

FOR SALE

PRIME CITY CENTRE DEVELOPMENT SITE

Implemented Planning Consent for 128 Unit Residential Development



CRAWHALL ROAD

NEWCASTLE UPON TYNE NE1 2QF

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RIVER
TYNE

KEY POINTS

- Outstanding 0.63 acre cleared site
- Implemented planning consent for 128 apartments
- Highly visible location close to city core
- Situated in The Ouseburn, one of Newcastle coolest and most distinctive neighbourhoods
- 600m from Northumbria University
- Young, creative, rental orientated demographics
- Suitable for a variety of uses including PBSA, co-living, self-storage, or commercial
- Newcastle has one of the lowest penetrations of BTR into the PRS market of any major city suggesting significant latent demand

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THE LOCATION

Newcastle is the vibrant regional capital of the North East, with a diverse, service-led economy and a city population of approximately 328,000. It forms a key part of the Tyneside conurbation, the seventh largest in the UK, with a population of approximately 889,000.

Newcastle has benefited from extensive commercial and culture-led regeneration, reshaping the local economy around professional, scientific and business services. As one of only six designated Science Cities in the UK, Newcastle has an international reputation in medical sciences and is home to one of the country's fastest-growing digital sectors, with particular strengths in fintech, gaming, data science and immersive technologies.

The site occupies a prominent position within a vibrant residential neighbourhood, approximately half a mile east of the city core and immediately above Newcastle's thriving Quayside. Connectivity is strong, with a major bus route and Manors Metro station close by.

Recent student and residential developments in the surrounding area have helped support the continued regeneration of the Ouseburn Valley and its diverse mix of venues, bars and incubator commercial space.



Convenience

- 1 Tesco Express
- 2 Sainsbury's Local
- 3 Eldon Square
- 4 Central Arcade
- 5 Grainger Market
- 6 Tesco Express
- 7 Morrisons
- 8 Lidl
- 9 Medical Centre
- 10 Fenwicks

Restaurants & Bars

- 1 Quayside Bar
- 2 Slug & Lettuce
- 3 Lock and Quay
- 4 The Broad Chare
- 5 Babucho
- 6 Trakol
- 7 21
- 8 Pitcher & Piano
- 9 House of Tides
- 10 Khai Khai
- 11 The Dubliner
- 12 Riverside
- 13 Ernest
- 14 The Ship Inn
- 15 The Tanners Arms
- 16 Billy Bootleggers
- 17 Kiln
- 18 The Tyne Bar
- 19 Dobson and Parnell
- 20 Free Trade Inn

Entertainment & Culture

- 1 Baltic Centre
- 2 Northern Design Centre
- 3 Proposed Arena
- 4 Glasshouse Music Centre
- 5 Live Theatre
- 6 Theatre Royal
- 7 Laing Art Gallery
- 8 O2 Academy
- 9 St James Park
- 10 Seven Stories
- 11 The Cluny
- 12 Ouseburn Farm
- 13 The Biscuit Factory
- 14 Cobalt Studios
- 15 BottleWorks

Hotels

- 1 Malmaison
- 2 Hilton Newcastle Gateshead
- 3 Jurys Inn Gateshead
- 4 Travelodge Newcastle Central
- 5 Copthorne Hotel
- 6 Premier Inn
- 7 Ramada Encore Newcastle Gateshead
- 8 Dakota
- 9 Melia
- 10 Hotel Du Vin

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CENTRAL STATION

CITY COLIVING

GRANGER TOWN

ST JAMES' PARK

NEW HMRC HUB
9,000 staff

ELDON SQUARE SHOPPING CENTRE

NEWCASTLE UNIVERSITY

UNIVERSITY OF NORTHUMBRIA

MALMAISON

DAKOTA HOTEL

M MANORS

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GLASSHOUSE PBSA

RIVER TYNE

HOTEL DU VIN

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THE OUSEBURN VALLEY

The site occupies a pivotal location at the top of the Ouseburn Valley — close enough to benefit from city-core amenity and employment, whilst embedded within the unique cultural and residential identity of Ouseburn.

Once a cradle of the industrial revolution and home to inventions as diverse as Domesticos, the windscreen wiper and the light switch, Ouseburn is now a thriving urban village and creative quarter.

Ouseburn has retained and celebrated its post-industrial grain — converting Victorian warehouses, former factories and riverside structures into art studios, music venues, independent hospitality and creative offices. The result is a neighbourhood of real character, which in turn attracts business and residential population of genuine loyalty.

With an average ward age of 30 and a median age of 23, Ouseburn has the youngest demographic profile of any Newcastle ward. Its population is strongly weighted towards young professionals, graduates and the creative sector, creating a deep catchment for new housing in a structurally undersupplied market. Many residents rent by preference or necessity, value proximity to culture and employment, and are likely to pay a premium for high-quality accommodation in the right location.



THE OUSEBURN VIBE

Culture:

The Cluny, Cobalt Studios, Seven Stories (national centre for children's books), Ouseburn Farm, Stepney Bank Stables and a constellation of independent bars and restaurants provide a cultural ecosystem that cannot be manufactured elsewhere in Newcastle.

Community:

Ouseburn Futures and the Ouseburn Trust are active, well-funded organisations with genuine community influence. The area has resisted the homogenisation that has characterised comparable regeneration zones in other cities.

Creative Economy:

Ouseburn hosts one of the highest concentrations of creative sector employment in the North East. Design, technology, music, film and digital businesses occupy studio, workshop and office space throughout the valley, generating employment that anchors the young professional demographic.

Independent Hospitality:

The Brinkburn Brewery, The Ship Inn, Ernest, Kiln and Cook House demonstrate the depth and quality of the independent food and drink offer — a primary driver of residential desirability for the sub-35 demographic.

Regeneration Trajectory:

With the City Council's continued backing for valley-wide regeneration, the area's trajectory is confidently upward. Successive phases — The Malings, Lower Steenbergs Yard, Ouseburn Wharf and further emerging pipeline sites — have demonstrated strong sales performance and validated residential demand at steadily increasing price points.



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CONNECTIVITY

Newcastle and Gateshead are very well connected by air, rail, and sea. Newcastle International Airport provides links to more than 70 destinations, and DFDS provides a ferry link to mainland Europe via Amsterdam.

Situated on the East Coast Mainline, Newcastle Central Station is situated within close proximity of the property approximately 1 mile away. Manors metro station is also within easy walking distance, approximately 0.5 miles to the east along with the comprehensive bus infrastructure of a major city.

TRAIN TRAVEL TIMES

Edinburgh

1 hour 30 minutes

London

2 hours 45 minutes

Leeds

1 hour 30 minutes

CAR TRAVEL TIMES

Sunderland

12 miles - 30 minutes

Durham

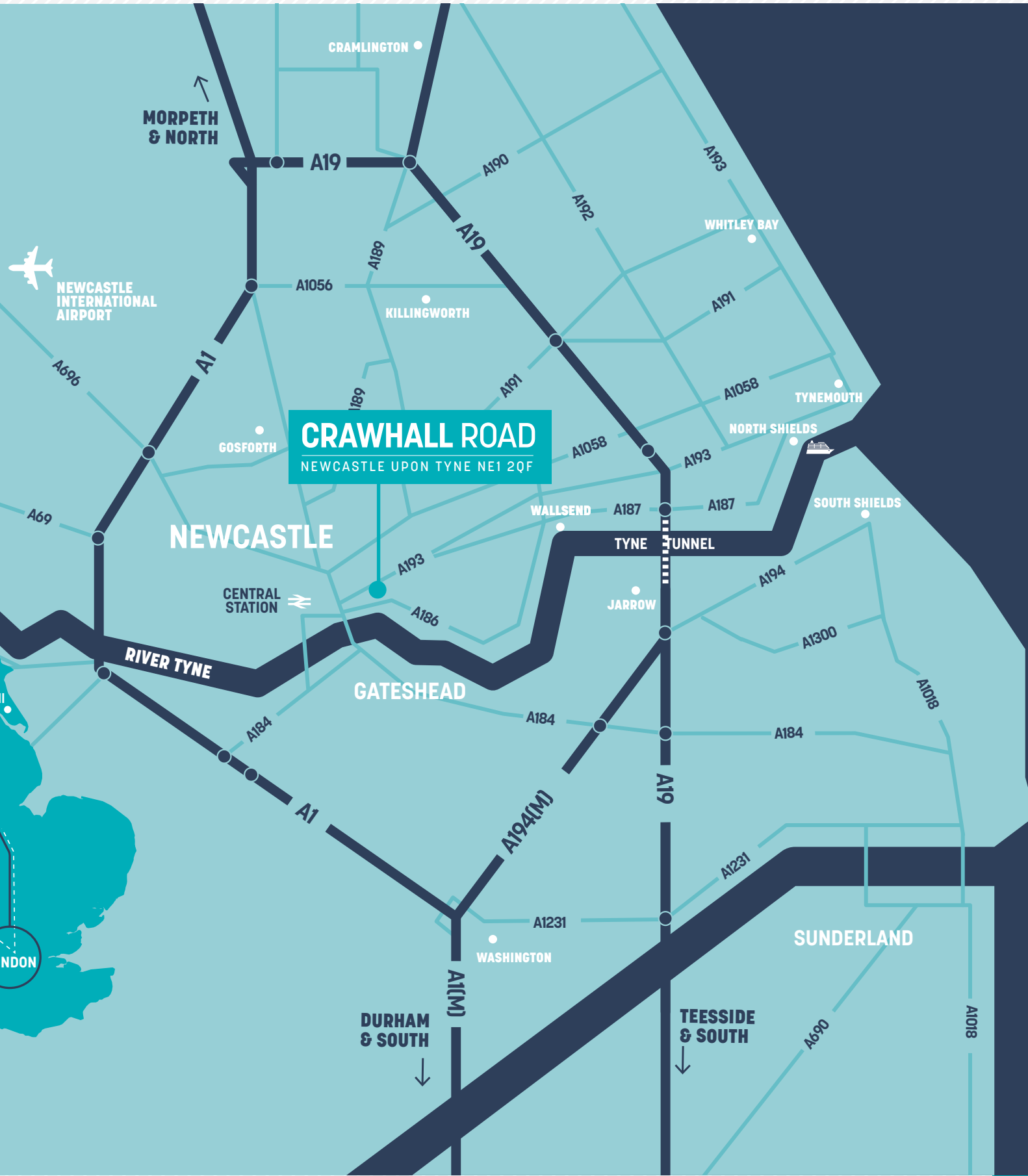
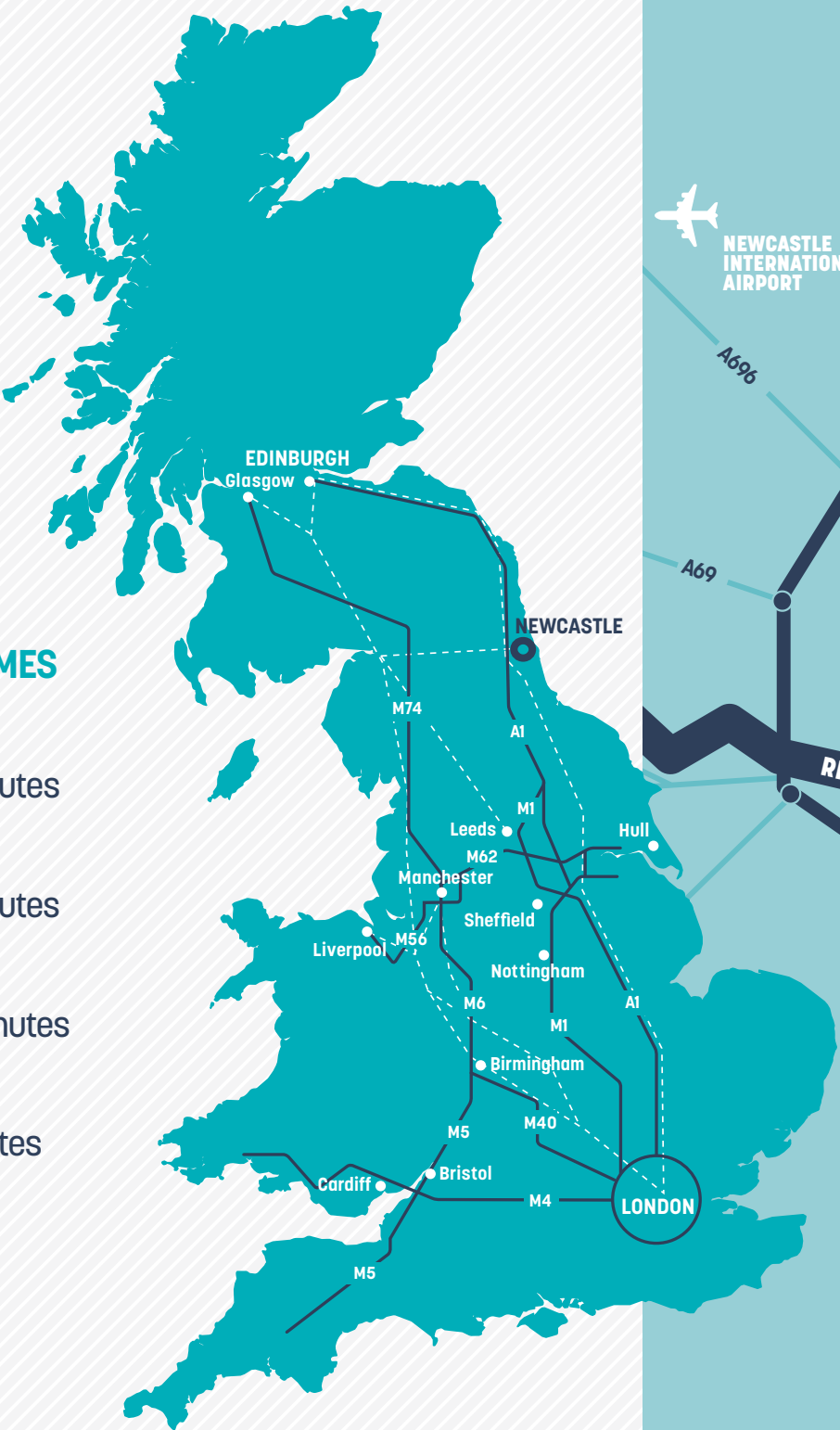
19 miles - 30 minutes

Middlesbrough

38 miles - 50 minutes

A1(M)

4 miles - 10 minutes



PLANNING

The site benefits from a fully implemented planning consent (2017/0150/01/DET), subject to non-material amendments, for a 128-unit apartment development. The vendors have also undertaken pre-application discussions for a 200-unit co-living scheme.

The site is not subject to any specific land-use allocation in the local plan and, subject to planning approval, may be suitable for a range of alternative uses including student accommodation, co-living, self-storage or commercial accommodation.

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Indicative CGI of proposed development

PLANNING

PROPOSED GROUND FLOOR PLAN



Indicative CGI's of proposed development

PLANNING

PROPOSED FIRST FLOOR PLAN



Indicative CGI's of proposed development

NEWCASTLE RESIDENTIAL MARKET

Newcastle is an emerging UK Build to Rent market, supported by a growing professional population, two major universities and a resilient employment base.

As the economic heart of the North East, the city attracts and retains young professionals who increasingly favour high-quality, professionally managed rental homes in well-connected urban locations.

DEMAND FUNDAMENTALS

Strong graduate retention, public-sector expansion and growth across digital, life sciences and professional services are driving sustained rental demand. Newcastle and Northumbria Universities produce a deep annual pipeline of renters transitioning from student to professional accommodation, aligning closely with the core Build to Rent demographic.

SUPPLY IMBALANCE

Despite these fundamentals, purpose-built Build to Rent supply in Newcastle remains extremely limited, with only one operational scheme in the city core and a constrained forward pipeline. Existing schemes outside the centre lack the scale, amenity and management credentials required to compete with institutional BtR.

BUILD TO RENT PENETRATION

To date, only one institutionally funded BtR scheme—The Forge—has been delivered, comprising 283 homes. The current pipeline is limited to just two funded schemes: Helix (L&G - 280 homes) and Pottery Lane (Hines - 519 homes). Collectively, this equates to approximately 3.7% city-centre multifamily BtR penetration relative to total PRS households. This is the lowest level of BtR provision among UK regional cities, underscoring a clear and structural supply shortfall. Against a backdrop of strong rental demand fundamentals, the scarcity of existing institutional stock presents a compelling opportunity for new, well-located BtR developments to capture market share and secure a meaningful first-mover advantage.

INVESTMENT OPPORTUNITY

This structural undersupply creates a clear first-mover advantage for well-located city-centre schemes. With limited competing stock and strong occupier demand, Newcastle offers the potential for rapid lease-up, resilient income and long-term rental growth within an increasingly institutional residential market.



DEMOGRAPHIC OVERVIEW

Newcastle has one of the fastest-growing and youngest populations of any UK regional city. The city's population reached approximately 301,000 at the 2021 Census, reflecting nearly 10% growth over the last decade – the strongest growth rate in the North East.

Population growth is increasingly concentrated in and around the city centre, driven by employment expansion, regeneration and a shift toward urban living.

Newcastle has a distinctly youthful demographic, with 28% of residents aged 20–34, materially above the national average of 19%. This cohort has grown by 12% since 2010, supported by strong graduate retention, expanding professional employment and lifestyle-led demand for flexible rental living. The city is the preferred residential location for young professionals across the wider Tyne and Wear conurbation.

Private renting is firmly embedded within the urban core. While private renters account for 22% of households across the local authority, this rises to over 56% within the NE1 postcode, reflecting strong demand for centrally located, well-managed rental accommodation. Experian classifies 25% of Newcastle households as "Rental Hubs", rising to c. 94% in the city centre, significantly above the UK average.

Newcastle's universities provide a deep and renewable demand pipeline, with c. 49,000 students and a structural undersupply of PBSA pushing renters into the wider PRS. Importantly, 36% of students intend to remain in Newcastle post-graduation, supporting long-term rental demand and reinforcing the city's credentials as a sustainable Build to Rent market.

City population reached
301,000
at 2021
Census

28%
of residents aged
20-34

Private renters
56%
within NE1
postcode

36%
of students
intend to remain
in Newcastle



TENURE

Freehold.

DATA ROOM

A full data room covering planning, title and site investigation is available on request.

VAT

The site is elected for VAT and hence this will be payable on the purchase price.

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PROPOSAL

Offers are invited for the freehold interest in the site, with the benefit of the implemented planning consent and associated technical information available within the data room.

CONTACT

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