

WELCOME TO **NEWCASTLE**

TALENT RELOCATION GUIDE



LOOKING FOR A NEW START?

WANT TO EXPERIENCE MORE?

Less than three hours from London, Newcastle offers a vibrant city centre set within a northern oasis, surrounded by stunning coastlines and breathtaking countryside.



Newcastle offers strong career opportunities across a diverse, growing economy, from start-ups and SMEs to major employers, with clear routes to progression.

Affordable housing, shorter commutes and an excellent quality of life make it a place where you can build your career *and* live well.

**Your best life
starts in Newcastle.**



321,000

Urban
population

7000

Job vacancies at
any given time

£47,000

Average
salary

£11.3bn

Gross value
add (GVA)

£208,000

Average
house price





#1

Friendliest and
most welcoming
city in UK



38%

Of the city is
green space
(more than New
York and Paris)



22 min

Avg commute
(one of UKs
least congested
cities)



9%

Drop in pollution
year-on-year



Low crime

Compared to
London, Leeds,
Manchester and
Liverpool

LOCATION



Northernmost metropolitan city in England

Major cities such as London and Edinburgh reachable in under 3 hours by road and rail

Gateway to 80+ global destinations via the world's best small airport – Newcastle International

Average commute times of just 22 minutes – among the fastest in the UK

Recently modernised Tyne & Wear Metro light rail system connecting the city with coast and countryside.

Average house prices of £209,000



WHY NCL?

5 reasons why Newcastle
could be perfect for you



1. JOB MARKET

- Newcastle offers fast career progression in high-growth industries, with 51,000 knowledge workers in the primary urban area.
- Access to a mature innovation ecosystem across data science, clean energy, life sciences and engineering.
- 92% start-up survival rate offering higher job security when working for ambitious founders.
- Opportunity to reach senior management roles earlier than in London or Manchester, while still working on global projects.

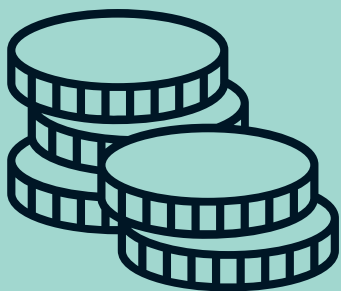
VACANCIES

EMPLOYERS

START-UPS

NEW BUSINESS

JOB MARKET



**C. 7,000 JOB
VACANCIES AT
ANY GIVEN TIME**

Source: Glassdoor (2026)

VACANCIES

EMPLOYERS

START-UPS

NEW BUSINESS

JOB MARKET

VACANCIES



165 MAJOR EMPLOYERS

Defined as companies with over 250 staff.
Source: ONS (Nomis)

EMPLOYERS

START-UPS

NEW BUSINESS



TOP 50 EUROPEAN CITY FOR STARTUPS

Source: StartupBlink (2026)

JOB MARKET

VACANCIES

EMPLOYERS

START-UPS



**2,800 NEW BUSINESS
STARTS EVERY YEAR**

Source: Inform Direct (2026)

NEW BUSINESS

WHO'S ALREADY HERE?





CUNDALL



AIRBUS



MAJOR
EMPLOYERS



accord



NorthStandard

fenwick



Business &
IP Centre
North East

bionow®

Northern
Accelerator

TechNExt
THE TECH FESTIVAL FOR THE NORTH EAST

umi

NOF

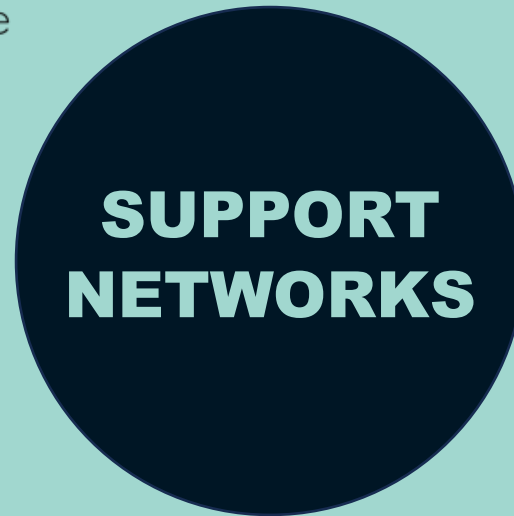
National
Innovation
Centre
Data

National
Innovation
Centre
Ageing

National
Edge AI
Hub

NE North East
Combined
Authority

ENERGI COAST®



CBI

North East England
Chamber of Commerce

NewcastleGateshead
Initiative

DYNAMO

[dstl]

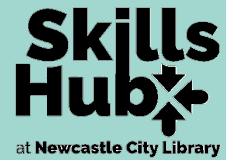
Arrow Innovation
Support

Innovation
SuperNetwork™

FINTECHNORTH

DC Developing
Consensus

fsb^{co}



**RECRUITMENT
PATHWAYS**

A large, dark blue circle with a thin white border, containing the text 'RECRUITMENT PATHWAYS' in a bold, white, sans-serif font.

NEWCASTLE LEADS IN JOB SATISFACTION

But don't just take
our word for it...

#1

**city to work for
a small business**



NEWCASTLE LEADS IN JOB SATISFACTION

But don't just take
our word for it...

#1

**city in England for
average employment
tenure (12+ years)**



NEWCASTLE LEADS IN JOB SATISFACTION

But don't just take
our word for it...

4th

best city in the UK for
employee job satisfaction



NEWCASTLE LEADS IN JOB SATISFACTION

But don't just take
our word for it...

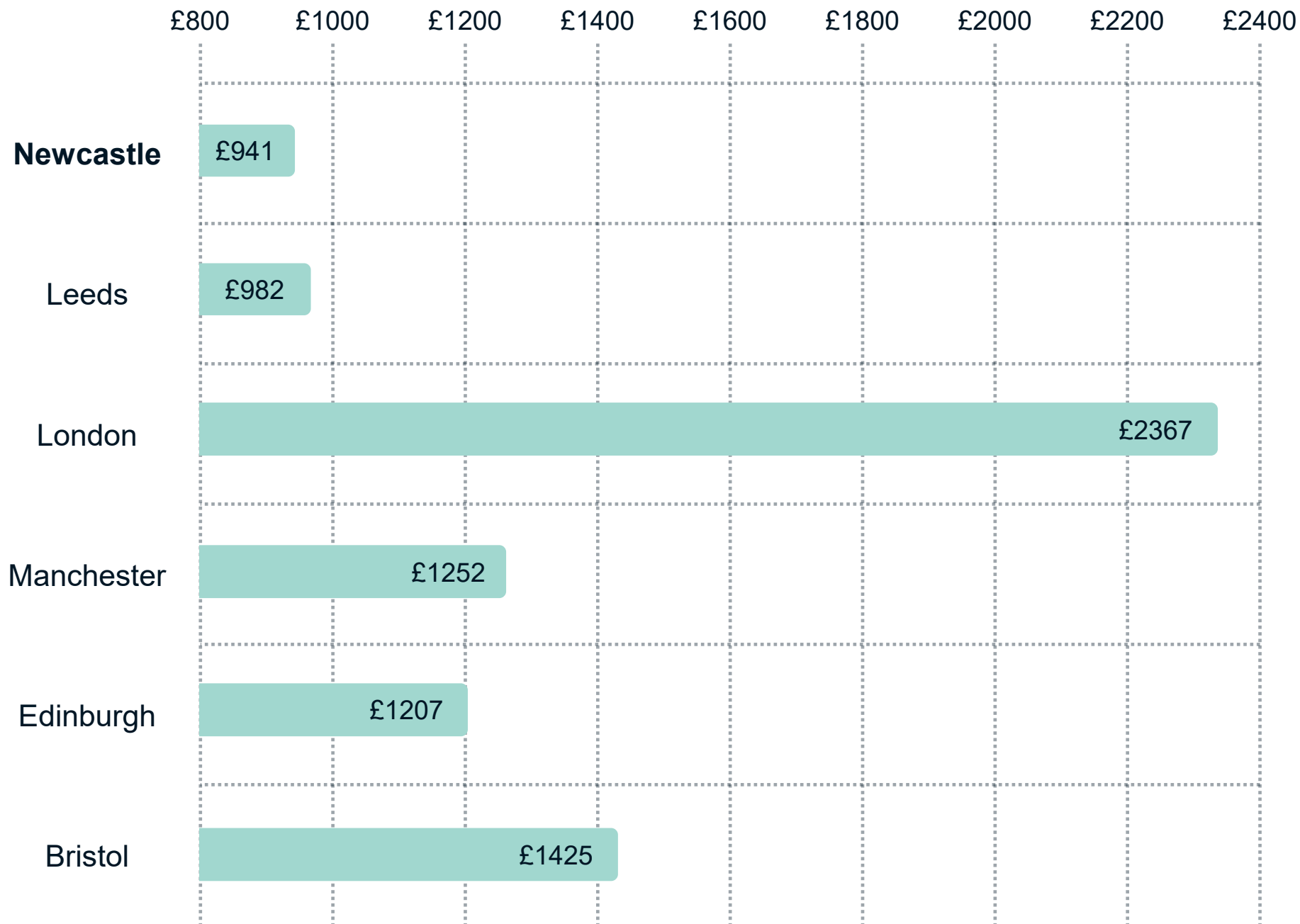
93%
of workers will stay in a
job for more than 1 year



2. AFFORDABLE LIVING COSTS

- Newcastle consistently ranks among the UK's lowest-cost major cities, allowing residents to enjoy a high quality of life without London-level prices.
- Lower living costs make it easier for people to save, buy property sooner and enjoy more of what the city offers.

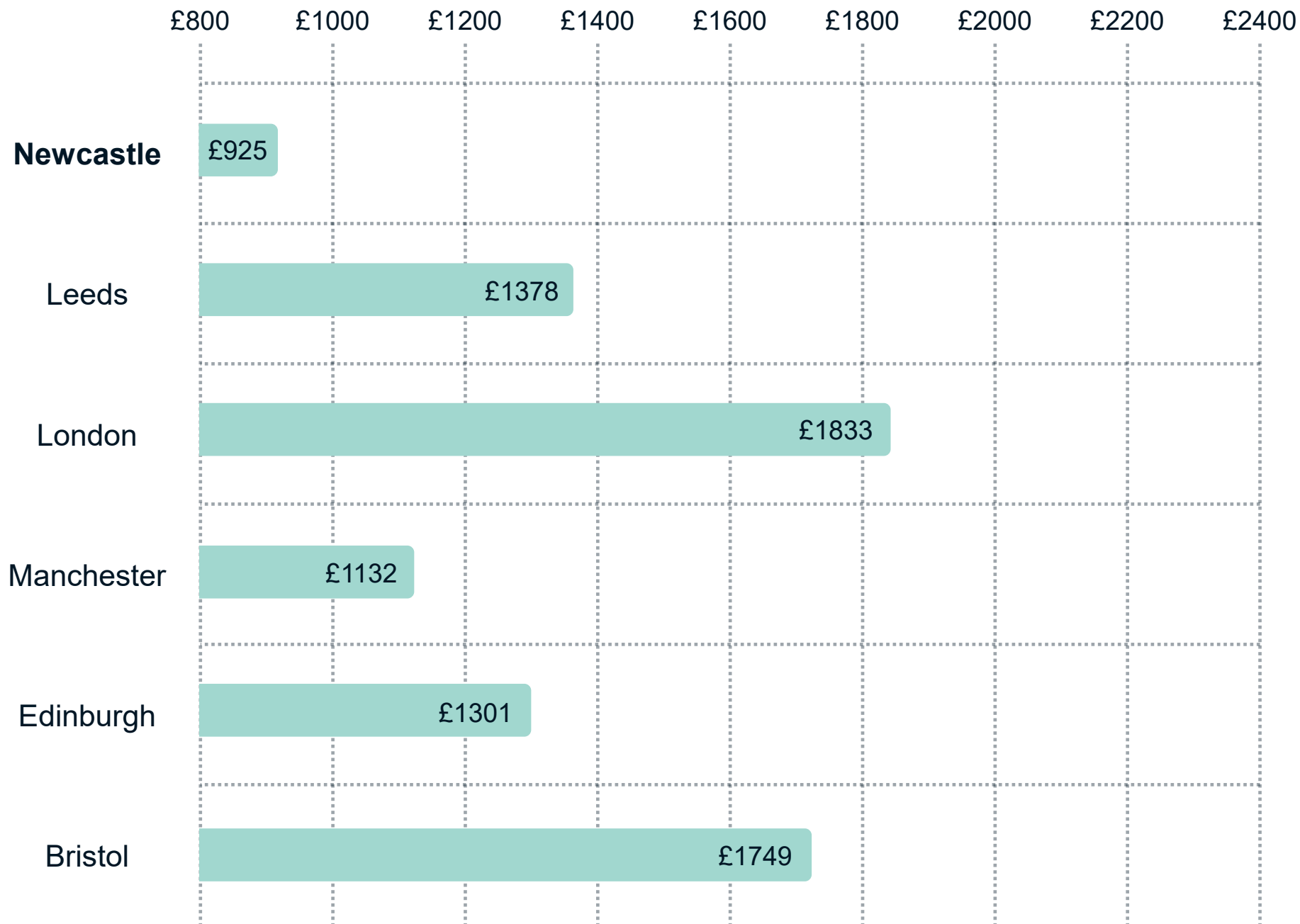




COST OF LIVING INDEX

 Housing

Source: Numbeo, 2026
Methodology: Housing = Average monthly rent for a 1-bed apartment in city)



COST OF LIVING INDEX

 Childcare

Source: Numbeo, 2026
Childcare = Private full-day preschool/nursery,
monthly fee per child

COST OF LIVING INDEX

 Transport



Source: Numbeo, 2026
Transport = Monthly public transport pass (regular price)



COST OF LIVING INDEX



Source: Numbeo, 2026
Utilities = Basic utilities for an 85 m² / 915 ft² apartment (electricity, heating, cooling, water, waste)

COST OF LIVING INDEX

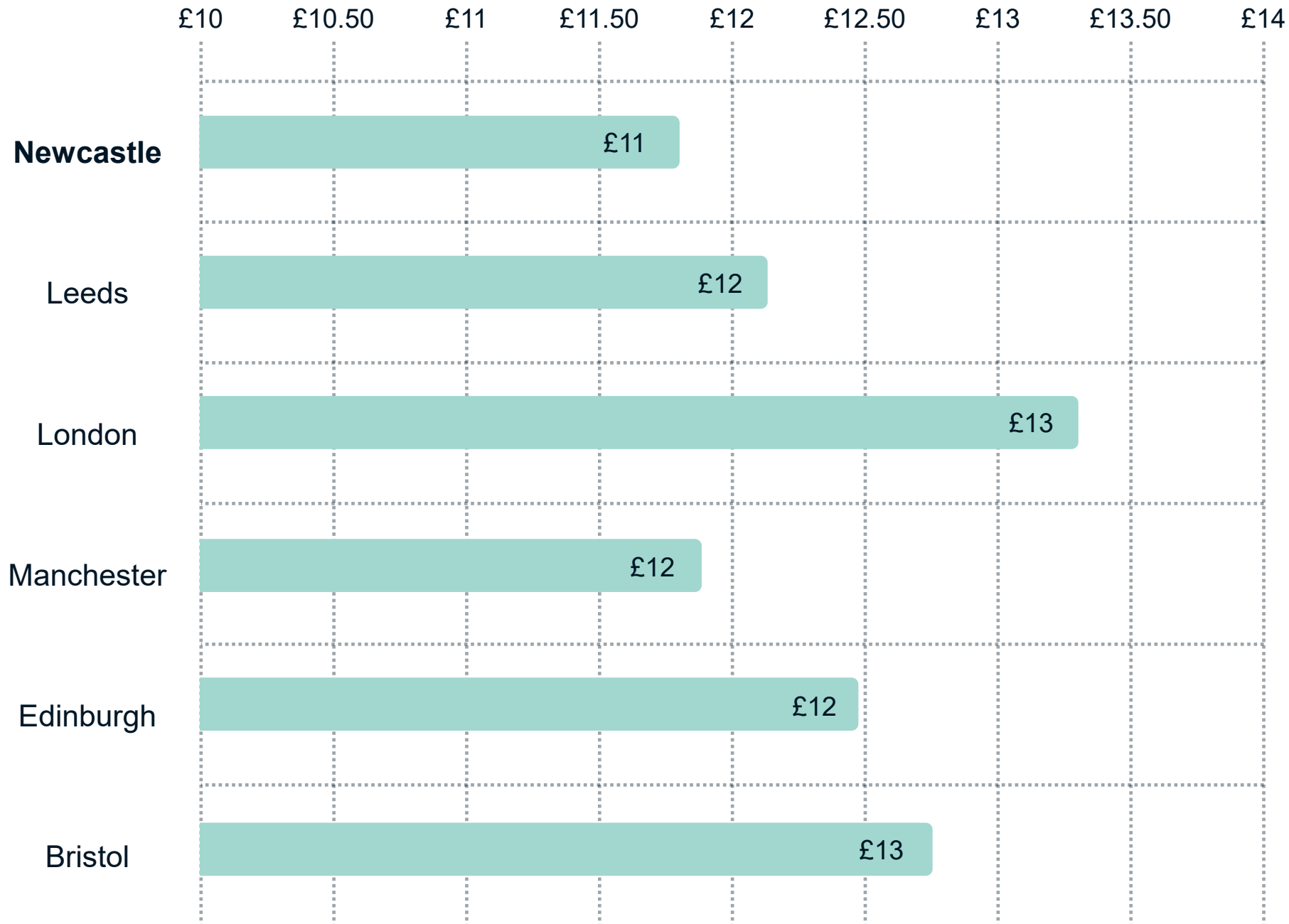
 Leisure



Source: Numbeo, 2026
Leisure = Eating out at an
inexpensive restaurant

COST OF LIVING INDEX

 Groceries



Source: Numbeo, 2026
Groceries = Cost of a simple, comparable staples basket: 1 L milk + 1 loaf bread (≈1 lb) + 12 eggs + 1 lb chicken fillets + 1 lb rice + 1 lb apples + 1 lb tomatoes + 1 lb potatoes (summed item-by-item for each city)



WHAT DOES THIS MEAN?

A professional earning **£47,000** per year in Newcastle would need to earn **£61,000** in Edinburgh and **£100,000** in London to have the same level of disposable income.



	Gross Salary	Monthly Take-Home Pay	Living Costs	Disposable Income
Newcastle	£47,000	£3,133	£2,135	£977
Edinburgh	£61,000	£3,828	£2,861	£966
London	£100,000	£5,713	£4,720	£994

3. FOOD, CULTURE AND LEISURE

- Newcastle combines a world-class reputation for nightlife with national acclaim in food, arts, music and sport.
- The city and surrounding region features 11 Michelin Guide-listed restaurants and is home to hundreds of thriving independent food and drink operators.
- Home to major cultural venues such as BALTIC Centre for Contemporary Art, The Glasshouse and multiple theatres and music venues, making culture easily accessible year-round.
- Newcastle offers “big city culture” without big city stress, with everything compact enough to enjoy on a weeknight.



CULTURE

Nationally significant cultural scene, anchored by major institutions such as BALTIC Centre for Contemporary Art, The Glasshouse International Centre for Music, Theatre Royal and the Great North Museum.

A lively year-round festival calendar, including the Great North Run, Northern Pride, NOVUM Festival and a strong independent events culture.

A thriving independent creative ecosystem, with Ouseburn recognised nationally for its studios, live music, galleries and grassroots cultural venues.

Rich heritage woven into the city experience, from the castle and Roman history to industrial architecture, bridges and waterfront landmarks.

Compact, walkable culture, where theatres, galleries, live music, nightlife, restaurants and Quayside events sit within minutes of each other.



SPORT

World-class sporting identity, powered by Newcastle United Football Club, Newcastle Red Bulls, Newcastle Eagles and a deep sporting culture that permeates the city.

Home of the Great North Run, the world's biggest half marathon and a global symbol of the region's sporting spirit.

Exceptional grassroots and participation facilities, with abundant football, rugby, athletics, tennis, swimming and community sport infrastructure.

Outdoor sport on the doorstep, offering running routes, cycling networks, paddleboarding, coastal swimming and hiking in the surrounding countryside.

Major events coming to the city, hosting elite football, international athletics, rugby league, rugby union, women's sport and global running events.



LEISURE

Renowned food and hospitality scene, mixing independents, global cuisine, thriving coffee culture and destination restaurants on the Quayside and in Ouseburn.

Compact, energised city centre, offering nightlife, shopping, culture and dining all within short walking distance.

Huge choice of free and low-cost activities, including galleries, museums, parks, public events, waterfront trails and cultural festivals.

Vibrant neighbourhood life, with Jesmond, Ouseburn, Heaton and Gosforth offering lifestyle-driven leisure options: cafés, microbreweries, markets, music and creatives.

Year-round experiences for all ages, from urban family attractions (Life Science Centre, Discovery Museum) to coastal days out, markets, trails and seasonal events.



4. COASTLINE, COUNTRYSIDE AND NATIONAL PARKS



4. COASTLINE, COUNTRYSIDE AND NATIONAL PARKS



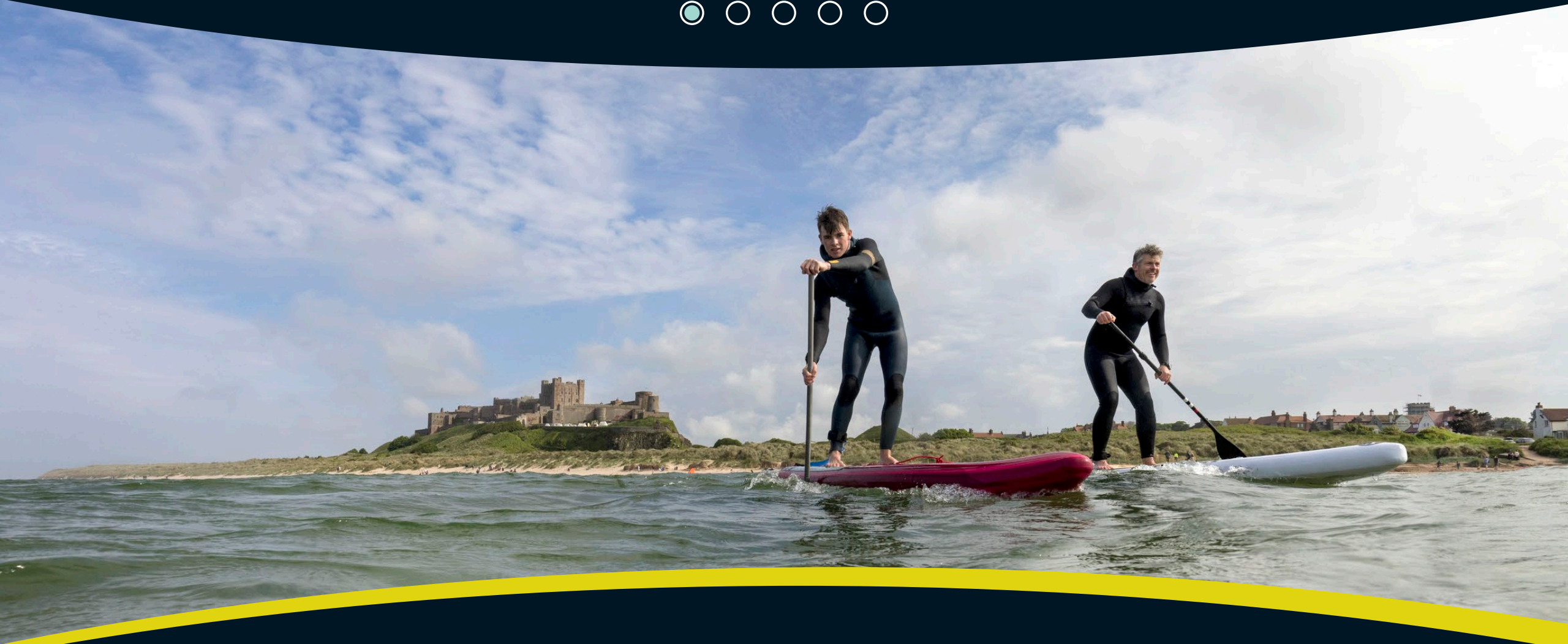
Access to nature in a region of exceptional green spaces and stunning coastline.

Award-winning beaches such as Tynemouth and Whitley Bay are just 15–20 minutes from the city centre.

Northumberland National Park is around 40 minutes away, offering walking, cycling, dark skies and UNESCO Hadrian's Wall.

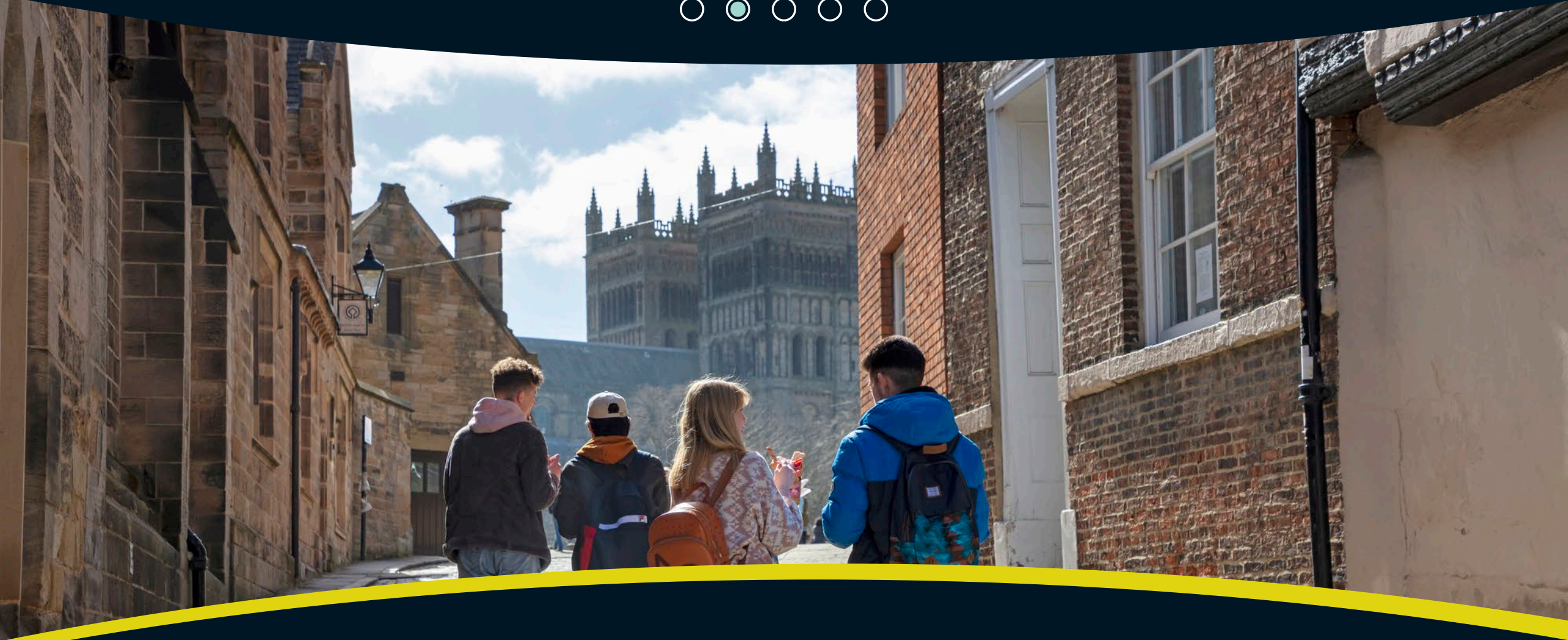
Northumberland has the highest concentration of castles in England, including Alnwick Castle for Harry Potter enthusiasts.

Residents can easily enjoy beaches, national parks and some of England's darkest skies after work.



NATURE

Fast access to extraordinary landscapes, with the coast, Northumberland National Park, Hadrian's Wall and Tyne Riverside Country Park all within 30–45 minutes.



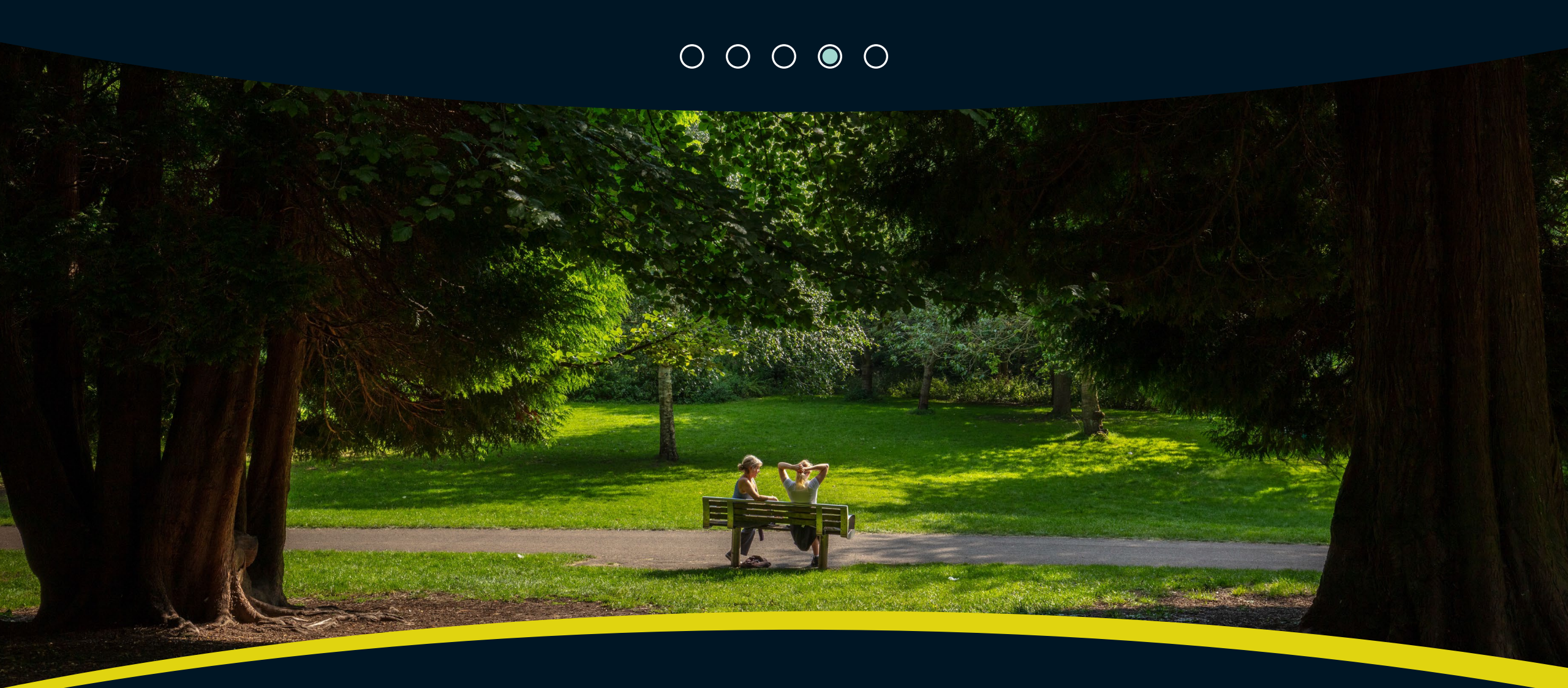
NATURE

UNESCO World Heritage Sites on the doorstep,
with Durham Cathedral just a 10-minute train journey
from Newcastle Central Station.



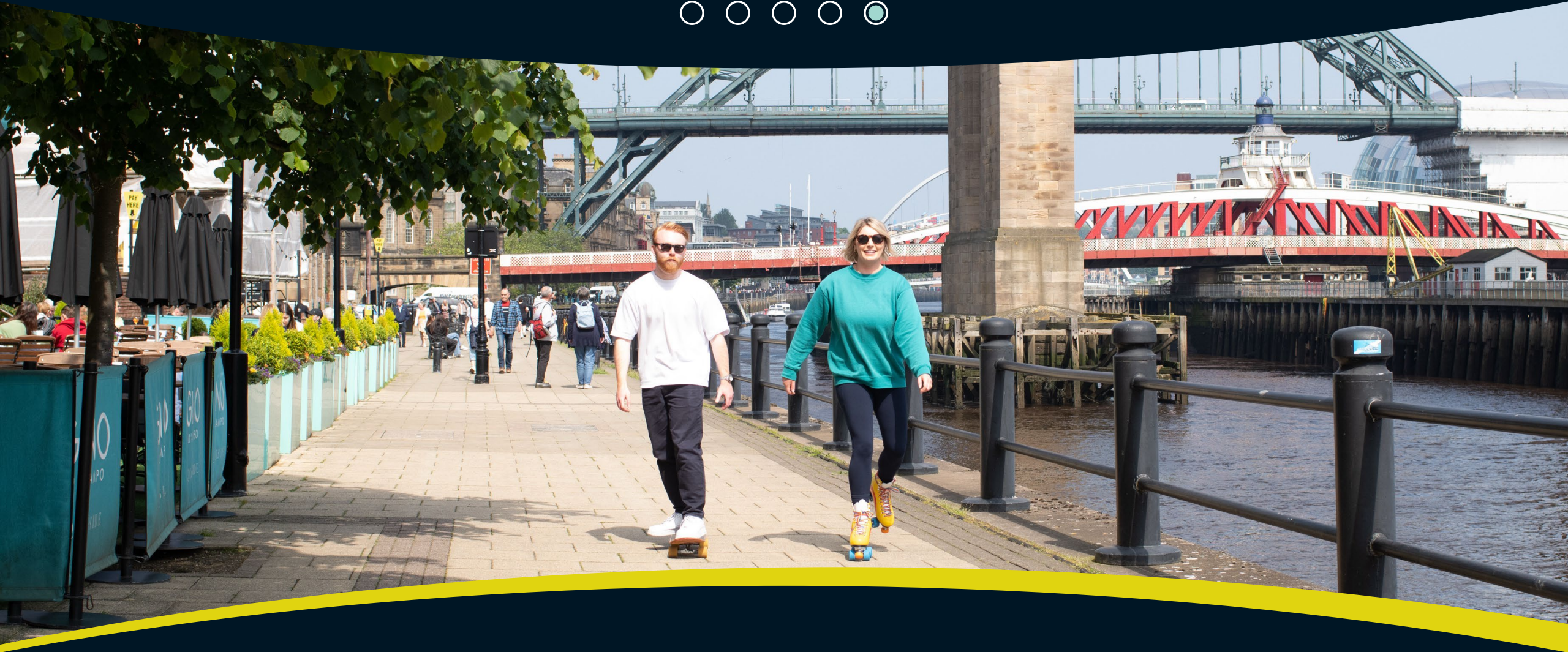
NATURE

A city built around parks and rivers, from Exhibition Park and the Town Moor (larger than many London Royal Parks) to the Tyne's riverside trails & cycle routes.



NATURE

Meaningful connection to nature in daily life, supported by tree-lined neighbourhoods, nature reserves, allotments and award-winning urban parks.



NATURE

Outdoor-ready infrastructure, with walking, cycling, running and water-edge routes accessible directly from the city centre.

5. EXCELLENT TRANSPORT

Newcastle is well-connected for both commuting and wider UK and international travel, without the expense or congestion of larger cities.

METRO

The Tyne and Wear Metro carries over 30 million passenger journeys a year, connecting Newcastle, Gateshead, Sunderland and the coast

The maximum fare for any single journey on the Metro is £2.50*, making it one of the UK's most affordable urban transit systems

**when using a free Pop Pay As You Go card*

5. EXCELLENT TRANSPORT

Newcastle is well-connected for both commuting and wider UK and international travel, without the expense or congestion of larger cities.

Newcastle International Airport has direct and onward travel to over 80 destinations worldwide



FLIGHTS

5. EXCELLENT TRANSPORT

Newcastle is well-connected for both commuting and wider UK and international travel, without the expense or congestion of larger cities.

**Direct rail services to London in
around 2 hours 45 minutes and
Edinburgh in around 1 hour 30
minutes**



RAIL

OVER 80 DESTINATIONS WORLDWIDE

Direct and connecting flights to
major hubs such as Dubai,
Frankfurt, Amsterdam, Paris,
Copenhagen, and Berlin.





CASE STUDIES

JAMES BEARD

CEO, *Neptune North*

Relocated to Newcastle from London in 2005.



Why I Moved

My wife is from the North East, so if I'm honest, Newcastle was always going to be home eventually, it just took me a while to catch up. When the time came, the decision wasn't difficult. We wanted a better quality of life without the compromises London demands, and Newcastle delivered on every count.

The space to raise a family was hugely appealing and the beautiful countryside right on the doorstep sealed it. It also turned out to be the perfect base from which to build Neptune North.

What I Love About Newcastle

The first thing you notice is how much more you can fit into a day. Less time commuting, more time living - it sounds simple, but it changes everything. The people are genuinely friendly and the city feels safe in a way that larger cities often don't. Housing is affordable in a way that London simply can't offer anymore, and you can access everything you need - good schools, good food, good everything - without a fight to get it.

For me personally, the fact that I can be on a clay tennis court ten minutes after leaving my desk at Neptune North in the city centre is a dream come true. But it's not just me, I see it across the Neptune North team every day. Colleagues who relocated here are happily putting down roots, and seeing that happen has been one of the most rewarding parts of building the business here.

Impact Since Moving

Leaving Goldman Sachs in London and relocating here turned out to be one of the best decisions I've made. I built my career in Newcastle and have proudly helped grow local and international businesses like Sage Pay, tombola and now Neptune North, from the North East ever since.

We have built a team at Neptune North full of people who made the same bet on the region that I did. Watching colleagues settle in, buy houses and start families here has been incredible and it reinforces every day that this is a genuinely great place to build an ambitious, internationally connected business.

Advice for Others

Come up, meet some people, have a look around - you won't want to leave. And if you're on the fence, talk to someone who has already made the move. Every single one of them will tell you the same thing. Don't tell too many people though...we don't want it ruined!

EMMA BETLEY

ESG Manager, *Atom Bank*

Returned to the North East from
London in 2024



Why I Moved

I grew up in the North East and studied at Durham University. After graduation, I moved to London for a graduate role.

My husband and I made the decision to move to the North East in 2024. Main drivers of the decision were:

- Being closer to family
- House prices and affordability - after 6 years of renting in London we wanted to own our own home and the NE made it so much easier to do so.
- The beauty of the region and being able to so easily access countryside, sea, city. The North East has it all.

I was also delighted to discover that finding a great role at a great company that would enable me to continue my career in the Financial Services sector wasn't as difficult as I feared.

What I Love About Newcastle

- The landscapes - the mix of coast, countryside and access to great cities
- Slower pace of life / no longer feeling the stresses of London living!
- The people and sense of community

Advice for Others

There is so much opportunity for a thriving career in this fantastic region!

Impact Since Moving

Prior to moving I'd worried that I would be sacrificing some of my career prospects and professional network. I've been delighted to find the opposite. My role at Atom in Newcastle has enabled me to:

- Build connections much more quickly than I ever did in London – people in the North East are so ready and willing to connect and share their own contacts
- Lead on Atom's environment and social investment strategies, helping Atom to be a business that does the right thing by its communities and the environment.
- Make a real impact - I've been really supported to explore my passion for gender equity by launching the Atom Women's Network in 2025. The network is now a 150 strong community dedicated to connecting the women of Atom, supporting their professional development and inspiring the next generation of women in Fintech.
- Building on the success of the Atom Women's Network, I'm also very proud to be a co-founder of the North East Women in Business Network - a community of businesses who are committed to supporting female professionals across our region. This is one of my proudest achievements since moving.
- Through my involvement in this network, I'm also privileged to have been invited to join the Advisory Board for a new North East Women of Excellence Awards which just launched in Sept 2026 and I think will make a really impact to female professionals and business owners in our region.

RICHARD GRANT

Client Advisory Partner and North East Region Lead, *Capgemini*

Relocated to the North East from Wiltshire in 2000 with my now wife.



Why I Moved

- Initially for Durham University for 4 year Civil Engineering degree
- Subsequently remains for a for a high-quality graduate Civil Engineering role at Arup in Newcastle
- Stayed in the North-East because of the vibrancy of the region and opportunities for high quality employment within the professional services sector
- Moved to Management Consultancy and was able to stay in the region because of the strength of both the Management Consultancy market and clients including large Government Departments
- Attracted to continue to stay as a result of the balance of career opportunity and quality of life (for my family and me), together with the overall liveability of the region and compact Newcastle city centre

What I Love About Newcastle

- Unique sense of self and identity existing throughout the region
- High quality of life including vibrant music/gig scene, walkable commutes and easy movement around the city
- Beautiful architecture throughout Newcastle and the region
- Excellent university education offer and brilliant wider co-curricular opportunities for children
- Immediate access to coast, countryside, and parks

Impact Since Moving

- Worked for 3 multinational companies, all based in the heart of Newcastle
- Delivered civil engineering design /advisory services on some high profile North East infrastructure projects
- Developed my career in Management Consultancy from Analyst to Vice President whilst based in the region
- Opened a new Capgemini office now home to almost 300 people connected to the office/living in the region
- Created strong professional and personal connections throughout the North East Tech community and beyond

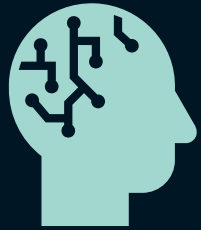
Advice for Others

- “The region is hidden gem offering endless and unique opportunities to blend working with leading companies and client and, at the same time, achieving a great work/life balance”
- “Newcastle is unexpectedly well connected and much closer in travel time to other major cities than people expect”
- “The region has confidence in itself and by moving here you can share in this!”

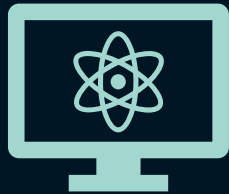


KEY INDUSTRIES

SECTOR PRIORITIES



Digital Technology



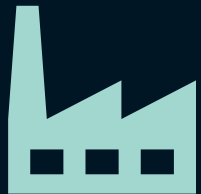
Health and Life Sciences



Energy and Sustainability



Defence and Security



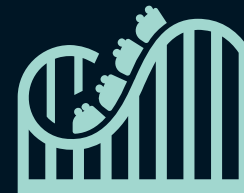
Advanced Manufacturing



Creative Industries



Professional Services



Visitor Economy



DIGITAL

Newcastle is a leading UK tech hub, home to global companies including Sage, Ubisoft, Accenture and Arctic Wolf.

Strengths in software, data, fintech, gaming, cybersecurity and immersive technologies, are supported by advanced digital infrastructure, two city-centre universities, a 60,000-strong student pipeline, and innovation assets such as the National Innovation Centre for Data. Newcastle provides tech businesses with the talent, expertise and support needed to innovate, scale and grow.



LIFE SCIENCE

Newcastle offers life sciences investors a strong platform for research, clinical development and growth.

World-class universities, a leading NHS research trust and a £1.7bn regional health and life sciences sector provide access to specialist skills, clinical trials and innovation networks from a cost-competitive UK base, supported by collaborative partnerships, advanced facilities and a strong commercial ecosystem.



ENERGY

Newcastle is a leading UK centre for subsea, offshore and renewable energy, home to 266 energy businesses including Siemens Energy, SMD, Baker Hughes and TechnipFMC.

At the heart of a £2.7bn low-carbon economy, the city offers a £500m heat-network project pipeline, 200 acres of specialist facilities at Shepherd Offshore, world-class energy research and a strong engineering talent base.



DEFENCE

Newcastle is a growing UK hub for defence, space and security, anchored by the Defence Science and Technology Laboratory's AI and data science operations.

Global leaders including Leonardo, Airbus and Lockheed Martin are investing in major R&D and skills facilities, supported by strong university partnerships, national data assets and a growing regional defence cluster.



MANUFACTURING

Newcastle offers manufacturers a strong base within one of the UK's leading advanced manufacturing regions, worth £8.4bn and employing 67,000 people.

The city has strengths in offshore wind, subsea, life sciences and automotive, with global firms including Accord Healthcare, QuantuMDx and Bridon Bekaert.

Investors benefit from development land, access to three deep-sea ports and a strong regional STEM talent pipeline.



CREATIVE

Newcastle is a leading UK destination for creative industries investment, with strengths in TV and film, games, music, publishing and immersive technologies.

Global companies including Ubisoft, Sumo Digital, Red Rover Interactive, Hachette and Penguin Random House operate in the city. Supported by organisations such as Generator, North East Screen and New Writing North, Newcastle offers investors strong talent, infrastructure and growth potential.



PROFESSIONAL SERVICES

Newcastle is a major UK hub for corporate and professional services, home to the Big Four, specialist centres of excellence and public-sector anchors including HMRC and the National Audit Office.

International banks, insurers and law firms operate alongside FTSE 100 company Sage, supporting over 6,000 jobs. With competitive costs, quality office space and a 45,000-strong pipeline of business students, Newcastle provides a base for BPO, shared services and professional operations.



VISITOR ECONOMY

Newcastle is the international gateway to a £7 bn regional visitor economy, spanning culture, sport, heritage and coast.

The city hosts major hotel brands, a growing luxury offer and a strong food and drink scene, alongside attractions such as Newcastle United and nearby UNESCO World Heritage Sites. Excellent air, rail and sea connectivity supports year-round international visitor demand and investment.



Rightmove, 2026 (average sold house prices),
Home.co.uk, 2026 (median asking rent per month)

*prices quoted are the average across all
property sizes, types and tenures by post code.

NEIGHBOURHOODS

CITY CENTRE (NE1)



HOUSING

Average prices:

Buy: £169,120

Rent: £797 pcm

DEMOGRAPHIC

Students

Professionals

New residents

ABOUT THE AREA

Newcastle city centre offers vibrant, urban living with modern apartments, historic conversions and new developments close to Grey's Monument and the Quayside. Everything is walkable, from major employers and universities to cultural venues, independent cafés, bars, restaurants and shops.

FOOD & DRINK

- Dobson & Parnell
- Khai Khai
- Blackfriars
- The French Quarter
- Grainger Market

[EXPLORE THE CITY CENTRE](#)

[EXPLORE PROPERTIES](#)



OUSEBURN/BYKER (NE6)

HOUSING

Average prices:

Buy: £204,309

Rent: £650 pcm

DEMOGRAPHIC

Students

Young professionals

Young families

FOOD & DRINK

- Cook House
- Ernest
- Miso
- Kiln

ABOUT THE AREA

Ouseburn is Newcastle's creative hub, offering characterful urban living in converted warehouses, riverside apartments and modern developments. The area is known for its independent spirit, with art studios, live music venues, microbreweries and cafés woven through the valley and giving the neighbourhood its distinct identity.



EXPLORE OUSEBURN

EXPLORE PROPERTIES



JESMOND (NE2)

HOUSING

Average prices:

Buy: £342,670

Rent: £1,027 pcm

DEMOGRAPHIC

Students

Professionals

New residents

ABOUT THE AREA

Jesmond combines leafy residential streets with a lively social scene, offering a mix of period homes and modern apartments close to Jesmond Dene and the city centre.

The neighbourhood is known for its cafés, bars and independent shops, with great Metro connections and strong school options (state and independent).

FOOD & DRINK

- Lovage
- Long Friday
- Tantara
- Branches
- Dabbawal
- Arlo

EXPLORE JESMOND

EXPLORE PROPERTIES



HEATON/BENTON (NE7)

HOUSING

Average prices:

Buy: £266,931

Rent: £650 pcm

DEMOGRAPHIC

Young professionals

Families

Students

FOOD & DRINK

- Nest Newcastle
- Cantina
- Boquerones
- Rebel

ABOUT THE AREA

Heaton is a popular neighbourhood with a friendly, creative feel, offering affordable terraces and modern flats close to Heaton Park and the city centre. The area is known for its independent cafés, bars and shops along Chillingham Road and it's a favourite among young professionals and families who want community, character and convenience

EXPLORE HEATON

EXPLORE PROPERTIES



GOSFORTH/ KINGSTON PARK (NE3)



HOUSING

Average prices:

Buy: £314,679

Rent: £650 pcm

DEMOGRAPHIC

Students

Professionals

New residents

ABOUT THE AREA

Gosforth is one of Newcastle's most desirable suburbs, offering leafy residential streets and period homes with a strong high street at its centre. Known for its excellent schools, parks and family-friendly feel, it also has great shops, cafés and restaurants, appealing to professionals and families seeking space and convenience.

FOOD & DRINK

- Say When
- Babucho
- Osters
- Florence
- Pique

[EXPLORE GOSFORTH](#)

[EXPLORE PROPERTIES](#)

TYNEMOUTH (NE30)

HOUSING

Average prices:

Buy: £306,103

Rent: £1,100 pcm

DEMOGRAPHIC

Families

Young Professionals

ABOUT THE AREA

Tynemouth offers one of the North East's most distinctive coastal lifestyles, blending golden beaches, surf culture and heritage landmarks with a lively independent food and drink scene. Its village-style centre is packed with cafés, boutiques and restaurants, while the weekend market at Tynemouth Station adds year-round energy.

FOOD & DRINK

- Riley's Fish Shack
- Lola Jeans
- Durano Lounge
- Little Lobo

EXPLORE TYNEMOUTH

EXPLORE PROPERTIES



PONTELAND (NE20)

HOUSING

Average prices:

Buy: £543,020

Rent: £1060 pcm

DEMOGRAPHIC

Families

Professionals

[EXPLORE PONTELAND](#)

[EXPLORE PROPERTIES](#)

ABOUT THE AREA

Ponteland is one of the North East's most prestigious residential areas, offering spacious homes, tree-lined streets and an attractive village centre with quality independents, restaurants and cafés. Known for its outstanding schools and calm, family-friendly environment, it combines the feel of an upscale rural community with superb connections

FOOD & DRINK

- Say When
- Station House
- Vault and Vine
- Blackbird Inn



PONTELAND

CORBRIDGE/ HEXHAM (NE45)



HOUSING

Average prices:

Buy: £326,356

Rent: £800 pcm

DEMOGRAPHIC

Families

Professionals

ABOUT THE AREA

Corbridge and Hexham offer some of the most sought-after lifestyles in the Tyne Valley, combining historic character with exceptional access to countryside. Corbridge is known for its chic village feel, independent boutiques and riverside charm, while Hexham provides a bigger market-town hub with cultural venues and award-winning parks.

FOOD & DRINK

- Bouchon Bistrot
- Nomi
- Cilantro
- The Valley

[EXPLORE HEXHAM](#)

[EXPLORE PROPERTIES](#)

MORPETH (NE61)

HOUSING

Average prices:

Buy: £287,141

Rent: £900 pcm

DEMOGRAPHIC

Families

Professionals

[EXPLORE MORPETH](#)

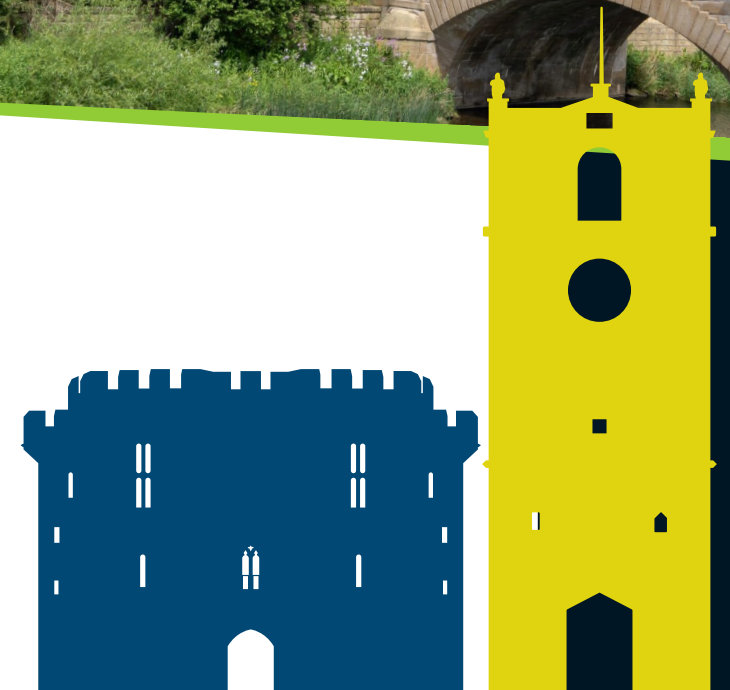
[EXPLORE PROPERTIES](#)

ABOUT THE AREA

Morpeth is one of Northumberland's most sought-after places to live, offering a blend of historic charm, high-quality homes and access to top schools. With its strong independent retail and food scene, riverside walks and easy rail links into Newcastle, it appeals to families and professionals looking for space, character and a community feel.

FOOD & DRINK

- Lollo Rosso
- Martino Lounge
- The Marketplace
- Fika



GATESHEAD QUAYSIDE

HOUSING

Average prices:

Buy: £178,360

Rent: £792 pcm

DEMOGRAPHIC

New Residents

Young Professionals

[EXPLORE GATESHEAD](#)

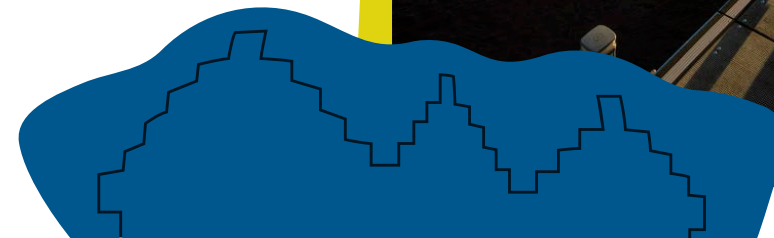
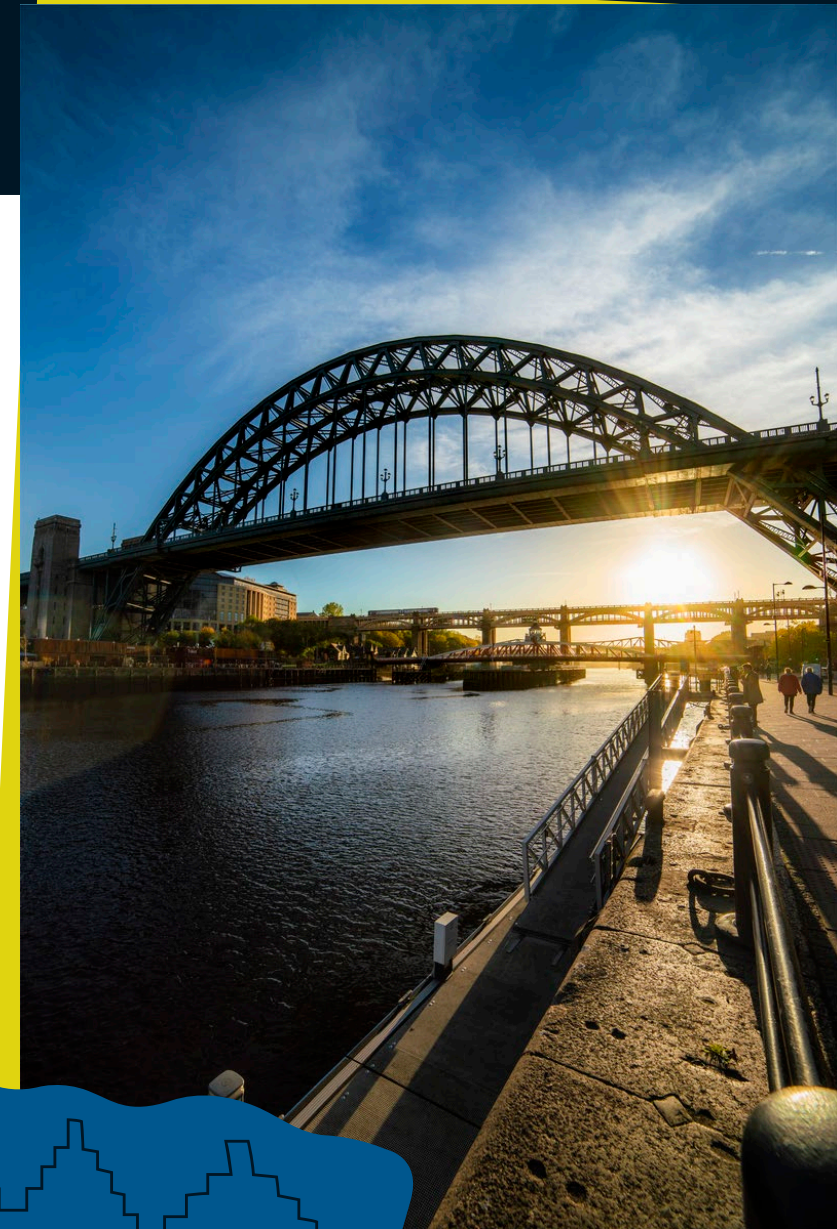
[EXPLORE PROPERTIES](#)

ABOUT THE AREA

Gateshead Quayside offers a balance of vibrant city living with a relaxed, residential atmosphere. This area benefits from stunning views of the river and Tyne Bridge, as well as proximity to city centre employers, universities, entertainment, and dining. Gateshead Quays is home to fantastic arts and culture amenities, from the BALTIC Centre for Contemporary Art to The Glasshouse International Centre for Music.

FOOD & DRINK

- Lock and Quay Pub
- Axis
- Victor Indigo November



LOW FELL



HOUSING

Average prices:

Buy: £226,315

Rent: £705 pcm

DEMOGRAPHIC

Families

Professionals

ABOUT THE AREA

Low Fell is a leafy suburb of Gateshead known for its community spirit, bustling high street along Durham Road, and proximity to Saltwell Park, a 55-acre Victorian park. Located just 20 minutes from Newcastle City Centre, Low Fell is appealing to professionals and families seeking space and convenience.

FOOD & DRINK

- Ellison's of Low Fell
- ZaNapoli
- The Bank
- Hickory's Smokehouse

[EXPLORE LOW FELL](#)

[EXPLORE PROPERTIES](#)



SCHOOLS

INDEPENDENT

Royal Grammar School (RGS)

Generally considered the premier academic school in the region. Named independent school of the year for academic excellence in 2026.

Dame Allan's School



Generally considered the premier academic school in the region.
Named independent school of the year for academic excellence in 2026.

Dame Allan's School

Unique diamond structure (boys and girls taught separately 11-16 but together for juniors and sixth form). 26% of GCSEs results were Grade 9 in 2025.

Newcastle High School for Girls, Jesmond



taught separately 11-16 but together for juniors and sixth form). 26% of GCSEs results were Grade 9 in 2025.

Newcastle High School for Girls, Jesmond

The leading all-girls independent school, known for empowering leadership and strong creative arts. 100% pass rate for A Level students.

Newcastle School for Boys, Gosforth



school, known for empowering
leadership and strong creative arts.
100% pass rate for A Level students.

Newcastle School for Boys, Gosforth

The only all-boys independent school in the city, offering tailored curriculum for boys' learning styles. 100% university success rate, with the vast majority of students securing places at their first-choice institutions.



SECONDARY

Gosforth Academy

Massive, high-achieving school in central Gosforth.

Ranked 4th best school in the North East (Sunday Times 2026)

St Mary's Catholic School

Co-ed academy in Benton with a



massive, high-achieving school
in central Gosforth.

Ranked 4th best school in the
North East (Sunday Times 2026)

St Mary's Catholic School

Co-ed academy in Benton with a
strong academic focus. Top Newcastle
school for pupils achieving Grade 5+
in English & Maths.

Sacred Heart Catholic High

All-girls school in Fenham with a long



Co-ed academy in Benton with a strong academic focus. Top Newcastle school for pupils achieving Grade 5+ in English & Maths.

Sacred Heart Catholic High

All-girls school in Fenham with a long history of excellence.

Consistently rated Ofsted “Outstanding”.

Jesmond Park Academy

Large, modern academy serving



All-girls school in Fenham with a long history of excellence.

Consistently rated Ofsted “Outstanding”.

Jesmond Park Academy

Large, modern academy serving the Jesmond/Heaton area.

Strong GCSE progress and a “Good” Ofsted rating.

St Cuthbert's High School



Large, modern academy serving the Jesmond/Heaton area.

Strong GCSE progress and a “Good” Ofsted rating.

St Cuthbert's High School

All-boys Catholic school with a focus on academic discipline. High performance in STEM subjects and sports.



PRIMARY

St Charles' RC Primary School

Recently crowned Primary School of
the Year in the North East 2026 by
the Sunday Times.

West Jesmond Primary School



Recently crowned Primary School of the Year in the North East 2026 by the Sunday Times.

West Jesmond Primary School

Extremely popular and consistently high-achieving, often oversubscribed due to its reputation.

Throckley Primary School

Noted for its “Outstanding” leadership



Primary School

Extremely popular and consistently high-achieving, often oversubscribed due to its reputation.

Throckley Primary School

Noted for its “Outstanding” leadership and innovative teaching methods.

Archibald First School

A top choice in Gosforth with a long-standing “Outstanding” Ofsted status.



Throckley Primary School

Noted for its “Outstanding” leadership and innovative teaching methods.

Archibald First School

A top choice in Gosforth with a long-standing “Outstanding” Ofsted status.

St Teresa’s Catholic Primary School



Archibald First School

A top choice in Gosforth with a long-standing “Outstanding” Ofsted status.

St Teresa's Catholic Primary School

Highly regarded for its community feel and academic consistency.





COWORKING SPACES

CUBO, BANK HOUSE

£400 per desk, per month • NE1 6SQ

ABOUT

Cubo Newcastle affords members breathtaking 360 360-degree views across the Newcastle skyline within offices flooded with natural light and an exceptional workspace. Located in Bank House, Cubo is a huge open plan co-working space with private offices, designated desks and well well-equipped meeting rooms.



STAMP EXCHANGE

£275 per desk, per month • NE1 1JE

ABOUT

The Stamp Exchange offers more than just a workspace. Owned by the North East Chamber of Commerce, it is a place where businesses from across the region connect, collaborate and grow together. Fully refurbished for modern working and situated in the heart of Newcastle city centre, it benefits from excellent transport connections and easy access to the city's amenities. Companies of every size and sector come together here and help shape the North East's thriving business community.



WIZU, PORTLAND HOUSE

£300 per desk, per month • NE1 8AP

ABOUT

Wizu Workspace, Portland House provides a contemporary and flexible workspace designed for productivity and collaboration. Set within the beautifully restored Portland House, the space offers private offices, dedicated desks and communal areas, all finished to a high standard with ample natural light and modern amenities for growing teams.



OREGA, ST JAMES' GATE

£330 per desk, per month • NE1 4AD

ABOUT

Orega, St James' Gate delivers a premium serviced office experience in the heart of Newcastle's business district. The workspace features sleek interiors, fully furnished private offices, breakout spaces and high-spec meeting rooms, creating a professional environment ideal for ambitious and established businesses.



HAYLOFTS, HYHUBS

£250 per desk, per month • NE1 4LE

ABOUT

Haylofts, HyHubs offers an inspiring workspace within a distinctive historic setting in Newcastle city centre. Formerly brewery stables, the space combines character with modern design, providing flexible coworking areas, private offices, meeting rooms and vibrant communal spaces that foster collaboration and creativity.



THE RACQUETS COURT

£270 per desk, per month • NE1 8JG

ABOUT

The Racquets Court is an award-winning workspace that blends heritage character with contemporary design. Located in the heart of Newcastle city centre, within easy walking distance of transport links, shops and restaurants, it offers businesses a distinctive place to work and grow. Sustainability is embedded throughout the building, while premium furnishings, ergonomic workspaces and thoughtfully designed breakout areas support productivity, wellbeing and collaboration.



CENTRAL SPACE, THE SPIRE

Price on request • NE1 2ES

ABOUT

Fronting the Tyne Bridge and overlooking the vibrant Quayside, the Spire offers incredible views and an unbeatable location. The fantastic facility provides occupiers with high-end and premium facilities. It's a place where premium serviced offices meet spectacular convenience and style. The Spire offers unrivalled amenities for occupiers and visitors alike including a barista station, business lounge, and fully managed reception. The Quayside is at the heart of the City's new bustling business and leisure district and benefits from excellent transport links.



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