

STALLINGBOROUGH ENTERPRISE ZONE



OVERVIEW

The site is situated 2 miles from the Port of Immingham adjacent to the A180 leading to the national motorway network. Humberside International Airport is located within a 20 minute drive of the site providing connectivity across the world via daily flights to Schiphol.

The Port of Grimsby and Immingham is the largest in the UK and the only Port in the Midlands Engine area. In 2016 the port handled 55 million tonnes of trade and handles more than 300 rail freight movements weekly. As the largest Port on the Humber it is key to making the Humber Ports complex the busiest in the UK and the 4th busiest in Europe.

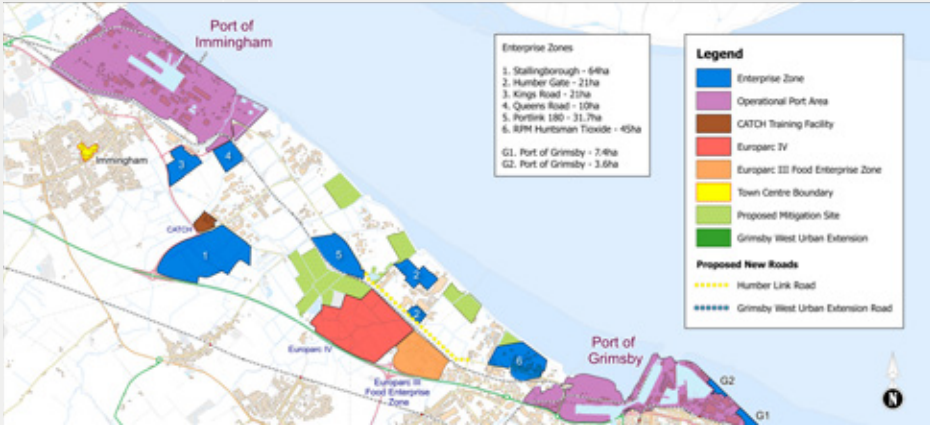
The site is at the heart of an established chemicals and process industries cluster which is home to two oil refineries – Phillips 66 and Lindsey Oil Refinery which can produce circa 30% of the UK's fuel requirement. Other multinational companies located in the cluster include BASF, BOC, Cristal Global, ENGIE, Knauf and Novartis.

North East Lincolnshire sits within two Local Enterprise Partnerships; the Humber LEP and the Greater Lincolnshire LEP and on this basis it also sits within the Midlands Engine and Northern Powerhouse areas. As a result this site can benefit from funding and support from both.

OPPORTUNITY

A 64 ha (158 acre) greenfield development site located between the Ports of Grimsby and Immingham benefitting from Enterprise Zone (EZ) status offering Enhanced Capital Allowances unlocked by £2.6m of infrastructure funding and strategic intervention.

This area is attracting significant interest from land based energy companies with over £190m already...



...committed to new facilities and is also home to the world's largest biomass handling facility. The Port of Grimsby is a centre of excellence for offshore wind operations and maintenance and has attracted multinational names such as Ørsted, Siemens, MHI Vestas, E On and RES to its growing cluster.

North East Lincolnshire Council has committed almost £42m of its own funds and regional funding to deliver the South Humber Industrial Investment Programme (SHIIP). This will bring forward the Stallingborough EZ and other key sites along the Humber estuary for development. The SHIIP initiative which is actively managed by the Council will deliver relevant site infrastructure, provision of ecological mitigation sites and a new port connector road that will provide a second road link between the Ports of Grimsby and Immingham. This programme combined with the Enhanced Capital Allowances offered by the sites' EZ status provides a unique port-centric development opportunity.

PROJECT PROMOTERS

North East Lincolnshire Council

SCALE

A 64 ha (158 acres) greenfield development site unlocked by £2.6m of external infrastructure funding

SECTOR

Industrial / Ports & Logistics / Energy & Renewables / Chemicals & Process Industries

LOCATION

Stallingborough, North East Lincolnshire

INVESTMENT TYPE

Developer, occupiers, end users and construction partners

PROGRAMME

Ready for investment

PLANNING STATUS

Full planning application to be submitted early 2018 for B1 (Light Industrial), B2 (General Industrial) and B8 (Warehouse & Distribution) uses

WEBSITE

www.InvestNEL.co.uk/StallingboroughEZ