

# Northumberland- Strategic Investment Site (N-SIS)



# A Land of Great Opportunities...

**With our world-class industrial facilities to stunning landscapes, spectacular castles, picturesque coastal and market towns, we believe there's no better place to live and work.**

Our economy boasts a growing, internationally recognised offshore and renewable energy hub delivering clean and green growth. We have a strong manufacturing base, including in pharmaceuticals and life sciences.

Northumberland is a strategic location for businesses to invest, thanks to its rich talent pool, fantastic connectivity to the rest of UK and worldwide, and well-established partnerships within the county.

That's why investors like Blackstone QTS, JDR Cables, AkzoNobel, Egger and RWE and many other leading companies have chosen to make Northumberland home.

**Northumberland is a strategic location for businesses to invest, thanks to its rich talent pool, fantastic connectivity including access to clean power and large-scale investment sites.**



## Impact statistics

**197HA**

Prime **Investment Zone** development land

**1.2m**

Access to a skilled workforce of over 1.2 million people

**1st**

Offshore wind farm developed in the UK, established in 2000

**£10bn**

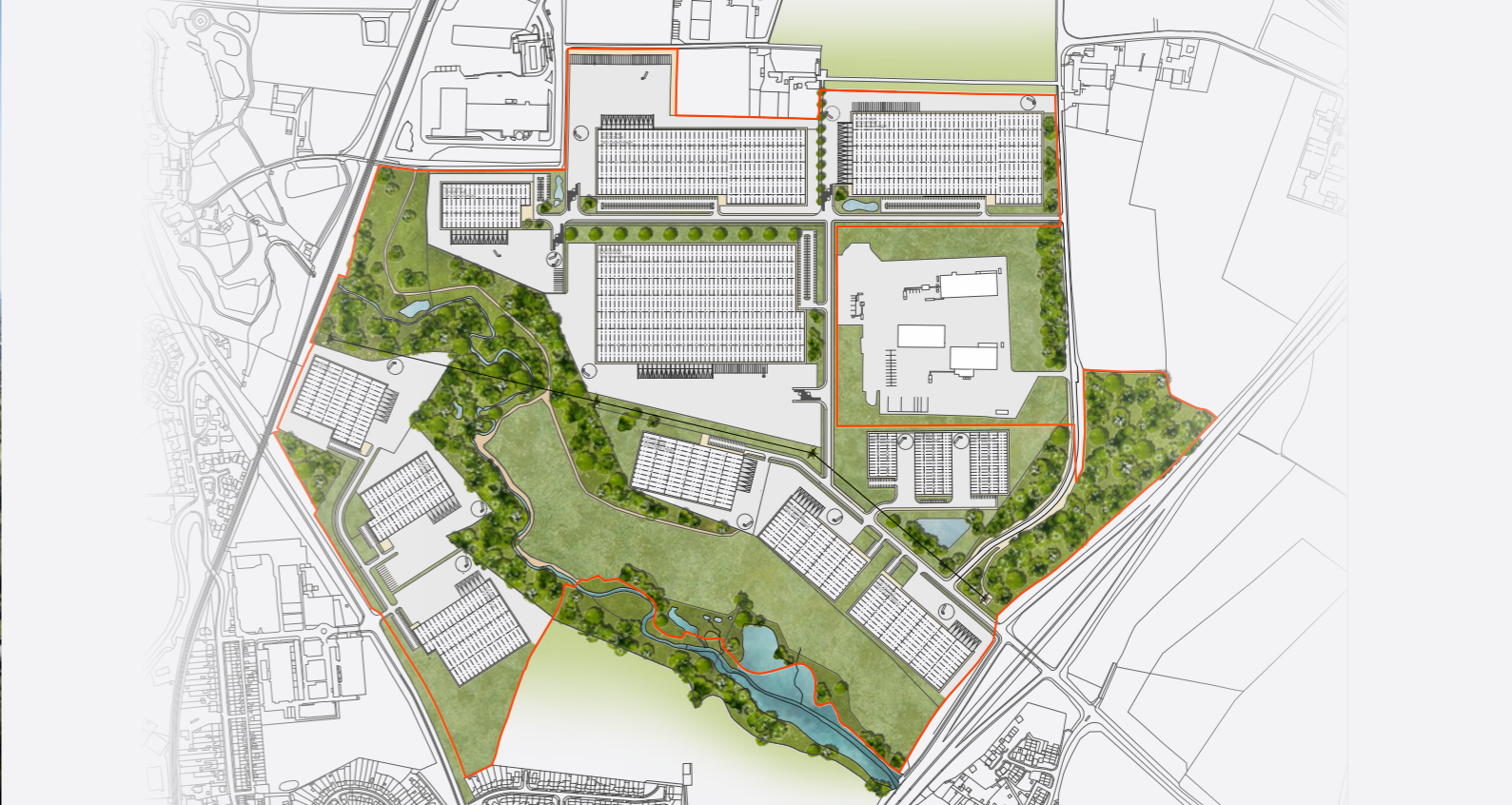
Investment in Data Centre Campus

**50,000**

STEM students across NE Universities

**1.5km**

Over 1.5km of operational deep water quays at the Port of Blyth



# Northumberland-Strategic Investment Site

**Northumberland-Strategic Investment Site (N-SIS) is a large scale development site offering over 3,25m sq. ft of industrial development.**

N-SIS has excellent access to energy and digital connectivity alongside road, rail (passenger and freight), air via Newcastle International Airport and is only minutes from deep-water Port of Blyth and Northumberland's pioneering offshore wind cluster. The 77ha site is located in a clean energy and manufacturing cluster and adjacent to the North East AI Growth Zone site and the £10bn data centre campus from Blackstone QTS Data Centers.

Owned by Northumberland County Council, N-SIS has an outline masterplan to deliver flexible industrial and manufacturing accommodation of over 3,25 million sq.ft including units ranging from 10,900 sq.ft to 670,300 sq.ft. The scale of the site allows flexibility to combine plots and units to accommodate larger occupational requirements. The site is located at the heart of Northumberland's green-energy cluster, offering a unique opportunity to be part of Energy Central, Northumberland's renewable energy cluster. Neighbouring investors include JDR Cable Systems and their 69,000sqm state-of-the-art subsea cable manufacturing facility and the North Sea Link Interconnector, a 720km subsea interconnector which connects Great Britain with Norway and provides opportunities for the shared use of renewable energy.

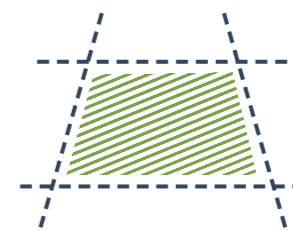
## SITE OWNERSHIP

**Freehold/ Leasehold available**



Northumberland County Council own the freehold for N-SIS with options for freehold or leasehold available

## SIZE



**77HA**

+ further expansion land available if required for supply chain co-location

## DEVELOPMENT OPPORTUNITY



**3.25 million sq ft**

Up to 3.25 million sq ft of commercial industrial development space

## WORKFORCE

**1 million workers**

Access to up to 1 million working age residents within 45 minute drive time to the site

## CONNECTIVITY



**Port of Blyth**  
...1 mile

with direct access to deep water quay, sea and rail freight terminal



**Port of Tyne**  
...12 miles



**Access to major UK road network**  
...under 1 mile



**Bus services connect local workforce**



**Northumberland Line – Rail passenger line and freight line / rail head**  
...1 mile



**Newcastle International Airport**  
...16 miles

# A Strategically Connected Location

With fantastic road, rail, air, sea and digital networks, Northumberland has exceptional global connectivity and business reach for global businesses.

## Road

The major A1 (M) connects Northumberland with the wider UK network, making the Scottish capital city of Edinburgh less than 1 hour by car. Major regional road networks include A19 and A69 allows for easy movement of people and goods. According to the Sunday Times, Northumberland offers one of the least stressful driving locations due to its fluid road network, route connectivity and breath-taking scenery.

## Rail

Weaving along the unspoilt coast is the East Coast Mainline which offers direct access from Northumberland to London by train in under three hours as well as Edinburgh in less than one hour. Within region, the Northumberland Line passenger rail services connects six new station South-East Northumberland with the Tyne & Wear Metro services which run across North East England. A range of our strategic development sites provide access to rail freight terminals to support goods movements across the UK rail network.

## Air

Air travel and logistics are well supported, with Newcastle International Airport located within easy commuting distance of Northumberland's key investment sites. Named UK and Ireland Airport of the Year at the 2024 Travel Industry Awards, Newcastle International Airport offers flights to over 80 direct destinations worldwide, with additional one stop connections extending global reach.

## Sea

The fastest growing trust port in the UK, Port of Blyth has developed a significant reputation, particularly in the offshore energy sector globally. This is primarily due to the existence of easily accessible deep-water facilities, highly skilled workforce(s) and a world-class supply chain that is able to compete with the rest of the world by way of innovation, experience and ability to deliver. The port's core competencies in safely delivering project support for complex mobilisation and demobilisation activities alongside general cargo handling for easy movement of goods by sea.

## Digital

Digital infrastructure and connectivity is critical to ensure businesses can thrive. Northumberland has a number of strategically important global data and digital networks to support your business growth. Significant investment in infrastructure and connectivity is taking place across the County including 5G to connect an ever-increasing number of commercial and residential users to high-speed broadband.

## Power

Northumberland provides a platform for power intensive industries to access key energy network points linked to clean power sources. The County is home to UK critical grid infrastructure including the North Sea Link Interconnector alongside onshore convertor stations for offshore wind farms located in the North Sea.



# Northumberland's Offshore Energy Sector

Northumberland's offshore energy cluster is an internationally recognised investment location.

We're not just thinkers; we're doers, too. Here, offshore energy businesses enjoy a culture of end-to-end support from design through to testing, fabrication and delivery. It's no coincidence that world-leading innovators such as JDR Cable Systems, EDF Renewables, Enshore and Osbit have made their home here.

We're investing to support your growth with £35m secured for the Energy Central Campus including the Energy Central Learning Hub STEM education and vocational training facility which opened in 2024 and the planned Energy Central Institute – a higher-level skills and innovation facility, developing energy sector expertise at degree and PhD levels – providing a strong talent pipeline.

Here in Northumberland, renewable energy investors are able to de-risk projects and deliver them at pace and at a lower cost than elsewhere. And a strong network of key industry drivers - world-class Offshore Renewable Energy Catapult, Port of Blyth, Energy Central and others - places your business at the heart of an established, recognised and growing green energy cluster.



## 1st

Northumberland was home of the UK's first offshore wind farm in 2000

## £35m

£35m secured for Energy Central Campus – with Energy Central Learning Hub opened in 2024

## £670m

Over £670m investment into offshore energy innovation assets secured in last 10 years



## Case Study

When JDR Cables announced Blyth as the chosen destination for its new facility in 2021, they'd already explored their options, considering sites in Hartlepool, Germany, the USA, the Netherlands, Scotland and Poland.

"For us, Northumberland was the obvious choice. It's well located in terms of Dogger Bank and other zones including Hornsea, and well supported by infrastructure and assets right across the North East region. It's also well positioned in terms of proximity to planned investment off the Scottish coast and that potential market," says James Young, Chief Strategy and Compliance Officer.

"We know we'd be getting good access to other domestic and export markets, and that we could use international shipping to take advantage of global export growth e.g the USA and Taiwan." There were a number of other essential factors which guided JDR's decision-making.

"As well as proximity to markets, we needed a quayside facility, a deep water berth and the potential for land ownership, plus ready access to other equipment suppliers and to ORE Catapult, who we'd been working with on testing for many years. Northumberland could offer us everything. Plus, we were impressed with the property and the clustering where we knew we could take advantage of synergies in the supply chain."

Now JDR is looking to the future. "The region's potential will be realised through the regional focus on building interest, skills and getting more people into the sector, building on the foundation of a strong engineering and industrial pedigree."

**COMPANY**  
JDR Cable Systems Ltd

**LOCATION**  
Northumberland Energy Park Phase 1 (NEP1), Cambois, Blyth



**"Northumberland could offer us everything. Plus, we were impressed with the property and the clustering where we knew we could take advantage of synergies in the supply chain."**

# Life Sciences & Pharmaceutical Manufacturing

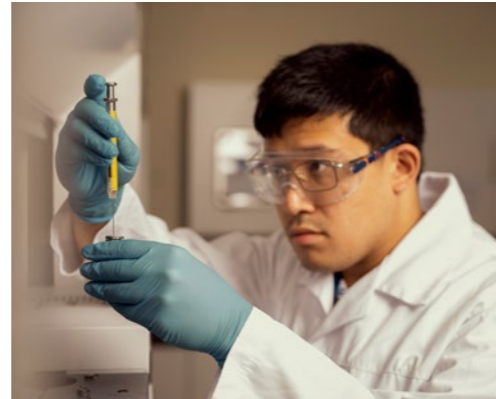
Manufacturing, researching & developing pharmaceuticals from Northumberland to the world, the County is the location of many pharmaceutical healthcare and life sciences businesses.

Leading companies across the sector which call Northumberland home include Piramal Healthcare, Legrand, Thermo-Fisher Scientific, Sterling, Quotient Sciences, Organon and Pharmaron.

From manufacturing of critical medications to research and development, Northumberland has a variety of investment opportunities for growing life sciences and pharmaceutical manufacturing business looking to expand in the UK.

The wider North East England region is recognised for its established and dynamic pharmaceutical and life sciences industry including manufacturing, medical devices, assistive technology and health informatics that inject energy and creativity into the cluster.

All of these areas underpinned by strong cluster networks including Bionow, NEPIC and First for Pharma, hospital trusts including investment into the new £30m NHS Medicine Manufacturing Centre in Northumberland, coupled with research translation organisations as well as a strong university presence from five globally recognised universities means that companies investing into the County benefit from an established ecosystem, access to support and expertise to drive forward new global opportunities from Northumberland.



## Case Study

**COMPANY** Pharmaron      **LOCATION** Windmill Industrial Estate, Cramlington

Pharmaron made the strategic decision to invest in the site at Cramlington for its large scale, commercial API manufacturing capability which vertically integrates with the business growth and development plans for Pharmaron worldwide.

The company's long-term strategic business plan for the site is to move from semi-continuous and long-term production projects across a few products for a limited number of clients to multiple, niche contracts for development and manufacturing for a wider group of clients to support registration and commercial supply.

This will involve the reconfiguration of current operations and a significant investment (>£100m) in new infrastructure over the next few years along with attracting additional talent to the workforce.

The Cramlington site provides the ability to employ processes for commercial registrations, manufacture and world-wide supply of Active Pharmaceutical Ingredients (API) for medicinal products.

### 5,600

Over 5,600 people across the regional pharma and life sciences sector

### £30m

£30m secured for New NHS Medicine Manufacturing Centre in Northumberland

### £1.5bn

Over £1.5bn Gross Value Added (GVA) generated by the cluster

## Testimonial



**"It is an absolute privilege to work in Northumberland, developing medicines to ultimately benefit patients as well as being part of a community where we can share our interests in science."**

Stephen Byard  
Quotient Sciences

# Driving the Digital Revolution

The County's strategic location, robust infrastructure and commitment to sustainable growth make it an ideal destination for companies at the forefront of the digital revolution. With a focus on renewable and green initiatives, Northumberland has provided a perfect investment destination for Blackstone QTS to choose the County for its £10 billion Cambois Data Centre Campus. The importance of this investment has been recognised as its status as UK critical infrastructure project by UK Government.

Northumberland boasts excellent connectivity with the region's expanding digital infrastructure ensuring reliable, high-speed connections crucial for digital operations and AI research. Furthermore, the availability of resilient power supplies and scalable resources makes Northumberland a prime location for digital companies looking to expand their capabilities.

The development of the AI-focused Data Centre Campus will be a catalyst for education and skills development in Northumberland. Local universities and research institutions will provide a pipeline of talent equipped with the expertise needed to drive innovation in AI and data sciences. This will also help contribute to the broader economic development of the County and wider North East region.



## £10bn

£10bn secured for Cambois Data Centre Campus project along with a projected 1,600 new jobs in Northumberland

## 8,500

Over 8,500 computer sciences University students in the North East region – the highest proportion in any English region

## 37,500

More than 37,500 employees in the Digital Sector across the North East



## Case Study



In a landmark deal, Blackstone QTS has committed to the development of a new Data Centre Campus in Northumberland. This £10bn transformative project not only positions Northumberland as a significant player in the global data economy but also drive significant advancements in AI and ML technologies in the UK.

The Data Centre Campus, covering 90HA at the Northumberland Energy Park (NEP3) site in Cambois, Blyth will house cutting-edge infrastructure dedicated to supporting AI and Machine Learning (ML) workloads.

This initiative for Northumberland's Data Centre Campus is set to create thousands of jobs and will help the County to attract leading tech companies and startups to the region, fostering innovation and economic growth.

Tag Greason, Co-Chief Executive Officer of QTS said the NEP3 site in Cambois, Blyth, provided the ideal investment location to deliver such a significant project in the UK and we continue to work closely with Northumberland County Council and partners to maximise the opportunity this scale of investment brings to the UK.

We are building new data centres to provide the infrastructure necessary to support the surging demands of an increasingly digital world; and in doing so, we remain committed to minimising environmental impacts. Our data centres feature a water-free cooling system, are built to green building standards and aims to source power from carbon free sources.

### COMPANY

Blackstone QTS

### LOCATION

Northumberland Energy Park Phase 3 (NEP3), Cambois, Blyth



**"We are honoured to be granted this unique opportunity by Northumberland County Council. We are committed to this opportunity and dedicated to supporting the prosperity of the local area."**

# A Powerhouse for Advanced Manufacturing

The advanced manufacturing cluster in Northumberland is recognised as one of the leading regions in the UK and is home to over 4,250 companies including Essity, Tharsus and Metrology Software Products (MSP). These world-class, home grown and international leading companies have contributed £7.5 billion manufacturing GVA into the UK productivity and have created £10 billion exports.

Capabilities range from advanced composite materials to pipeline technology, as well as unique niche products. With many UK and international companies having chosen Northumberland as their base to grow and thrive, it has become a powerhouse in advance Manufacturing and home to some of the most technologically advanced manufacturing and engineering companies in the world.

Northumberland is a proud home of Akzo Nobel's facility in Ashington that is one of the world's most sustainable paint plants and it produces 1.5m litres of paint a week. In Hexham Egger (UK) Ltd's site manufacturers over 630,000 sqm of chipboard each year and Tharsus developed pick and place robots in their site in Blyth.



## Case Study

**AkzoNobel**

**COMPANY**  
AkzoNobel

**LOCATION**  
Ashwood Business Park

AkzoNobel - a global leader in process technologies - has established the worlds most advanced and sustainable paint plant at Ashwood Business Park in Northumberland. The hi-tech facility represents the largest ever global investment by the company's Decorative Paints business.

AkzoNobel is an expert in the craft of making paints and coatings. It has a world class portfolio of brands including Dulux, International, Sikkens and Interpon. Headquartered in the Netherlands, the company is active in more than 150 countries and employs around 34,500 talented individuals who are passionate about delivering high-performance products and services.

It is the biggest single investment to date made by the company and the facility has been designed to be the world's most advanced and sustainable

paint manufacturing plant of its kind. It has brought together the most advanced manufacturing technologies from its sites across the globe. AkzoNobel saw huge opportunities in the area.

The single biggest factor was the availability of skilled, enthusiastic people to work at the plant. Added to this was the fact that the North East was already a region in which AkzoNobel had well-developed relationships with suppliers. Good transport links were also a major deciding factor on investment location. The site is located next to a major trunk road and is near Newcastle International Airport and The Port of Blyth, which is beneficial for transporting goods across the UK and internationally. As AkzoNobel is a global business, the Northumberland site regularly receives international visitors - so quick access to Newcastle International Airport is a major plus.

**4,250**

A cluster of 4,250 advanced manufacturing & engineering companies

**£10bn**

£10 billion worth of exports

**£7.5bn**

Over £7.5bn Gross Value Added (GVA) generated

## Testimonial



"Clifton Engineering is an advanced technology manufacturing business based in Northumberland. We recognise the benefits of being located in an area which actively supports the development of innovative businesses, and enhances our ongoing development and growth"

Andrew Pearson  
Clifton Engineering

# A Life Less Ordinary

Northumberland is a region of contrasts - urban and rural, coastline and countryside, peaks and valleys - or, as we like to say, the best of both worlds. It's home to some of the UK's best-kept secrets: rugged hills and moors, sweeping farmland and stunning beaches that never seem to feel crowded despite their beauty.

In terms of its landscape, Northumberland consistently delights - and surprises. But deciding to make somewhere home is about more than the scenery. It's about practicalities - infrastructure, schools, housing. It's about the people you'll meet here, and the opportunities you'll gain. We can tell you that the North East is the most affordable region to live in the UK, with a wide range of housing stock. We can tell you about our schools, 80% of which were judged 'Good' or 'Outstanding' by Ofsted in 2021/22.

We can tell you that we're home to world-leading hospitals; the Freeman in Newcastle was ranked one of the world's best by Newsweek on the basis of medical KPIs and patient surveys.

We can tell you that the North East is consistently voted one of the friendliest - if not the friendliest - places to live, and that those living in Northumberland rank as the happiest in the region. But the best way to really find out is to come and experience it for yourself.

**"The quality of life in Northumberland is unrivalled in the UK. It is a great place for business, and a wonderful place to live. England's border County provides the opportunity to explore market towns, seek coastal adventures, lose yourself in rolling hills & countryside or enjoy access to city life and attractions."**



Bamburgh Castle

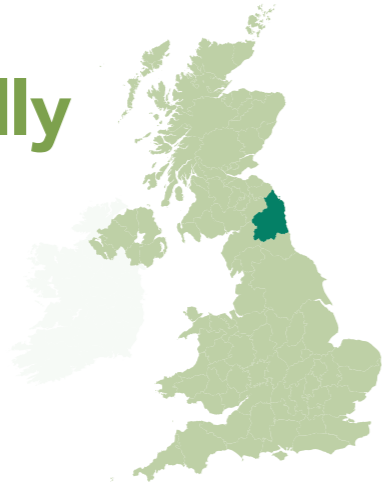


Alnwick Gardens



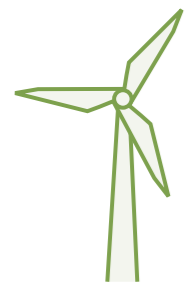
# Northumberland at a glance

**A strategically connected location**



**5,600**

People employed across the regional pharma and life sciences sector



**£670m**

Investment secured into offshore energy innovation assets in the last 10 years

**4,250**

Advanced manufacturing and engineering companies in the cluster



**50,000**

STEM students across North East Universities



**£10bn**

of exports in manufacturing

**£10bn**

Funding secured for Cambois Data Centre Campus

**£30bn**

secured for New NHS Medicine Manufacturing Centre

**8,500**

Highest proportion of computer sciences University students in any English region



**37,500**

Employees in the Digital Sector across the North East



## Your perfect partner...

Business Northumberland is the newly established business support service for Northumberland County Council. We are focused on delivering inclusive economic growth and prosperity across the County.

Our experienced team can support you with:

Identifying premises, land and site opportunities

Links with local supply chain opportunities

Training, talent recruitment and retention support

Advice on grant and investment funding (Capital / Revenue)

Planning and strategy support

What to find out more? Contact us today



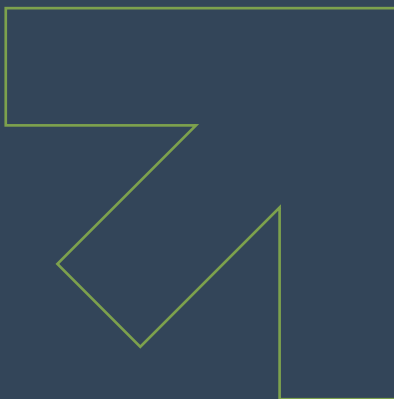
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