



**Greater
Lincolnshire**
Local Enterprise Partnership

the place to **invest, develop and prosper**

Welcome to Greater Lincolnshire

“ Greater Lincolnshire offers a wealth of investment opportunities: business park developments, housing led urban extensions and leisure and retail projects.

Major brands have already shown confidence in our area, including DoubleTree by Hilton, engineering giant Siemens, Young's Seafood and Centrica Energy. This prospectus gives you a flavour of the opportunities available.

Greater Lincolnshire is the place to invest, develop and prosper – and we look forward to helping you and your business do the same. ”



Ursula Lidbetter MBE,
Chair of the Greater
Lincolnshire LEP

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Strategic Employment Sites

Greater Lincolnshire can already demonstrate a competitive advantage: a number of strategic employment sites and commercial developments which have planning consent are proposed, and the size of developments available can accommodate the expansion of successful businesses.

Companies in the engineering, chemicals, metals and polymers sectors are being encouraged to invest now, while opportunities are still available.





Teal Park, Lincoln

One of the largest business parks in the East Midlands, Teal Park offers exciting opportunities for businesses to create bespoke properties to suit their needs.

The global brand Siemens saw the potential of this development, opting to locate its industrial gas turbine service business at Teal Park in a purpose-built 135,000 sq ft facility in October 2012.

KEY FACTS

- Excellent road, rail and air transport links
- Total investment of £500 million
- Suitable for a variety of commercial uses
- New buildings constructed to occupiers' requirements and available for a minimum term of 10 years
- Freehold sales of completed buildings may also be considered

Sleaford Enterprise Park

Investing in a thriving and expanding town at an early stage can save you money and help to establish a firm presence for your business.

The Sleaford Enterprise Park is a 45 hectare (112 acre) prime employment area 17 miles from the A1.

Existing occupiers include Kiowa and Sleafordian Coaches. Interflora, the internationally renowned flower delivery network, also has its headquarters in Sleaford.

KEY FACTS

- Greenfield site
- Class use: B1, B2 and B8
- Tenure: freehold and leasehold options
- Fully serviced
- Design and build option available





Network 46

A distribution site, on the A46 dual carriageway, Network 46 offers a strategic location for any business needing excellent transport links. It is superbly located seven miles from the A1.

The site offers car parking and fully fitted offices and warehouses. Occupiers include Danwood, Turbine Efficiency and UK Mail.

Phase one consists of 15,300 sq. m (165,000 sq. ft) of commercial space with planning permission for future developments up to 79,500 sq. m (855,000 sq. ft)

KEY FACTS

- Land for sale from 2 – 22 hectares (5 – 55 acres)
- Build opportunities from 1,850 – 69,7000 sq. m. (20,000–750,000 sq. ft)
- Detailed planning consent has been granted for B1, B2 and B8 use on site with unrestricted hours of use

Somerby Park and Foxby Lane Business Parks, Gainsborough

The thriving market town of Gainsborough offers considerable potential for investors and developers.

Somerby Park and Foxby Lane are high-profile serviced employment sites within the town with both offering easy access to key road networks.

Major occupiers include AMP Rose, ICO Polymers UK and Coveris.

KEY FACTS

- Freehold plots available from 0.2 hectare (0.5 acres) upwards
- Established permission for A2, B1, B2, B8 (Somerby Park) and A2, B1 and B2 (Foxby Lane) uses
- All plots fully serviced: highways, mains sewerage, mains water supply, mains electricity, telecommunications and storm water drainage





Kirton Distribution Park

Kirton Distribution Park is a new 11 hectare (27 acre) business site specifically tailored to distribution and storage operations. It is ideally located to maximise potential links to the Port of Boston and Sutton Bridge Port, opening up trade links between the UK and Europe.

Plots are fully serviced and are already attracting a great deal of interest from potential occupiers.

KEY FACTS

- Plot sizes available: up to 3.2 hectares (eight acres)
- Permission uses: B1, B2 and B8
- 45 minutes from the A1
- Tenure: freehold or leasehold

Europarc and Port of Grimsby

Grimsby and North East Lincolnshire represent one of the UK's major growth areas, boasting world-class manufacturers and suppliers in the food, chemical and distribution sectors. Recognised by Government as a Centre of Renewable Engineering (CORE), Grimsby is home to major offshore wind operations and maintenance organisations. Occupiers include Morrison's Seafood and Kerry Foods.

KEY FACTS

- The prestigious Europarc is a 44.5 hectare (110 acre) business park offering over 67.3 sq.m (725,000 sq.ft) of space
- The area offers some of the last remaining high-quality estuary related sites available for development
- Grimsby and Immingham combine to form the largest port by tonnage in the UK





Housing-Led Development

By 2031, Greater Lincolnshire will see almost 100,000 new homes created as exciting development plans take hold.

This large-scale housing growth includes 78,000 new homes in Lincolnshire, 12,000 new homes in North Lincolnshire and 9,000 new homes in North East Lincolnshire.

Lincoln's Sustainable Urban Extensions (SUEs)

Lincoln aims to strengthen its role as a regional centre for jobs, services and growth, including the development of 18,800 new homes and 140 hectares of employment land with proportionate investment in infrastructure.

To maximise the benefit of a growing economy, land in built up areas will be re-used in three key urban expansion areas.

KEY FACTS

- Lincoln Western Growth Corridor – 2,700 new dwellings and 40 hectares of employment land
- Lincoln North East Quadrant – 2,000 new dwellings and six hectares of employment land
- Lincoln South East Quadrant – 2,800 new dwellings and 19 hectares of employment land





Gainsborough SUEs

Gainsborough has three proposed Sustainable Urban Extensions, each including circa 2,500 new homes, employment land and commercial facilities.

The exciting developments feed into Gainsborough's Growth Point programme which will lead to a doubling of the town's population over the next 20 years.

KEY FACTS

- Development of the first (southern) extension is due to commence in 2014, delivering 400 new homes
- The employment and commercial development will link to the established employment parks at Foxby Lane and Somerby Park
- The expansion will include two schools, shops, a GP surgery and multi-use centre

Sleaford SUEs

Sleaford has a history of residential growth which is highly attractive and the town is planning for more growth in the future.

It is the main urban area in central Lincolnshire and has two Sustainable Urban Extensions planned, offering exciting opportunities for developers. They will provide significant housing growth for the town enhancing its attraction as a place to live, work and invest.

KEY FACTS

- Sleaford West proposes 1,750 dwellings, with a minimum of three hectares of employment land, mainly B1, a centre for retail, medical services and primary school
- Sleaford South proposes 1,600 dwellings and a primary and secondary school





Lincolnshire Lakes Development

Scunthorpe in North Lincolnshire, home to Tata Steel, has long been a hub for the UK steel industry.

Now the town is undergoing significant changes and investment, highlighted by the Lincolnshire Lakes development. The sustainable development will create a new waterside living and working environment to the west of town, easily accessible from the M180 and the M181. This exciting project is estimated to deliver up to 6,000 new homes.

KEY FACTS

- Residential development
- Flood alleviation
- Community facilities
- Leisure facilities
- Sustainable energy landscape
- Green infrastructure
- Sustainable transport infrastructure

Grantham SUEs

Grantham's South Quadrant and North West Quadrant are new SUES that will deliver a total of 7,000 new homes alongside shops, schools, community facilities and employment opportunities.

The plans include the construction of a southern relief road linked to the A1, one of the main arterial routes to the north and south of the UK.

Exciting opportunities for potential investment include 190,000 sq.m of (2,045 sq.ft) of high quality business space including the consented King 31 distribution hub.

KEY FACTS

- 7,000 new homes
- King 31 is a 120,000 sq. m (1,291 sq. ft) distribution hub
- Work is already well under way on the North West Quadrant





Investment and Development Opportunities

Greater Lincolnshire offers a wealth of opportunities and should be on the radar of investors across a range of sectors.

The Greater Lincolnshire economy is currently worth in the region of £16bn based on GVA. Conditions in the area are increasingly attractive to businesses willing to look beyond the traditional investment locations in the UK.

Central Lincoln Corridor

Lincoln is set to benefit from plans for a multi-million pound science and innovation park which will offer a home to a mix of university and commercial enterprises.

Lindongate is a proposed development to regenerate the south-east corner of Lincoln city centre, bringing new pedestrian space and enhancing the city centre shopping experience.

KEY FACTS

- Investment in the science and innovation park will add to the skills pool
- A new East West link road in the city centre will start construction in late 2014
- Development opportunities include flats, offices, car parks and leisure space





Spalding Rail Freight Interchange

As one of the most important food processing areas in the country, the new Spalding Rail Freight Interchange will further enhance the area's existing international profile.

This project will see the development of an intermodal rail freight terminal and will offer the opportunity to load directly to rail from freight – essential infrastructure requested by the main employers within the region.

KEY FACTS

- 40–60 hectares (100–150 acres)
- Units of between 2, 300 and 2, 800 sq. m (25,000 sq. ft and 300,000 sq. ft) subject to demand
- Opportunities for leasing or purchasing land

A15 Corridor

The A15 corridor, taking in the stretch from Peterborough to the Humber, offers a wealth of development opportunities.

There are plans being considered which could see RAF Scampton, the home of the internationally renowned Red Arrows aerobatic display team, combine with a new world-class aviation heritage tourist centre.

KEY FACTS

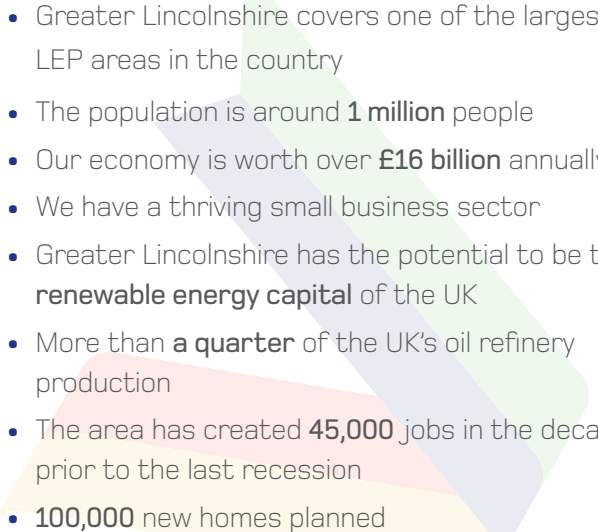
- Planning consent has been granted for the construction of a new state-of-the-art agricultural college on land adjacent to the Lincolnshire Showground.
- The Aviation heritage tourist centre includes proposals for a large new exhibition hall in restored hangars, as well as a themed hotel in the grand former officers' mess





Key Facts

- More than **2,500 jobs** created or safeguarded by inward investment since 2011
- Major investments in recent years include Siemens, Landis Gyr and Able UK
- Home to the largest Siemens plant in the UK
- Lincolnshire is home to the first purpose-built School of Engineering in more than 20 years at the University of Lincoln

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- Greater Lincolnshire covers one of the largest LEP areas in the country
 - The population is around **1 million** people
 - Our economy is worth over **£16 billion** annually
 - We have a thriving small business sector
 - Greater Lincolnshire has the potential to be the **renewable energy capital** of the UK
 - More than **a quarter** of the UK's oil refinery production
 - The area has created **45,000** jobs in the decade prior to the last recession
 - **100,000** new homes planned

- 
- More than **120 sites** of special scientific interest and **550 km2** of areas of outstanding national beauty
 - Home to the **busiest port** in the UK
 - Almost **a quarter** of England's grade one agricultural land and grows one-eighth of the nation's food
 - In the **top 10%** nationally for educational achievement
 - We process **70%** of UK fish

Testimonials

“Lincolnshire is very much the county to live, work and invest in. Our branch network of ten offices from Grimsby down to Spalding is experiencing excellent growth in the property market. As the renewable energy and agricultural capital of the UK, the county has an excellent workforce and is in a prime location, benefiting from a good rail network, access to five international airports and affordable property prices, making Lincolnshire a great place to do business. ”

Tim Downing FNAEA , FICBA, MARLA MIOd

Senior Partner Pygott and Crone
(Voted best estate agency in the UK 2013
by the Sunday Times)

“Waldeck is keen to work with the LEP to attract inward investment to the Greater Lincolnshire region. We now have 14 offices nationwide, but Lincolnshire and the East Midlands remain an important location for the business. Lincolnshire is where the company began, back in 1995, and Waldeck has established long-term relationships throughout the county since then. Recent projects include the Monks Building at Lincolnshire College and the redevelopment of the Waterside Shopping Centre in Lincoln. ”

Sue Wright

Key Account Manager, Waldeck

“As one of the UK's leading agricultural areas, Lincolnshire is home to many world-class businesses, and in the manufacturing and engineering sectors it has a worldwide reputation which continues to grow. We have seen increasing activity in both the residential and commercial sectors. The establishment of our 85-acre development at Teal Park in Lincoln, in conjunction with Lincolnshire County Council, has set new standards for business park development in the area and aims to compete on a regional basis. Siemens is the first occupier, with its new 135,000 sq ft gas turbine service centre, which has been awarded a BREEAM excellent rating. ”

Robin C S Taylor BSc (Hons) MRICS

Director, Taylor Lindsey Ltd

Advice and support



Lincolnshire County Council provides advice on investment and business development across Lincolnshire, promoting the county for inward investment, and nurturing new and expanding businesses.

Visit www.selectlincolnshire.com.

Or telephone **01522 550618**

for more details and follow

@Lovelincsbiz on Twitter.

For further information about investment and development opportunities contact:



North Lincolnshire Council offers a range of services and advice for businesses. All the help and support can be accessed on

www.investinnorthlincolnshire.co.uk

or by calling **01724 297330**.



North-East Lincolnshire provides advice on the sites which are suitable for development, information on businesses already operating in the local area and how to access support from the local authority.

Contact the North-East Lincolnshire Council Inward Investment Team on

01472 324615

or email business@nelincs.gov.uk.

www.greaterlincolnshirelep.co.uk

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