next year, as well as continuing to expand our digital presence.

Next year, we will be adding digital advertising packages to our usually print editorial and advert coverage – creating a variety of options for our advertisers and partners.

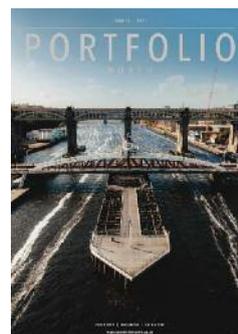
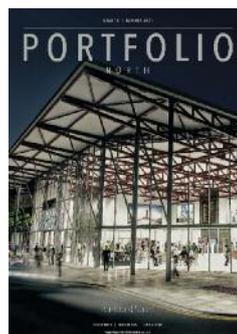
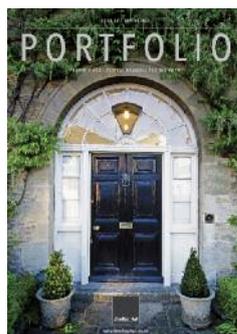
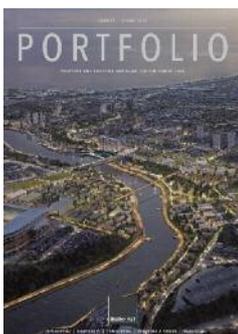
We will also be strategically adding and strengthening our services so that we can keep providing the best marketing and PR support for local businesses - whilst creating a valuable, engaging, informative and entertaining publication. We have big plans for 2022 and I can't wait to see where we are in a years' time.

Most importantly, I would like to take this opportunity to say thank you to all of our partners, advertisers and readers, as well as those who show their support on our social media platforms.

Wishing everyone a Merry Christmas and a Happy New Year. I hope that 2022 is a better year for everyone.

Enjoy reading!

Cassie Moyse
Director
Portfolio North



Meet the Team



Cassie Moyse

BA (Hons)
Director of Portfolio North
cassie.moyse@bradleyhall.co.uk

Since starting with the firm in 2017 Cassie has grown the magazine from being a Bradley Hall corporate publication to becoming the North's most read property, business and lifestyle magazine with 35,000 readers. As well as developing a growing number of partners and advertisers, she has also struck up partnerships with The Social Co., Smart Outdoor and Blueline – which has ensured that the magazine branding is seen by over 4.3m people per week and growing. This year the magazine also launched its own dedicated social media channels and website.

Cassie has over ten years of experience in the PR and marketing industry and is also the head of marketing at Bradley Hall Chartered Surveyors and Estate Agents.



Sophie Swift

BA (Hons)
Content Executive
sophie.swift@bradleyhall.co.uk

Sophie Swift is Portfolio North's content executive.

Sophie has previously worked for many notable Northern magazines, so when the opportunity arose to join the team at Portfolio North, she jumped at the chance. With a degree in history and a great desire to write, Sophie became content executive at Portfolio North in March 2021 and has not looked back. Working at Portfolio North has been a challenging but also incredibly rewarding, and Sophie cannot wait to see where the publication goes next.

Adam Gray

BA (Hons)
Motoring Editor
info@adamgraycars.co.uk

Car enthusiast, Adam Gray has joined Portfolio North as motoring editor.

An experienced motoring journalist, Adam has contributed to various lifestyle and business publications, and previously spent time as North East motoring editor for the UK's largest national and regional news publisher, Reach plc.

His media accreditation with motor manufacturers' press offices enables him to test drive the latest cars, and he often attends new vehicle launches throughout the UK.



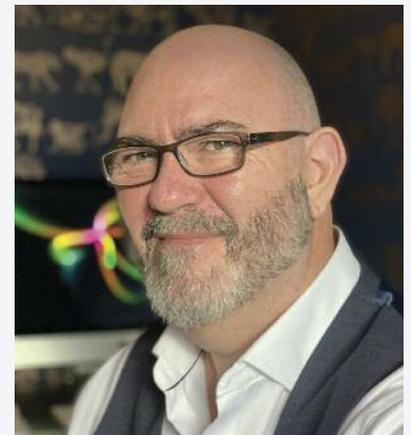
Becky Robinson

BA (Hons) MSc
Digital Marketing Executive
becky.robinson@bradleyhall.co.uk

Becky Robinson has joined Portfolio North as digital marketing executive.

Having worked as a digital executive for other northern publications, Becky has gained commercial awareness into the ways in which magazines operate, while developing experience with social media strategy and the best way to support the content the magazine produces.

Becky has a strong interest in digital marketing, marketing communication, consumer psychology and branding and is incredibly excited to be working on such a fast-paced publication as Portfolio North.



Paul MacDonald

Graphic Designer and Illustrator

Paul MacDonald works as a graphic designer and illustrator for Portfolio North and has done since its third issue.

Paul currently works as senior creative with Sunderland based Stewart Hindmarsh Advertising, one of the North's longest established, full service, creative agencies. Paul also uses his extensive knowledge and creative experience to provide the best possible level of media solutions to support the creation of each magazine.



PORTFOLIO

NORTH

IN ASSOCIATION WITH

Bradley Hall Chartered Surveyors and Estate Agents



PARTNERS

The Inn Collection Group
City of Sunderland
Sunderland City Council
Performance 28
Karpet Mills
The Social Co.



CREDITS

Director of Portfolio North - Cassie Moyse
Content Executive - Sophie Swift
Motoring Editor - Adam Gray
Digital Marketing Executive - Becky Robinson
Design - Paul MacDonald
Print - The Manson Group
Social Media - The Social Co.

MEDIA ENQUIRIES

Portfolio North will be printed bi-monthly from February 2022 and is circulated to business communities and residential areas across selected areas in the North including; Northumberland, Newcastle, Durham, Wynyard and Yorkshire. The publication is also sent directly to a range of influential business people across the region.

We have 35,000 readers of each print edition, on top of a strong online audience and access to tens of thousands of social media followers and subscribers.

To find out more about opportunities to be featured in the region's most read luxury property, business and lifestyle magazine please contact

Cassie Moyse on 0191 232 8080

or email cassie.moyse@bradleyhall.co.uk

HEAD OFFICE: 1 Hood Street, Newcastle upon Tyne, NE1 6JQ. 0191 232 8080. **CANCELLATIONS:** If an advert is cancelled by the booker within a fourteen-day period prior to our print deadline, the advert will be charged in full, with additional VAT. **EDITORIAL:** All editorials must be received by the editorial deadline stated upon agreement. Portfolio North is not responsible for any errors after this period or sign-off. The opinions expressed in this issue are not necessarily be the views held by Portfolio North. **ADVERTISEMENT:** Although the upmost care, time and detailed processes are in place to ensure accuracy, the publishers regret that they cannot accept responsibility for the loss or damage caused by an error in the printing or damage to, loss of artwork, transparencies of photos or logos. **COMPLAINTS:** Regarding advertisement will only be considered for up to a week after publication. No responsibility is accepted for error.



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Cover photo by Gonzalo Facello on Unsplash

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THE REGION'S NEW BUILD SPECIALISTS

Take a browse through some of the impressive new-build developments and properties which are currently available through Bradley Hall's established Northern branch network.

OLD REGISTRY

MORPETH

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

Prices from £247,999

morpeth@bradleyhall.co.uk 01670 518 518



MEADOW VIEW

LONGFRAMLINGTON

A development based in the quiet and peaceful village of Longframlington. This development has been specifically designed to attract the discerning buyer seeking something different in a new home. Available as four bed and five bed properties and perfectly located to take advantage of all the beautiful Northumbrian coastline has to offer.

Prices from £570,000

morpeth@bradleyhall.co.uk 01670 518 518



LAST PLOT REMAINING **WEST CHEVINGTON FARM** WEST CHEVINGTON

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

Price £550,000

morpeth@bradleyhall.co.uk 01670 518 518

ONLY 4 PLOTS REMAINING **WYNYARD ESTATE** TEES VALLEY

Bradley Hall is proud to be working in partnership with Robertson Homes on their site at Wynyard Estate. Bradley Hall is marketing seven of these luxury homes ranging in size from five or six bedrooms, between three and four bathrooms, and a selection of living spaces varying from three-four per home. With only five of the seven left these luxury residences offer complete indulgence to its inhabitants.

Prices from £525,000

wynyard@bradleyhall.co.uk 01642 265 300



COMING SOON - REGISTER YOUR INTEREST **MULBERRY LANE** LONGFRAMLINGTON

Bradley Hall is delighted to welcome to the residential property market this exclusive development comprising of two five bedroom detached stone houses and two detached stone bungalows. The development is due to be completed in Spring 2022.

Prices are currently unconfirmed

morpeth@bradleyhall.co.uk 01670 518 518



ONLY 5 PLOTS REMAINING **VIVRE RISE** TEES VALLEY

This exclusive development of nine spectacular mansions created by Vivre Executive Homes is located off Wellington Gardens within the Wynyard Park development to the North of the A689. The development itself has collection of six or seven bedroom homes that also offer other luxury features such as three reception rooms, triple garages and a pool.

Prices from £1,800,000

wynyard@bradleyhall.co.uk 01642 265 300



ONLY 6 PLOTS REMAINING
WOODHOUSE MEWS
SWALWELL

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

Prices from **£114,950**

gosforth@bradleyhall.co.uk 0191 284 2255



ONE PLOT REMAINING
SHOTTON AVENUE
BLYTH

Bradley Hall is delighted to bring to market an opportunity to acquire a new build home on an exclusive development of five properties within the popular coastal town of Blyth, including a mix of three, four and five bedroom homes.

Prices from **£170,000**

morpeth@bradleyhall.co.uk 01670 518 518

50% RESERVED
SHEPHERDS QUAY
NORTH SHIELDS

Experienced developer Ian Stewart is leading the 'Shepherds Quay' project to build 49 apartments and one townhouse in three complementary blocks on the site of a former rubber factory on Clive Street. The completed homes will be marketed by Bradley Hall Chartered Surveyors and Estate Agents.

gosforth@bradleyhall.co.uk 0191 284 2255



REGISTER YOUR INTEREST
THE KILNS
BEADNELL

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

Prices from **£185,000**

alnwick@bradleyhall.co.uk 01665 605 605



PHASE 2 COMING SOON
BROOK FIELDS
 LITTLE THORPE

Brook Fields is on an exclusive development located in the stunning hamlet of Little Thorpe in County Durham, ideally situated between Easington and Peterlee. The development has been specifically designed to attract the discerning buyer seeking something different in a new home. Designed by an award winning local architect's practice, this is a collection of five bespoke house designs and benefits from a contemporary yet subtle design with unique exterior frontage.

Prices from **£299,950**

durham@bradleyhall.co.uk 0191 383 9999

COMING SOON - REGISTER YOUR INTEREST
THE PADDOCKS
 ACKLINGTON

Bradley Hall is delighted to welcome to the market this desirable plot on the sought after new build development The Paddocks, developed by Bondgate Homes. Surrounded by the natural landscape including hawthorn hedgerows and age-old sycamore and ash trees, this exclusive collection of 2, 3 and 4-bedroom homes are typically Bondgate Homes.

Prices from **£390,000**

alnwick@bradleyhall.co.uk 01665 605 605



ONLY TWO PLOTS REMAINING
THE SANDS
 DURHAM

The Sands is a collection of stylish three bedroom family homes, spread over three levels, with a fabulous open plan kitchen, dining and living room, with a balcony and garden access. The family room and bathroom on the ground floor could make a great guest suite or home office. The three bedrooms, including the master en-suite, are on the second floor, along with a family bathroom.

Price from **£389,950**

durham@bradleyhall.co.uk 0191 383 9999



ONE PLOT REMAINING
ILLINGWORTH GROVE
 DURHAM

The Canterbury is a stylish three-bedroom family home, spread over three levels, with a fabulous open plan kitchen/dining/living room, with a balcony and garden access, making the most of the entire first floor. The family room and bathroom on the ground floor could make a great guest suite or home office. The three bedrooms, including the master en-suite, are on the second floor, along with a family bathroom.

Prices from **£364,950**

durham@bradleyhall.co.uk 0191 383 9999



PASSIONATE ABOUT PIANOS

When you have been supplying pianos to music lovers for over a hundred years you learn a thing or two about which make and model suits each customer best. This experience shines through at JG Windows, with an outstanding selection currently on display in our showrooms.



You will be able to choose from the worlds' leading brands including Yamaha, Kawai, Hoffmann and Bechstein as well as a selection of handpicked restored models. These are pianos that will enhance any player's enjoyment and add that extra 'tone' which only an acoustic piano can offer.

But don't be put off if you are learning or just starting out as many people buy these amazing pianos for their fabulous furniture appeal and with our new range of Yamaha Disklavier self-playing pianos you can have it all. Beautiful to look at and play.

We also offer a range of silent pianos



that allow you to play an acoustic piano – silently with only you hearing any sound through your headphones. We have a number of these from different manufacturers on show to audition alongside the traditional acoustic pianos.

JG Windows is one of the oldest and most respected music businesses in the UK, our large store is inside the fabulous Central Arcade, opposite Grey's Monument and has been there since it was founded by the Windows family in 1908. This music superstore carries a massive range of rock, folk and classical musical instruments and accessories, sheet music, Hi-fi and recorded music.



This quality of instrument choice is matched by Windows legendary customer service from our passionate hand-picked team of musical experts. Call in and see for yourself this amazing store and discuss your desires with one of our team.

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THE LARGEST PIANO SHOWROOM IN THE NORTH

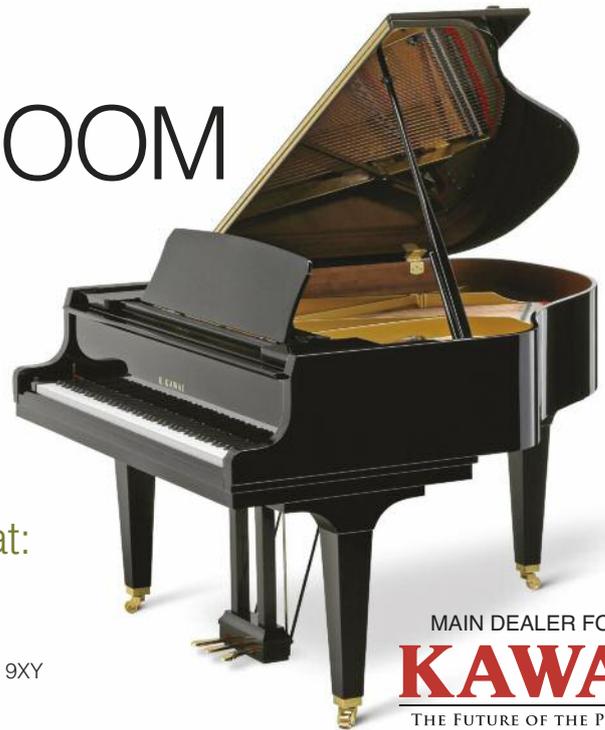
We are proud of the superb collection of acoustic, digital and hybrid grand and upright pianos we stock, all carefully selected to represent both quality and value. This includes a stunning range of KAWAI acoustic pianos, one of the world's finest manufacturers, at the forefront of technical innovation. As one of the oldest and most respected music businesses in the UK, with over a hundred years experience, we have great faith in the quality of the instruments we sell and the service we provide.

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Shop also at: 16 Garden Walk, Yellow Mall **METROCENTRE** NE11 9XY
t: 0191 493 2244 e: metrocentre@jgwindows.com

or shop online at www.jgwindows.com



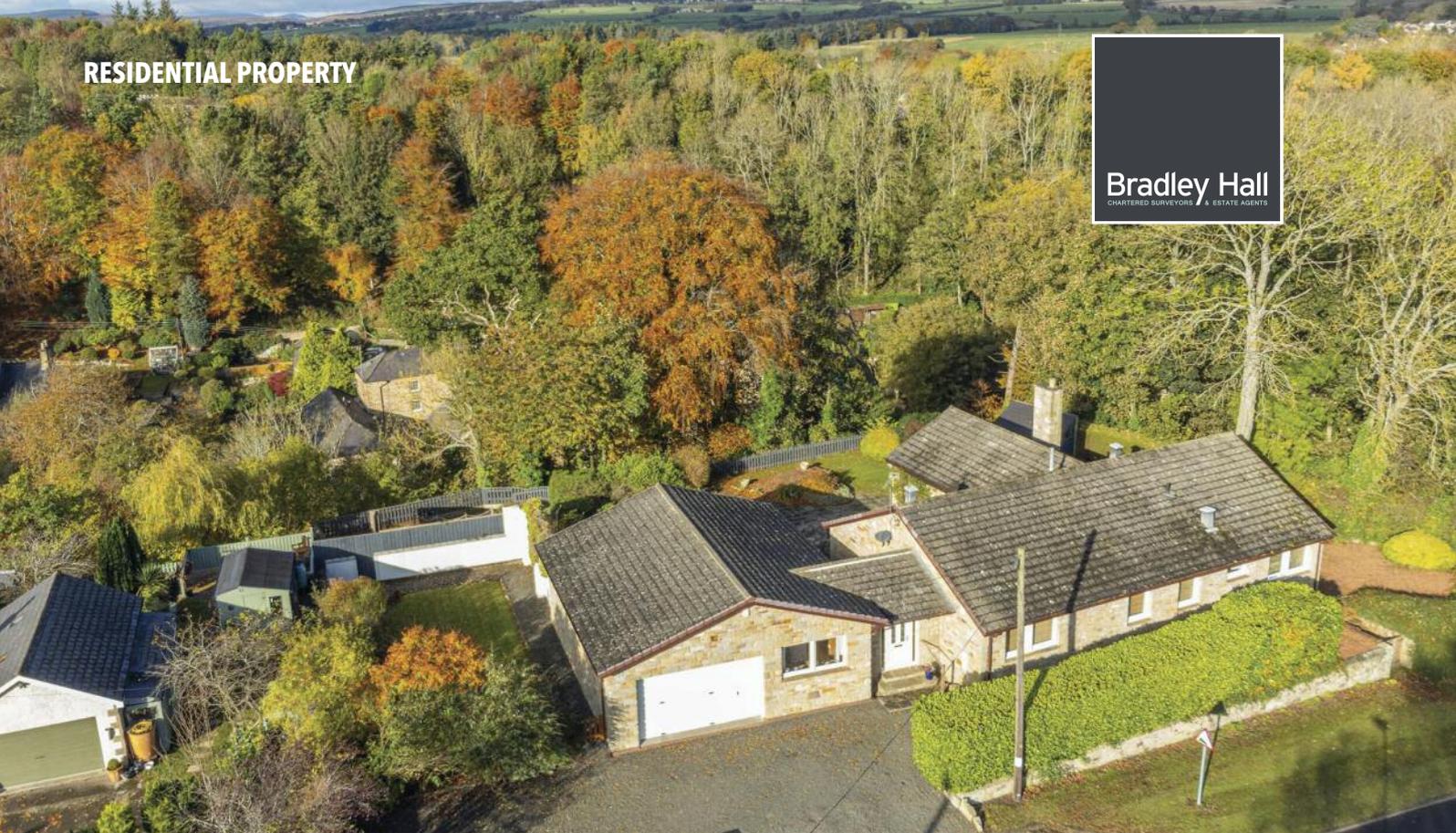
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MILL VIEW WEST THIRSTON Five Bedroom Bungalow

GUIDE PRICE £685,000

EPC Rating C

 X 5  X 2  X 3

Bradley Hall is delighted to welcome to the market this gorgeous family home nestled within the picturesque Northumbrian countryside in the charming village of West Thirston. This truly stand-out property occupies a prominent elevated plot looking out over the River Coquet and countryside beyond.

The village of West Thirston is a quaint village located within the heart of the Northumberland countryside, situated approximately 6 miles inland of the beautiful Northumberland coastline. West Thirston is located on the banks of the River Coquet and adjoins the neighbouring village of Felton. The property benefits from being a short walks distance to the highly regarded Northumberland Arms pub and the fantastic Running Fox Bakery. Easy access to the A1 makes commuting to Newcastle highly attractive.

This wonderful property provides an extremely rare opportunity to purchase a bungalow style property of such size with large garden and terrific views of the Coquet and surrounding countryside. The property is finished to a good standard mixing a blend of modern finishes and cosy cottage living in a tranquil setting.

The property is accessed into a central entrance hall with the property arranged across two wings to either side. The northern wing is comprised of a large and modern open plan kitchen dining room benefitting from high quality integrated kitchen with central island providing a perfect space to sit and relax for more informal dining and drinks whilst the dining area provides ample room for a large family dining table for more formal occasions. Leading from the dining area is a large living room that protrudes into the garden. The room benefits from full high

glazing allowing enormous amounts of light into the room and providing views of the garden and countryside beyond. The room is centred around a warm fire place and also benefits from French doors into the garden. The bedrooms are also located within the northern wing with a large master bedroom benefiting from modern en-suite and private dressing room. There are three further double bedrooms and a smaller single bedroom located around the family bathroom. In addition to the main rooms there are further cupboards providing highly useful storage space and a small W/C.

Alnwick
01665 605 605
 alnwick@bradleyhall.co.uk

www.bradleyhall.co.uk

LEADING NORTHERN PROPERTY FIRM EXPANDS TO TEES VALLEY

Leading Northern chartered surveyors and estate agents, Bradley Hall, is celebrating further business growth with an expansion to Tees Valley.



Lesley Parry, office manager, and Callum Armstrong, chartered surveyor at Bradley Hall's Tees Valley Office.

Bradley Hall creates further growth with the launch of its Tees Valley branch in Wynyard specialising in all areas of residential and commercial property consultancy. The firm has promoted Lesley Parry to office manager at the new branch and chartered surveyor, Callum Armstrong will also be based in the office to support the delivery of its full-service property consultancy across the Tees Valley region.

With ten years of experience working in residential sales and lettings, property valuations, and property management in both corporate and independent established estate agencies; Lesley has been appointed to lead Bradley Hall's newest branch in Tees Valley.

Callum Armstrong began his career with Bradley Hall four years ago as a placement student with the firm and then graduated to join Bradley Hall's commercial services specialising across

the Land, Development and New Homes department.

Lesley Parry said: "I am incredibly excited to be assisting with Bradley Hall's expansion across Tees Valley and am enthusiastic about our future in the area.

"There is a lot of activity in Tees Valley across both the residential and commercial development sector. Since we have been in the region, we have secured substantial partnerships with the likes of Robertson Homes and Vivre Executive Homes, both of which offer their clients beautiful luxury properties. With the potential for great opportunity, I am very excited to see how Bradley Hall Tees Valley progresses in the future".

Neil Hart, group managing director of Bradley Hall Chartered Surveyors and Estate Agents said: "The expansion of Bradley Hall to Tees Valley is a natural step forward for the firm. With the promotion of Lesley to office manager,

and the move of Callum Armstrong to the Tees Valley office, I am confident that the team will bring about a great deal of success and grow quickly. Whether specialising in residential or commercial agency, Bradley Hall supports a range of clients working collaboratively with local and national organisations to support the regeneration and levelling up the region".

The property company operates across the North East and North West, with offices in Alnwick, Durham, Gosforth, Manchester, Morpeth, Newcastle, Sunderland, Leeds, and Tees Valley. With over 30 years of experience in the industry, Bradley Hall offer full-service property consultancy to the North East and North West, with a strong and professional reputation, establishing themselves as one of the region's most trusted agencies for all commercial and residential property matters.



PICKTREE MANOR

PICKTREE VILLAGE, WASHINGTON
Elegant Five Bedroom Detached Home

GUIDE PRICE £2,250,000

EPC Rating C

 X 5  X 4  X 7

Seldom does the opportunity arise to acquire what is thought to be one of the most exquisite residential properties, developed by the current owners, in the northeast of England. This elegant dwelling has been lovingly extended offering an impressive range of quality internal fixtures and fittings which include some delightful fire surrounds, bespoke handmade furniture and kitchen units as well as a sweeping Cantilever staircase which sweeps around the back of the house offering exquisite views of the rear gardens via the floor to ceiling glazed central inserts. This is a truly magnificent property and one which deserves the title of being a modern mansion oozing in luxury whilst still retaining the feel of a family home with central limestone tiled reception hallway providing easy access throughout.

Internally the house shows no compromise with the huge double solid doors leading into the fully glazed central

reception hallway with its impressive sweeping 'Cliff Chapman' staircase who is famous throughout the world and boasts the creation and design of the famous staircase in Tiffany's New York. The home oozes quality with every turn from the internal door finishes, lighting, luxury fitted dining kitchen and made to measure carpets. The central hallway provides access throughout and to the fully fitted cloaks/wc, the formal reception rooms being the dining, drawing room, lounge as well as to the dining kitchen and to the west wing the fully fitted 'preparation kitchen' a study and a delightful garden room. All the rooms to the rear elevation have French door leading to the extensive stone sun terrace. At the end of the corridors of the west wing there is a snooker room with access up to pool and games room and fully fitted bar.

At first floor the sweeping staircase delivers you to a large open library and

sitting area which is bathed in natural sunlight from the floor to ceiling glazing to the south facing rear. Access off the library is provided to 5 bedrooms, three with luxury en suite facilities and a family bathroom. The principal bedroom also has an extensive dressing room. A spiral staircase of the landing area provides access to the fully fitted cinema room with fully length screen, fitted storage cupboards and bars as well as fully fitted luxury tiered seating for up to 11 guests. Extending to nearly 8400 sq ft of GIA (excluding the garage block) this house is big but still manages to retain a homely feel.

Durham
0191 383 9999
durham@bradleyhall.co.uk

www.bradleyhall.co.uk



“DO YOU HAVE ANYTHING TO RENT?”

Matt Hoy, Director of Estate Agency, Bradley Hall Chartered Surveyors and Estate Agents

One of the most frequently asked questions from people walking through the doors of our shopfront offices is “Do you have anything to rent?”.

The phrasing of the question indicates the level of supply of rental stock in the market. Prospective tenants are frustrated, going to door-to-door along the high street asking if agents have anything. Previously someone might have come in, taken a seat, and explained their circumstances and their requirements; three bedrooms? A driveway? A rear yard? They might be fortunate enough to discuss a couple of options and leave with some particulars or viewing appointments. Now though rentals are so

scarce it makes sense to establish whether a firm has anything at all before exploring such frivolities. So, what’s going on?

“The race for space” – a much bandied about phrase from home movers and property professionals to describe the frenzied sales market following lockdown measures easing in mid-2020. Fired up by stamp duty incentives and healthy bank accounts from enduring a stint without holidays, hospitality, and the economic certainty to support most major

purchasing decisions, the public quickly took to viewing and buying houses when there really wasn’t much else to do. Nothing focuses the mind on the shortcomings of your own home more than a period of government-ordered captivity.

While home buyers and sellers stole the limelight in regional and national press, tenants too were on the move. After all, why should the definition of your tenure dictate your requirement for a home office, a bigger garden, an extra

supply, inevitably prices are on the increase. “Best and final bids” are not an unusual sight for sought-after lets, with asking prices at an all-time high and offers coming in even higher.

So as a tenant, what can you do to secure somewhere in these unusual market conditions? If you need to rent somewhere, and wouldn't/couldn't consider purchasing, I'm afraid it's just going to take a bit of patience. Register with agents and make your position clear with regard to availability of references and desired move-in timescales. Set up alerts on the property portals to react quickly to new listings that you may have missed. If you're renting isn't a prerequisite and you would buy if you could – speak to us. Our mortgage advisors are happy to chat through options and incentives that are available to first time buyers, and we're soon to launch a shared ownership offering in the second hand homes market.

**Do you have a home to let?
 Contact Bradley Hall to book a free
 lettings appraisal.**

www.bradleyhall.co.uk



**Register your
 requirements and
 be the first to hear
 about new listings**



**See the rental
 properties
 currently marketed
 by Bradley Hall**

Darlington, Durham, and Gateshead – with Gateshead alone creating an additional 2300 jobs. Widely discussed and reported on is the notion that people are moving ‘out of London and into [insert Northern city here]’ having realised they can get an awful lot more for their money when out of the city, and now being less reliant on the office as the world embraces WFH. Less airtime though is given to those moving from the likes of Manchester, Edinburgh, Liverpool seeking new opportunities or incentivised by their employer to up sticks. The HMRC for instance have recently struck a deal to move 9,000 jobs to Newcastle as part of a north-east regeneration scheme. Many of these people won't necessarily want the long-term commitment of purchasing a place and will look to the rental market for a shorter-term accommodation solution.

There will always be a requirement for rental homes. Buying a home is a big commitment, a big expense, and not fit-for-purpose for those looking for a slightly more temporary solution. But with myriads of new rules and regulations facing landlords, stamp duty penalties for second home ownership, and the government ramping up efforts to facilitate home ownership, supply is restricted.

With demand escalating and limited



Matt Hoy, director of estate agency at Bradley Hall Chartered Surveyors and Estate Agents

reception room? With tenant fees abolished in June of 2019, the costs of moving for tenants is at an all-time low. You stop paying rent at one place and resume it at the next. There are removals to arrange, of course, and you may need to stump up a deposit in lieu of your previous one being released, but ultimately once all is said and done the actual month in which you move won't be much more expensive than your ongoing commitment in your new home.

As the sales market frenzy continues to gather momentum, stranded home-sellers with show-stopping offers on the homes they are leaving find the same competitive environment less fruitful. When it comes to securing an onward purchase and start to look to the rental market for temporary accommodation. This provides a new pressure on the already supply scarce rental market.

On a regional level, as further restrictions are lifted, and some basic economic certainty is restored; the North East is fortunate enough to see some considerable investment. Amazon for instance opens fulfilment centres in





27 LUCKER ROAD BAMBURGH

Five Bedroom Townhouse

OFFERS OVER £700,000

EPC Rating TBC

 X 5  X 4  X 2

Bradley Hall is delighted to welcome to the market this beautifully presented five bedroom townhouse. Originally constructed by the Armstong Estate in 1910 the gorgeously finished property provides spacious accommodation set in the fantastic village of Bamburgh, Northumberland.

This listing provides a rare opportunity to acquire a property that can be purchased as an investment, family home or a delightful getaway.

The property is within walking distance to the award winning Carter & Sons butchers, the Victoria hotel, the Lord Crew Arms, Potted Lobster and of course Bamburgh Castle itself which can also be seen from bedrooms to the upper floors. The sweeping beach, to the rear of the castle, is only a short distance away as is the renowned Bamburgh Golf club.

The property has been finished to a high specification throughout but retains lovely period features including corning, high ceilings and original timber floors. The entrance vestibule leads into grand hallway from which the living area is positioned to the front of the property and benefits from characterful bay window to the front. To the rear a well appointed kitchen has been opened into the formal dining room to create a more modern open plan living space with French doors onto the rear yard. The kitchen has been extended to the rear to create a utility room and downstairs W/C.

To the first floor there is a large master bedroom with en-suite bathroom and views across the village to St Aidans Church and the coast beyond. A further large double bedroom with separate access to a family bathroom and smaller

twin bedroom comprise the remainder of the floor.

The second floor provides a further two double bedrooms each with en-suite bathroom and envious views of the village, castle, coastline, Farne Islands and surrounding countryside.

Externally there is on street car parking immediately to the front of the property with small picket fenced garden to the front. To the rear there is a easily maintainable yard perfect for al fresco dining and soaking up the countryside views to the rear.

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GET CREATIVE THIS WINTER

Create a festive wonderland with advice from the experts at Dobbies

From left: Eco-wreath, Mistletoe & holly collection gift wrap (4m), £3.99; Weaver throw (130cm x 180cm), in grey, £29.99. On table: Beaded dining set items in green and grey, from £9.99; Ravenhead gemstone wine, hi-ball and mixer glasses in smoke, £3.99 each; Green stoneware jug, £24.99; Coloured glass hurricane lantern (assorted), £12.99; Autumnal recycled bottles (assorted, 19.5cm), £7.99; Ivory tapered candles (box of 10), £5.99; Seabuckthorn glitter garland, £12.99. Linen pipe velvet cushion (50cm x 50cm) in olive, £17.99. Behind table: Matt black earthenware vase (30cm), £34.99; Iron brass lantern (31.5cm), £29.99 and (51cm), £54.99; Nordmann premium cut tree (180cm to 210cm), £49.99; Warm white cluster string lights (360), £24.99; Arana iron lantern (medium), £19.99 and (large), £24.99.

How to style a stunning stair garland.

This season, having a stunning staircase is set to be a big trend. Here's how to create your own showstopping display, inspired by Dobbies' Midnight Reflections Christmas collection.

What you need:

- Artificial garlands
- Lights
- Real greenery from the garden such as Pine, Conifer or Bay.
- Baubles and decorations

Step 1: Start with your base artificial garlands. Weave these through the banister to secure on your stair.

Step 2: Begin to add real greenery from the garden.

Step 3: Add lights – battery operated lights work well on a stair to avoid any cables.

Step 4: Begin to add your personal style with your baubles and decorations. We've used statement silver leaves and flowers, berry garlands and stems.

Step 5: Wow your family, friends, and guests with a statement staircase!



Eco Wreath, Lanterns, from left: Arana iron lantern (large), £24.99 and (medium), £19.99; Iron brass lantern (31.5cm), £29.99; Coloured glass hurricane lantern (assorted), £12.99; Iron brass lantern (51cm), £54.99.

Create a wild and wonderful eco-friendly wreath this winter.

Wreaths are set to be back and bigger than ever for Christmas 2021, with many using wreaths to decorate their front doors for the entire winter season, not just for Christmas. While traditional wreaths tend to be colour and decoration adorned, for those looking for a more natural and pared back look, Dobbies eco-wreath fits the bill.

Bringing the outdoors in, quite literally, this wild and wonderful wreath adds natural flair to Christmas décor this season. With no metal or plastic required, flora and fauna can be foraged from the garden, including earthy greens like Conifers and Pine, while dried summer flowers are perfect for adding pops of organic colour.

Dobbies Lead Stylist, Rebecca Stanton, commented: "We know our customers love being outdoors and, in their gardens, so creating your own eco wreath is

perfect for our green fingered friends. Rustic wreaths can be hung on front doors or indoors and add a modern, fuss-free festive feel, perfect for complementing a whole range of interior styles from country cottage to minimalist Scandi looks."

Rebecca explains how to create your eco wreath.

What you need:

- Twine
- Scissors
- Twigs
- Cut/foraged greenery

Step 1: Get the look by gathering twigs together and moulding into a rough hoop shape. Don't worry, this doesn't have to be perfect as each wreath should be unique. Secure as you go with the twine.

Step 2: Time to get creative by using the greenery to make little individual posies and secure with twine. This is where you can inject pops of colour with flowers – fresh or dried.

Step 3: Next, place each posie on the hoop, securing each one with twine. Layer the next one on top of the last, to hide where you have tied.

Step 4: Once you have taken the posies as far round as you would like, stop. It's nice to leave some of the hoop exposed for a rustic feel.

Step 5: Hang your wild eco wreath and prepare for compliments as you wow your festive guests.





West Nautical have donated a three-night chartered yacht experience on a 31.70m sailing yacht in the Mediterranean, which is worth over £17,000 to auction at the fundraiser.

PROPERTY FIRM PARTNERSHIP WITH SUPERYACHT COMPANY SUPPORTS CHARITY FUNDRAISER

Award-winning property firm, Bradley Hall Chartered Surveyors and Estate Agents has partnered with established superyacht company, West Nautical to raise funds for the two important local charities.

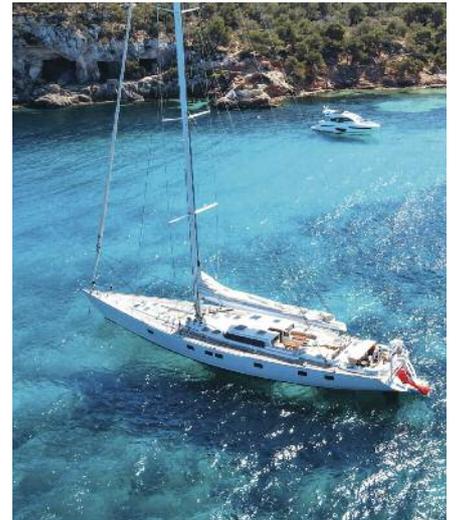
West Nautical has signed up to be the headline sponsor of Bradley Hall's fifth annual fundraiser in aid of North East causes including Marie Curie's Newcastle Hospice and Heel & Toe Children's charity. The firm has previously raised over £70,000 for local charities and is looking

forward to continuing this success.

West Nautical is a global specialist in the sales, charter, and management of luxury yachts. The superyacht company has donated a three-night chartered yacht experience on a 31.70m sailing yacht in the Mediterranean, which is worth over

£17,000 to auction at the fundraiser.

Neil Hart, group managing director at Bradley Hall said: "We would like to thank West Nautical for their support and sponsorship of our fifth festive fundraiser. Each year the event gets bigger and better, and we are delighted to continue



Geoff Moore, managing director at West Nautical

our fundraising efforts for these important local charities.”

“As a Northern business, we are passionate about supporting our communities and local causes, and we are sure that with the help of West Nautical’s star prize, we will raise more than ever this year for both Marie Curie and Heel & Toe.”

“We would like to thank our loyal attendees in supporting in our fundraising efforts. We welcome 400 guests each year who each play an important part in the day.”

Geoff Moore, Managing Director at West Nautical said: “We have thoroughly enjoyed building and developing a relationship with the team at Bradley Hall and its luxury property, business and lifestyle magazine, Portfolio North, so when they asked if we would be interested in sponsoring their festive

fundraising event to support two important local charities, we were delighted to contribute.”

“As this is Bradley Hall’s fifth festive fundraiser, I am sure the event will be one to remember and will raise a great sum for some well deserving charities”.



WEST NAUTICAL

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UNDERSTANDING THE GREEN MORTGAGE AGENDA

The UK was the first major economy to create a legally binding target to bring greenhouse gas emissions to net zero by 2050. The British government is committed to ambitious decarbonisation measures across all areas of society, and focuses its strategy on areas including power, fuel supply and hydrogen, industry, transport, natural resources, greenhouse gas removal, and heat and buildings. But what will these changes mean for the current housing market, mortgages, and how will it affect buy to let investors?

enforcement, set by the government.

Green mortgages are designed to encourage property owners to make energy efficient improvements to existing homes or purchase greener properties. They offer a financial incentive, usually a lower interest rate to encourage property owners to consider their environmental impact. The majority of green buy to let mortgages on offer require a property to have a minimum EPC of C, although some go further and offer more competitive rates for EPC A-B properties too. Since the first green mortgage ranges launched in the buy to let market in March 2021, the offering of its services has more than doubled, signalling that demand is high for such mortgage products.

The introduction of green mortgages is set to play a vital role in the future of property. The aim is to reward landlords and investors who have made an energy conscious choice to buy energy-efficient properties or improve those which they currently own.

Buy to let investors that already have a property portfolio of less energy efficient homes will be required to consider their options. Sticking with current property investments could cost buy to let investors significant sums of up to £30,000 to develop their properties to meet high EPC ratings. A recent study by Nationwide building society indicated that installing all the energy improvement measures recommended for homes currently rated F or G would attract the biggest cost, an estimated £25,800. For many buy to let investors with larger portfolios this could add up to become a significant cost – with many landlords opting to sell their less efficient stock and invest in more energy efficient options.

Many buy to let investors are opting to purchase new properties which are, on

average, six times more energy efficient than existing homes, generating over 60% less CO2 emissions when compared to second hand homes, according to the New Homes Marketing Board. They are built to the latest environmental standards packed with efficient heating systems, double glazed doors and windows, plus high levels of roof, floor, and wall insulation. The government's plans to reach net zero by 2050 suggest that these energy efficient changes will only increase, indicating moving towards the purchase of newer homes now, makes more sense than ever.

Whilst this initially looks to be all about more costs to Landlords, the expectations are that upon upgrading, property will increase in value and rents will invariably rise. It is expected within established Buy To Let Lenders, that this, in the longer term, will benefit Investors and the industry is likely to see a rise in new Landlords coming to the market.

With aims to make positive steps towards net zero, while futureproofing the property market it appears that the green mortgage agenda is here to stay.

For mortgage advice on your buy-to-let portfolio please contact mortgages@bradleyhall.co.uk or call 0191 260 2000.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. BH Mortgage Services Limited is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products. The FCA does not regulate most Buy to Let mortgages. The guidance and/or advice contained within this material is subject to the UK regulatory regime and is therefore primarily targeted at consumers based in the UK. Registered Address: BH Mortgage Services, 120 High Street, Gosforth, Newcastle Upon Tyne, NE3 1HB

As homes account for more than a fifth of the UK's total CO2 emissions according to the department of Business, Energy, and Industrial Strategy (BEIS), the aim to create better energy performance certificates (EPC's) for homes across the UK is a stable yet ambitious step towards the government's net zero goal.

As of 2025, all buy to let properties starting a new tenancy will require an EPC rating of C, and existing tenancies will have until 2028 to reach this requirement. From May 2021, local authorities in England and Wales can apply for funding from the Business, Energy, and Industrial Strategy (BEIS) department to support the minimum energy efficiency standards



MORTGAGES

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SHELDON GROVE

GOSFORTH

Five Bedroom Executive Home

GUIDE PRICE £899,950

EPC Rating D

X 5 X 4 X 3

Sheldon Grove is a private cul-de-sac of executive homes, accessed from the desirable Montagu Avenue in Gosforth. The subject property is one of five of these homes fortunate enough to enjoy the larger south facing plots backing onto Nuns Moor.

Purchasers seeking a detached residence in central Gosforth with sunny, private rear gardens, off street parking and a double garage need to look no further.

Internally, the property offers over 2,800ft² of floor space which although

tastefully laid out now, could easily be reconfigured to suit a variety of purchasers. Downstairs for instance, the western side of the house offers a fifth bedroom 'snug' with en-suite toilet facility which could easily become an additional reception room. The eastern side has an outdoor storeroom which could easily be reconfigured to extend the utility room or create more reception space.

All the entertaining & leisure rooms in the home presently sit to the south and benefit from garden views and evening sun. Upstairs there are four bedrooms

(two en-suite) and a family bathroom, with three of the bedrooms enjoying views over Nuns Moor.

Properties like this are truly rare to market and likely to gather a great deal of buyer attention. Call quick to avoid missing out.

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£12M RESIDENTIAL DEVELOPMENT SET TO ENRICH QUAYSIDE

A £12m residential development has begun and will enliven North Shields fish quay by combining contemporary design with its rich cultural setting.

The Shepherds Quay development, comprising one townhouse and 49 one and two bedroom apartments ranging from £125,000 to £400,000, boasts a rich palette of materials, heritage inspired artwork and expertly architecturally designed homes.

Ian Stewart, Chief Executive at UKQ Residential Investments Ltd, the firm behind this significant regeneration project, said: "Every team involved in this project has worked collaboratively to craft something of quality and significance. We have combined history and heritage with outstanding architecture which truly connects the buildings to the surrounding environment – homeowners at Shepherds Quay will certainly enjoy the tranquil



sounds and stunning views of the river and coastline.

"There is a variety of choice for those living at Shepherds Quay, with an eclectic mix of some of the best local bars and restaurants on your doorstep, as well as boasting close proximity to Newcastle City

Centre.

"The changes made in discussion with the team members have added significantly to the quality and perception of the scheme to the eye when travelling along Clive Street and will produce a building that enhances the quality of architecture in the area and contributes to the broader cultural experience that has started and continues to develop."

Steeped in history, the area boasts iconic buildings, artefacts, and public art, both old and new that speaks of the past and the proud community it housed and supported. There are some of the finest teas and coffees the region has to offer from a range of venues with craft ales, fine wines and cocktails served in and



outdoors in a relaxed inviting atmosphere; while the cultural and arts communities continue to grow and prosper providing a diverse range of leisure opportunities to engage in.

The area also offers a range of walks, heritage trails, cycling routes and historic parks and gardens all on the doorstep and available to promote fitness and wellbeing, creating the opportunity of engagement bringing real pleasure to those that take part.

Bradley Hall is marketing the properties, many of which are already reserved ready for completion in the Spring of 2022. Matt Hoy, director of

Estate Agency at Bradley Hall said: “The apartments all benefit from spectacular water views so that everyone can experience the unique local landscape and the animation that the river traffic brings to the setting.

“Full height glazing allows natural light to fill the rooms creating bright, warm and inviting interiors, while the living and dining spaces are designed to allow flexibility in determining the layout to suit individual taste, lifestyle and choices.

“With balconies and terraces available the interiors can spill out into external areas that can connect you to the atmosphere, capturing views and allowing the sights and sounds of the Quay experience to be sampled and enjoyed.”

The scheme is a contemporary design that creates a back drop for the inclusion of heritage inspired art works to enrich and enliven this part of the Quay, drawing upon the rich pallet of materials including weathered timber boarding arranged in horizontal panels mimicking the timber fish trade buildings of old.

The brick has been selected to harmonise with other older brick buildings, while slim and elegant fins have

been placed above entrances to create canopies that model and define the façade. An art fence has been included created from corten steel fins - the shape and orientation of which emulates the saw tooth roof form of the former industrial building, reminiscent of the site’s recent industrial past.

Projecting balconies and finely designed roof fascia’s, capping’s and brick opening reveals will lift the elevation to give it depth and a rhythm that appeals to the eye and slatted timber shutters have been used at ground floor level to improve the view from Clive Street and include inset signage and name boards that create interest for passers-by.

The striking feature art panels are mounted onto the buildings and reflect imagery associated with the historical past of the Fish Quay in line with other sculptural elements that currently exist throughout the area, adding to the cultural landscape.

The design has been altered to include an additional area to the Clive Street boundary that provides the opportunity to bring to life and enhance the pedestrian experience when walking past.

The pedestrianisation of the area will enhance the experience for those walking to and from Shepherd’s Quay, which will also include public seating to allow passers-by to stop and enjoy the views. An art background to the seating areas will include shaped corten panels reminiscent of the former building profiles with stencilled writing connecting the piece to the history of its location.

The additional space to the front of the building allows the insertion of a landscape edge drawing on the design, materials and planting used in the award-winning Coble Dene to soften and improve the public realm.

For more information please call Bradley Hall’s Gosforth office on 0191 284 2255 or email gosforth@bradleyhall.co.uk



227 DARRAS ROAD

PONTELAND
Detached Mansion House

OFFERS OVER £1,400,000

EPC Rating C

 X 6  X 5  X 4

'Kenilworth' is a fabulous, detached mansion house, set back from Darras Road on approximately 0.37 acres, with superb south facing landscaped gardens, a large driveway and double integral garage.

The modern, luxurious family home has been tastefully finished throughout, with many high specification design features including a 'Sonos' digital music system, wired for a Bang & Olufsen sound system, air conditioning to the master bedroom, travertine flooring with under floor heating, and a bespoke wine cellar.

The house offers superb, well proportioned accommodation over two floors, with 'Mowlem' fitted bedroom furniture to each of the bedrooms, Villeroy and Boch sanitary ware to the bathrooms, a stunning reception hall with galleried landing, four reception rooms, a magnificent 42ft kitchen/breakfast room

open to an impressive conservatory overlooking the terrace and garden, five double bedrooms all offering en-suite bathroom/shower rooms and beautiful gardens, with a hot tub to the terrace.

The property comprises: Impressive reception hallway with galleried landing, cloakroom/wc, good sized study, gymnasium/bedroom 5 with en-suite shower room, fabulous drawing room, living room with high ceilings, formal dining room, stunning 42ft kitchen/breakfast room with fabulous conservatory and separate utility room. To the first floor the galleried landing connects to a luxury master bedroom with balcony/terrace overlooking the garden, dressing room and 17ft en-suite bathroom with Jacuzzi bath. There are three further double bedrooms with en-suite shower/bathrooms.

The property has the benefit of a double garage, bespoke wine cellar, electric gates with intercom system.

A superb family home with excellent, versatile living and entertaining space. The house enjoys both privacy and shelter by its position within its garden site, well set back from the road and with mature trees and shrubs to the rear garden boundary. A great opportunity for a luxurious bespoke home where attention to detail has been paramount in its design.

Gosforth

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SOLD



77 NEWGATE STREET

MORPETH

Eight Bedroom Town House

OFFERS OVER £500,000

EPC Rating E

 X 8  X 5  X 4

Bradley Hall is delighted to welcome to the residential property market this character filled traditional town house situated within minutes' walk of the centre of Morpeth and overlooking the River Wansbeck to the rear. Dating from around 1883 the spacious accommodation is spread over three floors and throughout retains many original features of its period to include traditional fireplaces, dado rails, picture rails, ornate coving, and ceiling roses.

From the entrance porch into the entrance hall with its high ceiling and staircase with spindle balustrade this lovely house has a spacious feel, the drawing room to the front has a feature cast iron fireplace with tiled inserts and a double glazed window to the front, ornate coving, picture rail and ceiling rose. There is a dining room and a sitting room in the centre of the house both with windows to a courtyard area and leading into the kitchen/breakfast room.

The kitchen/breakfast room has a generous range of fitted units at base and

wall levels and a central isle, work tops with upstands and splash areas, multi burner stainless steel gas range with ovens and warmer, extractor hood above, sink unit with mixer tap, Karndean flooring leading to the breakfast area with double glazed patio doors leading to a balcony with stunning views across the River Wansbeck and The Stanners.

From the split level first floor landing the returning staircase with spindle balustrade leads to the second floor, on the first floor there are five double bedrooms, two with en-suites, a shower room, and a separate cloakroom/WC. The second floor offers three further bedrooms one currently used as a study/office and one with an en-suite all bedrooms enjoy large windows to both front and rear giving the house lots of light throughout.

Externally there is a paved patio seating area and decked balcony patio area enjoying a sunny south westerly aspect and open views, stairs lead down to a further paved patio area, at a lower level

there is a small lawn with further stairs to a timber deck with fenced border looking directly over the river.

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

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UNCOMPROMISING PERFORMANCE MEETS PURE EMOTION

By Adam Gray, Motoring Editor for Portfolio North

The heartbeat of Aston Martin's sports car range got that little bit faster when the Vantage Roadster was introduced. Having joined the Vantage Coupe, which was launched in 2018, the convertible model amplifies the emotional appeal of a model renowned for delivering a compelling blend of potent performance, outstanding dynamics, and everyday usability.





Testament to the uncompromising design, engineering and execution of this scintillating open-top two-seater, Vantage Roadster shares the Vantage Coupe's absolute commitment to driving thrills. Powered by Aston Martin's 4.0-litre twin-turbo 503BHP/685Nm V8 engine and mated to an eight-speed ZF automatic transmission, Vantage Roadster accelerates from 0-62mph in just 3.8 seconds and is capable of 190mph with the roof raised. Weight increases by just 60kg compared with the Coupe thanks to a light Z-fold roof mechanism and optimised exterior and chassis revisions throughout.

Careful development of structural shear panels and chassis components ensures the Vantage Roadster retains the strong dynamic ability and sporting character achieved in the Coupe, with no compromises to feel or refinement. Sharing the same Adaptive Damping, Dynamic Stability Control, Dynamic Torque Vectoring and Electronic Rear Differential, the Roadster benefits from specific dynamic refinements, including a bespoke tune for the rear dampers, Adaptive Damping System software, and ESP calibration.

As you would expect from a dedicated sports car, a choice of Sport, Sport + and Track chassis modes - also tuned specifically for the Roadster - give the

driver control of its dynamic character and behaviour. Working in harmony with Sport, Sport + and Track powertrain modes retained from the Coupe offers the ability to progressively increase the car's overall responsiveness and excitement, meaning the Roadster has a tremendous breadth of ability and feels equally at home on road or racetrack.

While the Vantage Roadster mirrors the Coupe's exceptional tautility, pace and cornering performance, the design of the body is very much its own. The tautly tailored fabric hood features a compact powered Z-fold mechanism that ensures rapid operation, lowering in 6.7 or raising in 6.8 seconds, at speeds of up to 31mph. In fact, the roof of the Vantage Roadster has the fastest full operating cycle of any automatic automotive convertible system.

An impressively low stack height pays the double dividend of allowing Aston Martin's award-winning design team the latitude to create a seamless rear profile with minimal impact on the Roadster's luggage space. Indeed, with a boot capacity of 200-litres, it is possible to stow a full-sized golf bag and accessories.

The distinctive cockpit feel of the interior is one of absolute focus and functionality. A lower driving position creates a more immersive experience, intimately connecting the driver with the car and the road ahead. Controls like the sport-orientated gearshift paddles are optimally positioned. Likewise, the gear selection buttons are uniquely placed in the centre console, with the Aston Martin Audio System, eight-inch LCD screen and integrated satellite navigation all impressively reconfigured around the driver.

The Vantage range starts at £114,850, with the Recommended Retail Price of the Vantage Roadster starting from £126,950.





STACK SEABURN NOW FULLY LET

bringing huge economic benefits to the area.

AN EXCITING leisure complex which opened its doors in Sunderland just over a year ago is celebrating being fully let and creating more than 200 jobs.

Despite opening during the pandemic, STACK Seaburn has become a huge hit with its mix of street food offerings, lifestyle businesses and entertainment, with more than 700,000 people having visited.

And now all its 12 available units to let have been filled by independent businesses, following a carefully curated procedure to ensure that the right mix of traders took up residence.

Gemma Dishman, marketing and special projects manager for the Danieli Group which owns STACK, said the emphasis has always been on attracting the right kind of operators.

“It was very important to us from the



outset that we attracted businesses for the external units that would not offer traditional retail products which are increasingly being purchased online,” said Gemma.

“Our focus has been on recruiting lifestyle businesses such as the barbershop and brow bar, or Woofs N Scruffs who complement their traditional retail offer of dog supplies with dog grooming and self-serve dog baths.

“We know that food will always bring people out of their homes, so we have also curated a wide variety of street food traders selling everything from Greek gyros to brownies, smoothies and posh Kebabs.”



One of the latest traders to join STACK Seaburn is TV MasterChef the Professional Matei Baran who has taken a double unit and opened #POSHSTREETFOOD as a casual dine in restaurant, serving his unique posh Kebabs which are a fusion of fine dining and hearty street food.

Chef Matei, who reached the MasterChef quarter final in 2016 said:

"These are complex dishes and we don't cut corners, hence the name of the business. I'm proud of what we're doing and couldn't be more excited about

coming to STACK Seaburn. I was convinced it was the perfect location the first time I visited."

For some of the traders their unit at Stack Seaburn are an expansion of an existing business but for others it is their very first venture. Laura Benson is 19 and wanted to open her own brow bar rather than go to university. With the support of her parents and the team at STACK she has been able to make this dream a reality with her business, Arch.

"The small units and low rent at STACK have made this all possible," said Laura.

"I have received so much support from the STACK team including marketing and business start-up advice. This gave me the confidence to make my business idea a reality and I now have a regular client base that continues to grow."

Ross Laing started out as a barber over 20 years ago, but then his other passion for music took centre stage as he joined a band and played regular gigs all over the country for the last 5 years. Due to Covid and the many lockdowns which stopped all live music in 2020 he decided he wanted to return to barbering, but this time with his own shop.

"Not being able to travel or play in the band has been difficult but it gave me the opportunity to revisit my ambition of running my own barber shop. I've looked

for premises before but not found the right space. After a visit to STACK for a night out, I knew this would be the perfect place to take the plunge and open my first business," said Ross.

"I have been able to put my individual stamp on the unit, filling it with my personality and my love for music and so far, all of my customers have loved the space. Being able to pop in for a pint after a trim has also been a real bonus."

Other lifestyle traders at STACK Seaburn include The Little Cakery by the Sea, So Smooth Co, Games Cabin and Woofs N Scruffs.

The flexible design of the complex means that it can easily be adapted to suit the needs of new traders and give customers a refreshed offer. New street food traders include Big Fat Indian Kitchen and Bao Down which have taken units on the upstairs plaza, offering everything from Chicken Tikka Naan Wraps to Katsu Prawn Bao Buns.

Danieli Group CEO, Neil Winch said: "STACK is a hub where independent businesses can prosper, and we do everything we can to drive footfall to the venue to ensure they all have the opportunity for success. We spend over £20k a month on free entertainment for our customers to keep bringing them back time and time again. We also support the traders with marketing through our social media channels, emailers and our big screens to help raise their profile.

"We're delighted that all of this activity has helped grow their businesses and given the confidence to new traders to fill up all the available units."

STACK is a major asset in the regeneration of Sunderland's coastal area and has provided a much-needed boost to the leisure economy. It has increased employment opportunities locally having recruited over 100 staff to work directly at the venue alongside the 100 staff employed by the traders. The venue is attracting visitors from the wider region and with the Inn Collection hotel next door there is fantastic opportunity for Seaburn to become a popular seaside destination in the UK.

WILLIAM HOUSE

RAMSIDE PARK

Spectacular Modern Mansion



GUIDE PRICE £1,600,000

EPC Rating B

X 5 X 4 X 2

This is a truly spectacular modern mansion situated in what has arguably become one of the best residential locations, on a development of only a handful of similar million-pound mansions.

William House is located near to the entrance of the development and occupies a plot extending to nearly 0.5 acre of formal grounds. The raised location offers superb views over the adjoining golf course, towards Durham City and beyond over the Durham countryside and hills. The facilities within the Ramside complex are close by where you can enjoy two 18-hole golf courses, driving range, great club house facilities, a spa, gym and swimming pool complex as well as the 4-star hotel with its range of restaurants. The estate has in effect established itself with a 'country club' feel to it and the future plans will create even

bigger and better facilities for the use of the residents.

Located only 2 miles to the East of the Historic city of Durham, William House, not only provides a country feel but has the benefit of excellent communication links via J62 of the A1(M) as well as train services on the east coast mainline from the city's main train station for locations throughout the country. The Castle and Cathedral complex within the city have a World Heritage status and the city itself provides a delightful mix of shops and leisure facilities together with boating on the river and country walks, running and bridle paths dissecting the green open space and woodlands seen in abundance all on your doorstep.

Developed in 2017 by the current owner occupiers, the house has been finished to an exceptionally high standard.

The extensive plot also provides an abundance of carparking to the front and side elevation and to the detached double garage, all accessed and secure from remote electric wrought iron double gate. The extensive, professionally designed grounds have matured over the period and, whilst not a necessity being next to a golf course, do provide a high degree of seclusion and privacy with an interesting mix of soft and hard landscaping and delightful areas to enjoy the peaceful surrounds, stunning views and extensive sun terrace and BBQ area.

Durham

0191 383 9999

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THE PADDOCKS: THE FENWICK DELUXE

Earlier this year Bondgate Homes announced The Paddocks development of twenty-one exclusive homes in the charming village of Acklington, Northumberland with the first plots due late Spring 2022. The properties are being marketed by leading northern chartered surveyors and estate agents, Bradley Hall, from their Alnwick operation.

With uninterrupted views of the countryside, accessible transport links to the nearby bustling town centres of Morpeth and Alnwick as well as the stunning Northumberland coast, city and a great deal of local history, The Paddocks will provide a stunning location to call home.

In very high demand at the Paddocks development is the Fenwick Deluxe, a delightful three-bedroom detached dormer bungalow with garden room. Within the development there are seven Fenwick Deluxe homes. This particular property type is especially sought after owing to its extra room that could be used as a downstairs bedroom and en-suite,



creating a forever and future proofed home.

This additional space if not used as a downstairs bedroom, could be used by the occupier as a separate dining room, living room or study.

The Fenwick Deluxe also showcases a garden room, with a vaulted ceiling which increases the living space within the property, and creates a better location for an open plan living/kitchen/dining area. Upstairs features a luxurious master bedroom to the front of the home and a spacious double bedroom in from the Velux windows. With the offer of a downstairs bedroom this is very much a forever home and will appeal to those wishing to downsize, families, and couples alike.



Ground Floor Plan

First Floor Plan

The Paddocks development will be constructed from a mix of materials including locally sourced Northumberland stone from the Darney Quarry near Hexham which dates back to the early 1900's. The homes will also incorporate windows that replicate the Northumberland timber sash style whilst offering practical and hassle-free maintenance, ensuring this development blends seamlessly into its natural surroundings.

The Fenwick Deluxe is a beautiful three-bedroom detached dormer bungalow with garden room and is one not to be missed.

For more information please visit
www.bondgatehomes.co.uk,
email info@bondgatehomes.co.uk
or call Bradley Hall's Alnwick office
on 01665 605 605 or email
alnwick@bradleyhall.co.uk





A FOCUS ON GOSFORTH

Gosforth may be a desirable place to live that has a lot to offer its residents, but it is also an everchanging and growing business centre. With a bustling high street, large collection of office space and connection to Newcastle City Centre, Gosforth is an ever-expanding core of business and opportunity.

Gosforth high street is a vibrant and buzzing hub which is just a stone's throw away from Newcastle City Centre. The area hosts an eclectic mix of amenities including independent shops, national retailers, supermarkets, doctors' surgeries, churches, and fantastic schools, as well as easy access to the city, coast, and surrounding countryside.

Gosforth offers its residents a wide

range of prestigious eateries including Fortuna, The Days of the Raj and Gosforth Traders. The owners of the Patricia, based in Jesmond, have expanded their business aspirations to Gosforth with the aim to launch their second business in a former bike shop in the area. Other northern hospitality companies have also expanded to Gosforth in recent years. With Vaulkhard Leisure adding to its growing

portfolio through the expansion of Bar Luga to Gosforth High Street, and the Malhotra Group undertaking a transformational plan of the Three Mile at Gosforth, it is clear that leisure and Gosforth go hand in hand. Gosforth also has a range of other leisure and business venues, including Newcastle Race Course, a spot that is perfect for leisure and hospitality but is also a fantastic location



to host or attend corporate events.

In the former Thomas Cook on the corner where the High Street meets St. Nicholas Avenue is the flagship headquarters of Bradley Hall Estate Agents. The office, which was relocated from a smaller premises on the high street in early 2020 has enjoyed success in the post-pandemic residential market, with sales ranging from £135,000 apartments to £3,000,000 detached homes.

The majority of house sales in Gosforth during the last year were terraced properties selling for an average of £289,700, semi-detached properties sold for an average of £304,069, and

detached properties fetched £407,911. Overall, sold prices in Gosforth over the last year were up by 5% on records from 2020, and had increased by 14% on the 2017 peak of £261,375 according to HM Land Registry.

Gosforth is incredibly well connected; it is two and a half miles from Newcastle City Centre and is five and a half miles from Newcastle International Airport. Being so accessible makes Gosforth a fantastic place of residence for commuters into the city, as well as those who may travel frequently for work. Public transport also thrives in this area, with Regent Centre Bus and Metro

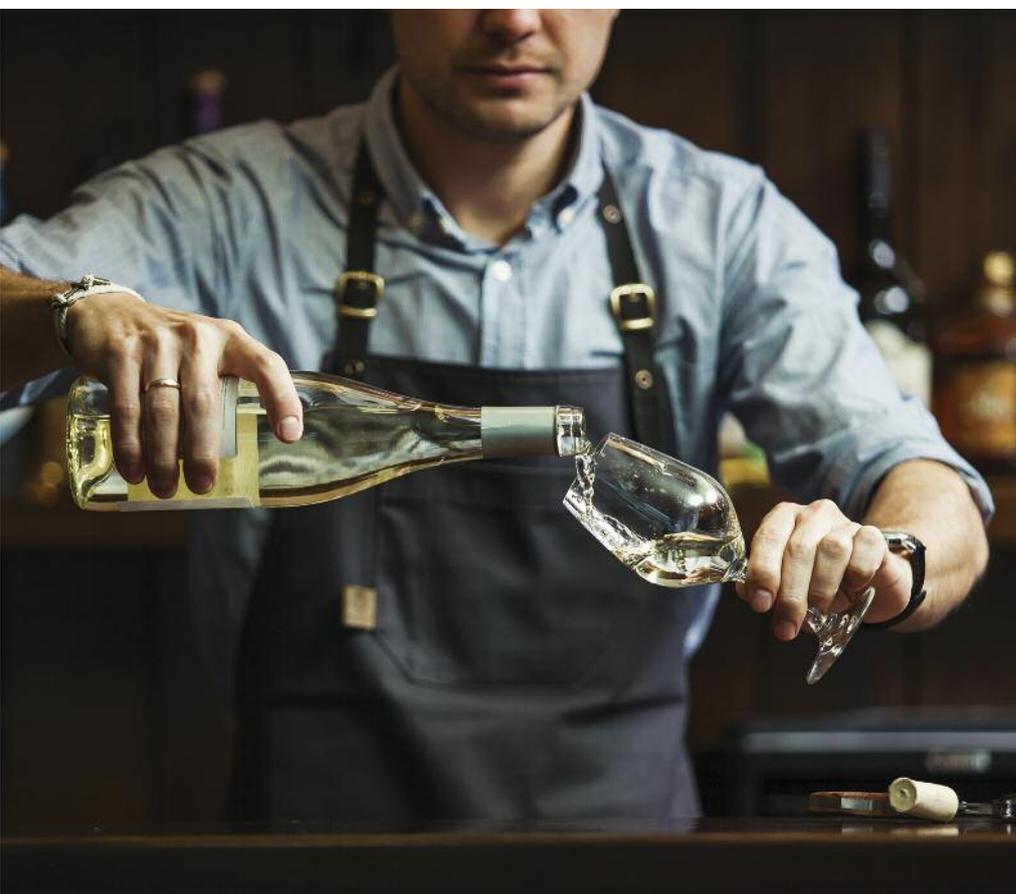
Station being a bustling point of connectivity from the coast, countryside, and city centre; it's easy to see why so many live & work in Gosforth.

Gosforth also offers a range of education options, with leading first, secondary, and independent schools in the area, parents have a number of options when it comes to tutelage. Gosforth Academy has received outstanding Ofsted ratings in recent years; other independent schools such as Newcastle High School for Girls and Newcastle School for Boys have also obtained outstanding status through the Independent Schools Inspectorate (ISI) demonstrating the high quality of education on offer in and around Gosforth.

One of Gosforth's business success stories is Parkdean Resorts, a company that was formed in 2015 following the merger of Parkdean Holidays and Park Resorts. The corporation now own and operate 67 holiday parks across England, Scotland, and Wales as the UK's largest holiday park operator. Five of these holiday parks are based in the North East at Newbiggin-by-the-Sea, Druridge Bay, Ashington, Hartlepool, and Whitley Bay. The firm creates 6,500 seasonal jobs across the UK, with 400 in the North East's parks and a further 750 at its headquarters in Gosforth; exhibiting the business centre that Gosforth has become.

As well as established businesses, Gosforth is also a perfect hub for start-ups and SME's. Tech giant, Sage spent 15 years at their site in Gosforth Park until they moved their head office to larger premises at Cobalt Business Park. In 2020 Sage launched a £1.4m programme to help small businesses bounce back from Covid19. The small business growth programme aimed to provide 62,500 businesses with free training and software to help them recover from the impact of the pandemic. Not only does this highlight that Gosforth is a brilliant home for start-up business' but is also demonstrates how businesses can grow and develop while settling in Gosforth.

Gosforth is brimming with business opportunities, while still being an attractive area to plant roots and settle down in.





LASER FACIALS AND LASER HAIR REMOVAL with Studio Aesthete

Lucie Royer, owner, and lead practitioner at Studio Aesthete, has a great passion for the skin and the soul. Based in Newcastle and Sunderland, Studio Aesthete offers a range of non-surgical cosmetic practices and advanced facials including injectables, lip augmentation, micro needling, chemical peels, and more recently laser facials and laser hair removal.

Lucie has started offering the services of laser expert, Excelight, to her clients. Excelight is used in the NHS and aesthetic clinics across the globe as a tool that offers a range of laser treatments such as hair removal, skin rejuvenation, pigmentation removal, acne treatments, facial blood vessels treatment and illumiFacials. Excelight has been showcased in magazines such as: Wedding Ideas, the Daily Mail, Aesthetic Medicine, Aesthetics Journal, and on television channels including ITV. The use of these new technologies at Studio Aesthete means Lucie is able to help an expanded client base improve their confidence with these advanced skin treatments.

Top tips to prepare you for your treatment

Before attending your first appointment ensure that the area is cleanly shaved within 24 hours of your treatment. Your skin should also be free from makeup, lotion, deodorant, and sun cream, it is also best to avoid fake tanning products. The laser hair removal procedure itself works by emitting the light of a laser through the pigment in your hair. The light is absorbed by melanin within the hair, which is then converted into heat energy that then damages the hair follicle. The sensation during the treatment itself can be described as feeling like a 'hot flick' of an elastic band, most feel this as a mild

discomfort but typically describe it as moderate and tolerable.

The number of sessions required varies from person to person and is dependent on a collection of factors from the spacing between your appointments, to the fluctuation in hormones that can make the hair grow back. Generally, results can be seen after just a few treatments, however, a minimum of six, and up to 12 treatments are recommended to deliver the best, long-lasting results.

After your treatment you should aim to avoid the use of the gym, saunas, or hot baths for the first 24 hours prior to your appointment. This is to avoid creating warm environments where bacteria can multiply and can encourage spots. You may also need to stay away from sunbathing and sun exposure before and after this treatment due to the skin being more sensitive and will need time to heal.

Although the use of the Excelight laser offers unrivalled results for laser hair removal, it is also perfect for laser facials and other skincare treatments, including the illumiFacial. As everyone is using filters to achieve the appearance of airbrushed skin, the use of the illumiFacial means you are no longer required to apply anything additional to your face, let the facial do its magic.

The illumiFacial has a proven safety record and is recognised to dramatically improve the overall appearance of the skin, as well as the skin's tone. The illumiFacial is suitable for all skin types

and is perfect for anyone whose skin exhibits congestion, discolouration, and visible signs of ageing. This treatment will improve the appearance, texture, and overall health of your skin.

The IllumiFacial is a four-stage luxury treatment that aims to rejuvenate, enhance, and illuminate your skin's natural beauty. The steps include a cleanse followed by a tri-fruit acid peel, then a Lynton IPL (the laser itself), then the treatment is finished with a hydration and protection facial completed with a trio of serums, to ensure your skin looks and feels its best. The Lynton IPL laser is used for this treatment as it offers flashlamp-driven technology; through this an intensely bright light is passed directly onto the skin to create a photothermal effect in the tissue to encourage facial rejuvenation.

Some people may find that they feel a slight tingling sensation when the fruit peel is first applied, but this will very quickly subside. The Lynton IPL aspect of this treatment is considered mildly uncomfortable, and most people describe the feeling as 'warm' and 'like a quick pinprick'.

The number of treatments required varies from person to person. Results can be seen after just one session for some people, whereas others may need between three and six treatments, at four-to-six-week intervals in order to receive the best results, depending on the skin concern.

The aftermath of the treatment may give some short-term side effects such as a superficial tingling feeling on the skin and the possibility of a darkening of pigmented spots before they flake away. However, this means the treatment has worked, providing you with a more even, flawless, and brighter skin tone. Following your treatment, you will notice clearer, healthier skin and you will also experience an ongoing improvement to the firmness and plumpness of your skin going forward. This is because new collagen is stimulated deep within the skin tissue in the months after treatment. The Studio Aesthete team is keen to get to know you and your face, to help reach your aesthetic goals, and with their laser facials and laser hair removal services.

For more information about Studio Aesthete head to www.studioaesthete.co.uk @_studioaesthete


Studio
Aesthete
it's skin and soul

SPONSORED CONTENT

At Bradley Hall Chartered Surveyors and Estate Agents we have enjoyed a period of significant success for our clients. Properties are selling quickly and often achieving higher than asking price. Demand is currently outweighing supply, and we need more stock for keen buyers across the North.

Our team of experts offer an unrivalled service and prioritise our clients' requirements – resulting in achieving an efficient sales process. Take a look at some of the properties which we recently sold.



Richardby Crescent, Durham £699,950



Chevillier Court, Potters Bank £925,000



Moor Crescent, Gosforth £725,000



Westfield Hepscoth, £775,000



Threeways Tranwell Woods, £1,400,000



Augusta, Ramside Park, Durham, £2,000,000



The Soho, Orchard Dene, Jesmond, £750,000



20 Westhouse Avenue, Durham, £950,000



Chevallier Court, Durham, £1,200,000



Runnymede Road, Darras Hall, £1,695,000

For more information visit www.bradleyhall.co.uk



BRADLEY HALL ASSIST ON SIX FIGURE INVESTMENT IN ALNWICK

Leading Northern chartered surveyors and estate agents, Bradley Hall, has acted on behalf of Northern Commercial Properties Limited (NPC) to let land to Premier Inn Hotels Ltd with plans for an 80-bedroom hotel on the site in Alnwick.

The land owned by NPC is set to be transformed into an 80-bedroom hotel with an eatery branded with Premier Inn's restaurant, Thyme, as well as an additional bar. The construction of the project is expected to be complete between the Spring and Autumn of 2022.

The investment was sold by NCP to Value and Indexed Property Income Trust PLC. WSB Property Consultants and DWF LLP acted on behalf of Premier Inn Hotels

Ltd, while Bradley Hall acted on behalf of NCP.

Bradley Hall's group managing director, Neil Hart was heavily involved in the sourcing of the tenant, negotiating the terms, obtaining a purchaser, and settling the final deal.

Neil Hart, group managing director said, "Bradley Hall is passionate about the fantastic opportunities on offer in Northumberland and has been an

enthusiastic champion of the county for many years. We are delighted to have completed such a substantial deal in Alnwick which will offer additional source growth and development for the area as an outstanding place to live, work and visit.

"The planning application has been accepted and plans for the Premier Inn in Alnwick are sure to make a positive impact on the area as a whole".





Nicolas Bramwell, senior surveyor at Bradley Hall, and Jake Baker, director of Peritus Private Finance.

PERITUS PRIVATE FINANCE INVESTS IN NEW OFFICE SPACE AHEAD OF PLANNED GROWTH

Family-owned firm, Peritus Private Finance, have recently relocated to a larger premises due to its recent recruitment drive and future anticipated growth. Peritus Private Finance provides independent advice on a comprehensive range of financial service products including wealth management and mortgages.

The firm has gone from strength to strength and has quickly outgrown its current North East branch and has invested in a new office at The Watermark, Gateshead.

Jake Baker, director of Peritus Private Finance said: "Although like all businesses, the last 18 months has been challenging, we believe now more than ever in the importance of having an office space and significant presence in the region. A larger premises will allow us to maintain our culture whilst offering our staff space to collaborate effectively, facilitate training

and provide an opportunity for clients to discuss their financial requirements."

"We now have over 40 employees across the country, and I hope our new office will also help us to continue to attract and recruit new talent as part of our wider growth strategy.

"Bradley Hall was involved with the sale and relocation of Peritus Private Finance to our new site at The Watermark and with the help of senior surveyor Nicholas Bramwell, the process was a smooth one."

Nicholas Bramwell, senior surveyor at

Bradley Hall Chartered Surveyors and Estate Agents, said: "It is great to see a Northern firm continuing to achieve impressive growth. Peritus Private Finance wanted to refocus their efforts in the North East and it is great to see the significant economic impact it will have within the region and in the Northern finance industry as a whole.

"We were delighted at Bradley Hall to work as the vendor's agent in order to secure this move for Jake and for Peritus Private Finance".



BRADLEY HALL CONTINUE TO SUPPORT LOCAL CHARITIES THIS CHRISTMAS

Leading Northern chartered surveyors and estate agents, Bradley Hall is supporting many local charities this Christmas, including Marie Curie, Heel & Toe Children's charity, ABF The Soldier's Charity, Sunderland Area Parent Support (SAPS), and the Wansbeck Christmas Campaign.

Bradley Hall's Sunderland office is supporting Sunderland Area Parent Support (SAPS) with their Christmas Eve Box appeal, through a £500 donation and the use of its Sunderland office as a drop off point.

SAPS has been working with families that experience multi-level deprivation throughout the Sunderland area since 2007. The charity works with children who live in poverty, often due to parents or carers experiencing substance abuse.

SAPS has organised Christmas appeals across the Sunderland area for several years, but last Christmas, as a result of the pandemic, sadly their Christmas Eve Box appeal was in high demand. Before Covid-19, SAPS would receive donations of around 100 boxes for their Christmas Eve Box Appeal, during 2020, as a result of high community spirit after such a trying year, around 1300 boxes were donated. To ensure every child in need receives a

Christmas gift, the charity introduced a nomination system making gifting specific to individual children.

Helen Wall, senior surveyor at the Sunderland office was determined to support SAPS after witnessing last years demand and has arranged for the branch to be used as a drop off station to support with this years Christmas Eve Box appeal. Bradley Hall has donated £500 which has contributed to the filling of 40 boxes for the appeal this Christmas, in addition to individual staff donations.

Bradley Hall Chartered Surveyors and Estate Agents, senior surveyor, Helen Wall said: "I am thrilled to be able to offer support to SAPS this Christmas and am sure that through the use of Bradley Hall's Sunderland branch as a drop off location, as well as the generous donations from both staff and the firm itself, that a greater number of children and young people within our local communities will

be helped this Christmas."

Bradley Hall has also created a strong charity campaign through their Durham office. The firm has donated to ABF The Soldiers Charity; the funds will support the Remembrance Service which will be held on 13th November 2021 from 18:45 to 22:00pm at Durham Cathedral.

Bradley Hall's sponsorship will pay for transport and food for the attending Service Personnel, as well as support to the veterans who have served our country. This is the fifth year the service has taken place, after a virtual event was held last year due to the Covid-19 pandemic. The service itself is the largest event of its kind after the Royal Albert Hall Service.

Peter Bartley, Group Director at Bradley Hall Chartered Surveyors and Estate Agents said: "I was overjoyed to be contacted regarding the sponsorship of ABF The Soldiers Charity Remembrance



Kathryn Kent, Bradley Hall’s Morpeth office Manager said: “Cal and the team at Wansbeck Christmas Campaign were able to achieve great things last year, we can only hope that through the use of Bradley Hall’s Morpeth branch as a drop off location, that they are able to help a greater number of children and young people within our local communities this Christmas.”

Annually, Bradley Hall hosts a festive fundraiser in aid of local charities. This year West Nautical has signed up to be the headline sponsor of Bradley Hall’s fifth annual fundraiser in aid of North East causes including Marie Curie’s Newcastle Hospice and Heel & Toe Children’s charity. The firm has previously raised over £70,000 for local charities and is looking forward to continuing this success.

West Nautical is a global specialist in the sales, charter, and management of luxury yachts. The superyacht company has donated a three-night chartered yacht experience, worth over £17,000, on a 31.70m sailing yacht in the Mediterranean, to auction at the fundraiser.

Neil Hart, group managing director at Bradley Hall said: “We would like to thank West Nautical for their support and sponsorship of our fifth festive fundraiser. Each year the event gets bigger and better, and we are delighted to continue our fundraising efforts for these important local charities.”

“As a Northern business, we are passionate about supporting our communities and local causes, and we are sure that with the help of West Nautical’s star prize, we will raise more than ever this year for both Marie Curie and Heel & Toe.”

support to charities through sponsorships, and I would encourage anyone who is in a similar position to do the same”.

Bradley Hall’s Morpeth office are supporting the Wansbeck Christmas Campaign this winter by utilising the Morpeth office as a drop off location for gifts and other donations, to ensure no child misses out this Christmas.

With many unemployed, furloughed, or struggling financially, Cal and his team began advertising their new venture on Facebook for Christmas presents in the Wansbeck area and their plans grew exponentially from there.

Last year the Wansbeck Christmas Campaign received around 300 gifts, and financial donations of over £1700. This money was then used to buy more presents to ensure that no child was forgotten during the Christmas of 2020. Donations were collected at a range of drop of points throughout the Wansbeck area in carparks, schools, and other public spaces.

Bradley Hall Chartered Surveyors and Estate Agents are partnering with Wansbeck Christmas Campaign to use the Morpeth office as a drop off point for those wishing to donate to the cause.

Service. The service is something I am very passionate about and am incredibly grateful to be able to support the service and the charity once more.

“Durham Cathedral Festival of Remembrance has taken place for the last ten years and has established itself as an iconic Remembrance event in the North East. This year’s moving concert will be a time where we will remember those who have given their lives for their country, as well as Service Personnel who put their lives at risk for our liberties today.

“ABF The Soldier’s Charity stand on the forefront to support the Army family. In the last year alone, they were able to offer aid to 60,000 people in 63 countries around the world. At Bradley Hall we are in a privileged position to be able to offer



THE PERFECT FESTIVE SEASON IN ST BARTS

St Barts, the island in the Caribbean renowned for its glitz, glamour, designer shopping and high-end restaurants, is undoubtedly one of the best places to charter a superyacht over the festive period.

St Barts is without a doubt, the Caribbean's most popular destination at Christmas time. Why not trade in hot cocoa for cocktails and snow for white sand beaches this Christmas and enjoy the festivities in the sun?

St Barts is home to the one and only Port de Gustavia, which is the only marina on the island making each of the 60 berths prime real estate. Many yachts spend their time at anchor outside the port, where guests are tendered ashore for fabulous evenings or daytime shopping excursions.

The island's unique story of Swedish and French heritage is just one of its attributes that make it such a great



destination, alongside its outstanding cuisine and friendly locals. The port of Gustavia gets its name from the Swedish King of 1784 who declared it, much to the present-day shoppers' delight, a free port. In 1878 the island was sold back to France, but visitors will find charming Swedish delights all over the island, enhancing its European ambience.

While this tropical paradise is glamorous, it is no stranger to the laid-back pace of life found in the Caribbean. Complete with white sand beaches and turquoise sea, a yacht charter in St Barts is sure to be a vacation with the perfect combination of luxury and relaxation.



NEW YEAR'S EVE IN ST BARTS

New Year's Eve is the highlight on the St Barts festive season calendar, attracting people from all over the world to enjoy the many festivities the island has to offer.

Start your day watching the annual New Year's Eve Regatta, which showcases the most beautiful sailing yachts on the island and is often frequented by the world's biggest stars. The regatta is a "just for fun" event that kick starts the New Year's Eve celebrations.

On New Year's Eve, there is a unique ambiance around the island so be prepared to let your hair down and sample fine cuisine, sip on champagne and enjoy the festivities. The sea outside this stunning Caribbean Island is glittered with some of the world's most prestigious superyachts, here for an exceptional and glamorous celebration.

Start your evening at one of the island's many dining establishments, many of whom have live music or fabulous parties planned.

The main event of NYE are the midnight fireworks which light up the night sky. The island is aglow with parties, music and people dancing, while in the bay, the beautiful superyachts decorate the ocean and join in the festivities by sounding their horns along with the music.

Once the clock strikes midnight, head to Nikki Beach, La Plage or Le Yacht Club, the three most esteemed venues on the island, where you will find unforgettable entertainment to dance the night away.

It is certainly easy to see why St Barts possesses so much appeal during the festive period for the glitterati and their superyachts and why it has become the place to be for a luxury yacht charter over the festive season.

CHRISTMAS IN ST BARTS

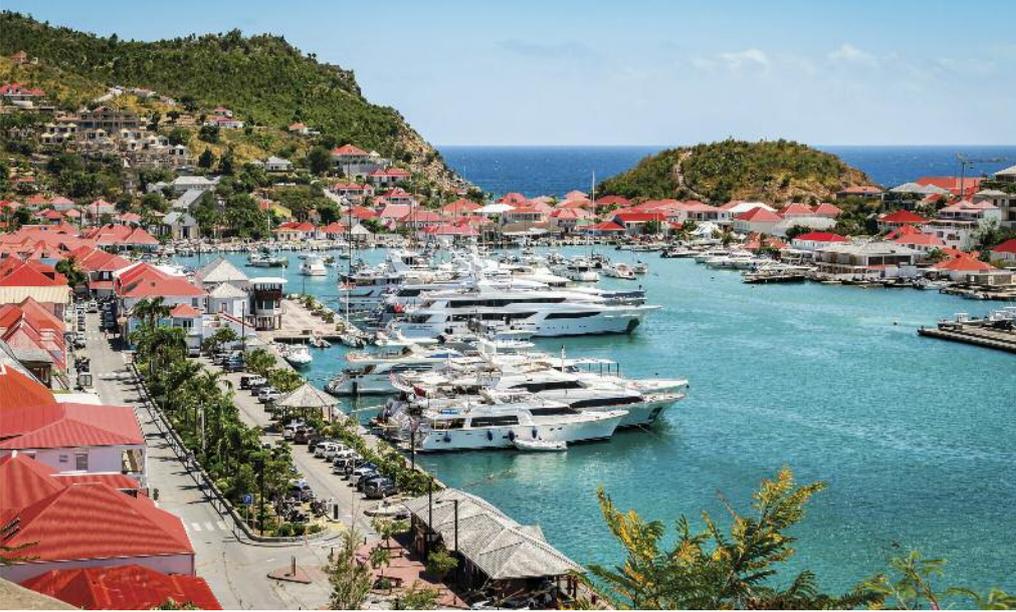
As you descend on the island, passing the hillside villas and pristine waters, it is likely that several famous faces will be there right alongside you – they don't call it the playground of the rich and famous for nothing.

St Barts has a delightful Christmas Village in Gustavia, which runs from the 3rd – 20th December every year. Spend the day browsing stores with the works of local artisans, food vendors and of course, take the children to meet Santa or Pere Noel as he is known on the island. The Christmas Village provides the perfect

place to do some last-minute shopping or purchase some unique gifts for your loved ones.

Enjoy Christmas day on board your yacht where the crew will have a tree and festive themed surprises lined up for you and your family. Santa Clause can even make an appearance to entertain the children and ensure it is an extra special Christmas filled with happiness and all of your favourite traditions.

Your on-board chef would be delighted to prepare a traditional Christmas meal for you and your guests, or cater to any menu you would like, to celebrate your day with family and friends.





YOUR OWN PRIVATE PARADISE

On the days aside the main celebrations, St Barts is a destination that has much for the whole family to enjoy. Whether it's spending days enjoying the water sports facilities on board your yacht, having lunch at one of the fabulous beach clubs on the island, shopping in Gustavia or going on a drift dive with one of the island's diving experts, no two days will be the same.

Your yacht will have water sports toys and facilities to suit every age. Sea bobs and swimming for the kids, kite surfing, jet skis, paddle boards and a range of inflatables to enjoy behind the tender for all ages and sun beds for anyone wishing to have a relaxing day on board. A day spent soaking up the sun and sampling the finest cuisine prepared by your chef is a must do when chartering a yacht.

There is no better place to spend the festive season than aboard a private superyacht, with the sea breeze in your hair and gorgeous anchorages to visit around the island. Chartering a yacht is the ultimate getaway, it is the height of



luxury and guarantees total privacy.

In addition to facilities that would rival that of a five-star hotel, you will also have a dedicated captain, crew and private chef who will ensure an unforgettable holiday for you and your closest friends and family. Your chef will cater each and every meal to you and your guests' tastes and surprise you with dishes made from the finest, hand selected ingredients.

For the days you are looking to explore the amazing island of St Barts, why not stroll through the streets of Gustavia, which is lined with designer shops, boutiques, and art galleries. Stop off for a light lunch at one of Gustavia's chic cafes

along the quay before heading back to your yacht.

For a more adventurous day ashore, why not hike uphill to Fort Gustave, which can be found at the mouth of the harbour. Built in the 18th century, it is one of the strongholds built to protect the island from invasion. You will be able to enjoy panoramic views from the top of this hike, looking over the harbour and out to the Caribbean Sea; the view alone will be worth every step. Another option for a hike is to Fort Karl, where you will find amazing views of the town and beyond to see other islands including St Kitts and Nevis and St Maarten.

No holiday in St Barts is complete without a relaxing day on a white sand beach. Anse de Grande Saline Beach is no doubt the most beautiful beach on the island. Saline beach is also a great place to explore the crystal-clear waters with a snorkel to spot some of the local marine life.

St Barts is also home to the famous beach club, Nikki Beach, found on Baie de St Jean. This is the place to see and be seen, where you can kick back with a cocktail and enjoy the sunset.

Swap snow for sun, sea, and sundowners this festive season.

Get in touch with yacht charter specialists, West Nautical, today by visiting our website www.westnautical.com or email info@westnautical.com



WEST NAUTICAL

IG/FB: @westnautical





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EMERGING HOUSE BUILDER ANNOUNCES SPECIFICATION FOR LUXURY NORTHUMBERLAND HOMES

Magna Homes has announced the luxury interior fixture and fitting specification plans for its Mulberry Lane development of four family homes in the popular Northumberland village of Longframlington.

Property development experts Tony Dulay and Harvey Hayer are heading the new business following many of

successful projects. Directors of the firm, the pair are now actively planning for the new year and have already acquired two

new sites, with a further two in the planning process.
Harvey Hayer, director of Magna



Homes said: “Our Mulberry Lane development is an exclusive collection of family homes, so it was important for us to create an interior specification which was in keeping with the high-quality build of these properties.

“A great deal of thought and planning has gone into the specification, choosing high quality brands such as Porcelanosa and Stolz Kitchens. We’ve paid a lot of attention to detail including the use of silestone worktops, LED display lighting timber staircases and the finest quality tiling to create a luxury living space for the new homeowners to enjoy.

“We’re also looking forward to working on a number of further developments, including 30 executive four and five bedroom homes in the first quarter of 2022 and have earmarked a further 70 for the final quarter of 2022.”

Magna Homes’ Mulberry Lane development will include high specification interiors including luxury fixtures and fittings from market leaders. High quality materials will be used throughout each property - from construction and electrics, to kitchens supplied by STOLZ, to bathrooms and en-suites provided by Porcelanosa.

Externally each home will be decorated with paving leading to a front parking area and pathway. There will also be a paved patio area and pathways to entrances around the building, and fenced boundaries to separate each plot. Each home will include turfed front and rear lawns and landscaped hedges and trees creating a beautiful garden for each property.

The buildings themselves will be erected with traditional stone-built construction and will be finished with cream windows and modern bi-fold doors offering access to the surrounding landscaped garden spaces. Each property will be fitted with premium insulation and air tightness to encourage warmth and energy efficiency. Fitted, thermally insulated modern doors with porch coverings will also be incorporated into each property’s design. All homes at Mulberry Lane will be registered with warranty provider LABC.

All kitchen fittings will be supplied by Stolz Kitchens, a company at the forefront of innovation, encapsulating quality, design, and flexibility to suit the changing needs of the development. The specification of the kitchen itself will

include modern fitted units with matt handles, silestone worktops, AEG appliances and LED display lighting. As well as a 60cm ceramic hob, the kitchen comes with a selection of integrated whitegoods including dishwasher, fridge freezer and microwave, ensuring the owners of this kitchen are prepared for any dinner party or celebration.

Each property will be expertly finished with its bathroom furnishings. The bathroom and en-suites will be created with modern Porcelanosa branded bespoke pieces, which each homeowner will be able to view at the Porcelanosa showroom, located in Newcastle upon Tyne. The Mulberry Lane bathrooms will be fitted with modern wall-hung WC’s and vanity style wash basins, and bespoke units below installed in all bathrooms. A walk-in shower with bar shower and rain shower head will also be included, as well as modern chrome edge shower screens. A selection of nine coloured ceramic tiles will decorate the floors and ceilings of each bathroom, which customers can see samples in the Porcelanosa showroom also.

Each home will be equipped with the finest quality tiling in all kitchens and bathrooms; there will also be scope to upgrade the flooring upon the purchaser’s request. The development’s specification also details that there will be downlighters in all internal rooms, a television point to living room and data point, mains connected smoke and heat detectors, as well as fully fitted external lighting to the front and rear of each property.

Internally each property will be expertly finished with white emulsion to the walls and ceilings of each room. Modern architraves and skirtings will be fitted to match the walls and will complete each room to the highest standard. A timber staircase will be added to each property with modern, full height balustrades to complete to hall space.

Magna Homes is working with Bradley Hall Chartered Surveyors and Estate Agents on bringing the homes to market which will be complete by Spring 2022. For more information, please call Bradley Hall’s Morpeth office on 01670 518 518 or email morpeth@bradleyhall.co.uk



Commercial and residential services firm expands due to substantial business growth.

Belvedere Commercial and Residential services is celebrating substantial business growth with the expansion of their team to 26 to accommodate their recent client wins.

The firm was established in 2020 by Katie Owens, as an independent cleaning company covering commercial, industrial, and domestic cleaning with some of the region's leading businesses as clients.

Katie said: "Since launching the business last year we have had substantial interest and consistent demand for our services across a range of sectors, and this doesn't appear to be slowing down.

"In the last few months, we have signed some major contracts with additions to the existing Malhotra Group Portfolio, and also the honour of delivering the build-clean on the impressive new £10 million care development in Ryhope (Bede House), which is the latest in 'a long line of prestigious care facilities' created by the group.

"We have also had the honour of supporting Paul Pringle and his team at PCN LTD on several prestigious projects at Aspers Casino and the Hustle, both in Newcastle city centre as well as the Panda Garden in Sunderland.

"We are also now providing daily cleaning services at MJ Gleeson PLC, and an additional contract with Bradley Hall Chartered Surveyors and Estate Agents for the provisions of a cleaning service for the Temple Buildings on Bath Lane in Newcastle and their offices in Durham. Our services as a daily cleaning provider also extend to both Fat Hippo restaurants, situated in Newcastle and Jesmond.

"The growth of the business has enabled our team to expand to 26 and I am incredibly proud of what we have achieved in such a short period of time. Each individual team member we hire is

dedicated and professional, delivering a high-quality service which our clients have been thrilled with. We have found that most companies currently have a cleaning contract in place but are not satisfied with the standard of service that is currently being delivered. At Belvedere, my team prides themselves on delivering excellence and a far superior service to anything currently available on the market.

"Our repertoire also extends to bespoke residential cleaning services and we have a selection of several high-profile clients in residential areas such as Darras Hall, Morpeth, Gosforth, Jesmond and Durham to name a few.

"My entire team are CRB checked and fully qualified in infection control and COVID 19 prevention. Our staff are able to deliver a top-quality job of the highest standards and specification, along with all the risk assessments, method statements and associated insurance policies to be HS&E compliant."

Since launching Belvedere, the firm has welcomed clients from a diverse range of industries that include a plethora of influential names such as Metnor Construction, BoConcept York, Burnard Accountants, Harrison Construction, Cussins Homes, Fat Hippo Restaurants, Waterworks Bathrooms, Callerton Kitchens & Interiors, Malhotra Group, N1 Golf & Maldec Property, Aston Martin Silverlink, Fentimans, AMB Packaging, G K C Interiors, Tolent Construction, Your Move LTD, Buxton Group, Celerity LTD, SIE Industrial Services, Protec Ltd & Bradley Hall Chartered Surveyors and Estate Agents and many, many more.



Katie Owens - Managing Director at Belvedere Commercial and Residential Services.

Belvedere's services include bespoke cleaning, after build initial clean, deep clean and sparkle prior to the keys being handed over to the client, new owners or tenants. Along with ongoing routine maintenance cleaning of communal areas, industrial compounds, factories, offices and more.

Please do not hesitate to call Katie on 07947453398 if you would like to discuss your requirements in more detail. Belvedere are here to provide you and your company with the best service and cleaning solutions to meet your operational requirements.



Emily Walker, director at Hindle Campbell Law and head of the corporate, commercial and property team.

Hindle Campbell Law is delighted to announce the appointment of Corporate and Commercial Property specialist, Emily Walker, as a director.

Emily trained and started her legal career at a prominent North East firm before joining Hindle Campbell in September 2017.

Since then, she has been instrumental in the growth of the Corporate, Commercial and Residential Property departments. She was promoted to Associate Solicitor in 2019 and became Head of Corporate, Commercial and Property in January 2021.

Throughout Emily's time so far at Hindle Campbell, the firm has become accredited to the Law Society Conveyancing Quality Scheme and Emily has attracted and retained a large number of experienced business clients in connection with share sales, mergers and acquisitions and management buy-outs. In addition, Emily and her department are

regularly involved in complex commercial property transactions above £2m and she has a deserved reputation for her ability, her attention to detail and client care.

Commenting on her promotion, Clive Hindle, who founded the firm in 1978 and remains a key figure in the industry said, "Emily began working with me in Corporate and Commercial Property work in September 2017 and I saw her potential immediately. Since then, she has developed exponentially and has more than earned her promotion. This is not simply my opinion: the number of accolades she receives directly from clients speak for themselves."

The appointment follows a period of sustained growth for Hindle Campbell, a leading local law firm in many areas based in North Shields. Following Emily's promotion there has also been further recruitment into the Property department.

All the directors and staff at Hindle Campbell congratulate Emily on her appointment and wish her well in her new role in the firm.

**Hindle
Campbell**
law



Mayor Houchen with the LNER Azuma.

TEES VALLEY MAYOR WELCOMES LNER'S NEW MIDDLESBROUGH TO LONDON SERVICE

Tees Valley Mayor Ben Houchen has welcomed the news that LNER have commenced its first direct train from Middlesbrough to London, the station's first service in more than 30-years.

The inaugural direct weekday connection, originally announced by Mayor Houchen earlier this year, saw one of LNER's new Azuma trains leave Middlesbrough at 07:08 for a London King's Cross arrival time of 10:22. A return service from London's Kings Cross will also operate at 15:25.

The train arrived following the first phase of a £34million station overhaul, supported by £22.5million from the Tees Valley Mayor and Combined Authority, which saw a 75-metre extension to platform 2 completed in June.

Work is now being carried out to make the station even better for travellers, including opening up the dilapidated undercroft to provide a new entrance. A further phase will see a new platform 3 built to the north of platform 2 to increase train capacity within the station, with completion expected by summer 2023.

Mayor Houchen said: "The first Azuma train has now rolled into Middlesbrough station, giving the town a vital link to London so people from across Teesside Darlington and Hartlepool have even more options when travelling to the capital.

"I pledged we'd see them by the end of the year and, after months of critical work and an investment of £22.5million to upgrade the station, the service is finally here. This connection will become increasingly important as we drive forward Teesworks and the Teesside Freeport and capitalise on all of the opportunities these provide. It will make it easier for our businesses to seek out new partnerships and grow, as well as boosting the potential for inward investment in our region.

"Work is still going on to make Middlesbrough station even better, and



The LNER Azuma leaving Middlesbrough Station

we're making improvements at stations right across our region to give local people the fast, reliable and smooth transport network they deserve."

David Horne, Managing Director at LNER, said: "We're proud to be introducing our revolutionary Azuma services between Middlesbrough and London King's Cross. Their arrival will transform travel for customers and generate further economic opportunities for the area, with our direct services making business, leisure and international travel simpler, smarter and greener.

"Our Azuma trains offer customers greater comfort and space, keeping people connected with free onboard Wi-Fi and sockets at every seat. Our superb at-seat catering offers in both Standard and First further enhance our customer experience."

The LNER Azuma launch event.



PROPERTY FIRM SET TO CREATE A DOZEN NEW JOBS IN NORTH WEST

A leading Northern property firm is gearing up for further expansion to meet demand for its services in the North West - creating a dozen new jobs over the next year.

Award-winning chartered surveyors Bradley Hall is now undergoing a significant recruitment drive in the North West following its successful growth across Yorkshire. Bradley Hall has established a substantial branch network across the North East for over 30 years, and has appointed director David Cran to oversee its new operations across the North West and Yorkshire.

Since David's appointment in 2020, the team has grown to include; associate director Vijay Singh, surveyor support and office manager Emma Laverty, graduate surveyors Daniel Cook and Oliver Maloney and office administrator Rebecca MacLeod.

David said: "Demand for our services continues to grow across the North West.

Despite the challenging economic climate over the last 18 months, there has still been a great deal of activity within the specialisms which we operate in. Valuations are flooding in and we've been appointed to several leading bank panels which has provided a steady stream of activity for our specialist valuation team, while commercial agency activity grows and we look forward to introducing specialist building surveying services in the coming weeks.

"The North West is a hub of enterprise, innovation and activity and we look forward to growing our team to allow us to support the pioneering businesses which occupy these areas.

"Our team has gone from strength to strength and we are looking for dedicated,

passionate and driven individuals of all professional levels to join our team. Bradley Hall has a fantastic track record of developing excellent careers within its team, promoting from within and providing a multitude of training and support with qualifications. Many of its surveyors have gone from trainees to graduates, progressing to pass APC's and becoming chartered to then being promoted to senior members of staff and directors."

The expertise has seen Bradley Hall appointed onto the panel of several major institutional lenders, including; Barclays Bank Plc., Lloyds Bank Plc, Yorkshire Bank and Svenska Handelsbanken.





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Mark Catterall, chief executive, and Mark Clancey, managing director of Smart Media Group

INNOVATIVE OUTDOOR ADVERTISING FIRM STRIKES NEW PARTNERSHIP



The North's leading intelligent outdoor advertising firm has announced a partnership with the region's top property, business and lifestyle publication as part of its strategic growth plan.

Smart Outdoor, said: "We are delighted to be partnering with the region's leading property, business and lifestyle publication. We have an impressive network of cutting-edge digital screens in prominent locations, and a team of experts who are passionate about delivering outstanding results for our clients.

"Our unrivalled network of screens covers a range of locations including within popular destinations such as STACK Newcastle and Seaburn. Each have hundreds of thousands of visitors per month – from travellers using some of the busiest main roads, to customers in major shopping centres – including high-profile locations such as the Tyne Tunnel which allows us to collect important data on our audience.

"With these tools, and the strong relationships we build with our clients, we are able to offer the ability to take any marketing campaign to new heights. With an ever-growing network of screens across the North, we are delighted to have partnered with the Portfolio North in order to reach even more businesses across the region and beyond."

Mr Catterall founded Smart Outdoor in 2019 and has since launched Smart Media, Smart Vision, Smart Communications and Smart Sanitiser under the group – all connected by their use of digital to support clients to communicate more effectively.

Cassie Moyle, director of Portfolio North, which is a publication produced in partnership with award-winning Chartered Surveyors and Estate Agents Bradley Hall, said: "We are incredibly

excited to be working with Smart Outdoor, a leading firm in their industry. Not only are they a brilliant team that consistently delivers innovative marketing solutions to their clients, that result in campaigns being seen by millions of people every week, but we have already received a lot of attention and brand recognition thanks to our partnership.

"It has been proven that outdoor advertising reaches 98% of the population every week and can boost unprompted awareness by up to 200% - something that we have already received notable results from at Portfolio North.

"This relationship will support the brand awareness and presence of our publication, as well as bolster an uplift in website traffic for us – not to mention it's very rewarding to see our branding lit up on the big screens."

Ms Moyle added: "Our priority is to continue growing the presence of Portfolio North for us and our clients. We utilise a number of tools and activity to continue growing the brand and the digital screens now play a big part in our wider strategy which also includes the distribution of our print publication, social media, e-mail campaigns to an established database, SEO and more.

"Our growth is not only important to us, but also important to our advertisers, and Smart Outdoor is supporting us in creating the best marketing and advertising solutions for the businesses featured in the magazine. I am very much looking forward to continuing to work together with Mark and the team at Smart Outdoor in the future."

Smart Outdoor, specialists in out-of-the-home (OOH) advertising, has partnered with Portfolio North to get the publication's name in front 4.3 million views per week across its network of state-of-the-art screens.

The partnership will see Portfolio North ads appear across the region, with reciprocal promotion of Smart Media Group in the high-quality property and lifestyle magazine.

Mark Catterall, chief executive of the Smart Media Group, which comprises

BRADLEY HALL RAISES FIFTY THOUSAND POUNDS AT ANNUAL FESTIVE FUNDRAISER

Northern property firm, Bradley Hall Chartered Surveyors and Estate Agents has raised fifty thousand pounds for two local charities at its annual fundraiser.

Bradley Hall held its fifth festive fundraising event at Newcastle Race Course in aid of Marie Curie's Newcastle Hospice, and Durham based children's charity, Heel and Toe.

Marie Curie's Newcastle Hospice provides care and support for people living with terminal illness. Since the pandemic began, the charity's Newcastle branch is £175,000 behind its usual fundraising targets as fundraising had to be put on hold due to restrictions.

Heel and Toe, based in Pelton, Chester-le-Street, was established in 2008 due to

lack of therapy for children with physical disabilities provided by the NHS. The charity provides 12,000 hours of free therapy including physiotherapy, occupational therapy, speech and language therapy, conductive education, and special educational needs tutoring. Since the Covid 19 pandemic began the charity has lost £300,000 in event revenue.

Neil Hart, Bradley Hall's group managing director said, "Both Marie Curie and Heel and Toe are two very important charities which support local people. Each

of these organisations' services are in high demand and need continuous funds to keep going.

"We are very proud to be continuing our support of these two charities which have been struggling significantly due to the impact of Covid-19, so we need to do all we can to keep raising awareness and funds for these important services which provide essential services for our communities.

"Raising £50,000 for such deserving organisations is something we are incredibly proud of. We would also like to





thank our guests and business partners who helped us reach this target. The money was raised through a collection of raffles, and the auction of a three-night chartered yacht experience donated by global yacht specialists, West Nautical.

“We would like to thank West Nautical for their support and sponsorship of the event. Each year it gets bigger and better, and we are delighted to continue growing our fundraising total year on year.”

Douglas Long, chief executive of Heel and Toe said, “Heel and Toe receives no government funding and needs over £500,000 each year to provide these vital services, so we are very grateful for such a substantial donation. The money will make a huge impact and allow us to deliver our much needed services to children in the North East who need it the most”.

Adam Serfontein, MD of The Hanro Group and chair of the development board at Marie Curie Newcastle’s Hospice compered the event and donated enough to fund a day at the Newcastle Hospice.

Adam said: “We are incredibly grateful for all of the support that Bradley Hall has been able to offer the charity over the years, but a donation of this size is more than the charity could ever hope for.

“The money raised will go towards specialist care and support for local people living with terminal illness and

their families. The level of care offered by the nurses at Marie Curie is second to none, from offering support to family and friends, to ensuring the individual living with terminal illness is given the practical and emotional support they need, the Newcastle nurses are there every step of the way.

“Marie Curie is the UK’s leading end of life charity, but since the pandemic they need your help now more than ever. After missing out on nearly 18 months’ worth of fundraising opportunities, the charity’s Newcastle base is £175,000 behind their usual fundraising targets. The money raised at Bradley Hall’s festive fundraiser will make a massive difference”.

The Pay For A Day campaign encourages local businesses to support all aspects of the Newcastle hospice, ensuring patients, families and loved ones can access crucial care and support. From making the Marie Curie inpatient unit feel like a home from home, to the outpatient unit supporting people through different clinics and emotional support, Marie Curie are there for the people who need them.

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





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Daniel Duce, head of Building Surveying at Bradley Hall Chartered Surveyors and Estate Agents.

PROPERTY FIRM SENIOR APPOINTMENT EXPANDS BUILDING SURVEYING TEAM

An award-winning property firm has appointed an experienced chartered surveyor as head of Building Surveying to drive its strategic growth plan across the North.

Bradley Hall Chartered Surveyors and Estate Agents welcomes Daniel Duce as head of its Building Surveying team, which offers specialist services including design and construction, project management, building surveys, professional services, planned maintenance, repair, refurbishment, and restoration of proposed and existing buildings.

Daniel is a chartered building surveyor and joins the team following an established career in the industry with over 15 years of experience. As head of the department, Daniel aims to strengthen the team and grow the presence of the Building Surveying department across the North West and Yorkshire following the team's success in the North East.

With the firm's recent strategic expansion across the North West and Yorkshire there are further plans to grow

its building surveying services from the Manchester and Yorkshire offices with Daniel's leadership. Following over 30 years in the North East, Bradley Hall has grown to a team of over 50 with a branch network of nine offices, allowing the firm to meet growing demand for its services.

Daniel said: "Bradley Hall already has an established Building Surveying department in the North East, and I am very much looking forward to expanding that across the North West and Yorkshire. I am looking forward to bringing my extensive experience in educational buildings, contract administration, project management and professional services and I am excited to lead an already experienced team. Heading the team as the department grows and develops is something I am particularly enthusiastic about, and I feel very positive about my future at Bradley Hall alongside the Building Surveying department."

"I am delighted to be joining a firm that offers a wide range of building surveying services across different sectors and look forward to working with the team.

Neil Hart, group managing director of Bradley Hall said: "Daniel brings an unrivalled experience to the team, and we look forward to him driving forward this area of the business, providing our clients with specialist support.

"The growth of our team further cements us as a market leader in our field and reinforces our position as one of the largest, full service property firms in the North of England."

To speak to Daniel or other members of the Building Surveying department please email buildingsurveying@bradleyhall.co.uk or call 0191 232 8080.



CONNECTED BUILDINGS

Supporting landlords in delivering the next generation of commercial property

It goes without saying that working environments have certainly been required to vastly adapt to the changes in both employers and workers requirements in the past two years. The Covid-19 pandemic brought forward challenges which no-one could have predicted, workspaces had to quickly improve their capabilities in the wake of lock-downs, isolations and working from home. The pandemic also brought the topic of work-life balance to the forefront, with many people reconsidering needs

and priorities, which in turn has heightened a need for flexible working.

The changes in the UK's working culture and workers' needs has impacted greatly on the commercial market and especially requirements for office working of businesses of all sizes. Occupiers are certainly looking for flexibility, shorter lease terms and incentives to both protect and futureproof their businesses.

This shift has encouraged fundamental changes to infrastructure – the most important aspect of which being flexible

and reliable office and commercial Wi-Fi and broadband.

Jamie Mablesen from Fuse Media said: "Increasingly, tenants in multi-tenanted commercial spaces are expecting flexibility, and the market is moving more and more towards flexible and hybrid lease terms. They're looking for shorter lease terms, quicker speed to occupation, greater convenience - plug and play is therefore essential. This plug-and-play connectivity service contains a range of individual products: data,



telephony and communal Wi-Fi. It's designed with flexibility in mind - it's adaptable to any size of occupier and can be set up in no time at all.

"We provide expert advice and technology solutions to commercial property agents and landlords, both providing them with innovative ways to create a better workspace and provide answers to a lot of potential tenants' questions. We are a trusted consultant on hand to answer these questions for our clients.

"We consult with agents when marketing the property, advising on the available products and providing a timescale for installation. When they need to upgrade, perhaps due to a big occupier or an occupier which requires a higher data usage, we'll be there to assess their requirements.

"Our service has been proven to ensure that offices are much more lettable in an increasingly competitive market."

The Fuse Media Connected Buildings solution is designed to make properties more appealing by addressing the concerns and digital requirements of the modern tenant. Integrating smart

technology including guest Wi-Fi with live advertising features within the buildings fabric allows the firm to address even the most complex digital requirements. The team provides high-speed connectivity within 24 hours, to allow tenants to simply move in, turn on and be productive from day one.

In recent years the growth of the flexible workspace and serviced office market has driven a change in the expectations of tenants when looking for, and taking occupation of, new commercial office space. In order to stand out from the crowd and meet the needs of the modern tenant, landlords and building owners are investing in areas which would typically be the responsibility of the tenant, such as data connectivity.

By implementing the Fuse Media Connected Buildings solution within any multi-tenanted office space the landlord can create a common data and communications infrastructure which can service multiple businesses and occupiers within the building. The innovative solutions are highly flexible, allowing tenants to increase or reduce their data requirements with immediate effect which benefits both the landlord and tenant.

Simon Dronfield from Fuse Media continued: "Once the property is



occupied, we'll monitor and manage the building, troubleshooting any faults and either fixing it ourselves, or escalating it to the responsible party.

"All our services are fully managed, supported, backed up by robust service level agreements (SLA's) and with business-class service levels and 24/7 support.

"To summarise, we help with every stage of the process – we assist the agents during the letting process, we increase the 'letability' of the properties, and we help maintain tenant satisfaction by keeping the data flowing."



fuse

For more information, please visit www.fusemediagroup.co.uk
<https://www.linkedin.com/company/fuse-grp>



THE CHANGING GEOGRAPHY OF OUR CITY CENTRES

By Neil Hart, Group Managing Director
Bradley Hall Chartered Surveyors and Estate Agents

For almost two years we've been put through our paces by a global pandemic and subsequent restrictions, but we're now learning to live with the mixed messages from government at short notice. Despite this, plans to change the built environment in our city centres are being announced constantly. Some of our local authorities are recognising the range of opportunities to develop our city centres and vastly improve our economies by creating the vibrant business, hospitality and retail hubs that people need and want.

With redevelopment certainly being ramped up, showcased by the significant improvements being made as major plans come to fruition in places like Sunderland - the changing geography of our city centres has been an imposing topic for many.

A weighty consideration in the changes to our surroundings includes the fact that the travel infrastructure of North East's central business, retail and hospitality hubs requires vast improvement to suit the modern needs of those visiting, living and working in our cities.

The North East Transport Plan, which maps out a region-wide strategy due to be completed in 2035, showcases the promises being made by the North East Combined Authority and The North of Tyne Combined Authority to move to a 'green, healthy, dynamic and thriving North East' – but does the document cover elements which will help support a better economy? Arguably not.

The published consultation draft summary document largely concentrates on public transport, with only one of the seven work programmes concentrating on private transport and road infrastructure. Many local business leaders have gone on record to voice their concerns about these plans - or a lack thereof of thought

and consideration on how this will support our local retailers and businesses.

The North's mix of urban and rural communities presents a range of transport challenges in that it is not possible for public transport to reach all and many areas of the region. Many new homes are being built in remoter areas, utilising unused space and ensuring that the well-known property crisis and lack of homes is being addressed. The report states that there are 109,555 new homes being built by 2036, which need to be supported by 'good public and sustainable transport connections'. With these homes will undoubtedly come more vehicles. Our culture of ambition is a huge driver in this. Similar to the achievement of owning your own home, many want the achievement of owning their own car and the freedom which comes with it. Not the ambition to get the bus or in many cases three buses to work every day. It could take generations to unravel this fundamental and instinctive belief system.

Public transport was designed for a slower pace of life. For those who were based in the same location all day, or to travel to their local shops for a bag of shopping it suits just fine. I am sure that many of us would appreciate being able to get the bus to work, stay there all day and get the bus home – but that isn't the way

the world works anymore for most. Our public transport options certainly need improvement, with an aging metro system which has the potential to become a more used travel option for many. But in our current busy lifestyles, where parents need the car on hand for multiple school runs, or for busy workers and business people who need to rush to and from appointments – it's simply not an option.

But what does this all mean for our 19,000 local professional service businesses – many of which have team members who need to easily travel to and from meetings and appointments, or for the shopper who needs to buy bulky and heavier goods from their local department store? It is well known that throughout the Covid pandemic Amazon thrived, and now many are conditioned to the ease of ordering a variety of goods online. So what do those who can now do to attract people back into our city centres – certainly not make parking more difficult.

In our case, as a property company which includes a number of services including property management – what do we do in an emergency to reach a property which isn't close to a metro line or bus stop? What do our valuation team do when a client needs them to complete seven appointments in a day? What do the growing number of working parents

do who need to rush to multiple school drop offs to work, back to school again?

The report outlines that ‘Cars are our region’s most used form of transport and car ownership in the North East is increasing, leading to more traffic congestion and vehicle emissions.’ In the report, there isn’t any particular detail on electronic vehicles and how our transport infrastructure could accommodate having more vehicles in our city centres. We have recently purchased three electric vehicles as part of our fleet and have found that since then that electric vehicle charging in Newcastle city centre is practically non-existent with only three charging points in the centre. That, coupled with the average six-month wait to have home chargers fitted means that the big push to convert to EV isn’t being supported.

Parking in our region’s capital, Newcastle city centre, has also been a sore subject for our local business community and shoppers alike. It was recently announced that the “Alive After Five initiative, which gives motorists charge-free access to seven popular city centre car parks after 5pm and has been credited with boosting the Tyneside economy by hundreds of millions of pounds, is expected to be dropped at most of its current locations as council bosses try to put an end to “perverse incentives” for unnecessary car travel.” – as reported by The Journal. It was also reported that the council is set to spend £50m on pedestrianising Grey Street and Blackett Street.

It seems as though money, for example £50m pedestrianising two of the

most accessible and central parking opportunities in the city centre, is not being well-planned or well-spent. Surely, spending £50m on more EV charging points would bring down carbon emissions and offer professional services and shoppers more opportunities to make and spend more money within our city centres.

Sunderland City Council is leading the way on this, with parking options playing a key part in its redevelopment of the city centre via an eye-catching 650 space carpark. They are also working hard to attract people from the outskirts to the city centre through building new bridges and routes in for vehicles. I also hope to see Teesside follow suit to encourage professional services industries to occupy its up-and-coming business hubs.

If our local authorities don’t act accordingly and look at the big picture instead of creating isolated, idealistic and superficial plans, many businesses will exit the city centre for a location with more convenient parking options – which will then be disastrous for the industries which benefit from a thriving business hub. Hospitality and retail would undoubtedly suffer, the spends on a lunchbreak, business meetings and after work drinks would disappear obviously resulting in a damaging impact to the local economy.

The dots are simply not being joined by both our national leadership and local councils. The government wants to go Net-Zero, great – let’s produce more electric cars, amazing. Local workers; “How do we charge them whilst at work

in the city centre?” Leaders; “ermmm... we don’t know?!” Let’s cut back on parking options but improve the metro or put on more busses to try and reach Net Zero – fantastic. City centre occupiers; “How do we get to and from appointments and school runs in a productive and efficient manner so that our businesses actually are able to increase turnover and employ more people?” Leaders; “Hmmm... not sure?!”

It drives me mad that on an evening public sector lights are left on, diesel road sweepers and bin wagons are still doing the rounds – yet our private sector is expected to pick up the pieces and take one for the team. We’re expected to accept the detrimental effects being forced upon us, while central government does what they want (i.e. a wine and cheese Christmas knees up at No.10 while others spend Christmas isolated and our dying loved ones pass away in solitary confinement). If the public sector isn’t pulling their weight – they can’t expect unwavering support from the private sector.

The direct, indirect and induced consequences of the decisions being made by our local authorities and Transport North East must be thought out before there is a hugely harmful effect on our local economies. We’re skating on thin ice as it is without an inaccessible city centre. The dots must be joined to protect our future economy.

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REAL ESTATE GRADUATES SUPPORT GROWTH AT LEADING PROPERTY FIRM

Graduates from Northumbria University are supporting the continued growth of Northern property firm, Bradley Hall Chartered Surveyors and Estate Agents.

Matthew Jackson and Oliver Bartles-Smith have been appointed as Assistant Surveyors at Bradley Hall after completing a placement year with the company while studying towards the Real Estate BSc (hons) degree at Northumbria. Northumbria's BSc (Hons) Real Estate course has been accredited by the Royal Institution of Chartered Surveyors (RICS) for the purpose of graduate membership. Students gain the skills and expertise needed to buy, sell, value, manage and develop property, as a career, while gaining experience and first-hand knowledge of the industry.

Speaking about his experience, Matthew said: "Not only is the location of Northumbria based in a fantastic city, but the University offers great potential for growth, both personally and professionally. It gave me the best experience I could hope for, and offered consistent help with work placements, CV assistance and mock interviews, ensuring we were as prepared as possible for our future careers."

Oliver added: "I was able to build an accomplished skill set at Northumbria and gain experience with buying, selling, valuing, managing and developing property. It gave me a great foundation of property knowledge which I will need for my future career. I couldn't have had a better experience."

Nicholas Bramwell, a fellow Northumbria graduate who is now a Senior Surveyor with Bradley Hall, has also enjoyed recent success with a

nomination for the Royal Institution of Chartered Surveyors (RICS) Matrics Young Surveyor of the Year 2020. The prestigious annual awards recognise the highest standards of professionalism and innovation and Nick was named on the shortlist for supporting national firm, Student Cribs, to secure a £2.1m off-market deal for a new residential site after adapting ways of working during one of the national lockdowns.

Since joining the business in 2014 as an assistant surveyor, Nick has also been named Estates Gazette Dealmaker of the Year for 2018, 2019 and 2020, which is awarded by the national commercial property intelligence platform to the individual who conducted the highest volume of commercial property deals across the North East.

"Working at Bradley Hall Chartered Surveyors and Estate Agents is a very fast paced environment and my time at Northumbria prepared me for the world of work," explained Nick.

"My university experience was enhanced due to the mixture of independent study and teamwork. I chose to study at Northumbria as it offered a degree with a proven track record, that is only offered in a handful of places, in a convenient location."

Neil Hart, group managing director of Bradley Hall said: "These recent appointments further underpin our dedication to retaining local talent while futureproofing the property industry against skills shortages in the sector."

"The Real Estate programme at Northumbria University has a fantastic track record of providing highly skilled and driven candidates who have a good mix of academic knowledge and real-world experience.

"During their time with us, Matthew and Oliver have already shown great promise, with Nick excelling in his work since he joined us in 2014. Some of our best talents have grown from junior roles in the company to becoming chartered, senior leaders and directors – including myself."

The property company operates across the North East and North West, with offices in Alnwick, Durham, Gosforth, Manchester, Morpeth, Newcastle, Sunderland, Yorkshire, and Tees Valley.

Dr David McGuinness, BSc Real Estate Programme Leader at Northumbria, said: "Our Real Estate graduates are in very high demand, regionally, nationally and internationally. We are very proud of the strong links we have developed with major regional surveying firms, who year after year take on our graduates.

"Over the past couple of years, the link with Bradley Hall has been especially strong and we look forward to watching our graduates prosper and be at the forefront of exciting times for the North East, in terms of the burgeoning regional property sector."

For more information on studying Real Estate, contact Northumbria University on 0191 406 0901 or register here for Real Estate course updates.

Northumbria alumni Matthew Jackson, Oliver Bartles-Smith and Nicholas Bramwell.





Nigel Wilson, legal and chief executive of Sunderland City Council, Patrick Melia, chief executive of Sunderland City Council.

WORK STARTS ON RIVERSIDE SUNDERLAND OFFICES

PREPARATORY work is set to pave the way for two game-changing commercial buildings backed by Legal and General in Sunderland.



Early site work is underway to prepare the ground for the first of a pair of large office buildings on Riverside Sunderland. The buildings, which are part of Legal and General's £100 million commitment to Sunderland, are being led by developer Landid, with the first expected to open its doors in 2023.

Legal and General chief executive Nigel Wilson visited the site to see progress at Riverside Sunderland and to look around the newly-opened City Hall, a new civic hub that will become home to Sunderland City Council and a range of resident support services, allowing people to access help in one place. The building was developed with sustainability in mind; it features a heating system that will bring about a 57% reduction in CO2 emissions, as has been delivered to the principles of a Gold standard WELL rating, as well as a Very Good BREEAM rating.

Mr Wilson, who is originally from the North East, was able to see the planned location of the two offices – funded by the institutional investor – both of which will stand close to The Beam and City Hall, flanked by public realm and leisure facilities that will be delivered as part of Riverside Sunderland's wider transformation.

Nigel Wilson said: "Last time I visited Sunderland, prior to the pandemic, I was standing on an almost empty site at Riverside Sunderland, with only one building – The Beam – in situ.

"To return and see the magnificent City Hall close to completion, work gathering pace on a new hotel directly opposite at Keel Square, scores of positive announcements for further development projects that will regenerate the city centre and a hugely ambitious local authority in Sunderland City Council, has absolutely vindicated our confidence and belief in this place. I'm thrilled to see the progress the city is making, and with more

doors opening for the city, it's exactly the affect we hoped our backing would have.

"Riverside Sunderland is an exemplar of our regional cities investment programme and our leading role in supporting levelling up. Our pace of investment gathered real speed in 2021, reaching £30bn across the country, and spurred on by the success of projects such as Riverside Sunderland, we have major appetite to double our investment programme over the coming years."

Mr Wilson enjoyed a hardhat tour of City Hall as work concluded on the building, guided by council chief executive Patrick Melia, and construction partner Bowmer + Kirkland's site manager during his visit. He also heard more from council bosses about exciting plans for the city's digital infrastructure, with the 20-year deal struck with BAI Communications to deliver digital connectivity that will transform the lives of residents and boost businesses, as well as other developments. This includes Hillthorn Business Park – itself being backed with £60m investment from Legal and General – as well as the council's partnership with Nissan and Envision AESC, supported by Government, to create Nissan 36Zero, a new EV hub at the International Advanced Manufacturing Park (IAMP).

Patrick Melia, chief executive of Sunderland City Council, said: "There can be no mistaking the intent of this council. We are delivering on our promises to transform the city centre and indeed the wider city of Sunderland. We worked hard to make the case to Legal & General to invest in Sunderland - to show them the opportunity here and demonstrate the scale of our ambition which aligns to their own corporate priorities.

"The result has been a fruitful partnership that will deliver jobs and opportunities for residents and a thriving economy as a result. We are looking

forward to seeing the next stage of their investment realised, as the two Legal and General buildings begin to take shape on Riverside Sunderland."

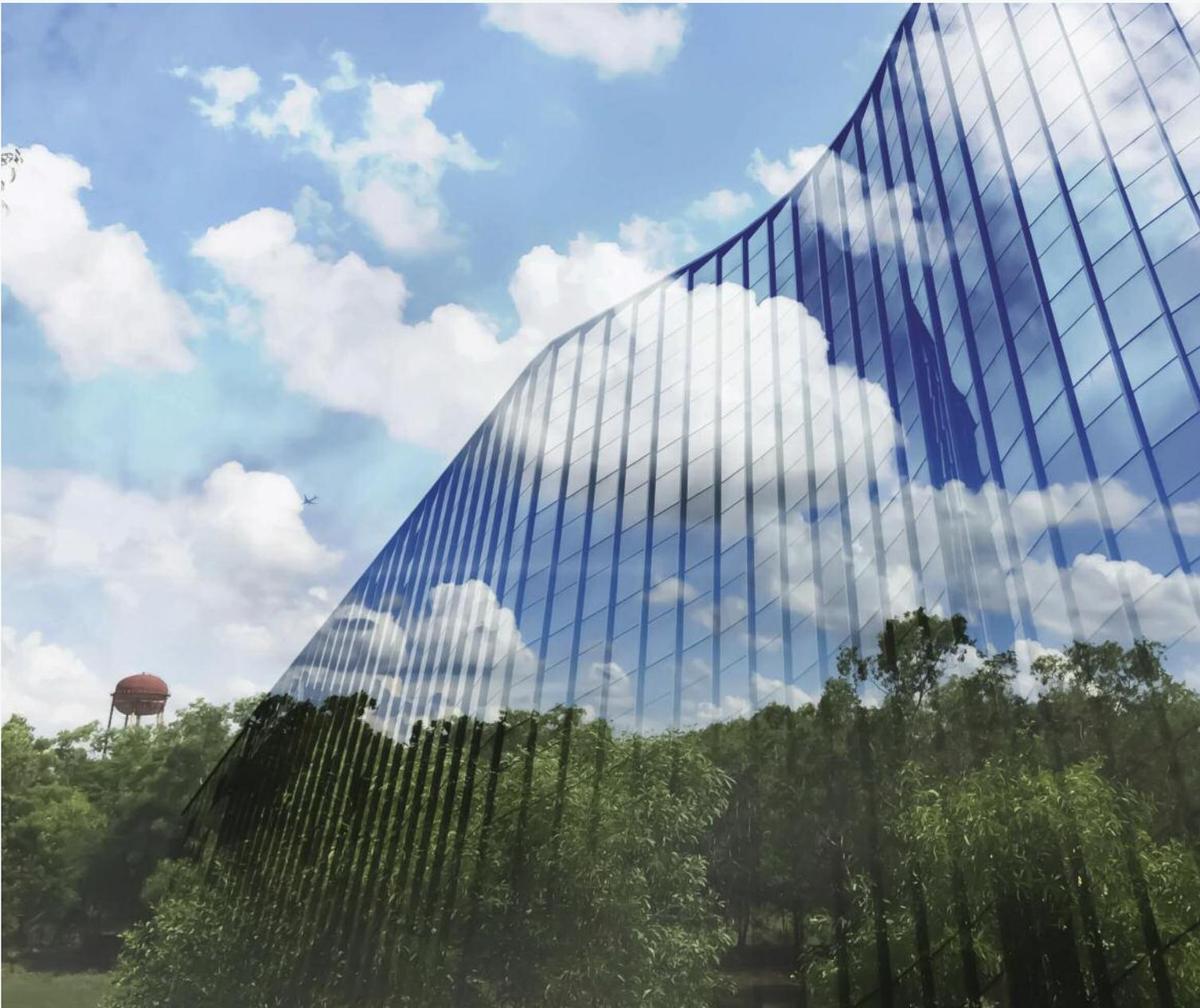
Plans for the two buildings were shared in 2021, and the final design phases are underway, with work set to begin in earnest in the new year. Like City Hall, the buildings will have a heavy focus on sustainability, powered entirely by electric, meaning there will be no gas on site and no carbon created on site, as well as achieving EPC A rating and the same WELL and BREEAM standards as the neighbouring civic hub.

James Silver, managing director of Landid, said: "You only need to look at the scale of change underway in the city centre to see how ambitious Sunderland is, and we are really pleased to be playing a part in developing office space that will attract exciting businesses into the heart of Sunderland, creating jobs and prosperity and boosting footfall in the city centre.

"It's exciting to see preparatory work getting started and hoardings being erected in anticipation of significant work on site soon. As these buildings take shape, they will once again change Sunderland's skyline and we're looking forward to seeing progress on office spaces that we know will augment Riverside Sunderland and establish it as a new central business district from which many thousands of people will work."

The new buildings are part of a masterplan for Riverside Sunderland that includes residential, commercial and leisure developments that, taken together, aim to double the residential population in the city centre and increase employment by 50 per cent.

To stay up to date with Riverside Sunderland developments, visit www.riversidesunderland.com or follow @RiversideSund on social media.



CLIMATE CHANGE AND SUSTAINABILITY - IS THE PROPERTY INDUSTRY PREPARED FOR NET ZERO?

By David Cran, Director at Bradley Hall Chartered Surveyors and Estate Agents

1. How is climate change affecting how you are valuing property in certain areas?

We are beginning to see some investors seeking out properties with higher EPC ratings, and where relevant higher BREEAM ratings, however it is not yet clear if capital values are consistently higher for more efficient buildings. As

landlords and occupiers continue to seek such space and demand recedes on secondary, lower rated stock this will drive higher capital values on properties which are more energy efficient.

Many organisations are also including energy efficiency as part of their Corporate Social Responsibility, likely in response to the Government's Net Zero policy push. A third of the UK's biggest

companies have announced their commitment to Net Zero, including UK FTSE100 Vodafone which has pledged to reduce its own carbon emissions to zero by 2030, before eliminating its full value chain emissions, reaching net-zero by 2040. Sainsbury's has also committed £1 billion over the next 20 years to become net zero by 2040.



2. What sustainability factors do you have on your checklist when valuing a property?

We look at influencing factors including; ground heat source pumps, solar panels, insulation, grey water recycling systems, bike stores, recycling facility, double and triple glazing, electric charging points.

We also look at the construction of the property to establish if it is sustainable and energy efficient. Different approaches have been developed over recent years, including a range of Modern Methods of Construction which are created via a process which focuses on off-site construction techniques, such as mass production and factory assembly, as alternatives to traditional building. The process has been described as a solution to produce more, better quality homes in less time, cutting down the need for travel and the subsequent impact on the environment.

Other MMC options include Modular Construction or Passive House as a voluntary standard for energy efficiency in a building, which reduces the building's ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling.

3. How do sustainability considerations (such as resistance to climate change, resources used, allowing for liabilities under energy efficiency/ESG legislation, and nature and biodiversity) affect the value of real estate?

The value associated with implementing sustainability considerations in the short-term remains unclear. The built environment is accountable for 40% of global energy consumption and 33% of greenhouse gas emissions, which indicates that there will certainly be measures introduced to address and reduce this. Our experience of working with more secondary space, given the lack of Grade A office supply in our towns and cities, has shown us that there is little distinguishable difference in value between those with sustainability considerations and those without. The only apparent factor, which isn't anything particularly new, is that a purchaser of a building with an EPC rating below E would need to invest a considerable amount of capital expenditure to improve its efficiency in order to meet the legal energy efficiency requirements to let a property.

This is set to change from E to D, which means that landlords will be required to review the efficiency of their properties in order to remain within their legal requirements. The incremental steps forward would certainly create a more green, energy efficient and sustainable future for the built environment as, given the announcements in the Energy White Paper, it seems likely that the government will introduce regulations to implement a target of an EPC B by 2030 and interim milestones.

4. What would you say are the key green drivers of value?

Whilst we are not seeing a consistent improvement in values where green investment has taken place, we are seeing some low-cost measures being carried out by landlords that provide a better return on initial investment which include replacement of lighting with LED, various renewable heat sources such as; insulation of air source heat pumps and where appropriate solar panels ground source heat pumps, biomass boilers.

5. How much importance are borrowers and lenders placing sustainability on property that you are valuing?

Little importance is applied by both lenders and borrowers, with the short to medium term priorities being placed on capital returns.

Where property is being purchased to refurbished or redeveloped, the focus is often on cost as a posed to energy efficiency - meaning second hand buildings are not seeing a substantial improvement in green credentials. At the moment, creating a highly sustainable and energy efficient building is costly and challenging in the current environment. I suspect, however, that this will change alongside the potential of the EPC B and Net Zero targets.

6. Do you believe the property industry is doing enough to tackle climate change?

Energy efficient building techniques are cost prohibitive for smaller developers, reducing the potential for the properties in the low to mid-market with purchase at the higher end of the market rarely requesting specific energy efficient additions. Outside of the super-prime market the interest and necessity isn't there yet.

TESLA TRANSFORMATION

By Adam Gray, Motoring Editor for Portfolio North

As the world leader in electric car technology, Tesla manufactures some of the most technologically advanced vehicles in the world, but although these outstanding cars already offer impressive performance, it doesn't mean they can't be improved.



The market for modifying Teslas is growing in parallel with the manufacturer's sales, but until now most changes have been limited to consumers in other markets.

Performance 28 is changing that, offering UK customers the opportunity to significantly improve the performance and appearance of their Tesla Model 3 with a range of body styling packages and interior customisation options.

From its workshop near Durham, the Performance 28 team supply and fit premium styling options from world-renowned brands such as STARTECH, Vorsteiner, and Novitec, each of whom has added a dose of visual aggression to the sleek but slightly indistinctive styling of the Tesla Model 3.

Part of the famed BRABUS Group,

STARTECH offers bodykit and wheel options for Bentley, Jaguar, Land Rover, Range Rover and Tesla, with its professionally engineered components manufactured to the highest quality standards.

Vorsteiner is a company that was conceived through the imagination of creating the highest quality parts for the most discerning vehicles and clientele. Every product is rigorously tested and must pass their highly detailed quality control before leaving the factory, and only after rigorous testing can a part be deemed worthy of the Vorsteiner name.

When it comes to high-end tuners, Novitec is one of the most well-known in the world, thanks to their work with manufacturers such as Ferrari, Lamborghini, Maserati, McLaren, Rolls

Royce and Tesla.

In addition to supply and fitting a selection of body styling packages, Performance 28 offers customers the opportunity to transform the interior of their Tesla with a quality fitted genuine carbon fibre interior package, consisting of gloss carbon fibre door cards, steering wheel inserts and full dash.

Performance 28 have always been about taking a different path, so it shouldn't come as a surprise that the automotive specialists are fast making a name for themselves modifying these high-end electric vehicles.

Keen to show off their handy work, Performance 28 has its own fleet of Tesla Model 3 'Performance' vehicles, each individually modified to showcase the multitude of customisation options



available.

The first vehicle added to the demonstrator fleet features a full STARTECH conversion consisting of colour-coded front bumper and rear bumpers, side skirts and three-piece rear spoiler; KW Suspension coilovers, Eibach sway bars, Brixton Forged PF5 alloy wheels in Olympic bronze, in addition to interior matt carbon fibre dash and door cards.

The second vehicle features a full carbon fibre Vorsteiner Volta Aero bodykit comprising rear diffuser, rear spoiler, side skirts and front splitter. Other modifications to the vehicle include: STARTECH carbon wing mirrors, Eibach Pro-Kit suspension and sway bars, Brixton Forged PF10 alloy wheels in Oxford gold, and interior gloss carbon

fibre dash and door cards.

The third vehicle has been outfitted with a Novitec bodykit comprising carbon fibre side sills, mini diffuser, front splitter and boot spoiler. It has been lowered on Eibach Pro-Kit springs and sits on a set of Forgiato Aero Wheels. The modifications don't end there, though – there is a gloss fibre interior pack featured on the inside, too.

Tony Thomson, managing director of Performance 28, said: "There are those who like the discreet design of the standard car and then there are others who would prefer their Model 3 to look more unique.

"Modifying a Tesla might not be to everyone's taste, but we're certainly seeing plenty of interest from people wanting to transform the looks of their vehicle so the appearance can match the outrageous performance.

As well as being Tesla modification experts, Performance 28 supplies sports, performance and luxury cars, which can be viewed on the company's website www.performance28.com

If you are interested in any of the kits shown or building your own modified Tesla, get in touch with Performance 28 team by calling 0191 389 7103 or emailing info@performance28.com

PERFORMANCE 28



Javaad Khalil, founder and managing director of Consult North.

NORTH EAST SURVEYOR AND ENTREPRENEUR GAINS NATIONAL AWARD

Founder and managing director at specialist construction consultancy Consult North, Javaad Khalil, has been named as Young Surveyor of the year in the Quantity Surveying and Construction category at the RICS Matrics Awards.

The win follows Javaad also being recently named as Emerging Property Person of the year at the Insider Media North East Awards, adding to a string of significant professional achievements since launching the firm in 2020.

The ceremony, held at Hilton London Hyde Park, recognised the inspirational and diverse young surveying professionals in the UK, with all finalists and winners showcasing the highest standards of professionalism and innovation within the built environment.

Javaad has been described by judges for the awards in an official statement which said: "At 26, Javaad set up a RICS Accredited consultancy; a move that was seen as ambitious whilst the industry was still coming to terms with the pandemic. Javaad has demonstrated how he can successfully develop a business as well as provide a technical service whilst managing construction developments on behalf of numerous clients.

"Giving back to the profession is such an important part of self-development, this candidate has gone above and beyond."

Justin Sullivan, chair of the Construction Industry Council, who judged the award, said: "Javaad's nomination really stood out to us as he has achieved an impressive amount of success in his career to date, including undertaking senior roles with significant responsibility, setting up his own firm and becoming a highly inspirational young professional for the next generation of surveyors.

"His clients had fantastic feedback, and it is clear that Javaad flies the flag for minorities working in construction and regularly mentors other young aspiring construction professionals. Javaad is an established professional who is well

respected by his peers and clients - he certainly has an incredibly bright and prosperous future ahead and we're looking forward to seeing what else he can achieve."

Following his award-win, Javaad said: "Being named as the RICS Young Surveyor of the Year for Quantity Surveying and Construction is definitely a highlight of my career. Consult North has gone from strength to strength since we launched in 2020 and being acknowledged by the RICS for the hard work which has gone into developing the business and the projects we have completed has been very rewarding."

Javaad has quickly climbed the career ladder following graduation and qualifying for his RICS membership at the age of 24.

At 27, Javaad launched his own RICS Accredited consultancy, Consult North, showcasing his ability to successfully develop a business as well as provide a technical service.

Javaad has successfully assisted a well-known local business in its ambitious expansion agenda with the efficient acquisition or investment of a number of sites as a result of his efficient and responsive Quantity Surveying services. A spokesperson for one particular client said: "Javaad has played a major role in supporting us in delivering our new site acquisitions and investments. We look forward to continuing our journey with Javaad in the future with many more fantastic and successful projects."

As well as being the Managing Director of his own RICS accredited firm, Javaad's dedication to futureproofing the industry and in supporting the next generation of talent was also recognised within his awards submission. Javaad is regularly invited back to Northumbria University to deliver guest lectures to

property and construction degree students, as well as APC Councillor duties undertaking Quantity Surveying Degree Apprenticeship course. This, alongside his members to the RICS Matrics Committee, allows Javaad to offer career advice and APC support to those looking to take their chartered interview, from young people to those changing careers.

His clients went on record for his submission to state that: "Javaad has always taken great interest and made us feel that our projects are extremely important to him. Understanding our portfolio has helped to develop a strong relationship of trust in the advice and information which he provides to us." Another client said: "We are hugely impressed with the positive attitude and professionalism that he has brought to our projects. His pro-active and commercially minded approach is a breath of fresh air and we are looking forward to working with Consult North for many years to come."



CONSULTNORTH

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STAYING SAFE ONLINE WITH THE SOCIAL CO.

As the world continues to rely more heavily on modern technology and social media, the need to stay safe online has become of paramount importance due to a number of reasons including cyberbullying, invasion of privacy, identity theft, as well as other issues like offensive or indecent content.

encounters, the most likely to be cited was, “being contacted by a stranger online who wanted to be their friend” (30 per cent). With multiple sources showcasing the need for cyber safety, it is important for both families and schools to take responsibility to educate the next generation.

With the aim to tackle this issue and protect as many people as possible, leading North East social media agency, The Social Co. has launched a specialist training academy to provide safety training, as well as expert digital advice to businesses across the UK. Headed by Zoe Pouton as Director of Training, they have also partnered with schools, colleges and universities to educate students on social media safety. The team has developed three variations of training to suit the needs of a range of learners, including Beginner, Intermediate and Bespoke.

Social media is now part of the day to day lives of many, meaning that the risks need to be highlighted and explained from an early age as 57 per cent of children between five and seven have their own tablet and 14 per cent have their own smartphone. Having access to social media also allows children to gain admission to a whole host of risks that accompany it including problems with mental health, cyberbullying, sexual abuse, fraud as well as many others.

The Social Co. Academy has put together the best tips to stay safe online when using social media.

1. ‘Once posted, always posted’. Protect your reputation online and on social media through the understanding that once you post it online, it is very hard to get rid of. Don’t share anything you wouldn’t want your Grandma or Boss to see, as it is hard to get rid of once it has been posted to the web.
2. Know what action to take and keep your security software up to date: If someone is harassing or threatening you, remove them from your friends list, block them and report them to the site administrator. Ensuring that you have the latest security software, web browser and operating system is the best defence against viruses, malware, and other online threats.
3. Understand that privacy and security settings exist for a reason. Learn about and use these settings on social media to protect yourself and others. These settings are there to help control who sees the content you are sharing

Not only does this highlight the risks of using online platforms without the correct safety knowledge, but it also illustrates how necessary an online education is in today’s society.

According to a study done by the National Society for the Prevention of Cruelty to Children (NSPCC), in 2019, more than 15 per cent of children and young people between the ages of 11-18 have received requests to send images of a sexual nature online. Registered charity Barnardo’s did a study in 2019 where 78 per cent of their practitioners reported that children between the ages of 11 – 15 had accessed unsuitable or harmful content through social media. Statistics from Ofcom in 2020 displayed that more than half of 12–15-year-olds said they had experienced some form of negative interaction online. Among these



Zoe Pouton, director of training at The Social Co Academy.

online. They are there to help you control who sees what you post and manage your online experience in a positive way.

4. Keep personal information personal. Be aware of how much data you are sharing. The more you post personal information, the easier it may be for a hacker or someone else to use that information to steal your identity, access your data, or commit other crimes such as stalking. According to Ray Walsh, digital privacy expert at ProPrivacy, “anybody tagged in one of those ‘just for fun’ questionnaires via social media sites like Facebook is reminded that filling in those forms is a truly awful idea”. He continued: “Filling in online questionnaires that are specifically designed to extract valuable personal information from users, is a sure-fire way to end up being hacked”.
5. Keep your passwords strong. Creating a strong password will prevent hackers from gaining access to one’s account and using it to post spam or malicious attacks. When creating a password, it is important to choose one that consists of no less than eight characters. The characters should consist of both letters and numbers and should be changed approximately every three months.

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For more information please visit thesocialco.academy
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PLANNING PERMISSION GRANTED FOR NINE NEW HOMES IN COUNTY DURHAM

BH Planning and Design, sister company to the award-winning chartered surveyors and estate agents Bradley Hall, has supported Forric Developments in gaining planning permission for nine new homes in County Durham.

The site of the nine new dwellings is located in the White-le-Head area of the village of Tantobie, which is situated near Stanley in County Durham.

The proposed properties themselves will be a range of detached and semi-detached homes set over two floors, comprising of a mix of three and four bedrooms. External amenity space will be provided to the rear of each property, whilst a definite new settlement edge for the village is set to be created and reinforced by both existing and additional trees towards the western site boundary. Each home will have access to car parking spaces and cycle storage facilities, and there will also be provision for visitor parking bays within the site itself.

This collection of homes by Forric Developments Ltd. is set to contribute to the local housing supply and will help to ensure that the right homes are made available for people in locations where they are most needed.

The scale, appearance and layout of these homes has been carefully considered to ensure that the development will compliment the character and appearance of existing developments in the surrounding area, and successfully integrate with the neighbouring streets. Elements such as materials and chimney features will reinforce the collective approach to the design which aims to seamlessly blend the grain and character of the existing village. A range of local and traditional materials will be incorporated into the construction of the new dwellings through the use of sandstone walls, sections of white render and red tiled roofs.

BH Planning and Design's director, Mark Ketley said: "This is a fantastic step forward for the area and will provide an extensive collection of new homes to further support local housing supply where it is most needed.

"These new homes will compliment

the surrounding dwellings already in existence through their design, while being able to offer residents effective parking options, a conscious ecological view through deliberate decisions to avoid wildlife disruption, and the creation of a new defensible edge for the village through sensitive landscaping proposals."

Thomas Forster, land and development director at Forric Developments said: "Using BH Planning and Design to prepare our planning statement and manage the application through the planning process, including representing us at Planning Committee, was a great decision as it meant that we ended up with the result that we wanted, a collection of homes with planning permission. This is an excellent result for Forric and our professional team which has been the culmination of twelve months of hard work".





Mark Ketley, planning director at BH Planning and Design.

PLANNING DIRECTOR APPOINTED CHAIR OF RTPI NORTH EAST

BH Planning and Design's director, Mark Ketley has been appointed as Chair of the Royal Town Planning Institute (RTPI) North East.

The RTPI is the leading membership organisation and a Chartered Institute responsible for maintaining professional standards and accrediting world class planning courses nationally and internationally.

Ketley, who is the director of BH Planning and Design, sister company to the award-winning chartered surveyors and estate agents, Bradley Hall said; "As a North East resident and someone who is enormously passionate about its people, places and culture, I am incredibly privileged to be chairing the RTPI North East.

"I started my career in planning in

2001 at North Tyneside Council as a year-out student and since then I have moved my career path throughout the region, significantly as Head of Planning at Northumberland County Council until March 2018, before then progressing to my current role as director of BH Planning and Design in April 2018.

"As Chair of the regional branch of the RTPI, I am aiming to improve RTPI North East and Local Authority engagement as well as breaking down some of the barriers we have in the planning industry between the public and private sectors. This is going to involve, amongst other things, the launch of a two-year outreach

project to Local Planning Authorities across the region.

"I am also incredibly passionate about architecture and design, and therefore my theme for the year ahead will be based around the design agenda. The National Planning Policy Framework updated earlier this year has placed a strong emphasis on beautiful buildings and beautiful places being created through the planning profession and therefore it is essential that our industry puts in place the measures necessary to raise overall standards of design. I am very much looking forward to this new chapter in my career".



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SENIOR APPOINTMENTS BY PROPERTY FIRM TO SUPPORT DEMAND IN SUNDERLAND

Leading Northern chartered surveyors and estate agents, Bradley Hall, is celebrating further business expansion with strategic appointments to bolster further growth at their Sunderland office.

Bradley Hall launched their Sunderland branch specialising in a range of property services in 2017 at 47 Frederick Street, based in the city centre. The company has appointed Helen Wall as senior surveyor, Joanne Dimmick as residential property manager, and Emma Bowater as trainee surveyor to expand the firm's full-service property consultancy services across Sunderland and the surrounding areas. Helen leads the team as a MRICS and RICS Registered Valuer with 13 years of experience as well as other extensive experience with local authority, national estate agency firms, and other private practices.

Bradley Hall has an established reputation in Sunderland thanks to a range of projects including STACK Seaburn, and several ventures with Sunderland City Council and the Hanro Group. Bradley Hall recently acted on behalf of Hanro in the acquisition of Gilbride Police Station, which is to be reimagined as a thriving business hub,

catering for a range of SMEs, and renamed The Yard.

The firm has also been involved in the marketing of the STACK Seaburn development. This has created a unique space for an enhanced lifestyle experience with a focus on community wellbeing, socialising, events, and a mix of independent street food and casual dining options along Seaburn's seafront.

Helen Wall, senior surveyor said: "I am delighted to be spearheading the Bradley Hall Sunderland office as part of the firm's strategic growth plans and commitment to the city in partnership with a range of organisations including Sunderland City Council as well as local SME's to local businesses.

"Since reopening our Frederick Street office to help meet client demand and ensure we offer the best possible service, we have already made additional appointments. I am proud to be leading an all-female team while working closely with Sunderland City Council. As a local, I

am incredibly passionate about playing a small role in the regeneration of the city – it is an incredibly exciting time of investment and development."

Neil Hart, group director of Bradley Hall Chartered Surveyors and Estate Agents said: "The launch of the Sunderland office in 2017 was a natural step for the company at the time. With the recent appointments of Helen, Joanne and Emma, the team will ensure we are able to continue to offer the high level of service we have come to be known for. Whether residential or commercial, our priority is to help people find their dream home or business space and to work hand-in-hand with local and national organisations to support the regeneration of the city."

The property company operates across the North East and North West, with offices in Alnwick, Durham, Gosforth, Manchester, Morpeth, Newcastle, Sunderland, Yorkshire, and Tees Valley.



Joanne Dimmick, Helen Wall and Emma Bowater, the leading team at Sunderland's branch of Bradley Hall Chartered Surveyors and Estate Agents.

INFLUENTIAL APPOINTMENTS AND PROMOTIONS ACROSS THE NORTH



Brewin Dolphin -
Sam Gibson,
Financial Planner

Wealth manager Brewin Dolphin has added to its team in Newcastle with the hire of financial planner, Sam Gibson.

Ms Gibson brings more than 15 years of wealth planning experience, having previously held positions at Hargreaves Lansdown and Standard Life. She is the third addition to Brewin Dolphin's Newcastle financial planning team in recent months.

Lucie Gordon, head of Brewin Dolphin's Newcastle office, said: "We are thrilled to have Sam join the team. We are excited to see how she will apply her expertise to help clients manage their finances, particularly after what has been a difficult and unprecedented time as we emerge from the pandemic."

Ms Gibson said: "I'm delighted to have joined a company with the culture, heritage and calibre of Brewin Dolphin, and can't wait to begin meeting clients."

Lauren and Nafisah will work to create engaging, optimised content for Embryo's clients, which now include the likes of alldayPA, OnBuy, and Pound Toy. Meanwhile, Jen will work with the Strategy Team to drive Embryo forward as we head into 2022.

The addition of Lauren, Nafisah, and Jen, marks a strong end of the year for the agency who recently won a 2021 UK Search Award and were crowned Digital & Creative Agency of the Year at the 2021 City of Manchester Business Awards. Embryo prides itself on offering a strategic, data-led digital marketing service, and the new team members join a group ready and willing to deliver exceptional results for clients in a variety of industries.

Managing Director Ross Green had this to say on the new hires: "We're delighted to have Lauren, Jen, and Nafisah join our team. Their experience as writers and strategists will help us build on our already exceptional level of service.

"Despite only being here for a couple of days, the guys already feel like part of the furniture and we're excited to see what they will bring to the business."

"As we head toward Christmas and 2022 we're planning big things and are looking forward to helping our clients grow their businesses further."



Onyx Health -
Lindsay Gill,
Head of Content, and
Benjamin Park,
Chief Storyteller

Healthcare marketing communication specialists Onyx Health have made two new senior appointments, following a year of record income growth and international client expansion.

The Newcastle based agency has appointed Lindsay Gill as their Head of Content and Benjamin Park as Chief Storyteller to expand and enhance their client service offering.

Prior to joining Onyx Health, Lindsay worked as Science Communication Manager for the Centre for Process Innovation and Marketing Manager for aerospace technology company CAV Systems. She has expertise in content strategy development, medical and scientific communications, brand persona development, analytics and campaign measurement.

Benjamin previously worked for Newcastle-based digital marketing agency Curtis Gabriel as Senior Account Strategist, where he oversaw their North American operations, having previously worked as the Head of Section for the US transportation division. Benjamin has expertise in social media strategy and implementation, digital content writing, storytelling and creating high quality digital campaigns.

The latest top appointments come off the back of a successful year for the agency. They have more than doubled their fee incomes, increased their headcount from 13 at the start of lockdown to 26, and won international client accounts.

Onyx Health is also celebrating its 10th anniversary this year, when founder and Managing Director Karen Winterhalter returned to her native North East to set up her own agency. The team have plans to build on this year's success to make 2022 another historic year for the agency.

St James' Square Law Firm -
Louisa Bestford,
Head of Family Services

Louisa Bestford joins St James' Square Law Firm with over ten years of experience in family law matters. She has worked for a number of leading law firms in the North East and is a highly regarded family law specialist.

Louisa advises on all aspects of family law matters including separation, complex financial matters, children, pre-nuptial and living together agreements. Louisa is also a member of Resolution, the largest membership organisation for family law professionals.

Louisa will be supported by the rest of the family services team including paralegal April Elrington.



Embryo -
Lauren Entwistle,
Nafisah Atcha,
Content Team,
Jen Forrester,
Head of Strategy

The addition of these three new team members takes Embryo's total headcount to 44, a 108% increase in staff in just over a year.

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CMYK TAKE STEPS TOWARDS SUSTAINABILITY

CMYK's North East base, headed by directors Craig Pratt and Sarah Wharrier, is encouraging its clients to go green while supporting a range of local charities.

CMYK has experienced significant growth and success and has recently expanded their network of offices to Newcastle. Their Newcastle branch will accompany

an already extensive list of offices located in Edinburgh, Glasgow, Aberdeen, Warrington, and London. When strategising on the best way to

support the region's businesses and organisations Craig and Sarah knew the only way to succeed was to approach and partner with an established company,



staff from Learning for Life, a specialist education provider for young individuals with special educational needs in our region.

Marie Matthewson, Principal of Learning for Life commented; "We are so excited to be a part of the Platinum Plantation and Haystax. This is a fantastic opportunity for our learners and staff to participate in such a memorable occasion. I am confident this will certainly be an experience to remember!"

The dedicated plantation of 70 trees to mark The Queens Platinum jubilee is set to go ahead in the 2021/2022 planting season.

The Queen's Green Canopy (QGC), a unique tree planting initiative created to mark Her Majesty's Platinum Jubilee in 2022, invites people and organisations across the United Kingdom to 'Plant a Tree for the Jubilee'.

Lorna Adamson, owner of Woodlands Park Farm and Director of Haystax Inclusive Farm Experience also added; "Everyone at Haystax is delighted to be given the opportunity to be a part of the Queens Green Canopy. CMYK have kindly agreed to sponsor our Platinum Plantation of 70 trees to celebrate the Queens Platinum Jubilee. We also have a wonderful team of helpers from Learning for Life to assist with the project."

Craig Pratt, regional sales director at CMYK said: "Despite the past year being particularly challenging for businesses, we've experience significant growth and success which has surpassed our expectation. All these positive steps that are being made has encouraged us to turn our attention towards projects like the Community Tree Planting Project, which, so far, has been a huge success".

Everyone involved at Haystax, CMYK and Learning for Life are very excited to see the site develop as building work commences and tree planting resumes.

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allowing a smooth route to market, great infrastructure, and business expertise.

CMYK is a customer-centric business which supports its clients with a national network of technical support engineers, customer service teams, and helpdesk functions. With the launch of their new office, Craig and Sarah can now ensure that all the company's North East business is managed and supported locally. The expansion would not have been possible without the assistance of legal partners and advisors, Newcastle based law firm Short Richardson & Forth whom allowed CMYK the opportunity to swiftly relocate and establish themselves in the North East. To ensure a smooth transition to CMYK, Sarah and Craig sought guidance from region law firm BHP Law. Guided by Dermot Winters and assisted by Antony Willis, Solicitor of BHP Law, the firm provided independent advice and contractual support prior to Craig and Sarah joining CMYK.

The team at CMYK have formed many local partnerships with significant businesses and they want to utilise regional expertise for services and support whenever is required. As well as establishing the North East base this year, the CMYK team have been very busy in other areas of business, gaining four UKAS accredited ISO certifications, improving operational procedures, internal procedures and forging new partnerships.

At CMYK there are six core agile technology offerings which include all aspects of Managed IT Services, hardware and associated support, Managed Print and Integrated Scanning services, Communication provisions both Telecoms (UCaaS) and Mobile; Business Connectivity, Cloud Services and Visitors' Management Solutions. Since settling in the North East, CMYK has added another string to its bow and has a new sustainable alliance which is exclusively available to all of their clients.

The firm has recently formed a partnership with Ian and Lorna Adamson, owners of Woodlands Park Farm near Consett, to launch their CMYK Community Tree Planting Project. The project is exclusively available to all CMYK clients and will support the firm's corporate social responsibility drive through this added value service. The

operation aims to give back to the local community and to help create an environmentally sustainable future for their business and their clients. New clients are automatically enrolled into the project with the aim to encourage environmental protection for future generations.

Occupying the same site at Woodlands Park Farm, which is also owned by Ian and Lorna Adamson, is Haystax Inclusive Farm Experience. After recently receiving planning approval, Haystax, is to be renovated into a specially designed complex to accommodate families who have a family member with special educational needs and disabilities. The bespoke facilities will provide animal therapy opportunities, sensory rooms, quiet rooms, arts and crafts facilities, a classroom for educational information sessions, an indoor play area, pedal tractor fun, woodland watch and walks, insect hotels, beehives, and many more exciting outdoor activities for the whole family to enjoy.

There are also future plans to develop holiday lodges for families that may live further afield, to ensure these bespoke facilities can be used by as many as require them.

Working alongside Lorna, Ian, and the team from CMYK are the members and



Craig Pratt and Sarah Wharrier, directors of CMYK's North East base.

Aberfield Communications launches SEO and paid digital service following new appointment

ABERFIELD Communications' newly launched digital marketing, SEO and PPC arm has got off to a flying start following its appointment by leading B2B diversity and inclusion organisation, WISE.

The Leeds-based brand communications, PR and social media agency will provide PPC and social media support to help expand WISE's reach and drive engagement, encouraging more women to consider a career in STEM.

This recent win follows the appointment of Gavin Oxley as Aberfield's Digital Marketing and Insight consultant. Bringing six years of experience to the role, Gavin will act as the agency's digital lead, heading up SEO, PPC and digital campaigns on behalf of clients, as well as working with the wider team to generate insight and inform content development.

Commenting on his appointment, Gavin said: "Aberfield has provided me with the ideal opportunity to grow within my industry and further develop my expertise, as well as to learn some key transferrable skills from the agency's PR team. I'm looking forward to working closely with them to help add value to the wider business and deliver positive influence for a range of high-level clients."

Tim Downs, director of Aberfield Communications, said: "It's very gratifying to have been appointed by WISE following the recent launch of our digital marketing, SEO, and PPC services. WISE occupies a leading position in the market, and its outlook as an organisation is closely aligned with our own."

"The addition of these new services means we are now able to deliver the full PESO model in-house, giving us greater flexibility, and allowing us to provide additional value to both new and existing clients. We're looking forward to seeing what this new chapter holds for the business."



Ian Briggs, Tim Downs and Gavin Oxley



Helmsley Group completes multi-million pound Wetherby deal

PROPERTY investment and development specialist, Helmsley Group, has purchased Victoria Court in Wetherby in a multi-million pound deal.

York-based Helmsley Group, which offers syndicated investment opportunities on behalf of its network of high-net worth sophisticated investors and family offices, purchased the property from a family investment trust.

Occupied by an M&S Food store, popular restaurant Bengal Brasserie and 24 residential apartments, the property is located in the heart of Yorkshire's affluent 'Golden Triangle'.

Commenting on the purchase Ed Harrowsmith, investment director at Helmsley Group, said: "We're delighted to have completed the purchase of Victoria Court, further diversifying our portfolio across Yorkshire and offering a prime and secure opportunity on behalf of our investors in a robust, affluent location."

"The food sector has proven to be extremely resilient, despite the challenges presented by the pandemic. This is evidenced by the ongoing strong performance of both M&S Food and Bengal Brasserie at Victoria Court, which sits at the heart of the prosperous town of Wetherby."

"We anticipate that both will continue to deliver significant future yields and provide new and existing investors with the potential for a secure income during a period of low interest rates. In addition, the unit's 24 apartments are fully occupied and provide a thriving residential community. We are currently exploring other investment opportunities across the region on behalf of our clients."

James Bradley at Langleys Solicitors and James Yates at Avison Young acted for Helmsley on the purchase. Cushman & Wakefield acted on behalf of the seller.

James Bradley, partner at Langleys Solicitors, said: "We've worked collaboratively with Helmsley Group for a number of years and are pleased to have helped secure another prime investment opportunity on behalf of its investors."

"The purchase of this popular location evidences that despite ongoing economic uncertainty, property continues to be a

solid investment with the potential to generate significant returns."

To find out more about investment opportunities with the Helmsley Group, please email mail@helmsley.co.uk.

What does the future hold for planning reform?

AT THE TIME of writing Michael Gove has been in the post as Secretary of State for the newly named Department of Levelling Up, Housing and Communities for less than a month and it is too early to see what the impact on the planning regime will be. One of the first steps taken by Mr. Gove was to pause proposed plans to overhaul the planning regime – previously hailed by the Prime Minister as the most radical since 1947.

Two of the most controversial proposals were the introduction of a zonal approach to land use and the introduction of mandatory housebuilding targets. Initial indications are that both of these may be abandoned, which instead suggests that more housing may be directed to the North. Stricter requirements may be imposed on developers to improve the environment, and local communities may get a greater share in the financial gains from granting planning permission for development.

There seems to be some recognition that it will take more than a planning reform to resolve the housing crises with funding for regeneration of brownfield sites. It also seems that perhaps a move back to more strategic planning may be needed. All of this sounds sensible but, as ever, success will depend on action and delivery.



Amanda Beresford, partner and head of planning at Schofield Sweeney



Paralloy ceo Robert McGowan, Tees Valley mayor Ben Houchen, Firth Vickers Engineering gm Dave Sibson.

Mayor hails local steel alloy manufacturer's jobs growth

Tees Valley Mayor Ben Houchen has learned about a local steel firm's recent growth after it invested in a new facility at a cutting-edge advanced manufacturing park.

Mayor Houchen visited Firth Vickers Engineering, which serves the gas turbine and aerospace industries and which, at the start of the year, moved into new premises at Middlesbrough's TeesAMP.

TeesAMP was supported by £7.6million of funding from the Tees Valley Mayor and Combined Authority, and the company moved there to be closer to its parent company Paralloy's base.

The new facility has enabled Paralloy to create a new manifold production centre of excellence at the site which has since then gone on to secure an order worth more than £7million for the supply of these critical components for US company KBR. The move has also helped it achieve a turnover of more than £60million and create 100 jobs.

Gateshead-based contractor Tolent is underway with the first phase of works on the £50M Brett Wharf Development

THE PROMINENT site on Gateshead's quayside will create 269 one and two-bed apartments for rent, as well as commercial space, flexible offices, coffee shops and restaurants.

Specialist remediation works began at the start of November to clean up the



Steve Church, contracts manager for Tolent, Jo Robinson, director at DPP

former oil storage depot site, which is expected to continue until spring 2022.

This scheme also marks the latest collaboration between Tolent and Newcastle-based DPP Planning. Having secured planning permission for the original development, DPP has been retained by REIM and Tolent to manage post-decision planning requirements, which includes the details on managing the groundworks and areas such as decisions over the final materials and signage.

Brett Wharf follows other successful collaborations between DPP Planning and Tolent in recent years, which includes Milburngate on Durham's Riverside, Newcastle's tallest building, Hadrian's Tower and Berwick Leisure Centre.

Expert advice helps client purchase commercial property with existing pension

SUNDERLAND-BASED, financial services specialist, Northern Spire, has boosted client, Rise Elevator, from tenant to commercial property owner, thanks to a tax-efficient pension scheme.

Financial advisor at Northern Spire, John Longford, highlighted to business owner, Kris McGough, that he was in a position to invest in the property via a Small Self-Administered Scheme (SSAS) pension, meaning he has benefited from a £30,000 tax saving and the opportunity to receive tax-free rental income.

A SSAS pension is a defined contribution pension that an employer can establish for less than 12 members, to provide increased retirement benefits and greater investment flexibility, including the opportunity to invest in the company. Once the sale is complete, the property can then be let out to the company with tax-free rental income paid in to the pension scheme bank account.

Rise Elevator, located in the Team Valley Trading Estate, Gateshead, is an engineering company that provides commercial lift, installation and repair services to businesses across the UK including the NHS and the National Trust. In addition, it also engineers domestic lifts and specialist car lifts.

The company, which became a client of Northern Spire in 2019 when it was established, sought business protection, private medical insurance and investment advice.



Kris McGough and John Longford.

Rise Elevator, which has five full-time employees, has recently gained the ISO 9001:2015 quality standard, as it continues to push for growth.

Northern Spire provides a wide range of financial services for clients looking to build, grow, protect or preserve wealth. It is a senior partner practice of St James's Place Wealth Management.

Esh Construction to deliver 185 new homes in Northumberland town in firms biggest housing scheme.

ESH CONSTRUCTION is set to break ground in the new year on a £26 million scheme which will bring 185 new homes to Amble.

Working on behalf of Home Group, Esh will deliver 73 homes for affordable rent and shared ownership on a 7-hectare patch of land west of Gloster Meadows in the Northumberland town. A further 112 properties will be offered for outright sale by Home Group's private sales arm, Persona Homes.

Designed by P+HS Architects, a mixed blend of family homes will be constructed across the site, including two-, three- and four-bedroom houses, along with one-bedroom flats and bungalows, and a collection of Tyneside flats. The properties will be built in phases over the next four-and-a-half years.

The £26 million contract is the largest housing development secured by Esh in company history. Esh's North East Pre-Construction Director, Chris Hale, said: "Being appointed to deliver this scheme marks a notable milestone for Esh's housing division and is a major step forward for our overall growth plans. This development has been long in the making and we are delighted to see it come to fruition.





HEADING INTO 2022 ON A HIGH

Karpet Mills looking to continue strong growth into the New Year as home improvement market continues to thrive.

Karpet Mills, the North East leading Carpet and Flooring retailer, are planning ahead for what is expected to be a busy start to 2022, as carpet and flooring sales continuing to prosper due to the boost in home improvement sector, post lockdown.

All six Karpet Mills store, plus the NEW Designer Flooring Premium Showroom at their Kingston Park branch in Newcastle, successfully re-opened and business has been extremely positive, with footfall numbers incredibly high.

“With life slowly returning to normal after lockdown, we were unsure of how the market would react.” Says Joel Dickinson, Karpet Mills Director. “But we are delighted to say that the home improvement sector, and importantly for us - carpets and flooring, has seen an enormous spike in demand, and has remained consistently high for the second half of 2021.”

Due to the high demand, the team has expanded, with new experienced sales staff to assist in stores, and also significantly increasing their team of fitting experts. “With the investment of our Designer Flooring showrooms, we have seen an increased interest in bespoke, detailed flooring projects, and



Joel Dickinson, Karpet Mills Director

we have had to invest further in our team to ensure we can successfully undertake these developments. We are excited to start 2022 and continue to grow the business.”

With stores in Newcastle, Gateshead, Sunderland, Hexham, and Benton, the 6th

generation family run business is able to offer even more quality carpet and flooring deals. “We offer consistently high-quality products at consistently low prices. Established growth of our business has significantly boosted our buying power. We source ‘A-Grade’ stock from across Europe and buy in bulk to pass the savings directly to our customers – and with the new warehouse space at Kingston Park and Hexham, we can now hold even more stock.” Adds Joel, “We are able to sell famous branded products at prices not normally seen by the general public. We sell Axminsters, heavy weight 80/20 wool twists and stainfree saxonies to our customers at better than wholesale cost. And with the addition of our Designer Flooring showrooms, we are now able to provide the best names in hard flooring too – including the largest Amirco display in the North East.”

Karpet Mills combines the experience gleaned from over a 140 years trading with the modern-day expectations of quality and service to provide the full package for every customer. All branches, including Designer Flooring showrooms are open for trade 7 days a week.

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Laura Walker, senior surveyor at property firm Bradley Hall Chartered Surveyors and Estate Agents.

SENIOR SURVEYOR NAMED AS BEST IN THE UK BY RICS

Laura Walker, senior surveyor at property firm Bradley Hall Chartered Surveyors and Estate Agents, has been named as Young Surveyor of the year in the Asset and Facilities Management category at the RICS Matrics Awards.

Laura was announced as a leader in her category at the official gala dinner at the Hilton London Hyde Park with hundreds of guests in attendance.

The ceremony recognised the inspirational and diverse young surveying professionals in the UK, with all finalists and winners showcasing the highest standards of professionalism and innovation within the built environment.

Laura has been described by the RICS as: "An extremely driven young Surveyor who has developed their career over several years and taken every opportunity that the profession has afforded them to learn, grow and deliver.

"Laura has outstanding client management skills, alongside her expertise and dedication to the profession."

Following her award-win, Laura said: "I am honoured to have been named by the RICS as Young Surveyor of the Year in the Asset and Facilities Management category. The other nominees were all outstanding and I was delighted to have been nominated alongside such a high calibre of professionals from across the country.

"The event was fantastic and incredibly encouraging for all of the nominees and attendees to see the RICS acknowledging young professionals. The hard work and commitment put in by all nominees was evident and I am sure that being congratulated in this way will only spur us on further in our respective careers."

Laura joined Bradley Hall as an Administration Assistant in 2011 and her natural flair for property, tenacity and willingness to learn was quickly recognised by the senior management

team. She enrolled on the Real Estate degree through UCEM and completed her BSc. (Hons) qualification via distance learning while working full time as an Estate Management Surveyor and Senior Property Manager. In the final stages of her degree Laura enrolled in the APC process and successfully attained her Chartered status six months later. Her dedication to her personal and professional development has been recognised as "truly inspiring" and has proven to be a fantastic example for future industry talent.

Neil Hart, Bradley Hall group managing director said; "We are incredibly proud of Laura's award win. Laura is a fundamental member of the team and, during the uncertainty of the Covid pandemic, she certainly stepped up and ran the day-to-day property management operation of the business, which required a lot of commitment and demonstrated a loyal and dedicated approach to the business and team.

Catherine Affleck, group operations director for the firm said about the nominee: "Laura plays an integral role in the business generally. Her attitude towards work and the success of both the business and her peers is refreshing and uplifting. In an industry focused on personal targets and performance driven commission it can be rare to work with colleagues who are true team players who celebrate and promote the success of others. Laura certainly embodies all that is great about our firm and she is a constant source of knowledge and support, particularly for our less experienced team members.

"Laura's outstanding client management skills, alongside her

expertise and dedication to both professional self-development, the success and improvement of her firm's wider team and her support of others in the profession via her involvement in North East RICS Matrics Committee showcases her position as a trailblazer within the industry. She will continue to grow her knowledge and skillset exponentially whilst supporting clients in achieving the best outcome for their investments.

"Both before and during the pandemic Laura supported clients with expert advice and support, protecting their assets and, with that, any direct, indirect and induced job roles, financial security and economic prosperity within our region."

Laura is Vice Chair of the North East Matrics Committee and the 1947 Club Next Generation which enables young surveyors in the region to support each other and meet likeminded professionals within the industry. Her clients include Blueline Group, Northumberland Estates Ltd, Vaulkhard Group Ltd and a range of pension funds and high net worth individual investment clients.

Tom Shanks, Finance Director of Blueline Group, commented "As a family business since 1958, entrusting those who sit external to our business to manage family affairs is not always an easy task. However, the nominee's diligent and proactive approach to property management, along with her firm but fair leadership and excellent technical knowledge, which she communicates with total clarity, has given us complete confidence and satisfaction in having her manage our extensive commercial and residential portfolio."



Barry Mattock, managing director of ExecUTOR Solutions, who were headline sponsors of the awards. Emily Ferguson, Alicia Speed and Jasmine Mann, all members of Emmersons Solicitors. Samantha Kimber of Pro-Gen Research who sponsored the category.

NORTH EAST LAW FIRM WINS PRIVATE CLIENT TEAM OF THE YEAR AT BRITISH WILLS AND PROBATE AWARDS

North East law firm, Emmersons Solicitors has been named Private Client Team of the Year at the British Wills and Probate Awards.

The National British Wills and Probate Awards were introduced to highlight the achievements, and to recognise the successes of those in the Wills and Probate sector.

The awards began in 2018 and aim to observe and narrate the stories and achievements of law professionals who have demonstrated the impact they have been able to make within their own organisation, and the sector as a whole.

The Private Client Team of the Year award is presented to the team at Emmersons Solicitors in relation to Will Writing and community work throughout the pandemic. They also received the award in relation to the specialist work they offer their Lasting Power of Attorney Clients, who they support when they have no one else to help them.

Emmersons Solicitors is a multi-award winning North East based law firm with offices in Newcastle and Sunderland. Jacqueline Emmerson set up the law firm in 1998 and has since built an excellent

reputation for offering a high quality of service both regionally and nationally.

Founder and managing director Jaqueline Emmerson said: "Winning this national award is a fantastic way to acknowledge the work we do for wills and probate throughout the North East. I am so proud of the team for all of their hard work to ensure the best service is provided to our clients, while working collaboratively to contribute to the firm's overall successes, especially during the trying times of the Covid-19 pandemic.

"Working with Wills and Probate matters throughout the last year has been a challenge. I found I was often left trying to locate relatives and friends with the help of neighbours and churches, as well as assisting with the documentation necessary for organising funerals, and developing routines which included liaising with coroner's staff, Registrars, funeral directors, vicars, florists, auctioneers, and surveyors. It was often difficult to move forward during lockdown

and there was a huge amount of paperwork and other complications as a result.

"Being recognised and acknowledged with a national award is a great honour and is something that I am incredibly proud of. It's very exciting to have been up against some prestigious national law firms and to have won, all while putting North East solicitors on the map."

Emmersons Solicitors cover numerous areas of law. With a broad range of skills, in-depth knowledge and quantity of experience, the firm specialises in specific areas such as family, residential property, commercial conveyancing, fraud, motoring, probate, wills, Lasting Power of Attorney and defence law.

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