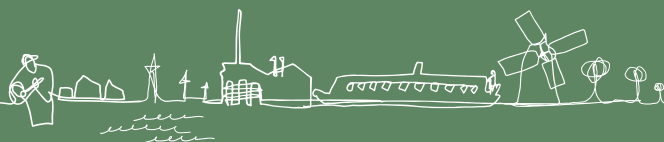




CENTRAL LINCOLNSHIRE FOOD ENTERPRISE ZONE

28 acres of serviced employment
land for the agri-food sector at
Hemswell Cliff



LOCATION

Ideally located with easy access to A15, M180, A1 and M1, Hemswell Cliff is just seven miles from the expanding town of Gainsborough and 13 miles from Lincoln's city centre.

Summary:

- Adjacent to A15 (North/South Corridor) with direct access to A46/A1 and M180
- Easy access to the UK's largest port at Immingham, Grimsby and South Humber Bank
- 90 minutes from South Lincolnshire Fresh Produce & Food Processing Cluster
- Less than an hour from Doncaster Sheffield Airport (18 miles) and Humberside (26 miles)
- Close to the University of Lincoln and LIAT - UK's largest training provider for the food chain and leader in automation.



SITE DETAILS

The site is being promoted as Central Lincolnshire Food Enterprise Zone (FEZ). Work with the Greater Lincolnshire Local Enterprise Partnership, the University of Lincoln and Bishop Burton Agricultural College is ongoing to establish connectivity and synergies with the other two Greater Lincolnshire FEZs at Holbeach (South Lincolnshire) and Grimsby (Europarc III), creating a triangle of opportunities to grow the region's agri-economy.

Leading agri-food businesses Worldgrain Storage, Park Acre and Clean Tech UK are already located here.

Summary

- Phase 1 development: circa 11ha of 30ha of Strategic Employment Land
- (LDO) Outline Planning Permission for B1 (Business), B2 (Industrial), B8 (Storage and Distribution)
- Permitted overall max commercial floor space up to 70,000sqm
- Ancillary office development up to 5,000sqm
- Flexible, affordable land with environmentally friendly design and build options available
- Freehold and leasehold options
- Cost-effective and resilient power supply technical solution

INCENTIVES

Each Food Enterprise Zone is developing a unique offer and is keen to support those involved in the agri-food supply chain (start-ups, growing businesses, larger companies) and to encourage inward investment.

Incentives include:

- Business Rate Relief - up to 100% relief
- Simplified Planning for Agri-food sector uses
- Free pre-development advice
- Ongoing support from the Council and Local Enterprise Partnership with a clear understanding of the food chain and industry partners
- Direct links to DEFRA and key government bodies (Food and Drink Sector Council) to influence food and drink agenda
- Dedicated Growth Hub Business Platform and access to wider business support package



INVEST | GAINSBOROUGH

LOCATION | LIFESTYLE | ENTERPRISE

Enquiries

**For more information please contact the
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