

INVEST IN THE GREAT NORTH



In partnership with:





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DRIVING INDUSTRIAL AND INNOVATION-LED GROWTH, AT SCALE, WITH THE EXPERIENCE AND WILL TO DELIVER

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THE GREAT NORTH'S TIME IS NOW

MAYORS AND LEADERS FOREWORD

Our partnership launched 12 months ago with a vision for the North to power a new era of growth in the UK. Today that vision is within reach, with over £55bn of new government funding committed to connect our world-class regions and support new businesses and jobs built on Northern skills and ingenuity. Our momentum is clear but we are not stopping. We want investors to join us on this journey and be part of the North's historic story of renewal, growth and opportunity.

For decades, the North of England's identity has been shaped by the legacy of our past, the ingenuity of the first industrial revolution and the spirit in our communities. Now is the time for us to look forward again. This prospectus is a window into a new age of ideas and opportunity, with the North's industries at its heart, from critical AI infrastructure and Clean Energy superclusters to Life Sciences and the technologies that are the foundation of our national security.

Across our region we are also seizing this moment to deliver thousands of new homes and to rebuild communities, with access to transport, culture, health, sport and recreation, and green spaces that, together, provide the highest quality of life for families in the Great North. Talking up the North is easy but our success will be measured by real change that people see everyday in their towns and cities, in new buildings and regeneration, local jobs and growing pride in the places where people live and work.

Each of the eleven areas which make up The Great North have their own plans for growth and the region's productivity is growing faster than the UK average, at over 7% a year. Now for the first time our collaboration draws together the region's strengths to make us greater than the sum of our parts; a region of 15 million, exporting over £130bn of goods and services every year.



The investment committed by government in the last year alone represents a generational shift, both for Northern Powerhouse Rail and the ability to connect places and people across our region. And we want to go further. Following The Great North's foundation, we have worked hand-in-hand with government to develop the UK's first Northern Growth Strategy, with an update on our approach due for publication in Autumn 2026. In March of this year, the Chancellor also laid out plans to give Mayors greater powers to retain a share of local tax revenue, including income tax, and we will continue to drive that transfer of power and funding out of Whitehall and into the North, so that we can shape our own future.

On the occasion of the inaugural Great North Investment Summit, showcasing everything that is great about our region, this prospectus makes plain the scale of opportunity ahead of us. Mayors and Leaders in the North have an open door to investors who want to capitalise on the range of industrial, housing, energy and infrastructure propositions that are highlighted here and will continue to come forward.

We have the skills, leadership and experience to deliver, and we look forward to working with you to realise the Great North's immense potential.

Kim McGuinness,
Chair of The Great North, North East Mayor

Andy Burnham,
Mayor of Greater Manchester

Luke Campbell,
Mayor of Hull and East Yorkshire

Steve Rotheram,
Mayor of the Liverpool City Region

Oliver Coppard,
Mayor of South Yorkshire

Ben Houchen,
Mayor of the Tees Valley

Tracy Brabin,
Mayor of West Yorkshire

David Skaih,
Mayor of York and North Yorkshire

Cllr Louise Gittins,
Chair of the Cheshire and Warrington Combined Authority

Cllr Stephen Atkinson,
Chair of the Lancashire County Combined Authority

Cllr Mark Fryer,
Chair of the Cumbria Combined Authority

MINISTERIAL FOREWORD

Across the North of England, we can see clearly what sustained investment, strong local leadership and long term certainty can achieve. In recent years, productivity in major northern city regions has grown faster than the UK average—clear evidence that the North is strengthening its contribution to national prosperity and to the UK's long term economic performance.

This progress reflects deliberate choices. Government has taken a long-term approach, working in partnership with Mayors, local leaders and the private sector to unlock growth and remove barriers to investment. We are backing the North with transformational infrastructure investment, including £45 billion for Northern Powerhouse Rail, the backbone of the Northern Growth Corridor, alongside over £10 billion in devolved local transport funding for city-regions in the North through Transport for City Regions settlements, giving Mayoral Strategic Authorities long-term certainty to invest in connectivity and growth.

This is complemented by £1.7 billion in City Investment Funds, enabling Mayors to drive city densification and housing, support priority projects in Local Growth Plans, and unlock development around key transport hubs. Alongside this, £20 billion for carbon capture, usage and storage is positioning clusters in the North at the forefront of the UK's clean energy transition.

The North of England offers a compelling and investable proposition. It combines scale with depth across sectors that matter most to the UK's future growth: advanced manufacturing, clean energy, digital technology and life sciences. The North of England offers a compelling and investable proposition.

It combines scale with depth across sectors that matter most to the UK's future growth: Advanced Manufacturing, Clean Energy, Digital and Technologies and Life Sciences.

It is home to world-leading innovation assets—from globally competitive universities at the forefront of research and discovery, to concentrated hubs of R&D excellence—and a powerful energy economy, with around 40% of the UK's energy sector located across the region. Its research base is internationally competitive, with four universities consistently ranked among the world's top 100, providing the talent, skills and innovation pipeline that sustained private investment depends on.

Critically, this opportunity is not concentrated in a single place. Alongside major city regions, the North's towns, industrial heartlands and coastal communities offer a wide range of investment environments—from high growth urban centres to large scale regeneration and place based opportunities. For investors, this breadth matters. It means access to scale, specialisation and diversification across multiple locations and sectors, supported by strong local leadership, clear economic strategies and a growing pipeline of investment ready projects.

The government's approach is clear. Through our Northern Growth Strategy we are providing long term certainty on infrastructure, backing devolved leadership, and aligning public investment with local growth priorities, to create a more predictable and attractive environment for private capital. In an increasingly competitive global economy, confidence, clarity and scale matter. The North offers all three.

As I set out in the Mais Lecture, the countries that succeed in the years ahead will be those that unlock their most productive places and

create the right conditions for investment at scale. The North of England is central to that ambition—not only for regional prosperity, but for the strength and resilience of the UK economy as a whole.

This Investment Prospectus, developed by Mayors in partnership with government, sets out a clear and credible proposition to investors. There is a strong, investable pipeline of opportunity across the North, underpinned by long term public investment, locally led growth strategies and a firm commitment to partnership. For institutional investors, developers, global businesses and high growth companies, the North offers scale, stability and the potential for strong, sustainable returns.

By working together, we can unlock that potential and deliver growth that benefits investors, communities and the UK economy alike.



The Rt Hon Rachel Reeves MP
Chancellor of the Exchequer

BUILT ON PRIDE. DRIVEN BY AMBITION.

This is a time of great opportunity for the North of England. Government, Mayors and Leaders are working hand in hand to drive growth and investment across the region.

Northern Powerhouse Rail will transform east-west connectivity and expand labour markets, while Mayoral Combined Authorities are aligning transport, skills, housing and innovation policy with local economic priorities.

This Investment Prospectus sets out the major investment opportunities across the North, developed in collaboration with the Office for Investment. As devolution deepens and expands, this pipeline will continue to grow.

What does the Investment Prospectus mean for me?

As an institutional investor

A prioritised pipeline of large, investable opportunities, aligned to long term capital and backed by Mayors, Leaders and Government commitment.

As a corporate investor

Clear signals of where policy, infrastructure and place align to support anchor investment and long-term market positioning.

As a developer

Clear signals of where planning and public backing can de-risk schemes and accelerate delivery at scale.

As an SME

Early visibility of potential investment to open up supply chain, partnership and growth opportunities.



**£466
BILLION GVA¹**
(1/5TH UK GVA)

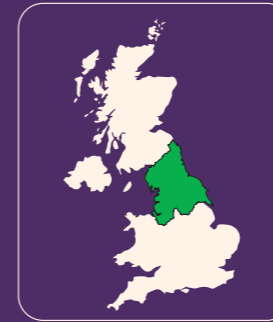


**15 MILLION
RESIDENTS²**



**7.4%
PRODUCTIVITY
GROWTH³**
FASTEST IN THE UK

THE NORTH OF ENGLAND



**4 MILLION
HIGH SKILLED
WORKERS⁴**
AS MANY AS
LIVE IN GREATER
LONDON

**8 OF THE
WORLD'S
TOP 200
UNIVERSITIES⁵**
WITH 120,000
STEM GRADUATES
EACH YEAR
ACROSS THE
NORTH⁶

**THE HEART
OF UK
SECURITY AND
RESILIENCE**
GROWING SHARE
OF UK DEFENCE
INVESTMENT BY
7% SINCE 2020⁷

WHY INVEST IN THE NORTH OF ENGLAND?

Investors are increasingly recognising the North of England as a prime candidate for long-term growth. The North's time is now, as the region transitions to new innovative economic activity, backed by generational UK government investment. Capital is now flowing into the region at volumes not seen in decades, because of the region's key strengths:



1. A vast pool of talent in close proximity
Investors in the North stand to benefit from access to **15 million residents** living in close proximity across major conurbations, towns and rural areas. Investors can benefit from concentrated talent with **4 million high-skilled workers**, strengthened connectivity between cities and nations with international airports and ports, world-leading research institutions and universities with **eight of the top 200 global institutions**, and room to grow.



2. The backbone of the government's Industrial Strategy, positioned for future growth
The North will help power the UK's future economy, with leading strengths across all eight of the Industrial Strategy sectors. Our region generates **36% of UK renewable energy**,⁸ is home to **40% of UK automotive manufacture** and is a major supplier of EVs. Significant clusters of Creative Industries, Clean Energy Industries, Digital and Technology, Life Sciences, Advanced Manufacturing, and Professional and Business and Financial Services have also driven the North's recent economic performance, with cities like **Manchester, Liverpool, Sheffield, Newcastle and Leeds growing faster than the UK average**. The North has grown its share of **UK defence investment by 7% since 2020**, putting it at the heart of defense led growth.

5 REASONS TO CHOOSE THE UK

<p>1ST</p> <p>Globally for broadest geographic reach of international flows of trade, capital, information and people⁹</p>	<p>1ST</p> <p>Most attractive location for investment in Europe (alongside Germany) as ranked by global CEOs (2026)¹⁰</p>	<p>1ST</p> <p>For number of unicorns in Europe and 3rd globally (2025)¹¹, with \$23.6 billion in venture capital raised (2025)¹²</p>	<p>4</p> <p>Out of top 10 universities worldwide for 2026¹³</p>	<p>70+</p> <p>Countries and territories outside the EU with signed UK trade agreements (2024)¹⁴, with additional landmark deals agreed in 2025 with the US, India and the EU¹⁵</p>
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3. A broad range of investment opportunities, building on existing partnerships and expertise
The region, which exports over **£130bn¹⁶ of goods and services** every year, offers a wide range of opportunities for prospective investors, ranging from institutional investment at scale and strategic patient capital partnerships to investment in high-growth firms in the sectors of the future. This prospectus, which presents a selection of the transformational investment opportunities across the North from Mayors and Leaders, builds on decades of investment partnerships like the Northern Gritstone¹ from across the private and institutional sectors, and the expertise of UK Public Financial Institutions who are backing investment in the North.



4. A clear vision and strategy for growth, backed by a unique partnership between Mayors, Leaders and Government
Government, Mayors and Leaders are working together to develop a comprehensive new **Northern Growth Strategy**, underpinned by new funding and policy commitments. Northern Mayors have been at the forefront of devolution, with unique financial flexibilities, delivery capacity and experience.

A VAST POOL OF TALENT: CONNECTING THE GREAT NORTH

The North of England has 15 million residents living in close proximity. This comes with substantial benefits for investors, businesses and local labour markets; benefits which are set to be supercharged by transformative investment in connectivity, and backed by Mayors and Leaders through key growth projects.

Major investments are unlocking the economic potential of the North:

£45BN TO IMPROVE RAIL LINKS BETWEEN MAJOR CITY REGIONS¹⁷

Through the government's Northern Powerhouse Rail investment package to transform intra-regional connectivity

£10.4BN TO IMPROVE TRANSPORT LINKS WITHIN MAJOR CITY REGIONS¹⁸

Through Transport for City Regions funding for local connectivity upgrades backed by bus franchising powers

£1.7BN TO DELIVER CITY DENSIFICATION¹⁹

Through the City Investment Fund comprised of new grant, loan and patient capital, with £1.7 billion going directly into hands of Mayors of the largest city regions in the North

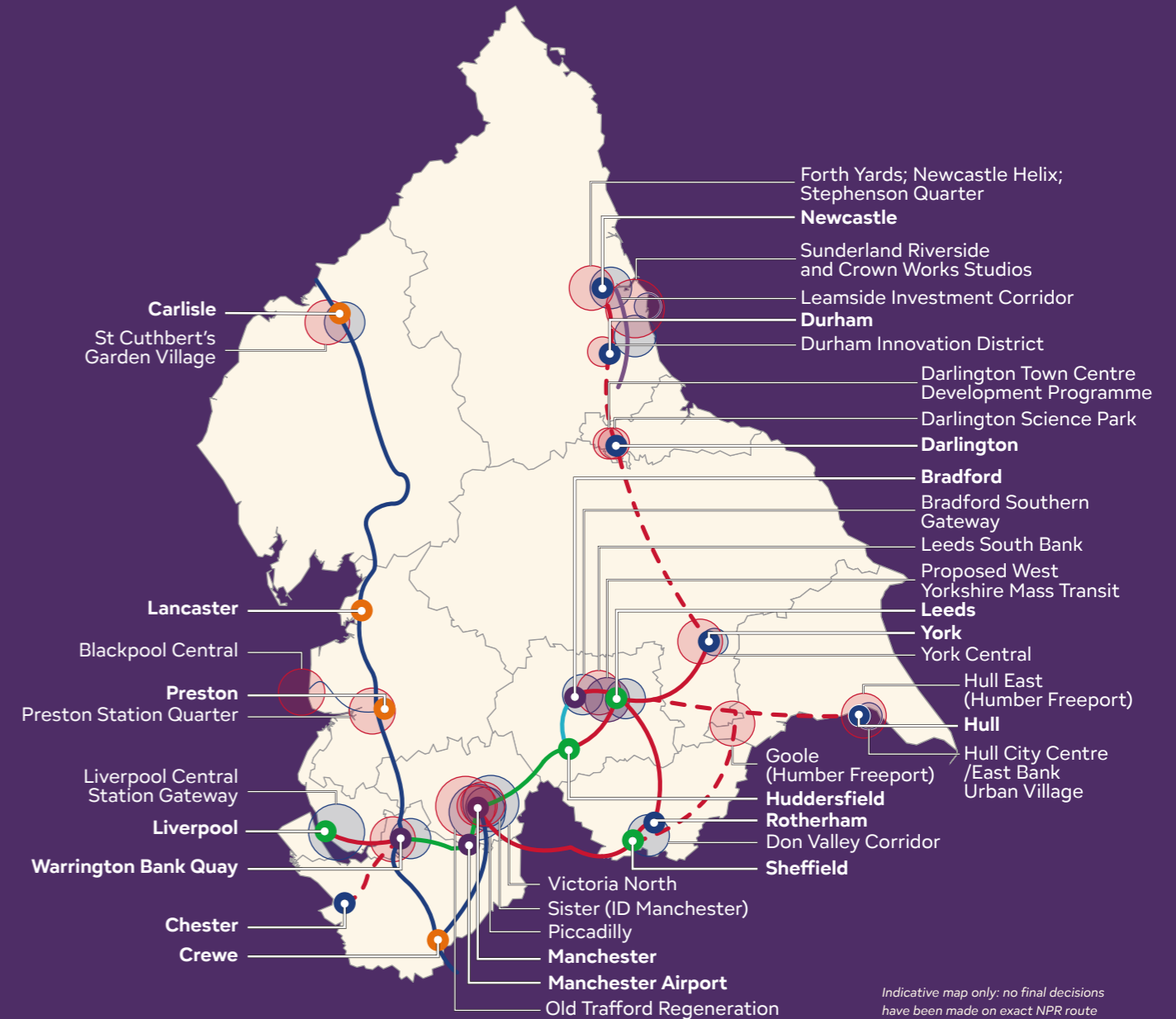
£27.8BN (UK-WIDE) TO SUPPORT SECTOR INNOVATION AND LOCAL INVESTMENT²⁰

Through access to a significant proportion of the National Wealth Fund allocated to the North

£2BN+ TO HELP REALISE LOCAL REGENERATION PRIORITIES^{21,22}

Through Mayoral Growth Funds in our city regions and Pride in Place 10-year endowments for Northern towns

Highlighted investment opportunities around key Northern rail hubs



Together, these projects represent a pipeline of over 127,000 well-connected new homes, and over 26mn sqft in commercial floorspace.

THE NORTH OF ENGLAND IS THE BACKBONE OF THE UK'S INDUSTRIAL STRATEGY

The North of England demonstrates globally significant strengths across all eight of the Industrial Strategy sectors that drive national growth, based on our skills, assets, expertise and research. This section of our prospectus highlights some of our leading specialisms, assets and opportunities.



If you are interested in any of the sector growth opportunities highlighted within these pages, key contacts for relevant MSAs are included on the final page of this investment prospectus.



Clean Energy Industries

The North's energy expertise, industrial concentration and access to renewable sources position it at the forefront of the UK's energy transition.

The East Coast Clean Energy Industries cluster across the North East, Tees Valley, York & North Yorkshire, and the Humber is rich in expertise across offshore wind, hydrogen, Carbon Capture, Usage and Storage (CCUS), and heat pumps.

The North East and East Coast are positioned as the UK's primary growth market for offshore wind, with The Crown Estate signalling around 6GW of new capacity in its 2027 leasing round,

predominantly off the North East coast and focused on fixed bottom developments. The Humber is a cornerstone of the UK's East Coast clean energy system, combining large scale offshore wind generation, manufacturing and port capability across Hull, East Yorkshire and the wider Humber estuary, with the Humber Energy Board working to unlock over £15bn of private investment in the region. Hull and East Yorkshire host world leading assets including Hornsea 2 offshore wind and major turbine blade manufacturing at Siemens Gamesa, supporting a globally competitive offshore wind supply chain. Tees Valley's combination of deep-water port infrastructure, freeport status, and an integrated cluster of CCUS, hydrogen, and offshore wind manufacturing assets makes it an important place for decarbonisation. The North East possesses a world-leading offshore wind manufacturing and engineering capability with Smulders, Siemens Energy, JDR Cable Systems and Equinor, backed by the Offshore Renewable Energy Catapult North East Superport.

The North West has rich expertise in hydrogen, nuclear fission and fusion, and onshore and offshore wind

The ORIGIN, HyNet and Clean Energy industries cluster across Cheshire and Warrington, Liverpool City Region, Greater

Manchester, Lancashire, Cumbria and the wider North West and North Wales are rich in expertise across onshore and offshore wind, hydrogen, CCUS, nuclear fission and fusion energy. Birchwood Park is at the heart of the UK's nuclear industry operating across the whole of the nuclear life cycle. Greater Manchester hosts key concentrations of Clean Energy expertise including the Trafford Park Green Energy Cluster and Remote Applications in Challenging Environments Centre, with a focus on fusion power. Liverpool City Region is exploring the deployment of hydrogen at scale, while Cheshire and Warrington's Ellesmere Port represents a major hydrogen and CCUS-led energy-system decarbonisation opportunity.

Leading in nuclear, hydrogen and new low-carbon technologies across the North

Home to the UK Atomic Energy Authority, South Yorkshire is anchoring growth across fusion energy, hydrogen manufacturing and Small Modular Reactors through businesses such as ITM Power. Cumbria is championing the deployment of Small Modular Reactors (including at Pioneer Park), maximising the benefits of the Sellafield Cluster of Clean Energy sites, and expanding the Port of Workington's role in supporting clean energy supply chains. Lancashire hosts the UK's sole civil nuclear manufacturing plant at Heysham.



Life Sciences

Manufacturing, pharmaceuticals and industrial Life Sciences capability at scale complementing research and innovation excellence.

Significant niches and specialisms with key innovation assets

Liverpool City Region and Greater Manchester's expertise in Genomics, Diagnostics, Advanced Therapies, Infection Prevention and Control, Biopharma Manufacturing, and Health Data have the potential to be globally significant. The Liverpool City Region, Greater Manchester and Cheshire and Warrington Supercluster is anchored by partnerships between leading universities and is home to the first pilot

of the Life Sciences Large Investment Portfolio's Place First Approach. Key assets and investment opportunities span Liverpool City Region's Knowledge Quarter and Life Sciences Innovation Zone, Greater Manchester's Sister Innovation District and Oxford Road Corridor, and Alderley Park in Cheshire and Warrington.

Assets attracting major investment

West Yorkshire's HealthTech Investment Zone and the Leeds Innovation Arc, Reckitt's Global Centre for Scientific Excellence in Hull and East Yorkshire, biopharma manufacturing in the North East, AstraZeneca's major pharmaceutical manufacturing presence in Cheshire and Warrington and Liverpool City Region, and South Yorkshire's Innovation Spine in Sheffield are all attracting major investments.



Advanced Manufacturing

Manufacturing is a long-established strength across the North. The region leads the way towards advanced processes, materials and knowledge intensive production.

Leading translational research centres with benefits for business

The North hosts world-leading research facilities and manufacturing clusters. This includes the world-class Advanced Manufacturing Innovation District with the Advanced Manufacturing Research Centre in

South Yorkshire, the Advanced Materials and Manufacturing Investment Zone in Greater Manchester the home of graphene, and the Henry Royce Institute operating across both Manchester and Sheffield. York and North Yorkshire hosts leading agri-tech innovation institutions supported by collaboration through Bioindustrial Cluster North with Tees Valley.

Globally recognised firms at the technological frontier

The North East plays a pivotal role in the UK's automotive industry, anchored by the Nissan Sunderland plant, which is rapidly scaling electric vehicle and battery manufacturing. Liverpool City Region hosts Ford and JLR, alongside Stellantis and Bentley in Cheshire and Warrington, Leyland Trucks in Lancashire, Cummins in West Yorkshire, and McLaren in South Yorkshire.

Major growth opportunities building on existing industrial sites

Existing industrial sites have significant room for growth and offer major benefits for new occupiers, including Lancashire's Samlesbury and Warton Enterprise Zones with links to Defence, South Yorkshire's Gateway East at Doncaster/Sheffield Airport, and Selby Growth Zone in York and North Yorkshire.

Growth Opportunity: Industrial Strategy Zones

The North hosts eight of the UK's Industrial Strategy Zones focused on Industrial Strategy growth-driving sectors with major investment opportunities and operational benefits. This includes the Liverpool City Region Life Sciences Investment Zone (with major expansion planned around the Strategic Rail Freight Interchange at Parkside), the Humber Freeport with specialisms including Clean Energy Industries, Investment Zones in Greater Manchester and South Yorkshire specialising in Advanced Manufacturing, and West Yorkshire focusing on HealthTech. The North East hosts the Teesside Freeport and Tees Valley Investment Zone in Clean Energy Industries and digitally-enabled Creative Industries such as the Middlesbrough-based gaming developer Double Eleven, and the North East Investment Zone in Advanced Manufacturing and Clean Energy Industries.



Defence

The North is the driving engine of the UK's security ambition, based on its industrial strength, advanced manufacturing assets and precision manufacturing capabilities.

Innovation-active major businesses

South Yorkshire is a sovereign production and innovation hub, anchored by Sheffield Forgemasters, BAE, Rolls-Royce, and the nationally-significant Advanced Manufacturing Research Centre. Defence innovation in areas across the North including the North East, Lancashire and Cumbria, reinforces the region's position as a manufacturing hub, helping accelerate the move to high tech, cyber and AI-enabled defence capability.

Manufacturing and engineering experience at scale

Defence manufacturing and engineering strengths in the region are anchored by major national assets such as BAE Systems' submarine programme in Barrow-in-Furness.

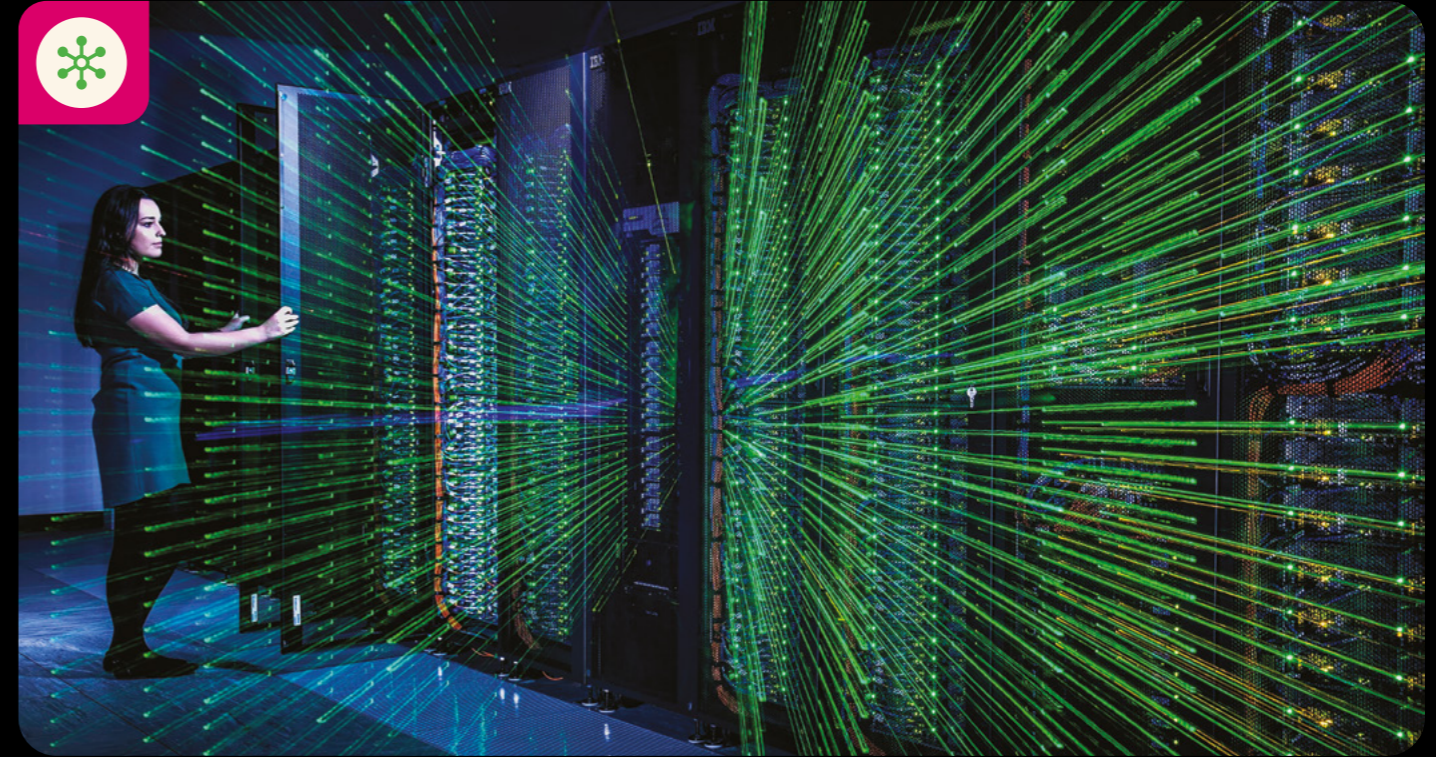
Lancashire hosts mission systems and digital engineering facilities. Liverpool City Region has a significant shipbuilding production hub at Cammel Laird. Greater Manchester hosts a rapidly expanding defence and security manufacturing site at MBDA in Bolton. All of these support a deep, mature supply chain with critical capabilities for the Defence sector.

Cybersecurity and digital specialisms backed by national assets

The network of AI and digital capability across the Great North is one of the most strategically coordinated innovation geographies in the UK, including the North West Cyber cluster with GCHQ Manchester, Greater Manchester's Digital Campus plans and the National Cryogenics Facility at Sci-Tech Daresbury in Liverpool City Region. This is strengthened by Lancashire's emerging national security and cyber capabilities including in Preston, and the forthcoming National Cyber Force campus in Samlesbury.

Growth Opportunity: Government backing for Defence

The government has established one of the UK's five Defence Growth Deals in South Yorkshire, with strong links into the Advanced Manufacturing cluster and ambition to expand the world-class Advanced Manufacturing Innovation District through the Valley, and the Sheffield Innovation Spine. The North is seeing the development of pioneering place based approaches, including through the Barrow Rising Investment Partnership, where a £220m investment from Government will bring forward large-scale regeneration, alongside investment in local communities, connectivity and skills to support the continued growth of the local Defence sector. Collectively, the North is helping deliver the government's ambition for the UK to be Europe's leading Defence exporter.



Digital and Technologies

Digital and Technologies clusters are rapidly growing across the North.

Leading specialisms in AI, Cyber, EngBio and Quantum

The North West Cyber Corridor is underpinned by Greater Manchester's strengths in AI and cyber with GCHQ Manchester and Manchester Digital Campus, alongside Liverpool City Region's expertise in AI, EngBio, and Quantum with the National Cryogenics Facility at Sci-Tech Daresbury enabling cutting-edge cryogenic research and development. Sheffield's National Epitaxy Facility is developing the UK's research into semiconductor manufacturing, critical to the future of quantum computing. There are also major digital and AI clusters in Greater Manchester and Liverpool City Region with strong overlaps with the digital creative sector.

AI at scale, powered by the North's energy

The delivery of the government's AI agenda will position the North at the forefront of this technological shift, leveraging its proximity to renewable energy sources. Investment is already pouring into major data centre projects, including Microsoft's flagship investment in West Yorkshire in a new hyperscale data centre at Skelton Grange and major investments planned for Tees Valley.

Growth Opportunity: Accelerating AI Infrastructure

The North East AI Growth Zone was the first to be announced since the publication of the AI Opportunities Action Plan, and is the only AI Growth Zone in the North of England. The North East CA's vision for the Zone is to establish the North East as the UK's leading ecosystem for applied, responsible and inclusive AI, where world-class infrastructure is matched by world-class skills, adoption and innovation. The AI Growth Zone is anchored by two major data centre campuses at QTS Cambois in Northumberland and Cobalt Park in North Tyneside. The Zone has the potential to unlock £30 billion in private investment and create more than 5,000 jobs, and will solidify the region's place as a leading European Data Centre hub and home to leading digital and tech firms such as renowned game developers Double Eleven.

It joins other concentrations of tech activity across the North, including the Silicon Sands development in Lancashire, and Barnsley's pioneering and Government-backed "Tech Town" place-based approach to Digital Innovation in South Yorkshire.



Creative Industries

The North is a Creative Industries superpower.

Major creative and cultural assets are growth magnets

The North has significant assets that attract firms and workers in the Creative Industries. This includes Salford's MediaCity in Greater Manchester, the Centre for Writing in Newcastle and Sunderland Music City in the North East, Channel 4's Leeds HQ in West Yorkshire, Liverpool City Region's MusicFutures creative cluster, and Tees Valley's Creative Industries focused Investment Zone.

Expansion of anchor creative sector employers

Key current and ongoing expansion projects led by the private sector include Production Park in West Yorkshire, the £450m Crown Works Studios in Sunderland, set to be among Europe's largest, and Newcastle and Gateshead Quays in the North East, and the Littlewoods Creative Campus in Liverpool City Region. South Yorkshire benefits from rapidly growing creative sector firms, including Warp Films, creator of the worldwide streaming hit Adolescence.

Growth Opportunity: Great North Creative

Formerly known as One Creative North, Great North Creative is a UK-first collaboration of Mayoral and Combined Authorities, Arts Council England, Public Service Broadcasters, universities, the Creative and Policy Evidence Centre, and other key stakeholders. It is convened to help recalibrate the Creative Industries economy, which is weighted 70% towards London and the South East, and to create opportunities for talent to be inspired, nurtured, sustained, retained, and championed. Earlier this year the first Northern Music Export Office was launched, designed to accelerate the global reach of talent and music businesses from the North of England.

Northern places, including 18 cities and 80 towns, are all unique and offer incredible culture that makes the North an attractive place to live. From its seven UNESCO World Heritage sites to 7,000sqm of national parks, and from Northern Ballet in Leeds to Media City, Salford, and the expanding range of screen, stage, music and gaming assets are spread across the region. This will be further fuelled by government investment in the Creative Places Fund to drive forward creative industries in Greater Manchester, Liverpool City Region, the North East, and West Yorkshire.



Financial Services and Professional and Business Services

The North is at the cutting-edge of Financial Services and Professional and Business Services.

Major urban centres are driving growth in financial and professional services

The 'Northern Square Mile' in Leeds, West Yorkshire is underpinned by its growing financial services, fintech and digital ecosystem. It hosts the Bank of England, the National Wealth Fund and the FCA, and the Leeds South Bank project will densify the city centre and unlock office space. West Yorkshire, Greater Manchester and Liverpool City Region

are burgeoning hubs for professional and business services, with Leeds and Manchester between them hosting the largest financial and professional service economies outside of London.

There is rapid services growth in the North East (home to the Atom Bank fin-tech unicorn) and in South Yorkshire, and Cheshire and Warrington hosts major businesses such as Barclays and Bank of America.

Greater Manchester is home to international financial services firms like BNY and Klarna and has a rapidly growing Fintech sector with over 250 homegrown and international firms, while Liverpool City Region hosts a growing fin-tech cluster in Liverpool as well as significant strengths in wealth management.

Growth Opportunity: Joining clusters across the North



The North's strengths and assets offer significant investment opportunities at scale, centred around high-growth sectoral clusters that bring together businesses, talent and innovation, freight and ideas between key businesses:

The Northern Growth Corridor

The Northern Growth Corridor - backed by £45 billion investment in Northern Powerhouse Rail - spans Liverpool City Region to York and North Yorkshire, including Greater Manchester, West Yorkshire and South Yorkshire. There are specialisms in multiple knowledge intensive service economic activities including in the 'Northern Square Mile' in Leeds, the planned Life Sciences-led development through Liverpool

Central Gateway and Knowledge Quarter, and Manchester's planned innovation and technology growth cluster around Piccadilly which will help anchor the Northern Powerhouse Rail network.

A world-class Digital and Life Sciences cluster

The Liverpool City Region, Cheshire and Warrington and Greater Manchester Supercluster has strengths in Digital and Technologies and Life Sciences as an internationally significant biopharma manufacturing cluster, through key sites like Sci-Tech Daresbury, KQ Liverpool, Alderley Park and the Oxford Road Corridor.

East Coast Clean Energy industries

The East Coast Clean Energy Industries cluster spanning the North

East, Tees Valley, York and North Yorkshire, and Hull and East Yorkshire are rich in expertise across offshore wind, hydrogen, CCUS, and heat pumps.

Defence and Advanced Manufacturing excellence

Defence and Advanced Manufacturing strengths are underpinned by globally recognised firms and assets such as the South Yorkshire Advanced Manufacturing Research Centre and Greater Manchester's Advanced Materials and Manufacturing Investment Zone.

Alongside this, the North has significant strengths in Defence and hosts Barrow-in-Furness's BAE shipyard in Cumbria, key aerospace manufacturing hubs at Samlesbury and Warton EZs in Lancashire.

Northern Mayors and Leaders will continue to work together, with businesses and with the government, to identify opportunities for cross-border collaboration to strengthen these clusters.

A BROAD RANGE OF INVESTMENT OPPORTUNITIES: FRONTIER PROPOSITIONS IN THE NORTH

Building on the ambition of Mayors, Leaders and Government, this prospectus presents a selection of the transformational investment opportunities across the North, reflecting select examples where collaboration and development have progressed furthest.

These propositions are ready to engage investors and demonstrate the scale and ambition of growth across the North. They are aligned with the delivery pillars of the Northern Growth Strategy, representing core themes around densification, innovation, and sector and industrial growth. Each of these projects is significant in scale, and in diversity, as well as being investment ready.

The investment opportunities across the North are far broader than can be represented in this document. Each place has their own detailed prospectus and wider pipeline, with Mayors and Leaders developing wider place and regeneration pipelines and championing business growth across their places.

This is a point in time view of the investment opportunities available in 2026. The North will continue to develop our Investment Pipeline, working in partnership with Government.

REGENERATION CAPITALISING ON CONNECTIVITY

York Central, York and North Yorkshire

One of the UK's largest city centre regeneration sites, delivering a mixed-use extension to York city centre with strong public-private backing. A 45ha brownfield site adjacent to York Station, with outline planning consent secured and infrastructure investment committed. The scheme will deliver new homes, commercial space, and public realm, anchored by excellent connectivity.

Investor overview

Scale	£1.5bn GDV; 2,500 homes; 1m sqft of commercial space
Looking for	Private sector capital investment for Phase 1 and 2
Focus	Commercial, mixed-use and residential development
Planning Status	Outline Planning secured. Phase 1 – RMA application submitted (May 2026)
More info	www.yorkcentral.info



© The Collective

Leeds Transformational Regeneration, West Yorkshire

Leeds South Bank represents one of the largest urban regeneration opportunities in the UK, 258 hectares with capacity for over 20,000 homes and three million square feet of commercial space, with the potential to be served by a new mass transit system and a £500m station campus. With over £1bn of committed development already progressing and with the potential to be taken forward within the government's New Town programme with the Outline Business Case expected in Autumn, this is a rare opportunity to invest at scale in a city that has delivered £7bn of development in the past decade. New Towns are planned as complete places, rather than add-ons to existing settlements and enjoy a particular set of structural, financial, and delivery advantages.



Investor overview

Scale	£1.1bn GDV; 20,000 new homes; 3m sqft of new commercial space
Looking for	Seeking residential and commercial development partners and institutional capital to deliver infrastructure, housing across all tenures, and commercial space
Focus	Residential development, mixed-use commercial development
Planning Status	New Town Designation. South Village: Planning approval granted
More info	Mark Mills - Mark.Mills@leeds.gov.uk

Liverpool Central, Knowledge Quarter and MDC, Liverpool City Region

A major city centre regeneration opportunity anchored around Liverpool Central Station, forming the gateway to the wider Knowledge Quarter and Mayoral Development Corporation (MDC).

Liverpool Central will unlock high-density, mixed-use development, closely integrated with KQ Liverpool, a 450-acre innovation district focused on health, science and education, with complementary residential and mixed-use development in Liverpool North Docks, aligned to an MDC, including the investment-ready Kings scheme.



Investor overview

Scale	£5bn GDV; Circa 20,000 homes alongside adjacent 450-acre Knowledge Quarter innovation district, delivered through a multi-phase regeneration programme
Looking for	Institutional capital, development partners and occupiers for residential-led mixed-use development, including King's, and for innovation-led commercial space across Knowledge Quarter Liverpool, including Health Innovation Liverpool and Hemisphere 1 and 2
Focus	Transit-oriented development; residential-led mixed-use neighbourhoods; innovation and Life Sciences-led commercial development integrated with Knowledge Quarter Liverpool
Planning Status	Liverpool Central at strategic masterplanning stage; planning consent and main contractor in place for Hemisphere within Knowledge Quarter Liverpool; first phase consented at King's (Liverpool North Docks) with public consultation to commence on the wider masterplan shortly in MDC zone
More info	investlcr@liverpoolcityregion-ca.gov.uk Liverpool Investment Guide

GROWTH IN OUR LEADING SECTORS: INDUSTRIAL MEGA-CLUSTERS

Don Valley Corridor, South Yorkshire

The Don Valley Corridor, linking Sheffield and Rotherham, comprises six unique investment opportunities. Each draws upon the region's sectoral strengths, such as R&D and lab space within Sheffield's Innovation Spine and Olympic Legacy Park, Advanced Manufacturing and Defence at Runway Park (set within the nationally significant AMRC, home to Boeing, Rolls Royce, and Canon Medical), mixed-use real estate and infrastructure adjacent to the station at Rotherham Gateway, and large-scale residential at Bassingthorpe, Moorfoot and Attercliffe. The Corridor is set to deliver nearly 20,000 new jobs, with a GVA uplift exceeding £1.3bn.



Investor overview

Scale	£1.5bn GDV across six individual investment opportunities
Looking for	Long term partners, including real estate and infrastructure investors, house builders, and industrial and defence FDI
Focus	Advanced Manufacturing; Defence; Deep Tech; Clean Energy
Planning Status	Outline consent granted at Runway Park, the Olympic Legacy Park, Sheffield Innovation Spine, and the housing sites
More info	Rachel Clark - Rachel.Clark@southyorkshire-ca.gov.uk

Atom Valley, Greater Manchester

Atom Valley will be an Advanced Material and Manufacturing mega-cluster, providing holistic and high-quality employment, residential, and cultural offer.

Spanning multiple locations including Kingsway and the Northern Gateway, Atom Valley will deliver large-scale employment space, new homes, and innovation assets, supported by Mayoral Development Zone status and strong transport connectivity.



Investor overview

Scale	17m sqft of employment space; 7,000 new homes; 20,000 new jobs; GDV in excess of £1bn
Looking for	<ul style="list-style-type: none"> – Purchase of serviced land parcels for development – Purchase of buildings delivered by developers on a speculative or build-to-suit basis, with potential units of up to in excess of 1m sq ft
Focus	Advanced Materials and Manufacturing mega-cluster, providing a holistic and high-quality employment, residential, and cultural offer
Planning Status	Supported by Mayoral Development Zone (MDZ) designation
More info	David Hilton - david.hilton@midas.org.uk Invest in Manchester

GROWTH IN OUR LEADING SECTORS: INDUSTRIAL MEGA-CLUSTERS

MIX Manchester, Greater Manchester

MIX Manchester is the UK's best connected science, innovation, and manufacturing campus, where forward-thinking occupiers have the flexibility to bring their ideas to life. It is the UK's only major science, innovation and manufacturing campus adjacent to an international airport providing access to over 200 worldwide destinations.



Investor overview

Scale	£1bn GDV; 2m sqft of advanced manufacturing, R&D, laboratory and office space with hotel and amenities
Looking for	Occupiers across Advanced Manufacturing, Clean Tech, Health Innovation and Life Sciences. Retail and hospitality opportunities can also be discussed with project sponsors
Focus	Advanced materials & manufacturing, Life sciences & healthcare innovation
Planning Status	Under consultation
More info	David Lynch - david.lynch@manchester.gov.uk Christopher Rumsey - christopher.rumsey@magairports.com Invest in Manchester

East Coast Cluster, Tees Valley, Hull and East Yorkshire and the Humber

The East Coast Cluster comprises two industrial regions of the UK, Teesside and Humber, situated adjacent to suitable storage sites in the North Sea.

The project connects key employment sites, including Teesworks, Wilton International, and Saltend, around existing and emerging clusters for CCUS, offshore wind and hydrogen. It unites the Humber - the UK's largest industrial cluster by emissions and anchored by the UK's largest port complex - with major adjacent development opportunities around the Teesside industrial cluster, offering a concentrated pipeline of advanced opportunities across ports, clean energy, hydrogen, CCUS, low-carbon fuels, and industrial decarbonisation.



Investor overview

Scale	Expansion could enable the transport and permanent storage of up to an average of 23 million tonnes of CO ₂ per year; £5bn GVA p.a.
Looking for	Hull East: Seeking industrial and port focused investors / developers / occupiers Goole: Seeking industrial investor / developer / occupier Teesworks/Wilton International: Seeking heavy industrial, energy intensive and offshore related investors / developers / occupiers
Focus	CCUS, hydrogen production and distribution, offshore wind integration, and decarbonisation of energy-intensive industries
Planning Status	Sites at varying stages of planning and delivery
More info	invest@teesvalley-ca.gov.uk andy.hewitt@hullandeastyorkshire.gov.uk

Green Energy Corridor, North East

The North East is already the home of the UK's most advanced offshore wind industrial cluster, with flagship investment opportunities at prime locations with deep water access and quayside facilities, located within the Investment Zone on the River Tyne and at Blyth. These include the 230-acre Tyne Clean Energy Park; and 60-acre combined Swans and Neptune Energy Parks at Shepherd Offshore, alongside the 54 acre site at Battleship Wharf. The Port of Sunderland complements the Tyne and Blyth offers as the region's circular-economy port, with 20+ acres for development plus deep-water berths and heavy-lift capability to support clean energy and waste-to-value investment (including major tyre-to-fuel activity).



Investor overview

Scale	£3bn GDV
Looking for	Occupiers in Offshore Wind and sub-sea engineering, alongside port-related infrastructure investors
Focus	Clean Energy; Advanced Offshore Wind industrial cluster
Planning Status	Sites at varying stages: Tyne Clean Energy Park consented; Swans and Neptune Energy Parks progressing through planning and delivery; wider Investment Zone backed by government support and infrastructure funding
More info	InwardInvestment@NorthEast-CA.gov.uk Investment Brochure

ORIGIN, Cheshire and Warrington

ORIGIN is the place-based investment proposition for the wider HyNet Energy North West cluster, with associated innovation, skills and infrastructure programmes spanning across Ellesmere Port, Stanlow, Protos and Essar Park, and the wider industrial system.

Together these sites provide the UK's most investor-ready, diverse clean energy cluster combining hydrogen and CCUS infrastructure, immediate and diversified industrial demand, and an integrated system of skills and capabilities that materially reduces delivery and execution risk.



Investor overview

Scale	332 acres developable land, £3.6bn GVA p.a.
Looking for	Essar Energy Transition: Energy production and Data Centre Occupier Interest Protos: Energy Intensive Industries / Energy Production and Circular Economy Occupier Interest
Focus	UK Clean Industry, Low Carbon Fuel Production, Hydrogen and Carbon Capture Cluster (HyNet North West)
Planning Status	Key sites already assembled, operational or masterplanned
More info	Iain Paton - business@cheshirewestandchester.gov.uk Visit: letstalkbizcw.co.ukcheshirewestandchester.gov.uk

A UNIQUE PARTNERSHIP BETWEEN MAYORS, LEADERS AND GOVERNMENT: NEXT STEPS FOR THE GREAT NORTH

The North of England backs investment. Mayors and Leaders now stand ready to work with investors to support growth within their places, with some of the key next steps highlighted below:

Government working with the Great North

The inaugural Great North Investment Summit has fired the starting gun on a new era of growth for the North of England – and, as a group for Mayors and Leaders, we are committed to collaboration with investors and businesses to shape the opportunities that will deliver the greatest impact for our pan-region.

Northern Trade Missions

Mayors and Leaders will visit India under a single banner, building on the UK-India Free Trade Agreement to unlock investment in Automotive, Manufacturing, Life Sciences and Advanced Materials - and deepening long-term civic, educational and cultural ties.

Showcasing opportunities in the North

The Great North will continue to showcase growth and investment opportunities over the next year through events and summits. In addition, the UK Government will host a national Trade and Investment Summit in 2027 with the North a key part of the UK investment offer.

Building project pipelines

Working with HM Treasury and the Office for Investment, The Great North is developing investment pipelines across all eight Industrial Strategy sectors, housing and infrastructure - linking propositions at a scale of return that is internationally significant.

Our Olympic ambition

We are working closely with the Government and key partners to explore the potential of bidding to host an Olympic and Paralympic Games in the North in the 2040s - which could be a once in a generation opportunity to unite communities, accelerate investment, transform places, and put the region on the world stage.

THIS IS THE BEGINNING OF THE CONVERSATION

If you want to speak about investing in the UK, contact northerninvestment@officeforinvestment.gov.uk

If you want to speak about specific opportunities within Northern places:

Region	Chief Executive	Contact email
Cheshire & Warrington	Nick Walkley	Nick.Walkley@cheshireandwarrington-ca.gov.uk
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York & North Yorkshire	James Farrar	james.farrar@yorknorthyorks-ca.gov.uk

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Pages 19-23 Project-specific information has been supplied by individual Mayoral Strategic Authorities as part of their project development pipelines.

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