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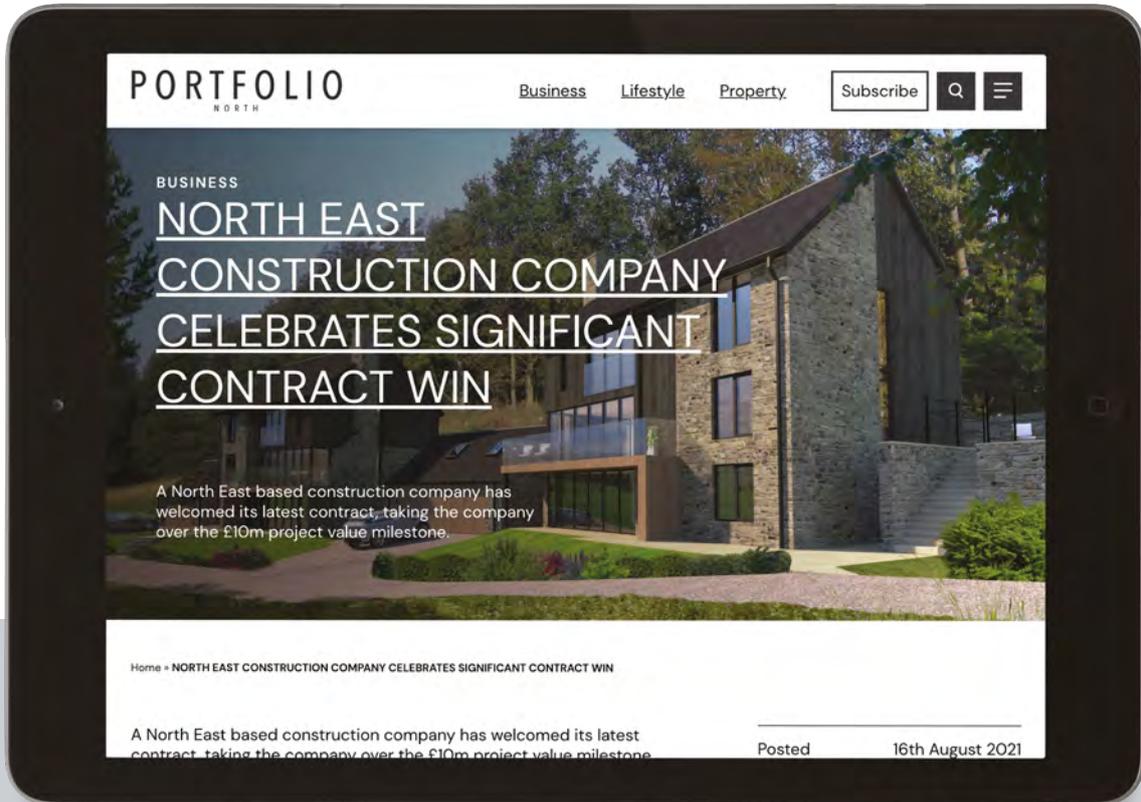
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SCAN ME

Never pretentious, always genuine and here to promote good news

That's Portfolio North.

We're here to shout about the fantastic things the North East has to offer – from its robust and dedicated business community, to its amazing bars, restaurants, hotels and outstanding properties.

We're passionate about our region and are here to tell our readers about it. We recently celebrated the first birthday of Portfolio North's website. After four years of established print readership and distribution, in 2021 we decided it was time to launch a dedicated website and social platforms.

Some may know the history of Portfolio North; it started as a publication to support and publicise Bradley Hall and its clients. It has since grown and moved on, and is now a standalone publication, supporting high-growth and prominent clients and partners across the region. This was why it was important for us to create a separate brand and digital footprint – both to grow the Portfolio North brand and to provide the best service and maximise publicity for our clients.

After a successful first few months of the website, during which we received a raft of press releases, we decided to take the next step in creating an easy to use self-upload platform for PR professionals and business owners to use to submit their good news. Each story is approved and formatted by the team, so we can maintain a high standard of news and presentation, while also creating the opportunity for us to share even more stories. In its first ten weeks 400 stories were uploaded and we look forward to that number growing as we promote it to more businesses and PR professionals. I have been delighted with the progress and growth and must thank the support which I've had from Steven, Matthew, Ross, Sophie, Chloe, Adam and Claire in being able to continue growing Portfolio North at the pace which we have.

So what is next...

The Portfolio North Wine Club is now in motion, and we have two wine tasting

events planned for September. The lovely bunch at Hotel Du Vin will be hosting with its expert sommelier, teaching our small groups about some lovely wines in their private wine tasting room. To celebrate the launch, we've created articles on how to create your own wine cellar or feature and the rise of sporting celebrity vineyards.

We will also have exclusive content online covering wine reviews, the best places to visit to sample the best wines across North East and Yorkshire and coverage of our events. You can keep up to date on the latest from the Portfolio North Wine Club by signing up to our newsletter or following its own account on Instagram.

Now that our digital reach is established and consistently growing, we are also launching advertising opportunities on each section of the website as well as the opportunity to have featured and header stories on the site. This will allow us to be more reactive to clients needs as the turnaround time for their coverage and will be a lot quicker in comparison to the strategic and planned content we feature in the printed magazine.

I have a lot of other exciting plans in the works which we aren't able to announce yet, so if you are interested in following our next steps please follow the Portfolio North LinkedIn for all the latest updates.

If the past few years have taught us anything, it is the importance of the ability to be agile and to be able to adapt to changing market conditions. Ensuring we continue with an established print readership, a growing digital presence, in person events, OOH advertising campaigns and more are all steps to futureproof and grow Portfolio North while remaining true to our core beliefs.

While it's important to be responsive

and dynamic, one thing will remain consistent and that's the fact that Portfolio North will always promote good news from North East businesses, lifestyle articles and the best properties from across the region. Put simply, that's what we are - a platform for exceptionally good business news and lifestyle inspiration.

Portfolio North will never be pretentious and at the same time it will never be void of purpose. With each step we take I hope to increase the impact of our publication and our ability to support the local business community. Put simply, we like to be straightforward – and much to the frustration of the anonymous 'former journalist' who wrote to me to say that my editor's notes were too casual and conversational – the magazine and I will always be genuine. Which I know is something that my clients like about working with Portfolio North.

Thank you all for reading and for your continued support.



Cassie Moyse
Director
Portfolio North

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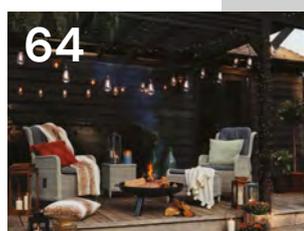
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Derelict school transformed into luxury apartments after £1m renovation project



The doors of eight luxurious loft apartments have swung open, after a transformational two-year project to save a grade II listed Sunderland building.

The million-pound regeneration of Simpson Street School is complete, with the eight loft apartments now ready to welcome visitors.

The stunning former school building, which stands on Simpson Street in Deptford, has been stylishly brought back to life, and now comprises eight individual apartments that are available for short stays or extended trips, with both business and leisure guests having made bookings already.

The iconic building - which had been at risk of demolition after a series of fires ripped through it - stands on the edge of Riverside Sunderland, and is a notable welcome point for people entering the city centre.



The project to restore the building was led by North East architecture, structural and civil engineering practice, Building Design Northern (BDN), the same company that recently announced plans to transform the stables at Sheepfolds into an exciting new city centre food, drink and leisure venue.

BDN relocated its 22-strong team to the distinctive red-brick school building in April 2021, with the office development picking up a prestigious North East property award for Refurbishment of the Year. The remaining two thirds of the building comprises of the eight serviced apartments, each with their own attractive living space, kitchen, bathroom and bedroom.

Designed by BDN's Architects and Engineers, the apartments combine the building's beautiful original features with a stylish minimalist design. Stunning sash windows have been installed to match the period features of the property, and ensure each property is bathed in natural light.

As many original Victorian features as possible have been retained to sympathetically restore the old school, including making the most of original glazed bricks, beams and fireplaces. The addition of mezzanine floors to a number of apartments have helped maximise space, giving a modern twist on the property, but carefully crafted to ensure nothing of the building's character is compromised.

Simpson Street's apartments also benefit from a newly installed, contemporary kitchen, high speed Wi-Fi access to ensure guests visiting can work easily from their apartment or stream movies or music with ease. Apartments also come with free parking and self-check in, ensuring visitors' stay is convenient as possible.

In walking distance are scores of cafés, bars, restaurants, the city's Empire Theatre, Fire Station and Auditorium, the Stadium of Light and Bridges shopping centre, home to a range of shops to enjoy.

Richard Marsden, managing director of BDN, said "We're delighted to have completed work on Simpson Street School. It's been a pleasure to breathe new life into a building with so much character and charm.

"The apartments have a real sense of history. They're a unique asset to the city and offer something totally different to people visiting Sunderland. As the regeneration of Riverside Sunderland gathers pace, the apartments will meet the growing demand for high-quality

accommodation that is right at the heart of the city centre. We look forward to seeing the apartments become a popular launchpad for people exploring Sunderland."

The distinctive building is well connected, with easy access to the A1231 and A19. It's been a positive move for BDN, which has grown its team since taking a base in the former school.

"Simpson Street acts as a real shopfront for our business, showcasing just what we can achieve. The completed transformation highlights BDN's pledge to make a difference within Sunderland, and alongside the Sheepfolds development, demonstrates that we are investing in the regeneration of the city, creating contemporary places to live, work and enjoy. Simpson Street has been successfully restored for future generations," added Richard, who took to the helm of BDN in 2019.

Built in 1867, the former school first opened as Deptford Yard Church of England School and had various guises as a place of education over the years. The school rang its bell for the final time in 1961, closing its doors to make way for an industrial development. In 1994, the Victorian building was protected with a Grade II listed status but fell into subsequent disrepair while in use as artist studios, suffering vandalism and arson attacks right up until it was acquired by BDN.

The eight one-bedroomed apartments are available to rent for short-term stays, starting at £70 a night. To book a stay, visit www.simpsonstreetapartments.hostify.club

To enquire about long-term business stays, contact rochelle.richardson@bdnltd.com



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News in Brief

Development overlooking Ouseburn and River Tyne is underway



Construction has started on a residential development overlooking the Ouseburn Valley and River Tyne, Newcastle.

The Ropes is an exclusive development comprising seven designed, four-storey townhouses in the heart of a growing urban community. Each house features three bedrooms along with a studio that can be utilised as a fourth bedroom.

Regional developer Modo Bloc has appointed Tyneside Developments as the main contractor onsite. The terraced townhouses on St Lawrence Road have

been designed by a professional team from award-winning architects Edwards Architecture along with engineering specialist JC Consulting.

The project represents the growing relationship between Robbie Kalbraier of Tyneside Developments and George Jenkins at Modo Bloc. This is the first significant project together, with more planned in the future.

The unique, contemporary homes have been designed with an emphasis on light, space and the striking views along the River Tyne. Properties each feature two

balconies. As well as the use of modern materials, the properties are being built using modern methods of construction that include the use of Structural Insulated Panels (SIPs), a more sustainable approach to construction.

George Jenkins, MD of Modo Bloc, explained: "The Ropes will set a new standard in residential property in an area undergoing intense regeneration. It will pave the way for future design-led developments as the Ouseburn becomes one of Newcastle's most desirable places to live."

Historic Newcastle building looks to the future with new café opening

One of Newcastle's most historic buildings has opened a new coffee and luxury ice cream café as it continues to invest in growth and high specification facilities.

Boutique office space provider, Alderman Fenwick's House, has partnered with Caffe Ginevra to bring the taste of Italy to Pilgrim Street. The new café will serve freshly brewed Sicilian style coffee, homemade ice cream and freshly made cannoli from 8am to 4pm Monday to Friday and 8am to 3pm on Saturdays.

Located in the heart of Pilgrim's Quarter, which is undergoing a huge multi-million-pound regeneration, the café directly faces the new Bank House development. The move is part of a series of improvements by Central Space

directors Marc and Anthony Dixon to make the historic Alderman Fenwick's House the best small business location in the city.

Marc Dixon, managing director of Central Space, said that Caffe Ginevra is a growing local brand and the café will be seen as a popular attraction. He added: "Good quality on-site amenities are important for businesses seeking a great working environment and to attract staff back to the office.

"This is a good partnership with Caffe Ginevra; they are a growing company that are well suited to the fabric of the building. We very much look forward to a beneficial relationship as we look to invest further and adapt the building to meet current needs."





Tomahawk Steakhouse to take prime Morpeth location through Bradley Hall letting

The 14-strong group, which operates Tomahawk-branded steakhouses in locations including Yarm, Darlington, Durham, Newcastle, and York, as well as Rio Brazilian Steakhouses and a Pollo Chicken Shop, has secured a new venue in prominent Morpeth location with Bradley Hall.

Howard Eggleston opened the first Tomahawk Steakhouse in Potto, North Yorkshire, in 2017, quickly drawing regular crowds with its Tomahawk steaks,

Himalayan salt dry-aged beef and Yorkshire Wagyu. Its success has led to many more openings across the country and a new site in the historic market town of Morpeth; a letting that was led by Bradley Hall.

Owner of the meat connoisseur firm, Howard Eggleston said: "2022 has opened out to be a really exciting time for the expansion of the Tomahawk group and we have been inundated with potential sites all over the UK.

Neil Hart, managing director of Bradley Hall who led the letting said: "We are thrilled to be able to assist with the letting of such a prominent space to a successful hospitality firm that is going from strength to strength across the country. Having Tomahawk at Market Place in Morpeth will be a brilliant addition to the high street and will be a positive addition for locals and visitors alike."

The Inn Collection Group marks Northumberland Inn's decade of trading with community inspired revamp



The Inn Collection Group has marked a decade of trading at its original new-build pub with rooms with a refurbishment designed to celebrate its surrounding community.

The refurbishment of The Hog's Head Inn site in Alnwick, Northumberland features bespoke tractor tables and an agricultural theme in a show of support towards the surrounding farming and rural business community, while bespoke murals and commissioned artworks champion the local district.

The north east based hospitality group reopened The Hog's Head Inn in time to mark ten years of trading as the group's first new-build food-driven pub with rooms.

The significant refurbishment includes remodelling of the inn's bar and dining areas including feature booth seating areas and outdoor pergolas, raised seating areas and new breakfast and buffet server spaces.

The refurbishment also saw each of the inn's 56 ensuite bedrooms and

manager's accommodation suite undergo full upgrades. General manager Sean Schofield said: "We are delighted with The Hog's Head Inn's fresh new look which was inspired by and celebrates the community around us, including local farmers and the rural businesses. It offers our customers a relaxed yet quality environment to eat, drink or stay with their family and friends.

Opencast selects 10 charities to support as donations pass £100K



Tyneside-headquartered tech consultancy Opencast has confirmed the names of 10 charities it will support in its 10th anniversary year following a vote by people working across the business.

The donations from Opencast's latest profits total £55,000 - taking the amount donated so far to charities by the fast-growing business past the £100,000 mark - and are part of the company's '10 good things' initiative marking the company's 10th anniversary.

The 10 charities were chosen by Opencast employees after a vote across the company, and include a range of non-profits working in the North East, UK wide and also internationally.

Beneficiaries, which are all UK-registered charities, include a rape crisis centre, two housing and homelessness projects, a tree planting charity and a UK-wide suicide prevention agency.

Opencast's people voted to support charities working to address four key causes that mattered most to them: poverty and inequality; housing and homelessness; environment and sustainability; and health and medical.

Busiest Month on Record for Emergency call-outs for Sunderland Hydraulics Business

A hydraulics company based in Sunderland for over 30 years have experienced their busiest month on record for emergency call-outs.

Hydraulic & Offshore Supplies provide fluid power solutions to local, national and international clients, having recently become part of the R&G Fluid Power group of companies, they have their sights firmly set on future expansion.

From their workshop in Sunderland's riverside, they not only hold thousands of stock items but also provide installation, servicing and breakdown services to various sectors across the north east including subsea, oil and gas, renewables and automotive.

July proved to be their busiest month on record for emergency call-outs as their technicians and engineers responded to requests from new and existing clients.

Having recently installed new software on their website to enable visitors to chat with their team out of 'normal' working hours, this has increased the number of enquiries for their emergency services.

A recent request from a north east manufacturing company came as they experienced a hydraulic fault which had caused their whole production line to stop. With the help of the experienced HOS team, the technicians were able to quickly respond, visit the site and get the production line back up and running within two hours of initial contact being made.



Influential appointments and promotions across the North

Mediaworks, Bradley Hall Chartered Surveyors and Estate Agents and the North East Process Industry Cluster have announced new senior appointments.



Mediaworks

Alistair Hague, SEO director

One of the UK and Ireland's largest independent digital marketing agencies, Mediaworks, has appointed Alistair Hague as its group SEO director.

Alistair joins the award-winning agency with over 15 years' experience leading senior marketing, global search engine optimisation programmes and large-scale web projects. His experience lies strongly within the global healthcare and finance markets, having previously worked with the likes of Aviva, Capita and Turner and Townsend, in both client and agency roles across locations in Europe, North America, Australia and Asia.

Alistair said: "Mediaworks is extremely well known for delivering commercially-driven digital campaigns in the healthcare and finance markets, to name but two. Their rapidly growing client base matches my ambition to continue to work with leading global brands and ambitious challengers looking to disrupt their respective industries. I'm thrilled to be onboard."

"There's already an incredibly talented SEO team in place and I'm looking forward to tapping into Mediaworks' advanced in-house proprietary tools and market leading systems."



NEPIC

Abigail Bell, Lesley Hawke, Dawn Musgrave, innovation executive, membership account manager, project manager

As the largest process cluster in the UK representing over 300 companies, The North East Process Industry Cluster (NEPIC) has recently made three new appointments to enhance its membership offering.

The organisation has welcomed Abigail Bell as innovation executive, Lesley Hawke as membership account manager and Dawn Musgrave as project manager for Supply Chain North East.

With a long-standing history in supporting the growth of business in the processing sector in the North East, NEPIC actively seeks new opportunities that its members can benefit from and provides a range of events throughout the year that facilitate collaboration.

Experts in their field, NEPIC is already helping its members tackle Net Zero, clean growth and carbon capture with its ongoing projects. The new hirings further strengthen its focus on innovation, adding to their expertise in navigating key sectoral challenges.



Bradley Hall Chartered Surveyors and Estate Agents

Katie Kinchella, Olivia White, Darron Barker, Tamsin Swann, David Catto, Joseph Cuthbert, Lucy Mouter, Paul Thompson, Benjamin Riddle, Luke Overton, Josh Robinson, Chloe Humphrys, Marc Pickering, Sophie Swift, Nigel Goodrum, Karolina Volkova, Gosforth office manager, graduate building surveyor, principal surveyor/valuation & consultancy, property management surveyor, commercial agency surveyor, graduate surveyor for valuation, commercial agency surveyor, property inspector, assistant surveyor, graduate building surveyor, graduate surveyor, junior digital executive, graduate surveyor, pr & marketing executive, Morpeth office manager, property executive

Leading commercial and residential property expert Bradley Hall has announced a raft of new appointments to underpin its ongoing growth.

Over the last three months, the company has taken on an abundance of new starters and has promoted three employees as it continues to invest in the North East.

Operating in the region for 34 years, the company is now one of the region's most active property agencies, having recently topped the EGI North East lettings and occupational sales ranking during the second quarter of 2022.

Bradley Hall topped the rankings for all three North East counties included in the report - County Durham, Northumberland and Tyne & Wear - having closed 47 deals across the region from April to June.

This increased activity was a result of the company advising on a number of high-profile transactions during the period, leading to the company continuing to invest in the region as it looks to capitalise on the resurgence of the North East property market.

Neil Hart, Group Managing Director at Bradley Hall, said: "I'm delighted to welcome all our new starters to the team and I'm pleased to be able to offer promotions to some of our existing employees."

North East construction company appointed to develop iconic Tynemouth site



The Inn Collection Group has appointed Gateshead-based STP Construction to redevelop its debut Tyneside pub with rooms site.

Work has begun at the 53-bedroom former Park Hotel which is being transformed by The Inn Collection Group into a family-friendly pub with rooms.

The multi-million-pound redevelopment is expected to take 11 months to complete. Once complete the site will include an ice cream parlour and fish and chip takeaway. New outdoor seating areas and terraces will make the most of the site's elevated position and take in sea views across spectacular Longsands beach.

Works will also see the transformation of an underused function area which is being reconfigured to add a further 20 bedrooms, including sea view rooms and dog-friendly ground-floor suites. Credited with creating a new gold standard in modern inn groups with its Eat, Drink, Sleep and Explore food-driven pubs with accommodation

concept, The Inn Collection Group will trade all year round from its Tynemouth site. As well as welcoming families and outdoors enthusiasts, the venue will have designated dog-friendly areas inside the bar and dining areas as well as outside spaces.

In keeping with Tynemouth's beach, water sport and cycling credentials the site will offer secure bike storage with Sheffield bike stands and lockers and have multi-use wash-down areas. Car parking with EV charge points will be available on site.

The Inn Collection Group's managing director Sean Donkin said: "We are delighted to have appointed a construction partner of the calibre of STP and that work is about to get underway to redevelop the former Park Hotel. The countdown can begin for what will be a superb new venue for North Tyneside.

"This stunning building is long overdue significant investment to give it an exciting new chapter as a thriving inn in the heart of the vibrant community here in Tynemouth.

"We are looking forward to being a part of that community and contributing to North Tyneside's wider economic growth, prosperity and employment opportunities through year-round increased trading by bringing people into the area and improved bar and dining areas to attract new and local trade."

A specialist in the large-scale restoration of aspirational sites like the Park, the award-winning pubco recently reopened a former police station in the Northallerton as The Northallerton Inn and landmark Helmsley venue, The Black Swan following the completion of major redevelopment works at both North Yorkshire venues.

The Inn Collection Group purchased the 53-bedroom venue on Grand Parade, Tynemouth in March 2021. Works are expected to be complete by June 2023.

The Inn Collection Group has also appointed STP Construction to carry out the refurbishment of its Ripon Spa Hotel site in North Yorkshire which the group purchased in June 2021. Work begun last week on the 40-bedroom site in the cathedral city of Ripon to redevelop the property including its ballroom, terrace bar and self-contained Turf Tavern Bar Bistro.

Elsewhere, the expanding 31-site group has pubs with rooms in the Lake District, Northumberland, County Durham, Wearside, Lancashire and North Wales.





Networking Means Business

Nothing beats the buzz of a busy room filled with like-minded professionals building connections and sharing knowledge, from national networks to informal local gatherings the options to elevate your network have grown substantially in recent years.

Networking events provide the perfect opportunity to raise your company profile, gain new contacts and learn new skills and generate referrals. We are fortunate in the region to have an array of free and paid for networking events and membership options on the scene, here are some of our top picks.

Durham Business Club is a fee-paying membership-based organisation that runs events throughout County Durham and the wider North East area. Members get access to two informal networking events a month at an ever-changing programme of venues. With over 3,000 members The Mussel Club is one of the largest networks within the North East business community. Hosting a variety of free networking events in some of the best venues the region from the

Hard Rock Cafe to Sunderland's new state of the art City Hall.

The newly formed 2020 Club is specifically aimed at businesses which have launched since January 2020. Co-ran by Inside Out Communications Consulting and Riverside Marketing Solutions the duo both started their businesses in March 2020 and joined forces to set up the group to provide advice and support to fellow start-ups in the region.

Business Works @LumleyCastle is a free to join monthly network brunch featuring business speakers from across the North East region. The business membership club invites members to meet peers at a complimentary monthly lunch, benefit from discounted hospitality and accommodation and develop interconnected partnerships and collaborations that spark innovation and growth.

NE1 Ltd Business Breakfast is an informal networking event hosted in venues across Newcastle showcasing city and region wide updates. The North East Chamber of Commerce run a huge programme of B2B events with over 200 events running across the region in varied formats.

Pepperells and Gino D'Acampo's recently launched their popular after work Pizza and Prosecco event running



on the last Thursday of the month, priced at £15 for pizza and a glass of chilled fizz at the popular Quayside spot. Hot on the networking scene and promising to take your business to new heights, 3Sixty will be launching their first Networking event this month. Guests will have the chance to sample cocktails with tasters from the menu, plus the venue will be distributing a brand new and exclusive VIP Black card which will entitle the holder to discounts and offers.

A number of sporting venues are giving the networking scene a sporting chance too, the all-new Newcastle United Business Club has seen phenomenal backing and hit the ground running with an influx of sign-ups. Newcastle Falcons have teamed

up with Newcastle Rugby Foundation to run ad hoc events throughout the season. The first networking event will launch this month at Kingston Park Stadium to launch their new Purpose Strategy.

Keeping with the community feel SAFC's Foundation of Light Corporate Club members get access to regular Business Breakfast events featuring presentations from regional business experts through their paid membership including a sought after seat at the Fixtures Breakfast.

Networking promises a great avenue to create long-term relationships with mutual benefits in a host of informal settings and with all these options networking never sounded so good!

Leading northern architectural firm rebrands

Peter Swift, Director at DunwoodieSwift Architects, tells us about the exciting changes taking place at one of Newcastle's long-established practices.



Having been a Director at Dewjoc Architects in Newcastle for 10 years or so I decided to set up my own architectural Practice, SWIFT Architects, in 2011. I chose to do this with some highly talented people I had worked with for many years on numerous developments, both locally & nationally. These include St James' Gate & the Newgate Centre in Newcastle; Metro Riverside Park, M&S Lifestore, & the Baltic Jury's Inn in Gateshead; Wynyard Business Park on Teesside & Belmont Business Park in Durham & Heathrow Express Rail Link & a number of large retail projects around the country.

In 2018 SWIFT Architects merged with Dunwoodie Architects, a well-respected specialist healthcare business of some 30 years standing to create a combined business with strength & experience in specialist acute, primary & mental healthcare as well as vast experience in commercial, retail, leisure, transport & residential sectors. At that time it was decided to retain the Dunwoodie name as it was so well known, particularly in healthcare circles, & had successfully stood the test of time. However, as the client base & sector spread has developed significantly & is now much broader than when the businesses merged we believe it is now the right time to update the company name & branding to reflect the changes that have taken place over the past four and a half years.

As a result, going forward, the company name will change to

DunwoodieSwift Architects. We have consciously linked the two names as part of the re-brand as the businesses have been functioning successfully as a single entity for over 4 years & the profile of the combined Practice is very different to what it was when they came together. We believe it is very important to demonstrate that significant change has taken place within the business & we feel that can be most tangibly demonstrated by organically evolving the company name. Whilst still having a very strong healthcare background & portfolio, the business has developed dramatically over the last few years.

I have repeated many times that I have been involved in some big projects during my career but none have generated more comment or interest than the STACK Newcastle project. Whilst being a relatively small project it has brought a lot of pleasure to a lot of people over the four years it has been open, despite being closed for long periods during the pandemic.

I took the £100m Newgate Shopping centre project to planning twice, once whilst at Dewjoc & subsequently with the current occupier mix whilst running SWIFT Architects. One thing I can safely say is that not many people ask me about the Newgate Centre project with its 600 plus student beds & Maldron Hotel but STACK constantly generates comment & conversation, the vast majority of it being very positive. It would be very easy to

say it's just a load of shipping containers thrown together but I think it has been demonstrated over the last 4 years that it's sum is a lot greater than it's parts & it has brought a lot of pleasure to a lot of people in that time. It's unfortunate that it has now come to the end of its life but that was always the intention for this 'meanwhile' use. However, as many of you will have seen, we are now working with the future tenant on a new leisure scheme as part of the wider Pilgrim Street redevelopment not far from the previous STACK site.

Much of the learning we gained on the Newcastle STACK project was put to good use at STACK Seaburn in Sunderland which, in my opinion, is a step up from the Newcastle scheme, perched as it is overlooking the beautiful north east coastline. I wasn't particularly familiar with the Sunderland seafront but I can genuinely say that it has been a very pleasant discovery. Hopefully it can prove to be another significant milestone in the continuing development of DunwoodieSwift Architects who have a bright future ahead, with a number of very exciting projects all around the country. Watch this space, you will be hearing a lot more about us as our evolution picks up pace!

To find out more go to www.dunwoodieswift.co.uk



All eyes were on Durham law firm, Swinburne Maddison, when they took home the award for Property Law firm of the Year at this year's Insider North East Property Awards.

The ceremony, which was held at the Hilton Newcastle Gateshead on 19th May 2022, celebrated the very best of the region's property talent and - after a year which saw their Commercial Property team complete more than £60m of CBILS and RLS transactions on behalf of Atom Bank plc - the recognition was richly deserved.

The award recognised the wide range of regionally significant deals and developments which the Durham firm has worked on over the past 12 months, as well as their ongoing expansion and targeted recruitment efforts, ensuring that all clients have access to truly specialist advice whatever the nature of their instruction.

Commenting on how they reached their decision, the Property Awards judges said: "The Swinburne Maddison team represents a broad range of clients, including Durham Cathedral, Esh Group and Ramside Estates. The judges felt the team's range of specialist knowledge and experience, and the wide range of its client base, set it apart from the others."

swinburnemaddison ^{LLP}
Legal solutions that fit

Five Fast Facts about Swinburne Maddison

1. Our experience is exceptional

One thing which separates Swinburne Maddison from some of our competitors in the market is our unique combination of agility and experience. We are of a size where we truly value longstanding personal relationships, whilst also being large enough to deliver a service provided by real specialists. Over the past ten years, I believe we have successfully challenged the misconception that you need to travel to Newcastle for high value or complex legal work. Our lawyers really are some of the best the region has to offer.

2. We never lose sight of the big picture

It can be common in the delivery of legal services to find that a client is not aware of all potential options available to them. As such, we rarely take instructions on face value and always try to adopt a holistic approach to ensure that we truly understand the issue in question and provide the client with the most appropriate solution.

3. We speak your language

At Swinburne Maddison we don't do jargon and legalese. We work closely with our clients to break down complex issues in a clear straightforward way, ensuring that they understand the legal processes involved and the steps we are taking to resolve any issues as they arise. It is important that clients understand what is happening on their matter at any given

time and feel confident to pick up the phone and chat through any queries or concerns with someone they know isn't going to confuse them further!

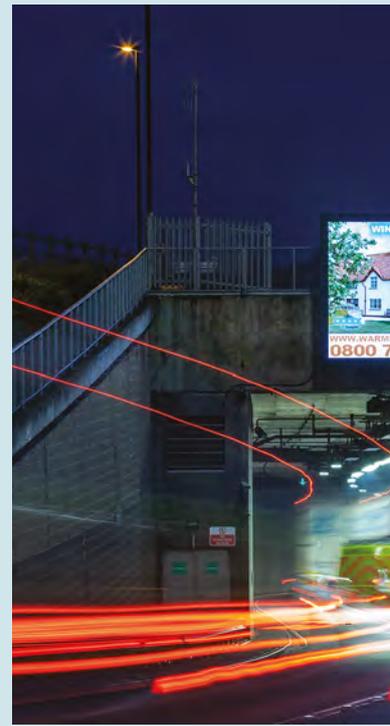
4. We don't do one size fits all

We thrive on achieving bespoke solutions tailored to a diverse range of issues. Whether we are acting for a large multi-national company, a local authority or a private individual, we always take time getting to know our clients - and understanding their long-term plan as well as any unique challenges or pressures they may be facing - so we can offer practical advice that doesn't simply recite the law.

5. We're a firm that cares

At Swinburne Maddison we are very aware that our business has an inevitable impact on the community and the environment and we strive to ensure that this impact is as positive as possible. Thankfully, this outlook is shared across our whole team, with members of staff regularly participating in volunteering and fundraising efforts for local charities and community projects.

For advice or information on any commercial property or land development issue, please contact Victoria Walton by phone on 0191 384 2441 or by email at vw@swinburnemaddison.co.uk



Independent advertisers celebrate half billion milestone

A consortium of independent media businesses is celebrating after its smart advertising screens generated over 500 million impressions during its first six months.



Smart Digital Network, which is made up of Smart Outdoor, Lucid Outdoor and Route Media, boasts over 300 screens across the UK, with many road screens utilising real-time audience measuring software averaging 22 million impressions per week.

The partnership was established to help the independent media owners compete with the larger industry players and provide a better, more cost-effective service to media buyers.

Powered by data technology business Data Jam, each screen is fitted with real-time audience monitoring technology which allows the firms to monitor how many unique impressions displays generate.

In just six months, this has led to the network securing deals with brands such as JD Sports, TalkSport, DPD, and Hays Travel, and with its petrol convenience environment doubling with another 50 screens to be rolled out across Yorkshire, the North West and London in September, the group is confident about the future.

Julian Carter, commercial director at SDN, said: "The global outdoor advertising industry has long been dominated by a handful of players, however we want to offer an alternative to help change that.

"By bringing together independent, forward-thinking businesses, we're not only able to provide our customers with a more cost-effective solution, but also a smarter way to do business.

"Whereas many larger businesses have a lot of red tape surrounding research & development, our independence means we have the flexibility to scale and adopt technologies at a much faster pace, like we have done with Data Jam's real-time monitoring software.

"This has allowed us to massively improve

the quality of reporting for marketers seeking to understand exactly how their ads perform and break down the geographical barriers which previously would've held us back as individual operators, by bringing all of our units together into a larger group that can now run campaigns across the UK as opposed to just the regions in which we operate."

Smart Digital Network comprises of its own regional large format media assets such as Edinburgh's Murrayfield Stadium, the A19 and the Tyne Tunnel, plus a national network of 250 small format D4 assets in retail units, urban malls and local service stations across the UK.

Mike Cleary, managing director at Lucid Outdoor, said: "Incorporating our portfolio with Smart and Route has enabled us to provide a larger national footprint while still offering local knowledge and a very competitive pricing matrix which has been very welcomed by our clients ensuring we maximise their campaigns and objectives."

SDN has also benefited from the renewed popularity of staycations, with its outdoor screens - particularly those at service stations - reporting a 15% uplift in impressions during the Jubilee Holiday weekend.

Julian added: "We have 122 D4 screens motorway service areas across the UK, each generating millions of impressions every month, especially during the holiday periods.

"The Queen's Jubilee weekend was our most successful yet and we're confident that, as the summer months approach and more families head off to our fantastic British countryside and seaside destinations, it'll provide yet another bumper period for our advertisers."

For more information on Smart Digital Network, visit: www.smartoutdoor.co.uk/national-d4-network/our-network/

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The Social Co.
becomes first
founding
member
of NUFC
Business Club

Social media and digital marketing specialists The Social Co. have collaborated with the football club as one of the founding members of the newly launched Business Club which was launched at the end of the 2021-22 season.



Creating the launch video for NUFC's Business Club, the Social Co. has combined the love of football and business, ensured the isn't just online, but also stimulating conversation between businesses networking throughout the city. The Business Club uses the power of football to connect the business community through a number of events, seminars and lunches, making the exclusive networking events highly sought-after, especially after the pandemic restricted the traditional face-to-face meetings.

The Newcastle United Business Club is a product of detailed meetings, research and above all else, understanding of the business community in the region, with a dedicated team of staff focused on delivering several key events to connect businesses and enhance business and share best practice across a number of diverse sectors.

It combines a mixture of formal and informal events throughout the football season, with bespoke events taking place at St. James' Park, such as breakfast meetings ahead of games, along with talk-in evenings, dinners and special screenings set to take place for the FIFA World Cup this Winter.

The Business Club is made up of over 60 companies, from mortgage advisors and recruitment consultants to interior designers and healthcare specialists, who collectively boast a workforce of thousands of employees throughout the region.

James Ogilvie, Director and co-founder of The Social Co. said: "It has been fantastic to work with the team at Newcastle United to launch this

exciting new Business Club. We were keen with our messaging to portray the passion that drives the city for the club, and how the club are keen to intertwine with business to support a new era of connectivity. The mix of events are going to be unrivalled, taking networking opportunities for businesses to another level.

"Newcastle United is the heart of the city. The investment in the club has created a great buzz about the opportunities which will follow across multiple sectors. It's so much more than a football club, it's a catalyst for local enterprise and economy and we are proud to be playing a supporting role in bringing a new kind of prosperity to Newcastle and the wider region."

Jessica Rutherford, Head of Sales and Development at Newcastle United Business Club said: "The feedback from businesses since we launched has been incredible, with companies of all sizes and backgrounds wanting to know more about the membership and we are extremely grateful for the input we have received from everybody so far.

"It's going to be an exciting season for our members as we mix up the format of each meeting and bring in special guests to talk to the group about business, and of course there is a strong element of football and Newcastle United running throughout the theme in each meeting."

To find out more about joining Newcastle United Business Club contact: business.club@nufc.co.uk

To find out how The Social Co. can help your business with online marketing, digital strategy and social media, contact: thesocialco.co.uk

**THE
SOCIAL
CO.**

Sunderland's transformation in recent years has been rapid.

Stunning new buildings are rising into the sky. Historic properties are being brought back to life. Unpolished gems like the city's seaside are shining again.

And new communities are taking shape, putting Sunderland on the map as the place to be.

Portfolio North speaks to Peter McIntyre, executive director of city development at Sunderland City Council, about the scale of investment that is achieving such transformative change.

**City of
Sunderland**

Peter McIntyre

Executive Director of
City Development
Sunderland City Council

“This has to be a whole-city approach, it has to add value to Sunderland economically and socially – creating jobs for local people and also opportunities for them to live in quality homes and to enjoy the quality of life in this stunning city.”



“From day one, the focus had to be on delivery,” says McIntyre, who is tasked with developing, as well as executing, the new vision for Riverside Sunderland which will transform swathes of land – untouched for decades – into a world-class urban quarter where thousands will live, work and enjoy the quality of place long sought after by this city by the sea.

“Sunderland’s had its fair share of eye catching, but ultimately undeliverable, masterplans and visions... it was time for an investment focus and that’s exactly what we’re driving. Visible, tangible change, at scale, from the city centre to the seafront, and from Washington to the suburbs of the city – they’re all seeing our new and existing communities take advantage of the council’s reinvigorated approach to transformational change.”

While Riverside Sunderland is the new epicentre of all the regeneration being seen in Sunderland, there is no doubt delivery at a jaw-dropping pace is being achieved elsewhere too. Sunderland is a place that is firing on all cylinders. Investment is being ploughed in, at a scale not seen for many generations, with hundreds of millions being allocated to economic regeneration plans along the coast at Seaburn and Roker, as well as the International Advanced Manufacturing Park (IAMP) and Hillthorn Business Park – the first providing a high-quality tourism and leisure destination and the latter two strengthening the city’s position as a world class manufacturing powerhouse.

“This has to be a whole-city approach,” says McIntyre, who has been with the local authority for just over five years.

“It has to add value to Sunderland economically and socially – creating jobs for local people and also opportunities for them to live in quality homes and to enjoy the quality of life in this stunning city.”

Riverside Sunderland itself addresses all of those things. Spanning 33.2 hectares, on both sides of the river, the blueprint set out by the council promises to create up to 10,000 jobs, one million sq ft of office space, 1000 homes with sustainability at their core and leisure spaces that will enhance the city’s visitor experience.

“We’re redressing the suburbanisation of the city which has been happening for over 30 years,” says North East born and bred Peter.

“The hollowing out of the city centre was an immediate threat to the prosperity of Sunderland and it needed a bold but immediate response.

Speculative development was needed quickly and The Beam was the physical manifestation of that requirement.

That building was the catalyst – the council investment was an important statement of intent. Alongside other direct interventions by the council, The Beam would tell the market that we’re absolutely serious about the wider site’s potential. And it’s paid off.”

The Beam counts national online grocer Ocado among its occupiers, with the company now employing 400 people from its base.

“Ocado recognised our vision for Sunderland immediately. They were looking at other locations nationally and in the North East, but we got them here to see what we were creating. They could see straight away that – as well as a magnificent work environment – we had skilled people who could power their business. They’ve gone from a standing start to establishing a brilliant base, with a committed team very quickly. They’re a proof-point to the market of Sunderland’s ability to drive business growth.”

The success of The Beam, and crucially the ambition of the Riverside Sunderland investment strategy driven on by the council, quickly garnered the attention of investors looking to participate in Sunderland’s revival. But it didn’t come easy.

“Sunderland was never really on the investment community’s radar in the City of London. Legal & General were a key target as an investor with similar aims and objectives to the council. The strength of our vision meant that it reached the attention of group chief executive Nigel Wilson, and he was sold on what we were doing here. They backed City Hall, which is now a spectacular public sector hub and

a flagship of Riverside Sunderland, and their £100m plus commitment is also delivering Maker and Faber, two stunning office buildings that will stand alongside it. Work is well underway on those two Grade A speculative offices, the first by the private sector in the city for decades.

“They also saw the wider vision for the city and have invested an additional £60m in our 1600-job-creating development on Washington’s Hillthorn Park, with other investments in discussion.”

As well as Legal & General’s buildings, confirmed developments elsewhere on the site include a £36m, 90,000 sq ft Eye Hospital to replace the city’s existing 75-year-old infirmary; Culture House, a £28 million world-class immersive experience and city library on Keel Square; the soon to be opened £18 million 120-bed Holiday Inn; the first tranche of homes on Vaux – work now underway on the first 132 properties; new office space by Hanro in the converted former Gilbridge Police Station, which will be known as The Yard; a new 650 space multi storey car park to support developments in the area; a new £32m street bridge which will connect both sides of the river from Vaux to Sheepfolds, the city centre to the Stadium of Light; spawning new private sector leisure investments such as Sheepfolds, an exciting new leisure hub that is being developed by local firm Building Design Northern [BDN]. Close by will stand HICSA, a new training academy to deliver the skilled people needed to build the city’s homes of the future.

“The list of developments is long, with £450m to be delivered by autumn 2024. We have a great deal planned, and it’s all happening in clear sight of everyone in the city, which I think gives a heightened level of belief. The private sector is playing its part, which can be seen at the former Civic Centre site, which will see the Vistry Partnership invest in a significant housing development, increasing the city centre population considerably to fuel the daytime and evening economy, and we’re also getting to grips with the long overdue £100m vision for the train station, with the first phase of that important programme, the £26m south entrance now on site.”

He adds: “In a successful city centre leisure experience will be key. We announced ambitions to build an arena as part of a major leisure complex at Crowtree last year and that’s moving forward – hopefully we can share more on that this year. Major infrastructure improvements in relation to active travel, energy and 5G have been announced in part but with much more to come.”

All of this, says Peter, will create the UK’s best smart city.



“We’re maximising our natural assets. Building on strengths that will allow us to create more and better jobs for our people, and we’re creating places where they can enjoy a fantastic quality of life.

“Our potential for a high quality of life will be demonstrated at our Sunderland Future Living Expo in 2024 – we’ll showcase Riverside Sunderland and the wider city offer, projecting the confidence manifest across Sunderland.”

And, after years of unrealised

potential, McIntyre believes now is the time for Sunderland and its communities.

“From the £1bn Gigafactory at IAMP, to Riverside, to plans for Houghton Colliery that will give new life to that area and the transformation we’re seeing at the seafront, this is absolutely a place to watch and become part of. I’m incredibly proud to be part of this journey. The ambition of the council is clear, the investment is in place – it’s now all about the delivery. And that’s my number one priority.”



Heel & Toe Children's Charity, based in Durham, established in 2008 after a realisation that children's therapy services were difficult to source in the North East.

Siena's Story

It was decided early in the charity's journey 'that no child should be denied therapy due to a lack of money' and that is exactly what this non-profit organisation has done since then. Heel & Toe has a huge range of success stories and has impacted the lives of hundreds of children over the years, including working with over 220 children with health conditions or impairments during the unprecedented challenges brought about during the Covid-19 pandemic.

One of those children is Siena. Siena was born in 2014, ten weeks premature weighing in at 3lbs 10oz. She required an incubator and ventilation, oxygen and a respirator from birth, as well as tube feeding. When she was 23 hours old, she was taken in for surgery due to a burst lung, and also had open heart surgery for a hole in her heart. 34 weeks after she was born, she was discharged from the hospital.

At just over a year old her parents received the diagnosis that Siena has cerebral palsy. The muscles in Siena's legs were not strong enough to support her independently so she soon received a wheelchair and a walker, and at school was given a special chair. These aids helped with her mobility and balance while walking and soon she was able to walk while pushing her doll in a pram. Unfortunately, there was no access to therapy during the pandemic. Had Siena not been the strong, determined little girl she is this may have stopped her, but she was still able to practice her walking in the park with her walker and the assistance of her brother.

In 2020 Siena was able to start physiotherapy at Heel & Toe and since then she has improved her walking exponentially. Heel & Toe managed to

remain open during the second lockdown and were able to continue to support their children with weekly therapy sessions on site with the appropriate PPE precautions. The steps taken by Heel & Toe meant that Siena was able to continue with her physiotherapy and was also able to take her first independent steps - a massive achievement that once seemed impossible for her.

Two years later, Siena now walks independently and continues to improve with each weekly session. Thanks to the therapists and specialists at Heel & Toe Siena's sessions are creative, innovative, and fun but ultimately, they allow her to achieve results that may have previously appeared out of reach.

Dale, Siena's Dad said: "Siena has been offered amazing opportunities to progress since attending Heel & Toe, she has been able to access a wide range of therapies since we first discovered H&T in 2019, including: Hydrotherapy, Massage therapy, a pilot of Hippotherapy & Physiotherapy just to name a few. We are so grateful for the progress Siena has made and in particular, taking her first independent steps in August 2020.

"Siena loves attending therapy sessions at Heel & Toe as she feels so comfortable and at ease which means that she can happily work toward her goals."

During the pandemic Heel & Toe lost over £350,000. They are now desperately trying to recoup lost funds, so they can continue helping children across the North East receive life-changing therapy.

If you are interested in helping to support Heel & Toe Children's Charity contact them via 0191 386 8606 or visit their website via www.heelandtoe.org.uk



Investment raised for fintech set to improve access to credit for millions

County Durham based Growth Capital Ventures has led a £695,000 investment round into Finexos, a fintech platform set to improve access to credit for millions of people around the world.



Left:
Mark Fisher
Finexos

Right:
Norm Peterson
GCV

Oversubscribed by almost 40% from the initial target, the funds will be used to drive forwards Finexos's market entry strategy as the company rolls out its solution to several key pilot partners looking for a more accurate way of evaluating credit worthiness.

This is the latest EIS-eligible investment opportunity led by Growth Capital Ventures, an FCA authorised investment firm specialising in impact driven co-investment opportunities across alternative asset classes.

Finexos has developed its innovative technology, which combines open banking with Artificial Intelligence (AI) and Machine Learning (ML), to measure financial capability without the need for a credit score. Where a traditional credit score uses approximately 12 pieces of information, the Finexos solution currently uses more than 220 pieces of data to give an accurate assessment of how a consumer or SME manages its cashflow.

With around two billion people globally unable to access financial services and a further 138m people in Europe estimated to be excluded from mainstream credit, there is a clear requirement to improve financial inclusion by redefining credit scoring.

Norm Peterson, co-founder and CEO of Newton Aycliffe-based Growth Capital Ventures, said: "Over 12 million people in the UK alone are in the high-interest, revolving credit trap as a result of legacy credit scoring. Millions of people are paying to high interest rates due to a low legacy credit score - even though we now have access to the information to readily prove that such a low credit score can be entirely unjustified.

"With the Finexos solution developed and ready to take to the market, the platform is set to transform credit scoring, increasing loan origination while simultaneously reducing default rates for lenders."

Established in 2018, the expert team behind Finexos includes an international team of specialists. They include founder and head of product Mark Fisher and CEO Areiel Wolanow, an adviser on AI and Blockchain to the UK Parliament, speaker on financial inclusion at the G20, and designer of the credit scoring engine for M-Pesa, which doubled Kenya's GDP and lifted 2% of the population out of poverty and forms the template for the Finexos solution. The team also includes chief technology officer Kefirah Kang, who led the design and launch of platform

for Hong Kong's first licensed virtual bank WeLab (2019); and chairman and investor Steve Bone, who has led multiple corporate buyouts and successful exits.

Mark Fisher, founder of Finexos explained: "Finexos can deliver high-impact outcomes for underserved consumers and SMEs and will increase loans originated, at a lower default rate, for providers of credit.

"Finexos combines advanced technologies, commercial acumen and a strong business and operating model to solve an important social and financial issue. We are moving at pace and seeing significant traction with customers, utilising technology to provide better outcomes for consumers and lenders that can, overtime, replace the outdated and inefficient way credit scoring works currently."

He is confident the Finexos platform will develop new markets for any provider of credit while improving credit performance; reduce the poverty premium and help consumers exit the revolving credit trap. Fisher added: "We have a real opportunity to help consumers meet the cost-of-living crisis by improving financial inclusion and also protecting the more vulnerable."



North East business festival returns

A North East business festival is set to return for a second time in October.

Sunderland Business Festival, which ran for the first-time last year, aims to inspire enterprises from across the region, with a host of engaging speeches and sessions from high profile business leaders. The event, which comprises a range of sessions - most of which are completely free to attend - will take place from the October 12-14 at venues across Sunderland.

The action-packed programme will include a jobs fair, expert presentations, panel discussions, 'on the sofa' discussions with industry leaders and a meet the buyer event.

Topics and sectors covered during the festival will include film and media; leisure and hospitality; start up and scale up; export; automotive and advanced manufacturing and more.

The festival is being organised by Sunderland Business Partnership, a collective of organisations - large and small - all with an interest in the city's development, creating opportunities for members to collaborate and grow, which

in turn helps Sunderland to be a more dynamic destination for business.

Ellen Thinesen, chair of Sunderland Business Partnership and chief executive of Education Partnership North East, which includes Sunderland College, said: "It's great to be able to bring Sunderland Business Festival back for a second year. Last year's event was the first of its kind in the city and the feedback was very positive.

"We are sure that this year's event - which will be in-person, rather than the virtual format of last year - will build on the success of the first festival and, we're sure, have an even greater impact

"Sunderland and the wider area has a vibrant business community and events like this shine a spotlight on that. We hope this is an event that will grow and grow as the city transforms and becomes home to more and more ambitious businesses."

Due to the COVID-19 pandemic, the inaugural festival in 2021 had a mix of in-person and virtual events. This year's

festival will be all in-person and take place at venues across the city over the three days to showcase some of the fantastic venues it has to offer.

Patrick Melia, chief executive of Sunderland City Council, a key supporter of the festival, said: "It's a hugely exciting time for Sunderland, with huge levels of investment being attracted to the city, all of which is going to have a hugely positive impact. We're keen to showcase the great things that are already happening in Sunderland and also highlight the opportunities there are going to be in the future."

More details of the line-up of the festival will be released over the coming weeks, with nationally significant business leaders set to take part.

To keep up to date with the latest news on the Sunderland Business Festival sign up to the mailing list on the event's website www.sbfestival.co.uk or follow @sunderlandBP on Twitter.

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Award-winning legal advice

Our Commercial Property team were named Property Law Firm of the Year at the Insider North East Property Awards 2022. Our straight-talking team of specialist lawyers understand the importance of bespoke service and will work with you to find the solution that fits your legal needs perfectly.

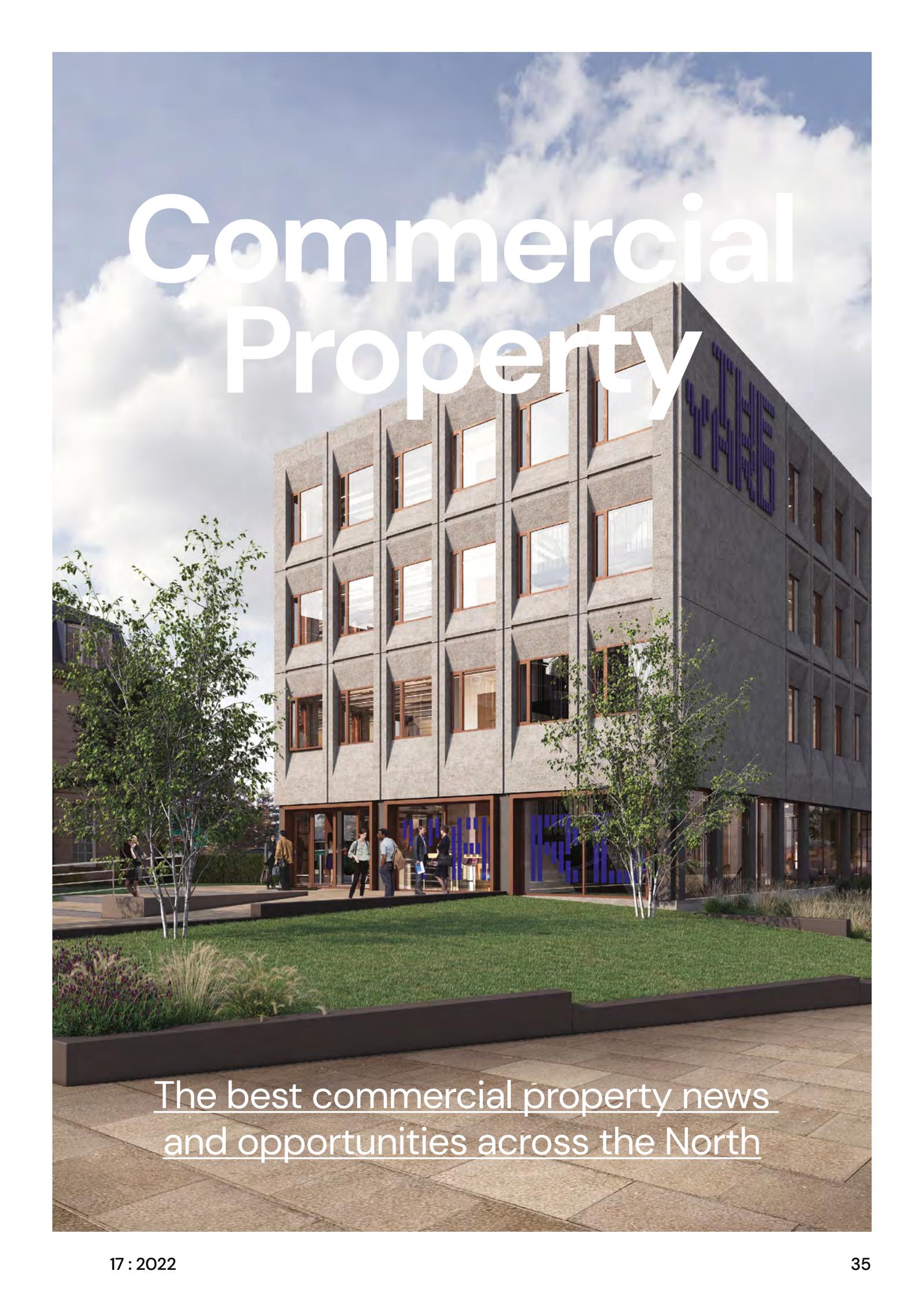


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Commercial Property

A modern, multi-story commercial building with a grid-like facade of windows. The building is surrounded by a courtyard with greenery, including trees and grass. Several people are walking in the courtyard. The sky is blue with white clouds.

The best commercial property news
and opportunities across the North



North East Property Report

How will cost of living rises impact the property market?

Since the start of the Covid-19 pandemic, property prices have risen sharply, in part driven by the Government's stamp duty holiday.

UK average house prices increased by 12.4% over the year to April 2022.

However, the first half of 2022 has been dominated by a landscape of rising costs for households and significant pressures on personal finances, but this has not yet been reflected through a slowdown in the market.

Supply chain issues, rising costs of materials and labour shortages have all effected the construction industry, and as build costs rise, in turn, so do prices. But the demand from buyers and investors has remained strong leading to continued growth in the sector. ONS House Price Index reported in July that UK average house prices increased by 12.4% over the year to April 2022.

Bradley Hall's figures for H1 2022 reflect the national property picture with us having rapid growth and seeing transactions almost treble year-on-year. The firm's sales, lettings and acquisitions for the first six months of 2022 are just under three times as high as the same period in 2021 and across each measure our figures were up.

The largest increase was in the total value of properties sold which was ten times higher than H1 2021, however, the other measures also saw significant growth, with total value of acquisitions for the period up 124% and the total value of lettings up 57%. The figures follow us breaking our own record by closing deals worth over £160m during the 12 months to May.

Recent deals have included acting on behalf of Persimmon Homes on the sale of 26 affordable homes in Ashington; supporting Northern Commercial Properties sell land to Premier Inn Hotels for a new venue in Alnwick; and successfully letting Four Market Place in Morpeth to Tomahawk Steakhouse on a ten year lease.

There has definitely been something of a boom in the region's property market over recent months, with a mix of limited supply and increased demand leading to a sustained period of growth. Confidence in the region is very high among investors at the moment.

Everyone knows the strains there are on personal budgets and this could worsen over the coming months, however, even if there is something of a slowdown, the North East property market is resilient and Bradley Hall suspect any downturn will be less palpable here than in regions further south.

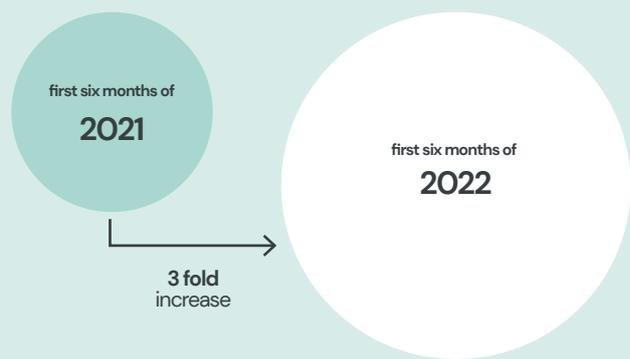
The North of England is one of the best places to invest and we would really recommend anyone considering investing in property to consider the area.

Such growth in deals year-on-year also highlights the strides the company has made in recent years. We have made it clear that we want to be a driving force for positive change in the North and the levels of growth the company is demonstrating shows we are definitely on the right track. We are keen to play a part in creating and protecting thousands of direct, indirect and induced job opportunities across the region and beyond.

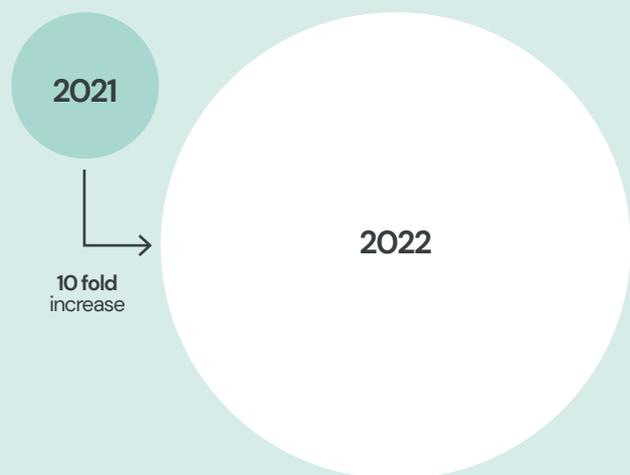
The prevailing opinion is that the UK economy is heading into a period of significant turbulence, and possible recession, in the coming months. Persistent supply issues, soaring inflation and the cost of utilities all having a significant dampening impact on the economy.

It is likely that this will lead to some sort of slowdown in the property market, which has sustained huge growth through very challenging economic conditions, however, it is unlikely that this sector can remain uninhibited by the wider economic strife. But there is a resilience to the market that should place it in a good position to ride out the forthcoming economic challenges.

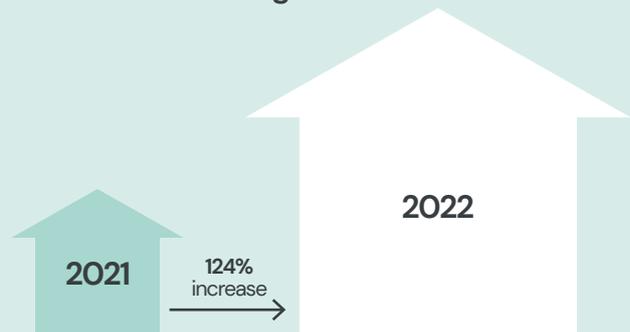
Overall sales, lettings and acquisitions at Bradley Hall



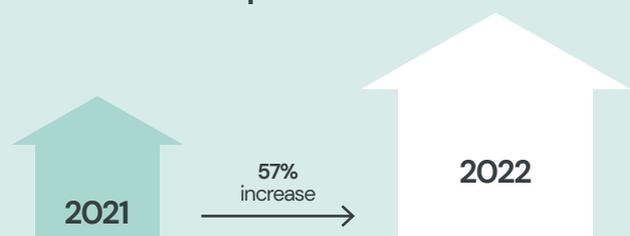
Total value of properties sold



Total value of lettings



Total value of acquisitions



Architect outlines plans for historic Potting Shed

A Northumberland architecture practice has unveiled plans to sympathetically convert a former Hexham pottery shed into a number of small studio spaces.



Ollie Currie, founder of 33 Architecture Ltd, is the man behind the project, which – if approved – will breathe new life into the much-loved Potting Shed building.

The building, based just off Priestpople in the heart of Hexham’s Conservation Area and town centre, currently houses a retail unit and warehousing and manufacturing areas.

The closure of the pottery and retail business prompted Currie to enquire about purchasing the building with a view to relocating his existing architecture studio, which he runs with his wife Rachel, to the town.

Under the plans put to Northumberland County Council, the firm hopes to redevelop the existing pottery studio to provide office accommodation for four small businesses, including one for their own Architects studio.

Speaking about the plans, Currie said: “Rachel and I have been running 33 Architecture for seven years now from our old office in Corbridge to more



recently working from home like so many other business and have gone on to secure work on a number of high-profile projects, from the extension and interior fit out at Bouchon Bistrot to Doxford Hall's walled garden wedding venue and a number of high end residential dwellings.

"However, while working from home has served us well, we're in a position now where we would really like to continue growing the business and create jobs for others looking to break into the industry. The only way that we can realistically achieve that is by finding a place of our own.

"We have been looking for the right place for some time now and by chance after a client meeting the prospect to consider the Potting Shed came about.

"It's a beautiful building and one which, with the right care and attention dedicated to its regeneration, could really add to Hexham's market town charm and we're confident our plans, if approved, will allow us to achieve exactly that."

Newcastle-based BH Planning & Design is the agency working on behalf of 33 Architecture on the planning application.

Mark Ketley, Planning Director at BH Planning & Design, said: "Having worked closely with Ollie on the plans for the Potting Shed, it's clear to see just how much work has gone in to ensuring that the final building would be tightly woven into the DNA of this historic town.

"From the new aspects of the building being based on a similar blueprint to the existing site, to the hand-picked buff bricks and stone to help it match into the surrounding area, the team have worked closely with residents and councillors to make sure the site and all of its amenities really add to the aesthetic of Hexham and it's been fantastic working with them on the project."

For more information on BH Planning & Design visit: www.bhplanninganddesign.co.uk



Work gets underway to restore historic Sunderland buildings

Work has started this week to restore two historic Sunderland buildings as part of an ongoing regeneration programme to preserve the city's heritage.

The buildings at 177 High Street West and 1-2 Villiers Street are two of the last long-term vacant properties in the Old Sunderland Riverside Conservation Area, which are now being restored to their former glory and brought back into use as part of Sunderland's Heritage Action Zone (HAZ) - a scheme led and funded by Sunderland City Council and Historic England.

The Council owned properties will be transferred to the Tyne & Wear Building Preservation Trust (TWBPT). Working with Mosedale Gillatt Architects and Northern Construction Solutions Ltd, the Trust will deliver the first phase of the works with a £350,000 grant from the Levelling Up Fund and £65,000 from the Architectural Heritage Fund. The works will see the properties undergo roof and structural repairs, the removal of pebble dash and rendering in lime render, and window repairs and replacements.

The second phase of works will be funded by the HAZ partnership grant scheme and will enliven the street frontages with the reinstatement of high quality traditional shops fronts. The project will build on the successful restoration and reuse of neighbouring

170-175 High Street West, which is now home to local businesses including Pop Recs and Sunshine Co-operative.

CLlr Graeme Miller, leader of Sunderland City Council, said: "After standing empty for many years, I'm delighted to see the restoration work begin at these fantastic buildings, helping to rejuvenate this historic part of our city centre and continue building upon the brilliant work of the Sunderland HAZ initiative.

"Between the important regeneration works in the city centre and the incredible new buildings transforming the skyline, Sunderland really is an exciting place to be."

Dating back to the late 18th century when Old Sunderland, which began in the East End, started to expand westwards into Sunnyside and what is now the city centre, the building at 177 High Street West was originally built with commercial space on the ground floor and residential homes above. The rear building on Villiers Street is slightly younger and was a purpose built bank, with records describing it as the Union Joint Stock Bank.

Martin Hulse, from Tyne & Wear Building Preservation Trust, said:

"Hopefully by Christmas we will see these buildings occupied by local businesses and community groups. It has been a delight to work with the Council over the past five years to bring activity back to High Street West. Pop Recs and Sunshine Co-operative have already made a huge impact and we hope this next scheme will bring even more people to the area."

Gavin Richards, programme manager for the Architectural Heritage Fund said: "We are pleased to see work on this section of historic High Street West get underway. This is the latest project in the HAZ that we have invested funds in through our Transforming Places through Heritage programme and builds on the great work already delivered in the area by Tyne & Wear BPT, which has developed a productive partnership with the City Council."

Further restoration projects under Sunderland's HAZ scheme are set to go ahead this year, including the external repair of the Grade II listed Elephant Tea Rooms to include striking new shop fronts that, together with the completed projects at Mackie's Corner and 170-175 High Street West, will dramatically improve this historic part of the city centre.



Bradley Hall named among the most active agencies

Leading property firm Bradley Hall has once again been named among the North East's most active property agencies.

The full-service property consultancy, which has seven branches stretching from Alnwick to Tees Valley, topped the EGI North East lettings and occupational sales ranking during the second quarter of 2022.

EGI's On-Demand Rankings are calculated by the total amount of floorspace transacted, or total value for investment sales by property agencies across the UK.

Bradley Hall topped the rankings for all three North East counties included in the report - County Durham, Northumberland and Tyne & Wear - having closed 47 deals across the region from April to June.

This included high profile deals such as the sale of Claremont House for £2.35million, 16 affordable homes sold to Thirteen Group for £2.23million and the letting of a 96,7367sq ft industrial unit at Merrington Lane Industrial Estate in Spennymoor.

Neil Hart, Group Managing Director at Bradley Hall, said: "This is a great achievement for everyone associated with Bradley Hall.

"As an independent company which has been rooted in the North East for 34 years, we are proud to be in a position where we are continuing to compete with some of the biggest names in the industry and this is

testament to the fantastic collective effort and the incredible knowledge of our teams right across the region."

The listing tops off what has already been a stellar year for the company, following the opening of its new Leeds head office and having seen the value of its sales, lettings and acquisitions exceed £160,000,000 in the year to May 2022.

Hart added: "The past few years have been a real challenge for the industry, so to be in a position where we are continuing to break records and expand into new areas is absolutely fantastic.

"Not only has this enabled our expansion into Yorkshire but it has also allowed us to create jobs across the business in almost every department, from surveying to planning and design and mortgages, and we're excited to see what the future holds.

"While there will undoubtedly be challenges along the way, there is a real buzz around the North East at the moment and we're confident that, as we look to the future, the region will continue to be seen as a desirable place for businesses to invest and grow."

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



Mixed Use Investment For Sale Land at East Street, Spittal Point, Berwick upon Tweed

Freehold Offers Invited

- Mixed use development opportunity
- Overlooking Spittal Beach
- Site extends to 6.9 acres
- Planning portal using reference 12/00512/FUL
- Planning permission has been granted for a residential and commercial scheme, providing 136 dwellings and 323m² (3,476ft²) commercial use

Newcastle upon Tyne
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Outstanding Residential Development For Sale

Former Police Station, Morpeth

£3,250,000

- Residential development opportunity
- Popular Morpeth location
- Development and erection of 32 residential units and associated access
- 0.3 miles from Morpeth Train Station
- Situated on A197

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wynyard@bradleyhall.co.uk



Licensed Quayside Premises to Let

12 Close Quayside, Newcastle

Annual rent of £35,000

- Total size 85.17m² (917ft²)
- Outdoor seating available
- Awaiting EPC Rating
- Newley acquired 2am alcohol license
- Popular leisure destination

Newcastle
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For Sale

Hallgate House, 9 Grange Terrace, Sunderland

Offers in region of £185,000

- Office building for sale
- Close proximity to city centre
- Arranged over three floors
- Excellent transport links
- Awaiting EPC Rating
- Total size of 207m² (2,228 ft²)

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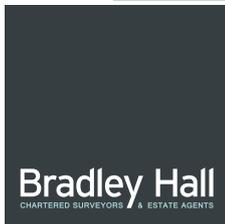


Refurbished Office Space To Let

The Yard, Keel Square, Sunderland

Rent from £16.50 per sq. ft.

- Undergoing brand new refurbishment
- Suites from 500 sq. ft. to 24,000 sq. ft.
- Dedicated reception service
- Awaiting EPC Rating



Sunderland
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Hotel / Office Development To Let

Thinford Lane, Thinford, Durham

Rent on application

- 40 bed hotel with opportunity to increase room if required
- Potential for office/business centre use
- Approximately 1,393.55m² / 15,000ft²
- Ample car parking spaces
- Awaiting EPC Rating

Durham
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Residential Development Opportunity

Land at Jesmond Vale, Newcastle upon Tyne

Offers over £1,000,000

- Size area 0.56 acres (0.22 hectares)
- Freehold
- Popular, residential location
- Planning permission granted for development of 20no apartments

Tees Valley

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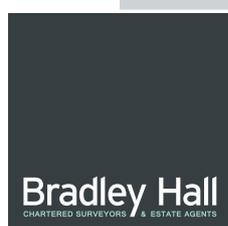


Hybrid Office / Industrial Unit For Sale / To Let

Comms House, Hylton Road, Sunderland

Freehold £425,000

- Total size of 434.64m² (4,469ft²)
- Modern specification
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- Good links to the A19 and A1(M)



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International materials technology group completes transition to employee ownership

Newcastle-based Key-Tech International Group has recently moved to employee ownership after its founder, Dr Patrick Ferguson, transferred his entire shareholding in the parent company, Key-Tech International Limited (Key-Tech), to an Employee Ownership Trust (EOT).

EOTs were introduced by the UK Government in 2014 to facilitate wider employee ownership with the aim to encourage more shareholders to set up a corporate structure similar to the John Lewis Partnership model.

Key-Tech's subsidiary NEL Technologies Limited is a leading manufacturer of flexible heater assemblies. It started business in 1984 in Consett, County Durham before relocating to Newcastle upon Tyne. Continued product development and innovation have enabled it to become a supplier to global blue-chip companies with the majority of sales going to export markets.

Key-Tech has a dedicated workforce in the North East and one of the major attractions of the transfer to the EOT is that it preserves the independence of the group and protects employment in the North East.

Dr Patrick Ferguson said: "I knew I couldn't continue to own the group forever, however, I was worried that a trade buyer might at some stage shut down the North East operations and move production out of the area. The EOT became an obvious strategy as the group is now owned by a trust which has been established for the long-term benefit of the employees. This will not only protect employment, but it will also

ensure the quality of employment is maintained and improved.

"The EOT route provides me and the team with a legacy and ensures that the interests of the loyal NEL Technologies customers are continued to be met. Importantly, it also gives our valued employees a stake in the future of the business and the chance to become owners supporting the day-to-day company activities."

The transaction was advised on by the corporate finance and tax teams at UNW LLP and the legal team at Womble Bond Dickinson (UK) LLP. Steve Lant, Tax Partner at UNW, said: "We are delighted to have supported Patrick and Key-Tech in achieving a smooth transition to ownership by an EOT. Patrick has dedicated over 25 years to running the business and the EOT preserves his legacy in addition to giving a great opportunity for the employees and continuity for customers. I look forward to seeing the business progress in the years to come."

Jeremy Smith, Partner at Womble Bond Dickinson, added: "I am delighted to have supported the Key-Tech team through the employee ownership process and wish them a successful future."

Reflecting on the support received from both UNW and Womble Bond

Dickinson during the process, Dr Patrick Ferguson added: "There is a lot of noise in relation to EOTs and lots of people who claim to know how they work. It was very reassuring to be expertly guided through the whole process by a team with significant experience of working with employee-owned businesses. They were able to cut through the noise and arrive at practical and detailed arrangements which work for the business and employees."

James de le Vingne, Chief Executive of the Employee Ownership Association (EOA), said: "We congratulate our member Key-Tech on its transition to employee ownership; securing the ethos, values and culture of the business, as well as rooting jobs in the North East. Businesses that give employees a stake and a say build trust and shared responsibility, uniting leaders and employees behind a common purpose, and leaving businesses in a better position to flex and adapt."

"Employee ownership is one of the fastest growing business succession solutions in the UK, where there are now more than 800 employee-owned businesses - with more than 300 of those having transitioned since 2020. Key-Tech joins a network of EOTs in the UK that include Richer Sounds and Go Ape."

A new concept in senior living



The North East will see the creation of the UK's first Ageing Well Village after planning permission for our ambitious scheme in Backworth was granted by North Tyneside Council.

A £40million development by Northumberland Estates, in collaboration with Age UK and NHS North East and North Cumbria, the village is designed to reduce the need for hospital admissions and provide longer-term care within a residential community.

Scheduled for completion by summer 2024, the 11.86-acre development has been heralded as the future of later life living, offering high-quality residential housing with integrated health, care and frailty services all in one place – breaking the mould of 'standalone' retirement complexes.

It is a concept that we, alongside our design partners P+HS Architects, have spent a lot of time thinking about and finessing to not only get this development right, but also to ensure we have a model that can be replicated elsewhere. Northumberland Estates is committed to pioneering later living developments - and we are certain that this scheme will raise the bar for decades to come.

Why do we need a change in later living?

The UK has an ageing population, many of whom have benefited from improvements in nutrition, hygiene, healthcare, education, and working conditions and wish to live independent, active lives for longer.

This has prompted an overhaul in how we think about ageing, considering non-medical factors such as loneliness and environment alongside health and care services to transform senior living accommodation.

Whilst current later living developments can provide what some residents are looking for, there is undoubtedly a gap for those who do not want to move into traditional retirement accommodation – a model that has not been substantially altered over recent decades. We believe that by giving as much thought to the village facilities as there is to the accommodation, we can provide a community that enriches later living for years to come.

What are some of the key concepts in the village?

Careful consideration of what factors influence health and happiness in later life and what amenities could be incorporated within the neighbourhood to support, rather than diminish, mental and physical well-being are central to the development. Evidence of the environment as a key factor in sustaining good health informed how we would approach the site, carefully choosing to create an area which will be safe and pleasant to live in, with good local facilities and access to green spaces. We have also considered how we can make the area more sustainable - green roofs, sustainable drainage ponds, tree planting and extensive landscaping.

Whilst the scheme is designed to have many everyday facilities within the village, it was also crucial to us that we make it as easy as possible to access existing local services along with ample pedestrian, cycle and transport links, thus allowing natural integration and connectivity to the wider area. A clear understanding of how people would interact with the development was essential to the design process and we visualised how residents, visitors, and staff groups would move and engage within the site.

David Straughan, Northumberland Estates' Director of Development, outlines their exciting plans for the UK's first ageing well village



To ensure that the project is delivered to the highest standards, the concept and design stage required input from a range of partners for their specialist understanding of health and care facilities. Collaboration was critical throughout the scheme and we partnered with NHS and care specialists to ensure that the development offers the full range of facilities that help occupants live healthier, more independent lives supported by experienced health and social care professionals.

How will these concepts become reality on the ground?

Backworth Ageing Well Village will see a variety of different accommodation options created, each with its specific purpose and style, catering to different lifestyle demands.

Thirty-five residential dwellings - comprising two-bed bungalows and two and three-bedroom two-storey houses - will be created for owner occupiers, with nine of those offered as affordable accommodation via a registered housing provider.

An apartment block accommodating 54 one, two and three-bedroom flats will also be built, with balconies, rooftop gardens and courtyards encouraging interaction, incidental meetings and the fostering of a strong community ethos. Fifty-two apartments in an extra care facility will also be constructed and will be managed by Age UK North-East. All of these accommodation options will be complemented by the on-site provision of 40 intermediate care beds, rehabilitation facilities and an NHS frailty hub, staffed by health and social care professionals, and the partners believe it will improve continuity of care within the home environment.

A Wellness Centre will provide a vibrant community facility cocooned at the heart of the site, with therapy rooms (for treatments such as massage, facials, chiropody etc.), a hydrotherapy pool, gym, and various multi-functional spaces which can cater for classes, talks and hobby groups. But importantly, one key feature of Backworth Ageing Well Village is the emphasis on intergenerational contact, with a nursery with capacity for 96 children to be built on-site and a community hub to be created with a range of facilities including a café, shops, salon and office spaces.

In total, more than 201,000 sq/ft of development will take place on the site, with the NHS facility extending to 54,350sq/ft and with Age UK occupying a 13,175sq/ft space.

We also expect the village to provide a significant boost to local employment, with 172 full-time and 44 part-time new jobs estimated to be required for the running of the site - all of which are in addition to construction jobs which may be created during the build phase.

Northumberland Estates is proud that it is leading the way in changing later living for the better and has also committed to net-zero development and utilising locally sourced, low-carbon materials as the village becomes reality. With just two years to go until the site is scheduled to open, we believe this period will usher in a huge step forward for ageing well villages - pioneered in the North East but with the potential to be repeated across the United Kingdom.



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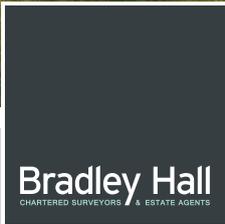
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Residential Property

Have a browse through some of the
North's most prestigious properties
and new-build developments





Hepscott

Beechcroft

£1,600,000

The stunning property is extensive at over 4,000 square feet, with large light and airy rooms and a grand entrance hallway featuring a floating staircase and sumptuous landing area complimented by soft curves leading to the bedrooms with ensembles/ bathrooms, all finished with the finest Italian porcelain and marble tiling, boasting Villeroy and Boch, Hansgrohe and Keuco sanitaryware, brassware and accessories.

Dressings rooms within each bedroom offer substantial storage. To the ground floor there is a large open plan kitchen dining area as well as an additional dining room, large office or snug. A beautiful sunroom leads from the kitchen allowing access via French doors to the stunning back garden and the formal lounge (5m x 10m). All rooms are wired with intelligent cat 6 wiring and insulated to the highest of standards.

Windows are timber frame provided by one of the market leaders Bereco. All internal doors and hardware are of a bespoke nature and unique to the high-end interior design and overall build of this magnificent property.

This property is located centrally on a substantial plot with wrap around large gardens to the front and rear. The back garden enjoys fabulous views over the countryside creating a wonderfully secluded entertaining area. This location is extremely tranquil, tucked away from the road, providing a peaceful way of living. The property is accessed by a long private illuminated block paved driveway via electric intercom gates providing a grand entrance to this stunning property.

The property boasts many luxury features, including floor coverings varying from Italian timber to Italian porcelain marble tiles, underfloor heating controlled individually within each room, a fantastic open plan bespoke kitchen teamed up with luxury appliances from Gaggenau, quartz marble worktops throughout, a Quooker boiling hot water tap and a Gaggenau cool wall to compliment the luxury living this house has to offer.

	x 4
	x 4
	x 4

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Step into luxury with Homes by Esh

**Catch a glimpse inside
Homes by Esh's recently
launched show homes in
Gateshead and Darlington**

North of England private housebuilder, Homes by Esh, has announced the opening of four new luxury show homes at Elder Brook Park in Darlington and Mount Park in Gateshead.

The modern developments are perfect for a range of buyers, from people looking for their first steps onto the property ladder, to families, and later stage households looking to downsize.

Installed with the latest and greatest features, including bifold doors, contemporary-coloured windows, HIVE smart heating, a state-of-the-art security alarm system and block paved drives, the properties are greener and more economical, helping to reduce energy consumption, water usage and waste.



Elder Brook Park

Elder Brook Park presents a superb collection of premium quality two, three and four-bedroom houses centrally located just minutes from Darlington City Centre.

One of two new show homes to launch at Elder Brook Park is The Arundel, a four-bedroom property with integral garage which is designed to lend itself to the flow of family life. An entrance hallway leads to a spacious lounge as well as an open-plan kitchen/dining area with bifold doors, providing a seamless link to the rear garden.

The Arundel show home design is based on The Bells Leeds' eclectic design. The modern industrial style has been reimagined for a more practical family audience with block injections of colours, transposed against industrial backdrops and plush velvet materials.

The neutral tones throughout the property are balanced with textured woods and concrete in addition to contemporary aspects of metal and exposed brickwork. With neon lights and bold flashes of colour, this expansive home has been given a modern look that matches the spacious interiors and attractive features.

Inspiration for the second show home, named The Southwark, has been taken from the earthy tones of the high-end Stock Exchange Hotel in Manchester. The interior makes use of popular materials such as marble and darker toned woods to create a luxurious feel in the home. With green and taupe hues throughout, the individual spaces within this property get the chance to shine with contemporary gold additions and leather touches.

The Southwark is a four-bedroom home which benefits from a detached garage, a bay-window lounge and downstairs study room.

Mount Park

Situated in Gateshead's Springwell Village - a town with a trendy, artisan edge - the Mount Park development comprises premium quality three and four bedroom homes.

The Rochester and The Southwark have launched at Mount Park, both four-bedroom properties which will provide perfect family-sized homes located in a countryside setting just 10 minutes' drive from Newcastle City Centre.

The Rochester show home is based on Manchester's leading boutique hotel, Cow Hollow. The modern exposed brickwork adds to its rustic feel, including shutters to windows, brass finishes and upcycled furniture. Its timeless neutral tones of white, grey, brown and beige, create a well-balanced and elegant atmosphere throughout the home.

A striking comparison, The Southwark's detached property interior has taken inspiration from the chic and moody Dakota Hotel in Leeds. Each room has been paired with black tones, leathers and hints of burnt orange, bringing a surge of confidence to the décor.

The show home also includes statement and eye-catching designs which centralise each room you enter. Bold and daring, each colour, piece of furniture, artwork and lighting adds personality to the space.

There are 15 different house types under construction at the Elder Brook Park development and 11 at Mount Park, each featuring the Homes by Esh commitment to high quality fixtures and fittings from well-known brands including Hans Grohe, Porcelanosa and Beko.



HOMES BY ESH 

Homes by Esh is part of Esh Group, a leading privately-owned construction, development, and property services group which operates across the North of England.

To find out more information and to book a visit at a development, visit www.homesbyesh.co.uk



Wynyard Applecross Grove

£479,950

Wynyard is a highly sought-after place to live offering high quality executive country living with a multitude of local amenities, inclusive of Wynyard Golf Club, Gym & Health Club, Wynyard Hall Hotel & Spa, Hair Salon, Gastro Pub, and Village Store. Not to mention, access to great educational facilities and infrastructure links via the A689 and A19 providing direct links to the wider region.

Applecross Grove was built by Story Homes in 2019 and benefits from a large corner plot of the cul-de-sac. With a large, enclosed garden to the rear as well as an abundance of block paved driveway parking to the front, leading to the double garage. The property is entered through a welcoming entrance hallway with tiled flooring, which flows through to the study, formal lounge, cloakroom and open plan kitchen/diner.

Flowing into the well-equipped breakfasting kitchen/family room. An impressive ft room with an abundance of light provided via the double bi-fold doors opening onto the rear garden. Ideal for entertaining and alfresco dining on those summer evenings. The kitchen has a comprehensive range of units at base and wall levels with a breakfast bar, gas hob with overhead extractor hood, integral appliances to include; double oven with integrated micro-wave, fridge freezer and dishwasher. Open plan living is also provided with space for a large dining table flowing onto the family area. A large utility room neighbouring the Kitchen, provides further units, worktops and sink, integrated washer/dryer, boiler storage cupboard, as well as access to the side of the property via a UPVC door.



 x 5



 x 3

 x 2

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01642 265 300



Consett Thisuldome Manor

£1,500,000

This modern mansion could not occupy a better site situated in around 7 acres of beautiful formal gardens, a stable block, paddock, tennis court, and triple garage.

Accessed by aluminium gates opening onto a splendid, gravelled courtyard, this magnificent stone-built property is impressive to say the least and offers sensational open views of the surrounding countryside and towards nearby Lanchester from its elevated position.

For the equestrian enthusiast, the property offers huge potential to extend the existing facilities subject to the necessary consents.



 x 5

 x 4

 x 5



Durham
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0191 383 9999





Newcastle Upon Tyne Hawthorn Road West

£995,000

Outstanding and traditional 1920's semi-detached house; Tastefully remodelled to a beautiful contemporary standard. Upon entering this property, you are greeted by the spacious reception hallway; with parquet flooring and downstairs wc, which leads you through to the light and airy sitting room with wood burning stove, dining room with feature period fireplace, fabulous fitted kitchen with integrated appliances, ravishing living area with orangery and impressive ground floor master bedroom complete with ensuite bathroom and dressing room/ utility room. To the first floor are four bedrooms; all with

fitted wardrobes and a family bathroom. Externally to the front of the property there is a driveway providing off street parking for multiple cars with electric charging point. There is an extensive, west facing landscaped rear garden with decked terrace, hot tub, and cosy summerhouse. Nestled away at the bottom of the garden you will find the stylish lodge/annexe which briefly comprises of an open plan lounge/dining area and fitted kitchen with integrated appliances, ground floor bathroom/wc, first floor bedroom, decked terrace, and private entrance with secure driveway.



 x 5



 x 2

 x 2

Gosforth
0191 284 2255
gosforth@bradleyhall.co.uk



Northumberland Chathill Close

£695,000

The original property was a four-bedroom detached home which has been sympathetically extended and now offers an additional two-bedroom self-contained annexe ideal for many uses.

The welcoming entrance hall leads to a spacious lounge/ dining room that spans across the depth of the property with double doors leading into the conservatory to the rear with patio doors to the rear garden. The kitchen is fitted with a generous range of units at base and wall levels with contrasting work tops and part tiled walls, single drainer sink unit with monobloc tap, stainless steel

gas range with double oven and extractor hood above, there is also a utility room and a ground floor cloakroom/WC.

The annexe is self-contained with lockable doors from the main house, it has its own entrance door into a hallway with cloakroom/WC and utility, leading to a fitted kitchen with units at base and wall levels, worktops, and part tiled walls, five burner gas hob with extractor above, electric oven and grill unit and a large bowl sink unit with monobloc tap. To the rear is a lounge with dual aspect windows to rear and side and double-glazed patio doors to the rear garden.



 x 6

 x 4

 x 3



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SPONSORED CONTENT



Newcastle's property market remains resilient

Newcastle's diverse property market is still seeing record levels of interest, according to a leading expert.



A mix of limited supply and increased demand has led to a sustained period of growth in the North Tyneside market.

And the strength of the Newcastle market may mean any possible slowdown in house buying would have less of an impact than in some other areas of the country.

Matt Hoy is Director of Estate Agency at leading commercial and residential property experts Bradley Hall.

He says: "The Newcastle property market is, as I imagine is the case for much of the UK, extraordinarily supply scarce at a time of heightened demand.

"Homes across all price points and specification levels have been seeing record levels of interest and bids to reflect this.

"The Rightmove House Price Index published in July reports buyer demand up 26% on June 2019's levels, though down 7% on last year's frenzied market"

"I think the North East offers a market of some resilience though, and if this period of unbroken growth does come to an end, I suspect any downturn will be less palpable here than in regions further south."

For those looking for luxury homes, some of the highest-end properties in the region can be found in Newcastle.

"Perhaps one of the grandest, most-expensive streets in the region is Graham Park Road, in Gosforth where we are fortunate to be marketing three opportunities: one detached home at £2million, a larger semi at £2.35million and a plot with planning permission for offers over £1.2million," says Matt.

"The tree-lined street is one which typically attracts the region's higher-budget family buyers drawn by the area's fine late nineteenth-century architecture, mature gardens and proximity to outstanding amenities and schools. It is also within walking distance of the city centre.

"Peripheral areas such as Darras Hall and Tranwell Woods can offer further options for those seeking a slightly more rural setting, where we currently have homes marketed for between £1.2million and offers over £3.5million."

But North Tyneside does not just cater for the higher end of the market, with opportunities for first-time buyers to get on the property ladder too. Matt says: "As for up-and-coming,

I think an obvious choice from our listings would be the North Shields Fish Quay, where we are in the later stages of selling a 50 unit development.

"This is an area that I feel is just at the start of a longer-term uptick in values, with the Fish Quay itself now quite a destination in terms of restaurants, bars and seafood outlets, and the greater North Shields area along with the Quay itself poised for some investment from the council's regeneration programme.

"Linked by the Tyne & Wear Metro system, commuters can be in the city in no time. Apartments at our waterfront Shepherds Quay development started at £125,000, well within reach of first-time buyers & investors."

With the range of properties available across Newcastle & the surrounding areas, there really is something for everyone in the region.

"Newcastle's property market is rather like its people; diverse, resilient and certainly never dull," added Matt.

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

Mortgage affordability test has been abandoned by The Bank of England



Hopeful buyers looking to get on the property ladder may now be able to advance quicker than before as the Bank of England has abandoned the mortgage affordability test.

The withdrawal of the test came into effect from 1st August 2022 after the bank initially announced plans to remove it in June.

Previously lenders would be able to use the test to calculate whether customers hoping to borrow money would be able to cope with their repayments if interest rates climbed by up to 3%.

The withdrawal of this test has the potential to help some borrowers get loans, including those who have been refused mortgages in the past despite keeping up rental payments for higher amounts.

The test, also known as the 'stress test', was first introduced in 2014, after the 2007-2008 financial crisis, and was part of a package of measures designed to prevent a

repeat of the reckless lending that was noted in the run up to the crash. Lenders before the test were able to offer mortgages at more than 100 per cent of a property's price, often without asking for proof of income. Introducing the test therefore aimed to ensure borrowers would be able to pay their loans and would not threaten the financial stability of lenders.

The Bank has previously indicated that about 6% of mortgage borrowers - approximately 35,000 people - would have been able to secure a bigger home loan if the interest rate test had not been in place.

Gary Dobson, senior mortgage & protection manager at commercial and residential specialists, Bradley

Hall said: "The removal of the mortgage affordability test will create a new opportunity for first-time buyers who should be able to borrow more with this test being lifted. It will also create an opening for those wishing to secure a larger home loan due to the removal of this test.

"Removing the affordability test is not as reckless as it may initially be perceived. The loan-to-income framework remains in place so there still be some restrictions in place to limit the lending marketing becoming a free-for-all.

"Lenders will still be required to use some form of testing but to their own choosing according to their appetite for risk."



THE KILNS

BEADNELL

A selection of 2, 3 and 4 bedroom luxury coastal homes



The Kilns is an outstanding collection of 2, 3 and 4 bedroom primary residence homes, perfectly placed in the centre of Beadnell village on the Northumberland Coast Area of Outstanding Natural Beauty.

There are a total of 45 houses at The Kilns with a choice of designs, ranging from 4 bedroom detached family homes to two bedroom semi-detached dormer bungalows perfect for smaller families or those looking to downsize.

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HOMES



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 x 3

 x 4

Langley Moor

Deerness Villa

£600,000

The stone built detached residence was completed in 2021 and has been finished to a standard seldom seen in other houses.

The property oozes luxury from the large, glazed entrance hallway all the way through the ground and first floor. The exterior has been expertly finished with sun terraced, south facing seating areas, lawned tiered gardens, attached garaging and all provided for over one floor seldom accommodated for in the Northeast of England. The stone frontage to the house and stone wall surrounding the front garden only adds to the grandeur that lies within.

With shops on the doorstep at Langley Moor and easy access to the city it's hard not to like this semi-rural location. Country walks and protected cycle paths are all close by as is the main east coast rail station in the city for locations further afield. The houses around Sleetburn Lane have been developed over the years and the area has become very sought after due to the stylish stone finishes, glazing and accessibility to the City, shops and employment areas.

Durham

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0191 383 9999



Northumberland

Budle Barns

£550,000

This charming property would make a fantastic holiday let and provides potential investors with an attractive opportunity to acquire a dwelling in one of the UK's most popular holiday destinations. Alternatively, The Stables would make a delightful 'bolthole' for those looking for a quiet rural escape to relax in this superb coastal location as it has been enjoyed by its current owners.

The Stables is easily accessible from the A1 and is located approximately 15 miles from Berwick upon Tweed and 17 miles from Alnmouth train stations. Local amenities, cafes and restaurants are available at the neighbouring villages

of Bamburgh and Belford. The property itself sits within a recently converted farm steading development that benefits from outstanding views of the Northumberland Coast including an impressive aspect towards Lindisfarne which is perfectly framed within the living room window. The property is finished to a high standard throughout and is very spacious for a two bedroom property extending to just over 1,500 sq ft. The property occupies a generous plot within the steading with an attractive and easily maintainable courtyard providing fantastic outside space whilst there is designated parking to the front.



 x 2

 x 2

 x 1

Alnwick

alnwick@bradleyhall.co.uk

01665 605 605





 x 6

 x 5

 x 4

Durham Ramside Park

£1,500,000

This truly spectacular modern mansion is situated in what has arguably become one of the best residential locations, on an exclusive development.

Sunningdale is accessed via private electronic gates and boasts driveway parking. The property itself occupies a large plot extending to around 0.4 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, superb 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 and the future plans for Ramside Hotel and Spa will create even bigger and better facilities for the use of the hotel residents and residential owners.

Durham
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 0191 383 9999



Hepscott South Lodge Wood

£1,450,000

Bradley Hall is delighted to bring to the market this high quality, luxury detached home occupying a generous site within the exclusive South Lodge Wood development in the heart of Hepscott village.

Constructed to high standard by Dorin Homes in 1996 in conjunction with Northumberland Classic Homes. Constructed in traditional brick with stone lintels and Georgian style double glazed sash windows, this impressive family home has been the subject of much improvement by the current owners and now offers an impressive standard of interior design including coving/cornices and some dado railing alongside high quality fixtures and fittings throughout.

Entered through beautiful bespoke glazed double doors, a spacious reception hall with 'Amtico'

flooring and an American Redwood turning staircase leading to a galleried landing. Double and single doors lead off to the ground floor reception rooms.

The dining room to the front of the house has an open archway flowing through to the comfortable lounge with dual aspect windows and patio doors to the rear garden, featuring a limestone fireplace with "Gazco" living flame gas fire and under mantel lighting.

The focal point of the snug/family room is a beautiful slate tile chimney breast with a built in log effect living flame gas fire by "Bellfires" and lit alcoves, double doors open out into a fantastic Orangery with a full lantern roof allowing natural light to flow in, windows to all sides and patio doors to the rear garden.



 x 4

 x 3

 x 3

Morpeth
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Warm up your exteriors this autumn, with Dobbies



Autumn is just around the corner and with it brings cooler nights.

The UK's leading garden centre, Dobbies, is the perfect destination for great value seasonal accessories that can be used both outside and in, giving people an abundance of inspiration on how they can extend the time that can be spent in the garden and cosy up their space.

We caught up with Dobbies' Buyer, Hayley Ker to find out how we can spice up our exteriors with Dobbies' new season range of homewares and accessories, guaranteed to add some autumnal flair to our gardens and homes.

Hayley said: "Autumn is the perfect time to make the most of indoor-outdoor living and by adding some great quality pieces that will serve you well throughout the cooler months. Heavier cushions and throws will complement your lighter summer furniture well and can be layered together to create a cosy vibe both outside and in, without a big expense.

"To create an autumnal look that still feels fresh, pair traditional seasonal tones like terracotta with lighter, cool-toned colours for a



modern edge. Styling different tones and textures together will help create a snug sanctuary, perfect for alfresco entertaining on cooler nights, and when we get into winter, these pieces can be brought inside to add depth and warmth to your home.

In addition to soft furnishings, Hayley recommends the use of autumn wreaths to style your space: "Autumn wreaths are a great way to spruce up your outside space and warm up your garden shed or front door. The golden yellow tones, soft ambers and muted browns all play their part in creating a cosy display to brighten up the colder days."

"Lighting can transform your space," said Hayley, as she explains how to get the look: "Twinkling string lights and lanterns are a fantastic way to give your space a glow as the nights get darker and will add charm to any space. Overhead fairy lights always look great and will completely transform the mood of a balcony or small garden. For an intimate vibe in a large space, assorted lanterns styled in groups will add warmth and help create a romantic ambience, and these can just as easily be used indoors to brighten up an empty corner of your home."

"To really level up your interiors, Dobbies' stunning new range of vases will add a touch of sophisticated glamour to your home this autumn. From beautiful stoneware in trending colours, to gorgeous jewel toned options, accessorising your home for the new season has never been easier. Oversized vases are great for both your garden and home and will instantly give your space an Instagram-ready look."

For more autumn styling inspiration, and to browse Dobbies' full range of homeware products for A/W, visit www.dobbies.com



Autumn wreaths



Cone and orange wreath, £14.99; Autumn oak wreath, £44.99

Cosy up with plush new cushions and throws



Halmo brick cushion, £20; Fawn cushion, £39.99; Fawn throw, £34.99

Vases to make a statement



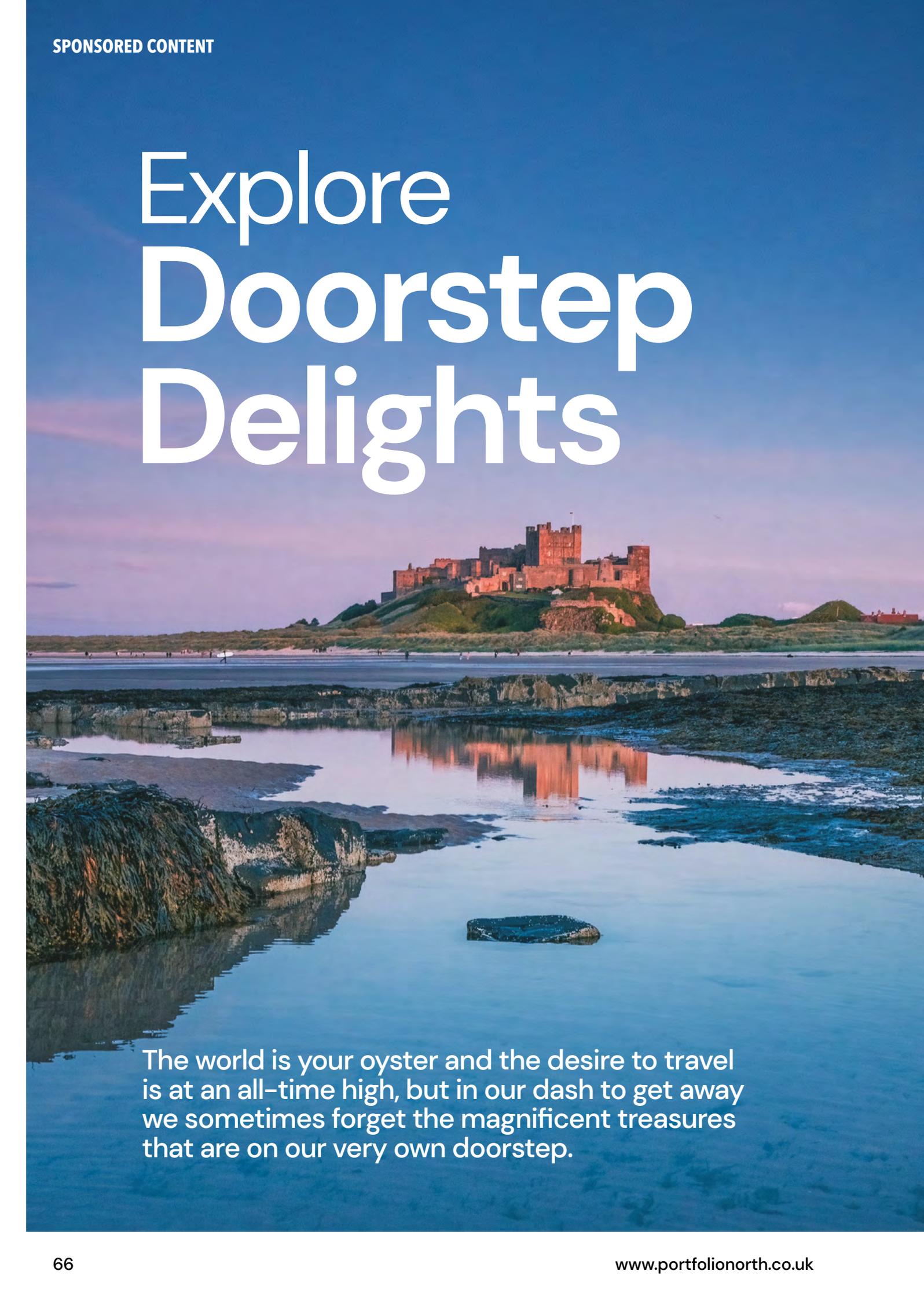
Glass vase, £19.99; Green stoneware vase, £49.99; Stoneware vase, £64.99

Golden hour lantern glow



Semmi Lantern, £14.99; Gold lantern, £32.99; Lantern Bregenz, from £39.99

Explore Doorstep Delights



The world is your oyster and the desire to travel is at an all-time high, but in our dash to get away we sometimes forget the magnificent treasures that are on our very own doorstep.

One such treasure is the mesmerising region of Northumberland, an area of magnificent beauty with rugged landscapes and sweeping coastlines and boasting the highest number of castle sites than any other county – a mighty 70 to be precise!

Steeped in history these iconic sites vary from magnificent fortresses to ruined medieval castles to enchanting castles. There are too many mesmerising sites to mention so here are some of our top picks.

Bamburgh Castle has stood guard above the spectacular Northumberland coastline for over 1,400 years. Spanning nine acres of land on its rocky plateau it is one of the largest inhabited castles in the county. The coastal landmark sparked the imagination of visionary, inventor, industrialist and philanthropist William George Armstrong who bought Bamburgh Castle in 1894 and set about transforming it into his vision of the archetypal castle.

Home to a succession of kings from Henry VI to James I, with continual occupation on the castle's site for thousands of years, it was the first castle in the world to fall to gunpowder in the War of the Roses. Bamburgh Castle enjoys more than its fair share of ghost stories, legends and myths and it is also believed to be the site of Sir Lancelot's fictitious castle, Joyous Garde. The magic of Bamburgh Castle is kept alive by the Armstrong family who are committed to preserving the fortress and its mighty reputation.

Nestled upon the hilltop above the River Coquet is Warkworth Castle, an iconic castle ruin with spectacular river and coastal views. The Castle was the focus of fierce fighting during the Wars of the Roses and is owned by the Percy family, owners of nearby Alnwick Castle too.

Pay a visit to the castle and see how these powerful Dukes of Northumberland, who wielded almost kingly power in the north lived and explore the floors and rooms in the magnificent cross-shaped keep. Once home to 'Harry Hotspur', immortalised as a rebel lord by Shakespeare and bane of Scottish raiders. The most impressive feature at Warkworth Castle is the 14th-century Great Tower, English Heritage calls the Great Tower 'a masterpiece of medieval English architecture', designed by the same master mason who worked on Durham Cathedral.

Combining magnificent medieval architecture with sumptuous Italianate State Rooms, Alnwick Castle is history on a grand scale. Dubbed the Windsor of the North, Alnwick Castle is the second largest inhabited castle in the country and has been home to the Duke of Northumberland's family, the Percys, for over 700 years.

With over 950 years of history to discover the origins of the Castle date back to the Norman period. The Castle's rich history is brimming with drama, intrigue and extraordinary people. From a gunpowder plotter and visionary collectors to decadent hosts and medieval

England's most celebrated knight: Harry Hotspur there is a whole lot of history to digest.

In recent years Alnwick Castle has also taken starring roles in a number of film and television productions, featuring as the magnificent Brancaster Castle in Downton Abbey and previously appearing as Hogwarts School of Witchcraft and Wizardry in the Harry Potter films.

Dubbed Britain's most haunted historic castle Chillingham Castle is a 13th century, Grade 1 Star-listed stronghold in Northumberland, famed for action and battles. The castle has an extraordinary ownership bloodline which runs back to the 1200s, and although the castle was much besieged and battled the medieval strength and character remains.

Throughout the centuries the castle's architectural detail and massive walls have remained unchanged and became the fully fortified Chillingham Castle in 1344, with the family bloodline remaining ever since. Now a thriving castle, perfect for short breaks or days out, the castle offers a more chilling experience including the in-house 'Torture Chamber' and evening Ghost Tours for those braver visitors.

These are just a snapshot of some of the striking castle sites and fortresses just a stone's throw away and aligning the Northumberland region. Nestled amongst the breathtakingly beautiful Northumberland landscape these spots offer the perfect amount of splendour to stroll around and appreciate the enormity that once stood before us.





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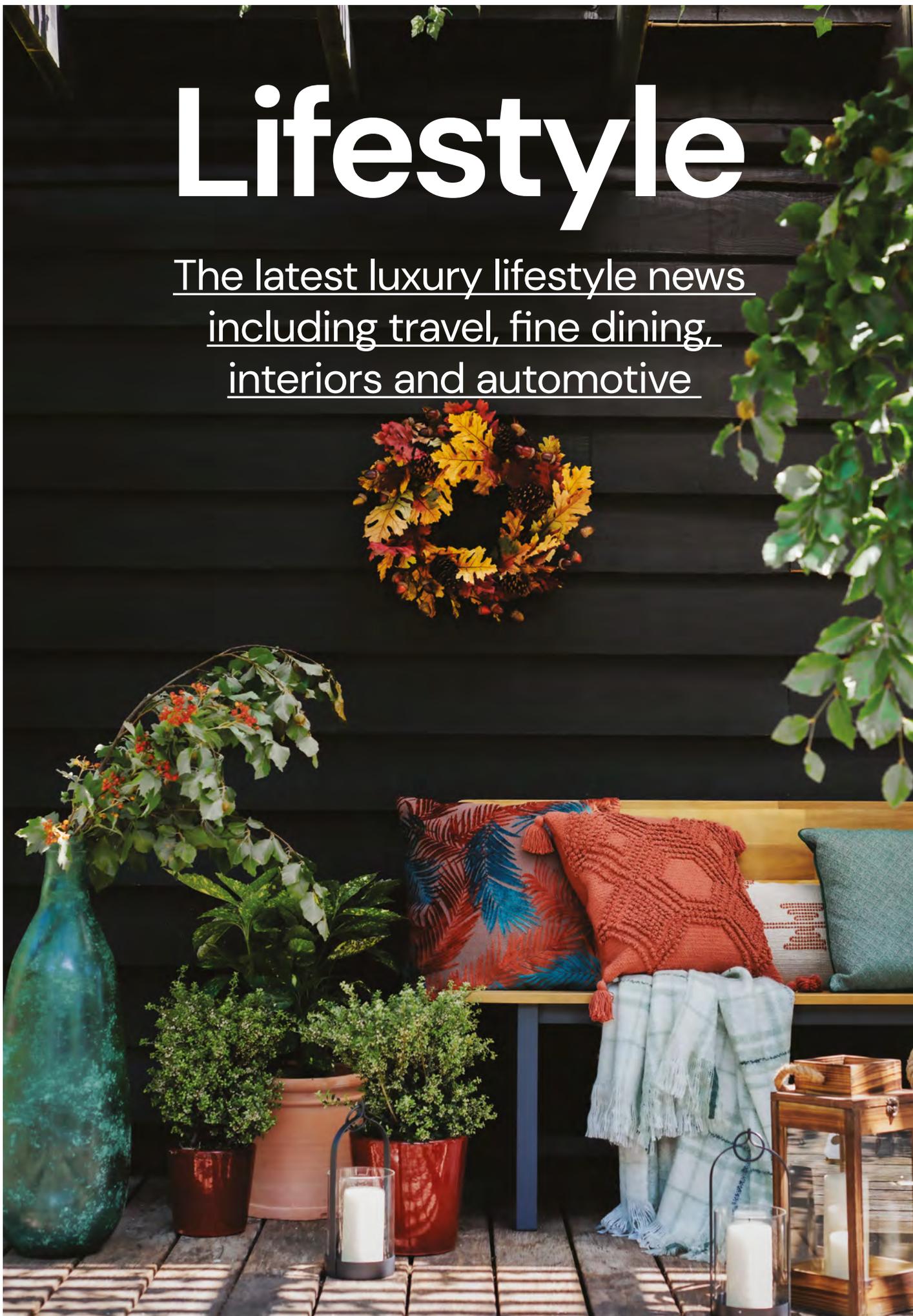
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Lifestyle

The latest luxury lifestyle news
including travel, fine dining,
interiors and automotive





A Thoroughbred Grand Tourer

By Portfolio North motoring editor Adam Gray

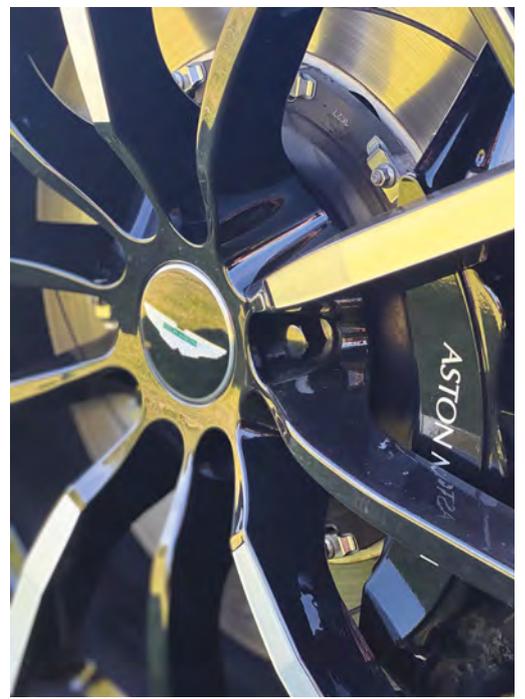
**An iconic Grand
Tourer, the DB11
unites beauty
and performance
to create a
breathtaking
driving experience.**

Aston Martin's definitive GT - the acclaimed DB11 - launched in 2016 with a new twin-turbo 5.2-litre V12 engine, which was joined a year later by an AMG-sourced 4.0-litre twin-turbo V8. Perfectly complementing the V12 engine, the V8 powerplant provides the opportunity to reveal more of the DB11's sporting character, while expanding its appeal with a combination of exceptional performance and improved efficiency.

Producing 527bhp, the V8 engine's potency is beyond question, propelling the DB11 from 0-62mph in just 4.0 seconds and on to a top speed of 192mph.

The inherent qualities of this light, compact and characterful power unit make it the ideal choice to sit alongside the V12 engine. Aston Martin's engineering team has tailored the V8 engine perfectly for its application in the DB11 with bespoke air intake, exhaust and wet sump lubrication systems.

Electronic calibration of the V8 engine has included creating new ECU software and reprogramming the engine and throttle mapping to



ensure it possesses the all-important feel and sound for which Aston Martins are renowned.

With its rich reserves of effortless performance, the V12-engined DB11 already fulfils the role of consummate high-performance luxury Grand Tourer. This provided the ideal opportunity to explore the more dynamic side of the DB11's character and capabilities with the V8-engine option.

To this end Aston Martin engineers designed new engine mounts, which together with the bespoke, slimline wet sump system enables the V8 to be mounted as low as possible for an optimised centre-of-gravity. The V8 engine is also lighter and more compact than the V12, which contributes to a saving of 115kg and a kerbweight of 1760kg.

With more of that mass centred within the wheelbase, the V8-engined DB11 has an increased sense of agility - a quality that has been fully exploited with detailed revisions to the suspension bushing, geometry, anti-roll bars, springs, dampers and ESP software. By carefully crafting its dynamic character to be distinct from that of the V12, the V8

appeals to those customers drawn to a refined and comfortable GT with a more sporting bias.

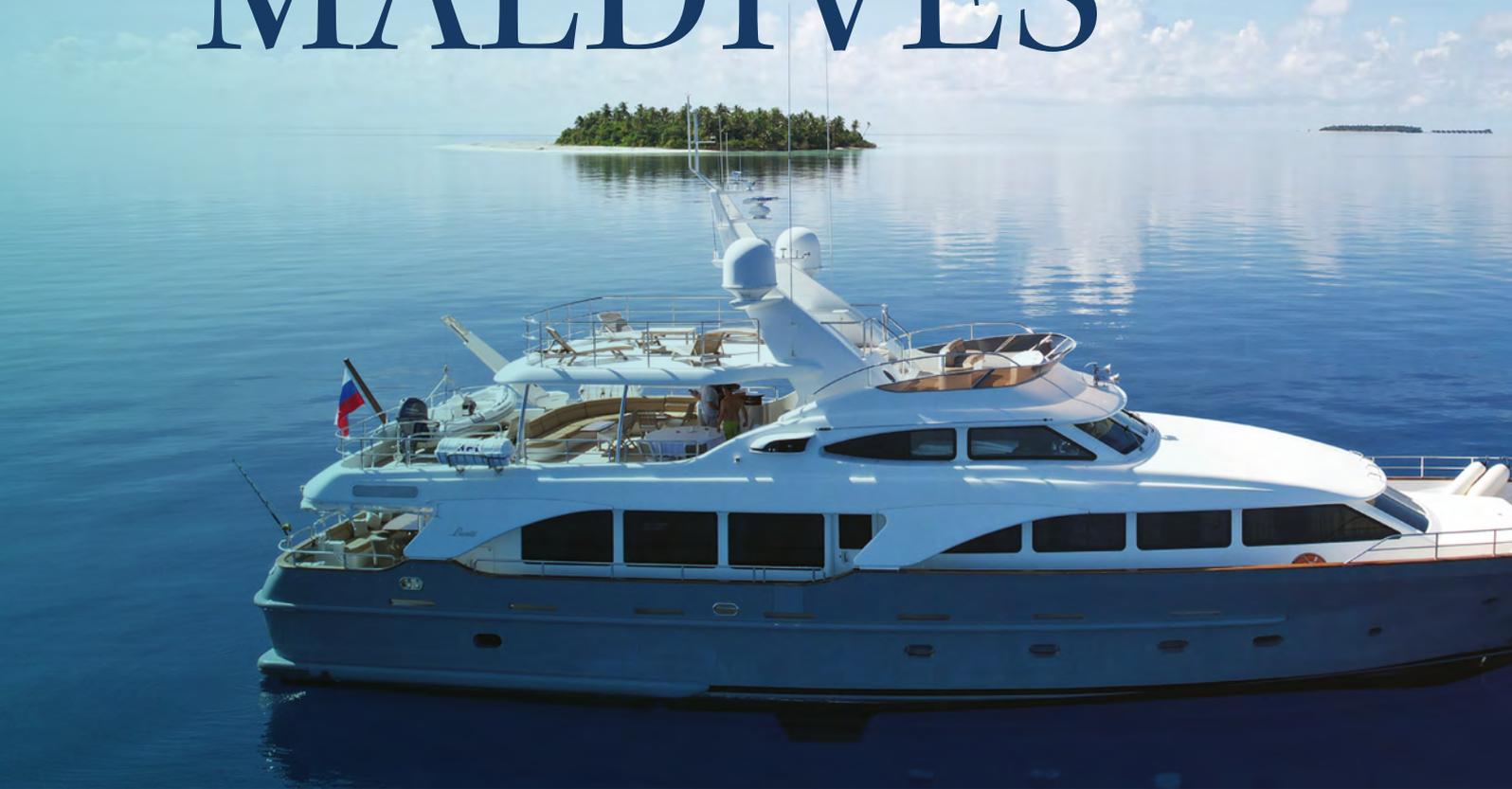
There are subtle visual differences between the two variants that include a unique alloy wheel finish, dark headlamp bezels and a pair of bonnet vents instead of the quartet featured on the V12. These vents come in a choice of black or titanium-finish mesh, again different from that fitted to the twelve-cylinder variant.

Inside, both V8 and V12 customers have the same standard equipment levels and the same extensive choice of colour and trim options. They can also elect to enhance the specification of their car via the same Option Packs and Designer Specification packages, plus a suite of Q by Aston Martin - Collection options.

The interior is a fantastic place to be, with plush materials featuring prominently throughout. The stunning 8-inch multimedia setup is crisp and efficient, making for a welcome companion on any long-distance escapade.

The V8-powered DB11 is on sale with a recommended retail price from £155,995.

THE MALDIVES



With approximately 1,200 islands to explore, the Maldives offer a world of secluded white sand beaches, paradisiacal landscapes and exceptional diving opportunities.

Looking for the ultimate tropical getaway? Then look no further - superyacht specialists, West Nautical, will help you design the yacht charter of your dreams.

Prepare to experience life-affirming interactions with a great variety of marine life whilst you cruise the glittering waters of the Indian Ocean on board your luxury yacht with West Nautical.





Day 1 HULHUMALÉ

Your crew will collect you from Malé International Airport and bring you to the yacht. Enjoy a refreshing welcome drink while you listen to the captain's welcome briefing. A spectacular dinner will be served in the evening and you will spend the first night at Hulhumalé marina.

Day 2 LAAMU ATOLL

Laamu Atoll is home to some of the best dive sites in the world, such as those found at Guraidhoo and Gan islands. Expect curious caves, steep drop offs, exciting swim throughs and spectacular topography. Many channels will be teeming with fish where shark encounters are a likelihood. Your crew will cruise to Fushi Kanduu, a fantastic channel with a relatively shallow entrance of 15m, perfect for an extended channel dive.

Day 3 LAAMU ATOLL

Enjoy a full morning of making the most of the onboard amenities, from the jet ski and fishing equipment to paddle boards and kayaks. In the afternoon, you will discover Laamu Manta Point; simply relax and watch these graceful creatures fly-by over your head as they join the queue of manta. Each patiently waits their turn for a clean-up from cleaner wrasse, residents of an active nearby coral block.

Day 4 HUVADHOO ATOLL

Huvadhoo Atoll, also referred to as Gaafu Atoll, is the deepest atoll in the Maldives. There are many pristine dives to undertake here, filled once more with caves and beautiful underwater seascapes of coral reefs and marine life. Discover Nilandhoo Kanduu, where divers are likely to face the strongest current upon entry of the channel and the drop off. Look out for leopard sharks, grey reef sharks, mantas, silky sharks, barracuda, eagle rays and sea turtles. In the evening, your crew will prepare a delicious barbecue on a nearby secluded island.

Day 5 HUVADHOO ATOLL

Relax and enjoy breakfast on board as you cruise to a nearby secluded beach. Sunbathe and snorkel in the crystal-clear waters before heading to your next dive stop. Mareehaa Kanduu is the next channel dive, once more perfect for underwater photographers wanting some close-up macro shots. Keep your eyes peeled for whale sharks and sea turtles which are both spotted occasionally.

Day 6 FOAMMULAH ATOLL

Also known as Fuvahmulah Atoll, this region has over 20 known dive sites with more being discovered every year! The atoll is unique in its isolation, earning its nickname as the 'Galapagos of the Maldives' and is the perfect destination for those in search of adventure. It is one of the only places in the Maldives where guests can see tiger sharks, as well as thresher, hammerhead and grey reef sharks. Depending on the time of year of your charter, you might even spot the elusive mola mola (sunfish).

Day 7 ADDU ATOLL

Today you will explore the most southern atoll in all the Maldives, the Addu Atoll. It was previously a British Royal Air Force base and holds much history to explore on Gan Island and at Meedhoo. The six inhabited islands here are known collectively as Addu City, they are all connected by bridges and causeways, creating the longest continuous stretch of land in the country. The reefs here are filled with marine life; corals, manta rays, sharks, channels, thilas and the largest wreck in the Maldives, the WWII HMS British Loyalty, at 140m in length.

Day 8 HULHUMALÉ

Your trip is coming to an end. Your crew will arrange your transfer to the airport according to your flight schedule once you have had your breakfast on board.



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CLUB ZEST

Weighing Up In-Person Training

A thriving sector, the fitness industry is big business and one of the fastest-growing segments in the industry is the area of online and digital fitness.

Lockdown saw fitness enthusiasts hit an array of digital fitness platforms to get their regular fix to keep motivated and invigorated in uncertain times, with the platforms proving to be a vital source of support to many.

However, as we hit a state of normality the yearning for in-person fitness is back on track. A wealth of high-tech fitness apps are now available to help achieve fitness goals, but are they as good as in-person guidance and training?

Club Zest, an award-winning,

ladies-only gym, based in Sunderland have been helping women from across Sunderland and the North East become fitter, healthier and more confident for over 20 years.

Holly McBride Donaldson, Co-Owner, Club Zest said: "The pandemic saw us reactively change our delivery method to a host of online sessions via zoom for our members to ensure key support was in place at an unprecedented time. We were appreciative of the digital capabilities to support our business to keep

running at an uncertain time, but in our heart of hearts, we couldn't wait until the day our doors reopened and we saw our members in-person in the gym again."

For those struggling with weight and body image issues it can be daunting to visit a gym for the first time and the online personal training apps can be a great source to access support and advice in the comfort of your own home. However, the team at Club Zest would encourage members to exercise caution over reliance



on apps over in-person training and support.

Jennie Moyse, Co-Owner, Club Zest added: "There are a host of fitness apps on the market and it can be easy to go for that option, however nothing compares to in-person training sessions and support. We understand that those new to their fitness journey may have lingering discomfort in attending gyms and that's why we make it our mission to take away any barriers to attendance.

In our all women environment all members are supported with inductions, reviews, and trainers being on hand all of the time to assist in the gym. The classes are a sensible size so that we can keep an eye on everyone. Building rapport and relations with our clients is at the forefront of what we do."

Whilst it can be more convenient and sometimes cheaper to use an

online tool to develop a workout, nothing beats that face-to-face support and guidance for both client and the instructor.

In-person personal training allows the instructor to see the client first hand and have a visual perspective on their training, this builds a relationship of encouragement and drive to achieve goals and objectives. In-person training also works to build rapport between an instructor and a client far more effectively than you ever can through online apps.

In-person training will also occur at a specific time and location, and clients will set aside time in their busy schedules, therefore making the client more accountable to attend and participate in the training, clients are unlikely to miss sessions and it becomes part of the routine.

With online personal training, clients are mainly left to their own devices and therefore the risk of injury is heightened. Through in-person training instructors can spot any issues and ensure proper technique is in place. In-person training also means direct access to high-tech fitness equipment without having to invest in this expense at home.

It is clear for those lacking motivation, beginners and anyone with very specific goals and objectives, they will reap the benefits of in-person training with a personal trainer over that of an app to guarantee optimum results. This personalised support will substantially help to keep motivation levels high, reduce the risk of injury and make sure that fitness clients are getting the best workout experience possible.



The Botanist set for move to Sunderland

National operator New World Trading Company has confirmed that it will be bringing its award-winning bar-and-restaurant The Botanist – famed for its botanical interiors, quirky cocktails, signature hanging kebabs, live music offering and venues adorned with tropical plants and foliage – in a unit beneath Sunderland’s new Holiday Inn which is taking shape on Keel Square.



One of four retail and leisure spaces at street-level beneath the soon-to-be-completed hotel, the move will create around 60 new jobs, as well as delivering a stylish new venue for residents and visitors to enjoy.

New World Trading Company, which has 34 venues across the UK including in York, Manchester and Chester, said the move to Sunderland was one it was sure would be a big success.

Natasha Waterfield, Chief Operating Officer at New World Trading Company, said: "Our Botanist brand is so well-loved by our guests, so it's always exciting for us to bring our concept-venue to new cities and towns.

"Sunderland is a transforming place, thanks to unparalleled investment in the city centre and the vision of the local authority, and we're excited by the opportunity to bring our immersive offer to the area. We can't wait to open later this year."

An opening date is yet to be confirmed, but the company has applied to the council's licencing team ahead of signing a lease on its unit, which is at the epicentre of Riverside Sunderland, the award-winning new urban quarter that is being held up nationally as the UK's most ambitious regeneration project.

The move to Sunderland has been supported by Sunderland City Council, forming a key new addition to the leisure offer.

Councillor Graeme Miller, leader of Sunderland City Council, said: "Investment is pouring into Sunderland at an unprecedented rate, and that's drawing the interest of leisure operators who understand that - as the city becomes more vibrant and dynamic - they can be part of a reimagined and reinvented place.

"We are thrilled to welcome The Botanist to Sunderland. It's a brilliant brand that we know will enliven this part of the city centre by day as it will by evening. Add new venues like The Auditorium, and those on the way like the Arena and Sheepfolds, and it's easy to see just how different Sunderland will be in the next few years as we reap the benefits of a huge investment drive to breathe new life into the heart of our city."

The bar is part of the new £18m 120-bed Holiday Inn Hotel at Keel Square which is close to completion. North East based property firm Bradley Hall assisted in bringing The Botanist to Sunderland.

Neil Hart, group MD at the firm, said: "Sunderland's transformation in recent years has been staggering, so it's little surprise that it is attracting interest from award-winning brands like The Botanist, who can see the vast potential in the city. We're proud to have played a part in attracting them to Sunderland."

The development is being brought forward by Cairn Group, and plans were first approved in 2019, with works commencing in 2020. The plans have been part-funded by Canada Life, a commitment secured by Avison Young, and will create additional accommodation that will support an increasing number of visitors to the city. The keenly awaited addition to the city centre will create 130 jobs when it opens its doors.

The hotel is one of a number of significant developments complete or underway in Sunderland city centre. Between them, the projects will transform Riverside Sunderland, which will become home to 1,000 ultra-sustainable residential properties, business premises comprising 1m sq ft of space that will welcome up to 10,000 workers and leisure spaces and public realm for people to enjoy.

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

Feminine Touch



Visit Berry's Jewellers in York to see the latest in ladies' watches from Patek Philippe.

Since 1839, timepieces for women have always featured prominently in Patek Philippe's collections - whether as the pocket watches or pendant watches of the nineteenth century or the wristwatches that first emerged in the early twentieth century. Several milestones in the manufacture's history also relate to watches destined for women, such as the first true wristwatch made in Switzerland, created for a Hungarian countess in 1868, and the Geneva company's very first striking wristwatch, a five-minute repeater housed in a small platinum case with an integrated chain bracelet in 1916.

In 1999, Patek Philippe strengthened its privileged links with feminine watch lovers by launching its first collection dedicated exclusively to women. The aim was to meet the demands of the independent active woman who sought a timepiece with an assertive personality able to adapt to her modern lifestyle.

In 2018, Patek Philippe responded to women's increasing interest in mechanical watches by launching the Twenty~4 Automatic. While its bracelet retained the same exclusive design, with the broad, gently cambered central links framed by delicate two-tier outer links, this Reference 7300, endowed with a caliber 324 S C self-winding movement, stands out from the quartz-driven "manchette" model by its round case, its bezel lit with a double row of diamonds in a "dentelle" (lacework) setting, and the applied Arabic numerals on the dial, these last providing a distinctly contemporary note. This model is available in steel and in rose gold, with a choice of dial colours, and in a jewellery version with gem-set crown, lugs and bracelet.

The creative impulse continues today with the three latest Twenty~4 models, so that women now have the choice of twelve lifestyle companions - with either a round or "manchette" design, a quartz or automatic movement, a steel or rose-

gold case and bracelet, and a splendid palette of dials, together with diamond-set versions ranging from discreet sparkle to dazzling.

Twenty~4 Reference 4910/1201R-001 pairs an 18K rose-gold case with a chocolate-brown sunburst dial - a warm-toned, refined, feminine combination.

Twenty~4 Automatic Reference 7300/1200A-011 in steel stands out by its elegant dial in olive green, a colour making its first appearance in the contemporary Patek Philippe collections and presented to great effect with a glowing sunburst decoration.

Twenty~4 Automatic Reference 7300/1200R-011, sculpted in rose gold, it extends the warm sheen of its case to a dial gilded with a rose-gold sunburst and to hour and minute hands, applied Arabic numerals and the frame of the date aperture all fashioned in the same precious metal.

The Patek Philippe Twenty~4 Collection is available to view at Berry's Jewellers.



A watch of timeless elegance that would complement her fashionable business wear and most elegant evening wear. It would be her ally on every occasion, uniting contemporary design, technical excellence and impeccable craftsmanship.

Conceived, as its name suggested, for every hour of the day and night, at work, at home and during leisure activities, the new Twenty~4 stood out by its original art-deco-inspired "manchette" or cuff design, featuring a cambered rectangular case that followed the contours of a woman's wrist and a metallic bracelet that felt exceptionally smooth and comfortable.

Blessed with its strong identity and a design tailor-made to live the lives of modern discerning women, the Twenty~4 quartz "manchette" model was a great success from the start and has established itself in the last two decades as one of the manufacture's best-sellers.



For more information, or to speak to a Berry's watch specialist, call 01904 654 104, email customerservice@berrysyork.co.uk or visit the store at 52 Stonegate, York, YO1 8AS.



Trending: Interiors with Willow and Maine

Over the last four years we have had the pleasure of working on the Interiors of multiple client projects across the North East, from Bamburgh down to Wynyard.

Whether it be a lounge, a whole house or even a small commercial project, we need to be aware of the changes and trends. Although we wouldn't necessarily suggest a whole room following a trend, an odd piece here and there can really make a difference.

Some of the trends we are seeing continuing or emerging over the next year

Gallery Walls

A relatively easy and inexpensive way to change up a room can be to add a gallery wall. Not necessarily a new trend it is an evolving trend. Whether you go for a wall of prints or your own photos they can really personalise a space.

Gallery walls do not necessarily have to be pictures, a collection can be added to a wall, for example plates. More recently baskets have become popular to group together and can look quite striking. There is also the option to mix in prints and decorative items or plants which we particularly like.

Wall coverings

Wallpaper is becoming a favourite again with all the designers bringing out new ranges. This year floral prints are becoming popular with Laura Ashley bringing out bold Victorian style floral prints. Geometric designs are continuing to adorn walls with the 60s and 70s style, seen across lots of items.

One of our favourite trends which really is gathering momentum are murals. There are so many to choose from and they can transform a space. We have used a beautiful exotic mural in a master suite and a mountain range up the stairs in a modern townhouse and we are about to start a countryside mural on a reception room in a Victorian rectory. There are lots to choose from and can be extremely reasonable. They just require an extra bit of planning

Plants

Along with the trend of bringing the outside in, with rattan and wicker still being extremely popular, plants have well and truly staged a comeback.

Whether you are a faux or a real plant lover, there is so much choice out there. If you aren't particularly green fingered, a bit like us, then the options with faux plants have vastly increased. Lots of high street stores have jumped on this trend along with higher end outlets. In most cases you can't tell the real from the fake(faux).

If you are green fingered, then the garden centres and nurseries have lots of great houseplants and then you get to choose from all the lovely plant pots and stands.

Cabinetry

Panelling has been extremely popular for a few years now with so many people trying their hand at it, it can totally transform a room.

Following on from this we are seeing a significant increase in people wanting more traditional cabinetry. Whether it be the extremely popular boot room or the must have utility room, traditional cabinetry is becoming a favourite.

Media units have also become extremely popular over the last 12 months along with built in bookcases and larders. We can see demand for these continuing to increase.

There are so many other trends we could talk about, but we hope you have found our suggestions useful. Everyone's taste is different, and we would suggest you follow your own style but have fun with an odd item or two.

Willow & Maine x



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NE Youth have a hoot at the clay pigeon shoot

NE Youth have been running a shoot for 35 years and the money raised (over £500K) has helped 100's of young people.





This year's event was run across two days with 56 teams taking part. With main sponsors Northumberland Estates and Storey Homes, and trap sponsors Bradley Hall Chartered Surveyors and Estate Agents, JR Holland Food Services Limited, R Thornton & Co, Lindisfarne Homes, and The Inn Collection Group. The sun shone all weekend at Hulne Priory in Alnwick and an amazing £62,000 was raised.

Jon Niblo, CEO of NE Youth commented: 'This has been an incredible two days for our Charity. The generosity of all guests during this very difficult period for local business was overwhelming. So many people played a key role in pulling this event together and on behalf of all of our beneficiaries I would like to a huge thank you. Particularly our main sponsors Story Homes, Northumberland Estates and The Inn Collection Group.'

Rory Wilson, Northumberland Estates CEO, said: "We are proud to support NE Youth again this year. The charity

works hard to make a positive difference in the lives of young people across the region and shares many of the same values as Northumberland Estates by acting to bring about positive change in communities throughout the North East."

Neil Hart, group managing director at Bradley Hall, said: "NE Youth is an incredible charity which we were proud to support this year alongside our clients at The Inn Collection Group.

"Jon and the team delivered a fantastic event which raised a significant amount of money which will undoubtedly change the lives of many young people within our local communities. A big well done to all who were involved and we look forward to the next event."

The Sunday shoot was in memory of John Shallcross who started the event many years ago and was sorely missed.

www.neyouth.org.uk

Studio Aesthete

It's All About the Base: Bespoke Facial Contouring

Rejuvenate. Enhance. Glow. The aesthetics market has seen high growth over the years with many committed to investing in the appearance of their body, in particular the face with an insurge of hi-tech and non-invasive treatments and procedures innovating the market.

The industry in recent months has seen a dynamic move to creating a more natural look with celebrities and influencers alike yearning to turn back the clock to rediscover their natural beauty. This trend echoes the core ethos at Studio Aesthete, a holistic and experienced aesthetics specialist with clinics in the heart of Sunderland and Newcastle. The team are on a mission to make clients feel great and uplifted and are committed to enhancing the best features of clients, through bespoke and personalised plans.

Popular procedures have dominated the facial aesthetics market for some time and the facial aesthetics specialists provide a menu of non-invasive innovative treatments from injectables, Laser, Medi Facials and Holistic Therapies.

A popular trend is the growth of Bespoke Facial Contouring, using dermal fillers to rejuvenate facial features. This non-surgical treatment is specific to each client and their areas of concern. The bespoke treatment plan provides shape and contour to the face, using multiple injection points to create an overall skin-lifting and glow-boosting look. All injectables are carried out by Lead Nurse and Clinic Director, Lucie Royer.

Lucie said: "Our goal is to help clients to look and feel like the best version of themselves. It's our passion, and centres around everything that we do. We want to ensure clients receive the treatments needed to feel uplifted, fresh and unique. More and more people are investing in their face in a natural and complimentary way, and we are keen to emphasise skin health and wellbeing through our innovative treatments, supporting our clients' aesthetic goals."

Through the process of Bespoke Facial Contouring the experienced team at Studio Aesthete create a personalised plan where they look at the face as a whole and together make a treatment plan which guides clients' aesthetic goals and needs. Targeted work with dermal fillers can act as a non-surgical way to temporarily balance the profile. This will support those who are currently experiencing a lack of lift and volume in the face, whilst also reducing the appearance of asymmetry and developing a more contoured and youthful appearance.

Dermal fillers, also known as soft tissue fillers, are a key tool for rejuvenating the look of the face and



are designed to be injected beneath the surface of the skin to give more volume and fullness. Not all dermal fillers are the same due to different manufacturing methods and different dermal fillers are more suitable for certain areas of the face and that is why specialist and bespoke consultations are of essence. The team at Studio Aesthete use the popular TEOXANE RHA® range of dermal fillers which are known for their resilience and have established a proven track record in the industry, winning Injectable Product of the Year at the Aesthetics Awards 2021.

One of the benefits of TEOXANE's RHA® range of dermal fillers is that they are designed to work with, not against, your natural facial expressions, making them ideal for creating an outstanding natural look. Using RHA technology (Resilient Hyaluronic Acid) means that the fillers offer natural-looking outcomes because they copy the behaviour and characteristics of natural hyaluronic acid, which is found in our bodies.

Another benefit of dermal fillers is that they are a temporary aesthetic procedure and whilst fillers generally need to be maintained every six to 24



months, there is no commitment to maintain the treatment at any stage.

The latest hi-tech procedures promise to rejuvenate, sculpt and tone with relatively instant results and without the downtime that intrusive surgery would need. These now popular 'tweakments' on the beauty scene have boasted some impressive results with influencer and celebrity endorsements hitting the media

in their droves.

Studio Aesthete are making waves as one of the leading clinics in the region supporting this new infusion of aesthetics that focus on sculpting and shaping the face without surgery helping to uncover client's natural essence and feel fully empowered in their own skin. To find out more: www.studioaesthete.co.uk



Lumley Castle is open for business...

There's not many hotels across the North East which can say they've been around for 600 years.



Of course Lumley Castle, on the outskirts of Durham, has not been welcoming guests all of that time, but for most people across the region, there hasn't been a time when it hasn't attracted visitors inside its historic walls.

Lumley has a reputation - not surprisingly - as being the perfect wedding venue and has seen countless numbers of couples bringing their fairytale to life over the years.

It's also been a place for visitors to enjoy what County Durham has to offer, for celebrations and for attending its memorable Elizabethan banquets, where guests turn back the clock, leave the cutlery behind and are entertained - while supping mead and eating with their fingers.



In recent years Lumley has continued to surprise and delight its guests, notably with the addition of experiences such as its own escape room and even a cigar and whisky den.

It's also hit the headlines many times over the years, from famously turning away rockers Guns and Roses when they turned up unexpectedly after a performance at Gateshead Stadium years ago and wanted to the castle to themselves for days on end.

And then of course there was Aussie cricketer, Shane Watson, who claims he spotted the castle's famous ghost - Lily of Lumley - and was so rattled he slept on the floor in the room of one of his colleagues.

There's absolutely no doubt that Lumley is a unique place - and that is absolutely part of its charm. It is currently being run by Gordon Cartwright, a former Michelin star chef and AA inspector, who has worked in a number of top properties.

Gordon took over as general manager at Lumley during lockdown - and for months on end lived in the castle virtually alone.

If he did spot Lily - who reputedly haunts her former home after being drowned in a well - then it hasn't deterred him. Because Gordon is absolutely focused on ensuring that Lumley Castle is the go-to choice for both business and leisure guests.

One of his most recent initiatives is the introduction of Business Works, an exclusive business club which brings with it a whole host of benefits - and is absolutely free to join.

Anyone who signs up to the club is not only invited to a free monthly networking lunch but gets preferential rates on a range of bookings - plus a booklet of vouchers which amounts

to more than £1300 of discounts and deals on everything from room hire to free glasses of champagne.

"We are very much part of the local community and we want to highlight the fact that Lumley Castle is also a great place to do business," said Gordon.

"We have some fantastic facilities for meetings, events and conferences and we're hoping that businesses will sign up for our priority club - at no cost - and will see what a great benefit this can be for them."

As a former chef, it's not surprising that food is very much a priority for Gordon - who has been known to help out in the kitchen when necessary.

The catering is in safe hands under the control of Jim Hall, an experienced chef who has just been inaugurated into the prestigious Master Chefs of

Great Britain and who has created a range of seasonal - and memorable - menus.

Also new to the castle is a bespoke murder mystery dinner which is held on a regular basis, where guests can tuck into great food while carrying out some amateur detective work and uncovering a killer. "Lumley Castle has something for everyone," said Gordon.

"We're a fantastic venue for celebrations, for weddings, for rest and relaxation and for business.

"We may have been here a long time but that doesn't mean there aren't new things to see and to appreciate - and we hope people will come and find out for themselves."

For further information - and to sign up for the priority business club - visit www.lumleycastle.com



Gosforth Gems

1



Tucked up a side street from Gosforth's bouncy high street is an Enoteca. Whilst it could simply be described as an excellent wine shop and deli, the Italian word Enoteca, which shares etymology with 'library' and 'gallery', lends more telling insight to what lies within.

Carruthers and Kent hosts an astounding array of quality wines. They can be bought to enjoy at home, or you can open the bottle in the really rather beautiful wine bar. If you would rather explore, their menu offers a choice of 16 wines by the glass which are changed monthly. Perhaps one of the best ways to start a visit to Carruthers and Kent is to sample a wine flight, offered as a trio of 50ml or 100ml and served with a pot of olives. It's a great way to get a sense of the quality that this place has to offer, and the variety available each month.

I have always been struck by the wide ranging collection from around the world with traditional and non-traditional options from typical wine growing regions, as well as from some less well known but deeply expert countries such as Georgia, Slovenia and Hungary. 'Wine library' really is the right description.

The deli menu is also well worth trying if you decide to take a table. Owners Mo and Claire work with a range of artisan providers to offer bread, charcuterie and cheese boards as well as locally made sausage rolls and pâtés. Popular among our party was the pork and caper rillette on toast as well as the Torres Iberian ham crisps. They're entirely



decadent and somehow taste exactly like freshly cut Spanish ham.

Light, airy and always filled with convivial chatter led by Mo and Claire, Carruthers and Kent offers a warm and inviting place to spend the afternoon or evening. It makes for a perfect first date (or hundredth date for that matter!), with a handful of tables for two set in the window, and there is a collection of sofas and tables set around gorgeous barrels upstairs for bigger groups. Booking is advised, especially for weekend evenings. It's a popular place!

Another quality establishment in Gosforth, Gosforth Traders, is just a short walk up Elmfield Road and along Linden Road from Carruthers and Kent. The pair make for a short and sophisticated 'bar crawl' along desirable Gosforth streets.

Gosforth Traders is perhaps something like a speakeasy. What appears to be a really lovely café opens into a colourful beer, spirit and bottle shop, again with the option to take away or sit in. The glass bar, filled with a host of locally made tarts, treats and pastries, also offers a selection of homemade iced teas and cocktails as well as the usual selection of hot drinks.

Once a convenience store, Gosforth Traders opened under new ownership at the end of 2019 and it is now a sought after place to eat and drink. It has a distinctly European 'café culture' vibe, open from 8am until 9pm on Friday and Saturday with slightly shorter hours during the week. They offer a sharing board menu similar to Carruthers and Kent but with the addition of baguettes, soups, piadinas and variety of hot specials, often led by their tie-up with local favourites

such as Sachins and Geordie Bangers.

The beer and spirits selection is arguably the best in Gosforth with a wide range of local, international, unusual and non-alcoholic options. The choice of wine is extensive too and the decor makes for an attractive place to while away the hours with friends. This place is massively welcoming of dogs and there is always a pooch or two to add to the friendly atmosphere.

You could easily spend a full afternoon and evening in either of these places, such is the relaxed, friendly and comfortable vibe of both, and it is great to see new establishments like Etto in the Park now follow suit. This new café, which opened in the former Rosie's site in Gosforth's shopping centre, backs onto Gosforth Central Park and now sports a new outdoor terrace to really take advantage of the views. It already seems a firm favourite with families and since it has opened, has always been busy. The 'Park Bowl Salad' is superb, providing a mix of pea, mint, feta, lemon, quinoa and chilli with the option to add chicken too. The menu is 'brunch-led' with a number of sourdough toasts and 'nice things' on toast, including morish green chilli eggs. The hygge style counter displays a set of indulgent cakes and cookies too.

Gosforth certainly seems to be evolving with recent investment in the Three Mile, The Brandling Arms, Baby Grey and Fortuna. The Beer Festival is back too after a three year hiatus and this year welcomed a number of well known street food vendors and 20 taps.

Long may it continue!



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Kashmiri fish curry recipe

by Bob Arora



For almost 40 years Sachins – based in the heart of Newcastle City Centre – has been committed to culinary excellence, drawing inspiration from traditional North Indian recipes and bringing a modern twist to tantalise taste buds.



In this fish recipe, head chef Bob Arora creates a wonderfully fragrant Kashmiri fish curry featuring aromatic spices and luxurious, meaty monkfish.

Ingredients

- 4 Monkfish fillets
- 2 medium-sized onions (finely chopped)
- Cherry tomatoes (finely chopped)
- Garlic and ginger paste
- 50g coriander
- Fresh Ginger
- Turmeric powder
- Chilli powder
- Garam masala
- Chilli flakes
- Fenugreek seeds
- Cumin seeds
- Coriander seeds (gently crushed in a pestle and mortar)
- Mustard seeds

Marinating the monkfish

1. Marinate the cubed fillets with half a tablespoon of garlic ginger paste along with half a teaspoon of turmeric.
2. Ideally leave the fish to marinate for at least an hour in the fridge in a covered bowl.

Making the Kashmiri sauce

1. Warm a tablespoon and a half of vegetable oil.
2. Once warm, add half a teaspoon of fenugreek and half a teaspoon of black mustard seeds, a teaspoon of cumin seeds and finally a teaspoon of the crushed coriander seeds.
3. When the seeds pop add the finely chopped onions. Keep stirring the onions on medium heat until they are translucent.
4. Add a teaspoon of garlic and ginger paste. Keep stirring for a few minutes to prevent the garlic and ginger from burning.
5. Add half a teaspoon of salt.
6. The onions should now have released some water. At this stage add the chopped cherry tomatoes and keep stirring until you have quite a thick sauce.
7. Add a teaspoon of turmeric, half a spoon of chilli powder and a teaspoon of garam masala.
8. Keep stirring your spices. Now add a pinch of chilli flakes.
9. Add the cubed monk fish and stir the masala over the fish. Try not to stir the dish too vigorously to prevent the fish from breaking up.
10. Put a lid on your pan and cook the fish.
11. Once the fish is cooked you can garnish with some finely sliced ginger and top with fresh chopped coriander.
12. Serve with rice or naan bread.



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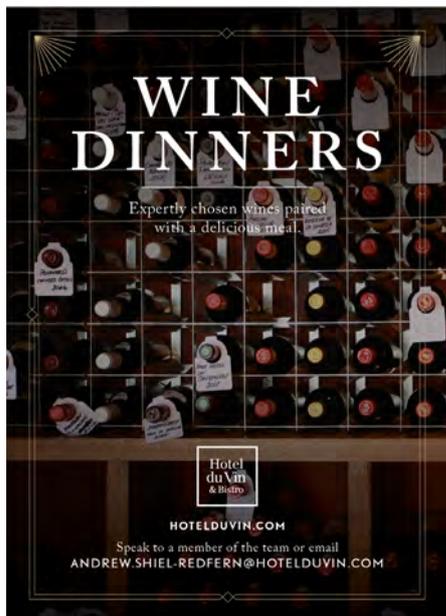
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Whether your partial to a pinot, love to savour a heavy red or relax with a lovely rose, wine is a popular tippie which many enjoy. With mobile apps like Vivino and wine tasting sessions becoming more popular and accessible, it has heightened interest in wine education. Lockdown made us appreciate the finer things in life, and to make the most of various life experiences. Enjoying good and drink is certainly one of them. But how do we heighten our taste experiences when it comes to wine?

With that questions in mind, Portfolio North has explored the lifeblood of Hotel du Vin's bistro, bar, and hotel and it is clear to see that this hospitality specialist is passionate but not pretentious, excited but not elitists - and is ultimately there to celebrate its favourite grape varieties with its guests.

Wine can taste similar and yet subtly different, as our perception of its aromas, taste and texture varies with contact, environment and even glassware. We also taste through a prism of expectation, as any of Hotel du Vin's sommeliers will tell you. Often if a certain grape is enjoyed when on holiday with a sea view when accompanied by a loved one, it will taste better than when enjoyed on a cold night alone. Our brains have a big part to play on what we enjoy when it comes to wine, and studies have

also revealed that when served wine from two bottles that secretly contain the same wine, taster have claimed to prefer the one that they are told is more expensive.

Environment also shapes our experience. Colour, sound and even the weather have been shown to affect it. To get the full hi-fi wine experience, ideally, we need to prime our brain's by pouring from a bottle with a visible tag, in the right glass, at a table in a luxurious environment - something that Hotel du Vin can provide in abundance. Hotel du Vin have an expert in-house sommelier that can draw on a cellar with up to 500 wines from around the world, along with a wine list that is as extensive as it is eclectic. The collection promises something for everyone - from a simplified selection of quaffable wines by the glass, to sophisticated, complex vintages from some of the world's most renowned wine makers.

You can enjoy wine at Hotel du Vin via a variety of rooms, options, and experiences. Whether that be through an aromatic, rich, easy-drinking Viognier with friends at the bar. A robust, full-bodied Malbec with steak at the bistro. An informal and informative wine tasting with the sommeliers. Or perhaps a fabulous dinner and wine evening with some of the world's greatest producers. Whatever you choose, the friendly and

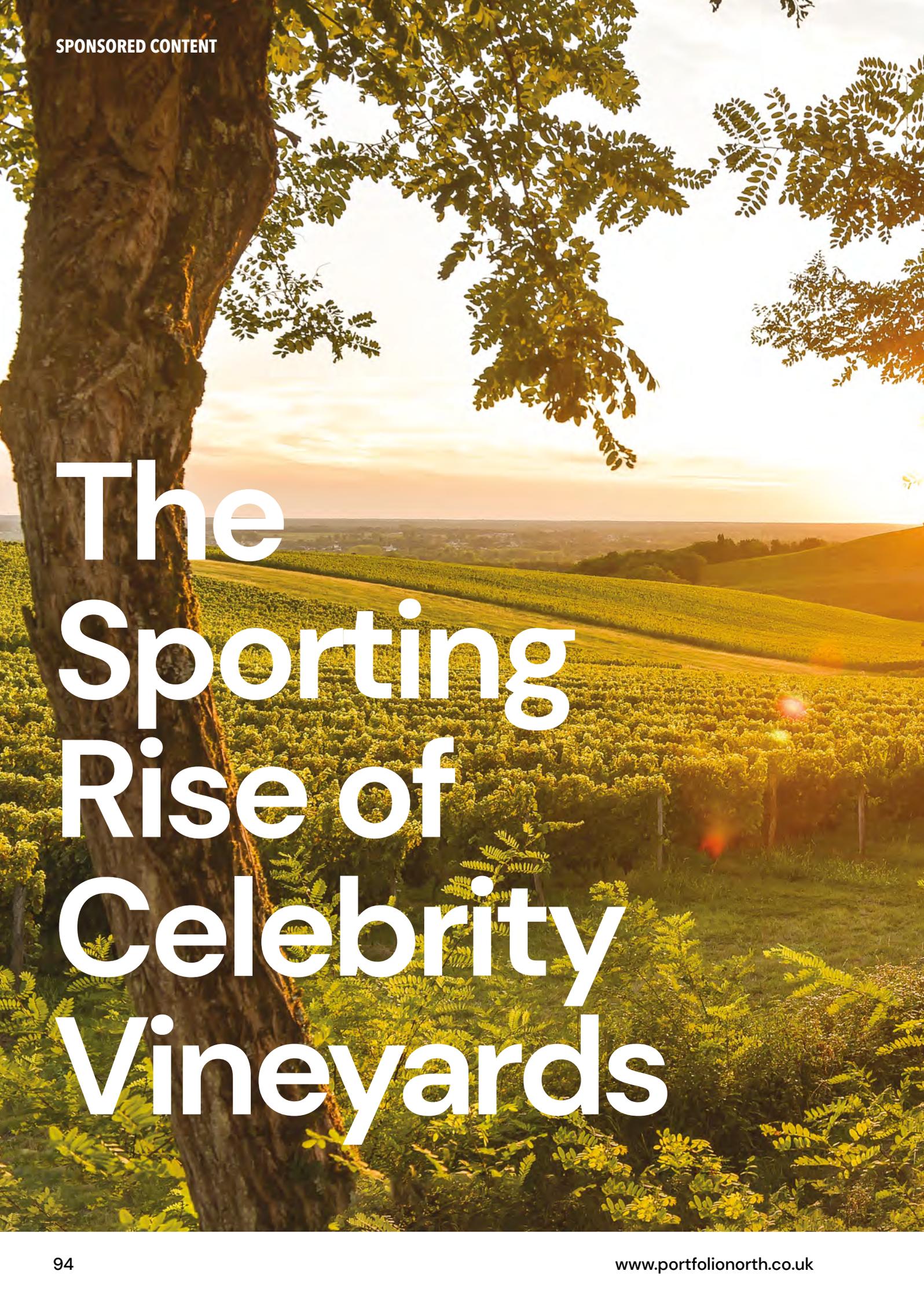
informed staff at Hotel du Vin are on hand to demystify the jargon, answer the questions, and help you appreciate better what you are drinking.

With a variety of wine options on offer this is the perfect gift, or a fantastic way to celebrate a birthday or anniversary, while also being a brilliant corporate or private event, with a wine tasting event for you or your friends.

Hotel du Vin also offer a special wine tasting session in the Victoria Tunnel on two Fridays in every month. The Victoria Tunnel is a subterranean wagonway that runs under Newcastle upon Tyne, from the Town Moor own to the River Tyne. You can expect to begin your evening with a glass of bubbles followed by a mini tunnel tour, learning about its history and stories all while tasting some fantastic wine with the sommelier.

Hotel du Vin really do have a lot to offer guests when it comes to wine experiences. For more information about wine events at Hotel du Vin, Newcastle email events.newcastle@hotelduvin.com or visit www.hotelduvin.com/locations/newcastle

Portfolio North is looking forward to launching its exclusive Wine Club soon. Follow our exclusive wine club Instagram to find out more [@portfolionorthwineclub](https://www.instagram.com/portfolionorthwineclub)



The Sporting Rise of Celebrity Vineyards



There has always been a close association between alcohol and sport and in the world of sports sponsorship recent trends have seen the growth of wine as the go to alcohol beverage for collaborative brand associations.

Notable recent announcements include the England and Wales Cricket Board (ECB) partnering with England's leading wine producer, Chapel Down. Cricket is one of England's most popular sports, and this is the first time that the ECB has partnered with an English sparkling wine brand.

Internationally, Italian wine producer, Marchesi Antinori has been chosen as the official wine supplier of the 2023 Ryder Cup, which will see some of the greatest golf players in the world descend on Rome.

Alcohol has been hailed as a lucrative business, with many international celebrities including David Beckham, George Clooney and Ryan Reynolds adding to their millions by launching their own alcohol brands.

All factors considered, it is no surprise that there is a growing list of high-profile British and European sports personalities getting behind the celebrity trend of putting a wine to their name and now making a splash in the industry.

One of the greatest cricketers Sir Ian Botham launched his own range of wines in 2018 at Lord's Cricket Ground. Now an accomplished winemaker in his own right, his range of award-winning wines have grown extensively over the years to include the Botham All Rounder Pinot Grigio, South Eastern Australia 2021, Botham Signature Malbec and the new Botham 77 Series Sauvignon Blanc, which was awarded a silver medal at the prestigious Drinks Business Masters Awards 2021.

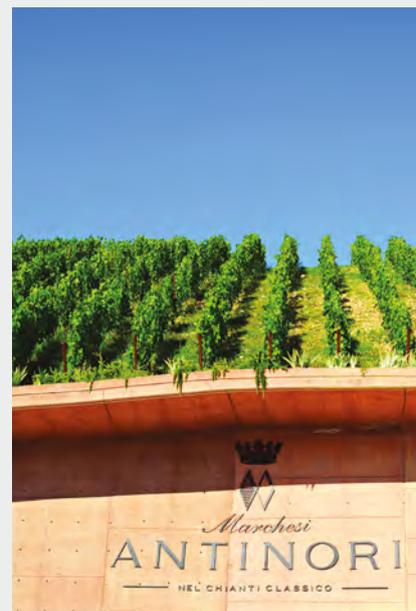
Recent collaborations have also seen Sir Ian Botham join forces with Hush Heath Estate to launch a range of quintessentially English wines including the Botham & Balfour Sparkling Rosé NV, a perfect marriage of Balfour's signature style and Sir Ian Botham's preferred flavour profile.

Former cricketer Phil Tufnell launched a range of Tuffers' Tipple wines, in partnership with Virgin Wines and inspired by holidays to the south

of France and cricket tours of Australia. Sir Nick Faldo is one of Europe's finest golfers and the major sports champion launched his wine label in 2000, produced by Katnook Estate Vineyards in Australia. With a passion for great wines, he was inspired to create a European range that encapsulated his love for the wines and regions that he has encountered over the years, with the logo on the blend paying tribute to his six major wins.

The greatest player in the history of women's golf, Annika Sorenstam, partnered with Wente Vineyards in California and Cristie Kerr, former No. 1 in the world and winner of a U.S. Open and a KPMG Women's PGA championship is thriving in her next chapter as a winemaker.

With many taking a very hands-on approach to the production of a variety of wines, the breadth of winemakers which now includes sporting greats are pressing the right buttons and gaining high marks from wine critics across the globe with their perfect blends.





Uncorking the Wine Cellar Trend

Fine wine matters and experts predict the market is set for further growth...

From restaurant quality wines to vintage collections, the growth of at-home consumption and entertaining has led to high demand in the wine market. Fine wine is no exception with Bordeaux Index, the world's largest fine-wine trader recently toasting a surge in sales with investors snapping up rare vintages as they look for investments that will outpace inflation.

With varying and high-end price tags associated to vintages listed on the Bordeaux Index platform such as the 2019 La Clarte de Haut Brion priced at £330.00

per case of six to £13,000 for a dozen bottles of Champagne's Salon Le Mesnil 2012 it is of no surprise that the growth of the wine cellar trend has also closely followed. With such investment in fine wine, it is of essence that wine is stored correctly to increase its longevity and a wine cellar is considered a stable for many oenophiles (connoisseurs of wine).

This coupled with demand from high-end homeowners who have added this unique feature to their 'check list' when looking for a luxurious abode. With Wine Cellar HQ recently reported that in

a survey of house sales homes with wine cellars sold for 31% higher than those without.

A wine cellar has the potential to be the ultimate statement piece and a focal point of design, adding high value to your home in the process. There is so much more to designing a wine cellar than practicality and the spike in homeowners adding wine cellars, wine rooms, wine lounges and wine walls to their homes means that the era of the wine cellar is big business. The outlook for 2022 is that this increase will continue as more



Duchy Homes, Kirklevington

the safest storage for your collection and for your home overall.

Now for the technical part - a key component to proper wine storage is refrigeration. When selecting an appropriate size refrigeration unit, you should take into account the: cubic feet of the space, ceiling and floor, bottle turnover, distance between the refrigeration system and the wine cellar and lighting plans. R factors in the walls are key and the thermal resistance value of a material is a critical rating. If the walls don't reach an R-value of at least 20, and the floor and ceiling don't reach at least 30, there will be cold air lost to the rest of the home.

Once these elements are considered you can think about electrical needs, ductwork, line sets, thermostat, sensors and seamless integration of supply and return air into the wine cellar.

Cellar doors can come in all shapes and sizes and can be made of many materials from solid wood to frameless glass. Whatever material is used for the door for your wine cellar needs to be decided when you first start the planning process. Give the door the

same attention you would give an exterior door that protect the rest of your home from the climate outdoors.

While wine cellar racking comes in an abundance of options, it is important to lead with a comprehensive plan for construction of the wine cellar. Once that is done, then you can approach the interior design with the confidence that you fully understand the necessary elements of a functioning wine cellar and how to seamlessly integrate them into the design.

When it comes to creating your dream wine cellar or storage space the experts all seem to suggest the same thing: plan ahead and mind the details. With this formula there should be less chance of rework that costs time and money.

We are loving the range of sleek, designed 'wine rooms' and cool collections trending, a perfect way of ensuring these valuable assets are not only on show but are stored at the right temperature. A wine cellar is the ultimate go to for accommodating a growing wine inventory and the best way to incorporate your wine collection into your everyday life through integrating it into your living space.

people take an interest in storing the high value produce correctly. When it comes to constructing a wine cellar design, planning and proper construction are key to success. Taking a holistic approach to designing and constructing your wine cellar is important to avoiding problems that may occur later down the line.

The most important part of a functioning wine cellar or wine room is what happens behind the walls. In order to maintain the optimal temperature and humidity levels for wine storage and to prevent condensation and mould from forming, having proper insulation and a solid vapor barrier is crucial. Industry standards are in place and include the use of specific materials and applications methods to ensure



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