



Emerging Development Hotspots

Newcastle



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Our Priorities

Our Newcastle
Our People
Our Future

1.
**Attracting
private
investment into
our city**

2.
**Improving the
health and
wellbeing of
local residents**

3.
**Achieving our
net zero
ambitions**

4.
**Delivering an
inclusive
economy**

Development Pipeline

- Forward funding for 500 homes on Forth Yards
- Breaking ground on £500m Health Innovation Neighbourhood
- Launch of The Pattern Shop at Founders Place
- £65m investment in transforming Eldon Square
- Development of 90-bed 5* hotel on Pilgrim Street
- Development agreement for 375 homes on Newcastle Helix
- £40m refurbishment programme at Fenwick
- Investor secured for next phase of The Biosphere lab space





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Development Hotspots

Forth Yards

- 21 ha brownfield site
- Last major underdeveloped water frontage area of the city
- Western gateway into the city centre via pedestrian and cycle 'highline'
- Potential for an estimated 2,500 new dwellings
- Challenging site comprising fragmented land ownerships
- Significant abnormal costs and extensive infrastructure requirements
- Potential gross development value £725m (est.)
- Forward funding secured for 500 net zero homes on Pottery Lane site



Health Innovation Neighbourhood

- 29-acre site
- Led by Newcastle University
- Joint venture between Newcastle University and Genr8 Kajima Regeneration
- Blending later living with research facilities and student accommodation to deliver an intergenerational residential offer
- £500m gross development value
- Leveraging Newcastle's reputation for healthy ageing and longevity
- Planning approval secured
- Capital investment sought for commercial, research, and residential opportunities (buy-to-rent, later living, key worker, student accommodation)



Founders Place

- 10-acre site
- Mixed-use neighbourhood within the historic city core.
- Originally the location of the workshops and site offices of Robert Stephenson & Company
- Located on the south side of the city's central railway station
- £137m gross development value
- Successful completion of the Pattern Shop and early stages for the rest of the scheme
- Commercial occupiers sought for The Pioneer and The Pattern Shop



Newcastle Helix

- 24 acres
- State-of-the-art innovation district in the centre of the city
- Made possible by an initial £65m investment between Newcastle City Council, Newcastle University and Legal and General
- £450m gross development value
- Home to National Innovation Centre for Data and UK National Innovation Centre Ageing
- Plans are being brought forward to deliver up to 750 low carbon homes
- Further commercial space and new lab space soon to be developed
- Planning consent for a 195-bed hotel



Our Approach

Our Newcastle
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Our Future

**Working in
partnership for
the long-term**

**Delivering
community-led
regeneration**

**Creating
opportunities for
local people and
businesses**

**Investing in
infrastructure
and connecting
communities**

**Putting
innovation at
the heart of
placemaking**

**Leaving a more
sustainable built
environment for
future
generations**

**Fostering
healthier
lifestyles
through urban
design**

**Unlocking the
potential of our
city**

Find out more

Our Newcastle
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Our Future

Visit
<https://beyond.investnewcastle.com>



Home Investment Map What We Can Offer Investment Support Contact



Health Innovation Neighbourhood

A place where research meets intergenerational living



Ouseburn Valley and Spillers Quay

A cool and contemporary neighbourhood



Fenwick Newcastle

A retail icon investing in the future



Newcastle Helix

A state-of-the-art innovation hub

NE4 5TF

