



Fabrizio Craver 
Invest With Knowledge - Create Financial Freedom



WE TEACH YOU HOW TO INVEST IN
UK PROPERTIES

**With Low Initial Capital
And Without Traveling There**



**NEWCASTLE
UPON TYNE**



Newcastle upon Tyne

Newcastle Upon Tyne is the most populous city in the north-east region of the UK. Situated on the northern bank of the River Tyne, it has played an integral role to the north's growth over the centuries, notably through wool production, coal mining and ship building. Known as 'Newcastle' to outsiders, or 'The Toon' to its locals – aka the Geordies – it is a city with a real passion for football, Newcastle United's iconic ground, St James Park, something to behold amid the city scape as thousands flock their to watch the game live on match days. With masses of countryside to its left and the coast to its right, the thriving city of Newcastle has a lot to offer whether you're a permanent resident or just passing through.



ECONOMY, EMPLOYMENT AND REGENERATION

In terms of wealth, Newcastle is the top performer in the north-east region bringing in some £30m in GDP (2015) and projected to grow steadily at around 1.1% per annum to 2021.

IT and Professional Services are tipped as its key growth sectors with the more traditional manufacturing and public sectors also major sources for employment in the region. Key employers located in the city include Go Ahead Group, Bellway, Sage and Greggs bakery, with the region's most profitable - Nissan Group - in neighbouring Sunderland. Since the Quayside development completed in 2002, transforming the city's waterside area, Newcastle's regeneration plans have continued on with £350m injected into the Newcastle Helix project, a 24-acre hybrid city development that will provide commercial and residential space as well as education and research facilities in the heart of the city, the first of its kind in the UK.

AMENITIES



Hospitals

3 including one of the UK's largest maternity units.



Shopping

includes Eldon Square in the centre plus the Metro Centre on the city's outskirts, all boasting department stores and many high street brands.



Universities

2 including Newcastle University & Northumbria University.



Schools

include a number of successful state, academies and independents.



HOUSING OVERVIEW

As a popular city for students, Newcastle continues to provide a great opportunity to investors, certainly, for shared housing options such as HMOs. This remains the case when students graduate to ‘professionals’ and stay on in the area. Terraced housing is the preferred buyer’s option, not least in there being plenty of stock available and it coming in at a reduced price over rival semi and detached properties.



NEWCASTLE UPON TYNE POSTCODE MAP



NEWCASTLE upon TYNE POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
NE1	153,810	226	7.4%	16%
NE2	213,767	242	7.5%	10%
NE3	223,888	214	4.5%	15%
NE4	130,640	127	7.1%	16%
NE5	165,862	166	4.5%	14%
NE6	131,087	161	10.2%	13%
NE7	202,893	205	5.3%	25%
NE8	121,167	143	5.9%	2%
NE9	156,582	178	4.6%	8%
NE10	118,677	143	5.9%	11%
NE11	133,263	157	*	16%
NE12	163,230	188	5.0%	8%
NE13	232,493	216	4.2%	14%
NE15	151,443	153	4.5%	14%
NE16	171,731	188	4.6%	30%
NE17	100,619	100	*	31%
NE20	464,996	270	*	17%
NE21	154,560	155	*	11%
NE22	137,441	145	4.1%	12%
NE23	170,243	175	3.9%	12%
NE24	124,367	142	4.8%	3%
NE25	207,007	213	3.6%	21%
NE26	288,371	211	*	25%
NE27	206,780	206	*	5%
NE28	120,866	155	5.4%	22%

* Insufficient data

Latest update: December 2021
Source: PropertyData.co.uk



NEWCASTLE upon TYNE POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
NE29	139,160	162	4.7%	24%
NE30	240,895	229	4.4%	28%
NE32	118,255	127	*	9%
NE33	104,996	123	5.8%	14%
NE34	137,814	150	5.1%	15%
NE35	133,605	170	*	18%
NE36	184,010	191	*	16%
NE37	111,307	135	5.1%	23%
NE38	142,551	172	4.6%	9%
NE39	178,787	167	*	29%
NE40	168,325	171	*	18%
NE43	382,588	206	*	82%
NE45	426,283	256	*	17%
NE46	256,866	211	*	19%
NE47	304,316	193	*	40%
NE48	251,068	163	*	20%
NE49	180,485	128	*	22%
NE61	252,425	200	3.5%	10%
NE62	125,173	118	*	5%
NE63	102,753	121	5.5%	14%
NE64	102,938	93	*	37%
NE65	253,502	191	*	13%
NE66	300,732	199	*	27%
NE70	265,905	176	*	13%
NE71	204,980	147	*	55%

* Insufficient data

Latest update: December 2021

Source: [PropertyData.co.uk](https://www.propertydata.co.uk)



We Teach You How To Invest In UK Properties



8 REASONS

Why to invest

in UK Properties

1

RENTAL PRICE GROWTH 2.3% PER YEAR AVERAGE

Supply and demand pushes the rents up every single year, that guarantees a regular and stable income for the investors.



UK TRANSPARENCY

Every information is available online, the legal system is clear and easy to understand, among the most reliable in the world.

2

3

LOW TAXATION

Our UK Tax Consultant will organise your property business, allowing you to minimise taxes legally.



4

FINANCIAL FREEDOM

The regular income from the rent will allow you to finally be free and UK Property Investment will give you the financial stability you always dreamed.



RETIRE EARLY LEAVE A LEGACY

With a minimum investment, you will build a portfolio of properties that will guarantee you an early retirement with a comfortable life, allowing you to leave a legacy to your kids.

5

6

PROPERTY INVESTMENT WILL ALWAYS BE SAFE

"People will always need a roof over their head"
Property will always be a robust investment class, particularly for investors looking long term.



7

197% HOUSE PRICE GROWTH IN 20 YEARS

The average house price in UK in 2000 was £ 84,000 and in 2020 was £ 250,00. The massive growth is predicted to continue due to the lack of supply and the continuously increasing demand.



WITH US IS EASY

8

GET EDUCATED
BROWSE YOUR NEXT PROPERTY WITH EASE
USE OUR UK POWER TEAM
ONGOING SUPPORT AN GUIDANCE
GROW YOUR PORTFOLIO AND
ENJOY YOUR LIFE



We Teach You How To Invest In UK Properties



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PROPERTY INVESTMENT SECRETS

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Build A Portfolio Of UK Properties Retire Early With Peace Of Mind

