

Hopper House, Gateshead

Gateshead - On Location

Gateshead is home to a thriving economy, enjoying significant local investment. The 2015-2016 investment program from Gateshead Council included almost £54 million of funding, with £18 million allocated to housing and £9 million to carbon management and sustainability projects. The town's strong credentials as part of the energy industry have seen it achieve a higher economically active rate than the North East, at 77.3% and 75.2% respectively.

Gateshead residents and businesses benefit from higher than average superfast broadband availability, at 91%, compared to an average of 89% for England. Meanwhile, the North East Local Enterprise Partnership is bidding to be one of the national testbeds for 5G technology, which will further cement Gateshead's growing reputation as a regional center for innovation and technology.

The town of Gateshead enjoys a superb location in Tyne and Wear. Not only a bustling town in its own right, but it sits directly across the river from Newcastle, meaning that Gateshead residents get to enjoy the best of town life right on the doorstep of one of the UK's most exciting cities. Hopper Street residents, for example, are within walking distance of the town centre, where they can enjoy easy access to plentiful shops, supermarkets, banks and leisure facilities, including a nearby Vue Cinema. Students living at Hopper Street can reach Gateshead College's Baltic Campus on foot in just 10 minutes, while Newcastle University is merely a brisk half hour walk away (or a 9 minute drive).

Gateshead is home to some 200,000 people, with a town economy valued at £4.18 billion. The town is building quite the reputation for its innovative business culture and young, talented workers. In recent months, this has seen robot manufacturer Comau UK move in, branding agency Blue Kangaroo (the bods behind Peppa Pig and Doctor Who) expand its Gateshead base, and manufacturing plant NOV Mission Products transform into a 'best in class' producer for the energy industry. Meanwhile, Northern Gas and Power announced plans to create up to 500 jobs in Gateshead earlier this year, while the Gateshead Economic Growth Acceleration Plan is supporting the creation of 4,000 jobs between 2015 and 2020. Local employment opportunities abound, schools are good and real estate is affordable. It's no wonder Gateshead enjoys the joint highest life satisfaction rating (along with Sunderland) in Tyne and Wear.

Gateshead's housing market offers excellent value for money. With an average property price of £129,568, compared to an average of £243,935 for England as a whole, those investing in the town have a fantastically affordable entry point into the market.

Hopper House, Gateshead

Fast Facts

- ✓ Economic growth in Gateshead from 2010-2014 was the second fastest rate in the North East.
- ✓ Gateshead Council's 2015-16 investment program included nearly £54 million of investment – this included £18m in housing and £9 million in carbon management and sustainability projects.
- ✓ Gateshead boasts a higher economically active rate than the North East, at 77.3% versus 75.2%.
- ✓ Newcastle and Gateshead's 80-hectare Accelerated Development Zone has attracted £92m worth of investment to stimulate business and job growth.
- ✓ Gateshead's population is projected to increase to around 211,500 by 2039, from a current size of 201,592.
- ✓ Meanwhile, plans for the town mean that more than 9,000 new jobs will be created by 2030.
- ✓ UK city centers have experienced an increase in demand for housing since the millennium.
- ✓ £200m regional arena and conference and exhibition center planned for Gateshead Quays.
- ✓ 50,000 students are specializing locally in STEM subjects, providing a promising future for Gateshead's advanced manufacturing industry.
- ✓ Gateshead is enjoying the fastest growth of business services outside London.
- ✓ The town has the fastest ICT sector output across the North East, positioning it well for future business growth.

Hopper House, Gateshead

Projected growth

Gateshead has a bustling economy backed up by academic knowledge and technical expertise. As part of the Newcastle/Gateshead area, the town is known for its prowess in tech and innovation, medical sciences and sustainability, and offshore and marine businesses. It also has a growing reputation for academic excellence.

Gateshead was home to 1,132 housing transactions between July and December 2016. According to Zoopla, house values there have risen by 17.66% over the past five years.

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£244,629	£182	3.4	£226,117
Semi-detached	£150,631	£159	2.9	£147,127
Terraced	£135,516	£143	3.0	£135,744
Flats	£103,021	£168	2.1	£99,083

Rental market

- Gateshead has a current average asking rent of £641, according to Zoopla
- Average buy-to-let yields in Gateshead are 6.6%.
- Gateshead was flagged as one of the ten best buy-to-let locations in the UK in summer 2017 when calculated based on house prices, local salaries and rental returns.
- Gateshead was found to be the second highest area of the UK for rental yields as at summer 2017.