

Greater Lincolnshire

Combined County Authority 



GREATERT LINCOLNSHIRE **INVESTMENT PROSPECTUS**



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INTRODUCTION

As the UK food basket and the home of the nation’s most critical defence capability, Greater Lincolnshire is proud of its rich history and looks forward to a bright future at the forefront of changing how we grow food, defend ourselves, and source energy.

This first Greater Lincolnshire Investment Prospectus shows how much this part of the country matters to the national economy, something those of us who are based here have known for some time. Greater Lincolnshire is rarely given the credit it deserves for its role in feeding Britain, moving goods at scale, as well as increasingly leading energy resilience and anchoring vital defence capability.

During my time at the Lincolnshire Co-op, I have seen first-hand what the region offers to businesses that want to grow. There is a strong workforce here, deep manufacturing experience and a practical mindset.

Our key industries are deeply interconnected and supported by collaborative programmes, such as the UK Food Valley. This speaks to how we link industry, education and communities to work together to create long-term value.

There is also room to expand, and as a region we can welcome energy and data infrastructure alongside the quality homes we need for our future workforce.

This prospectus shows the country the huge growth potential we have here. We hope to shift the narrative around Greater Lincolnshire from a place that has quietly long-delivered for the country, to a place attracting growth capital and partnerships to help the UK compete globally in food, AI, innovation and energy.

I welcome the Combined County Authority’s commitment to working with business as the pipeline of opportunities develops, and I am pleased to support the direction set out in this prospectus. I encourage others to join us as we deliver greater prosperity for Greater Lincolnshire.

Alison Hands
*Chief Executive Officer,
Lincolnshire Co-op and Chair of the
GLCCA Economic Advisory Panel*



MAYOR’S FOREWORD

Britain’s strength depends on places that quietly do the hardest work.

I believe deeply that Greater Lincolnshire is one of those places.

Every day, this county feeds the nation, powers its economy and safeguards its security. These are not abstract claims; they are lived realities. They are the foundations on which Britain’s resilience, prosperity and sovereignty depend—and they are contributions in which I take enormous pride.

This Investment Prospectus marks a turning point. It is a clear statement of intent: that Greater Lincolnshire will no longer be overlooked, and that the value it creates for the country will now be matched by recognition, investment and long term growth.

Our purpose is clear.

In **food**, Greater Lincolnshire stands at the heart of Britain’s food security. From field to factory to market, we are world leading in production, processing and logistics, with the land, expertise and scale to meet rising demand in a changing world.

In **energy**, our coastline, ports and industrial capability place us at the centre of the UK’s drive for secure, reliable power. This is energy that underpins economic growth, industrial renewal and national independence—and Greater Lincolnshire is delivering it.

In **defence**, our role is fundamental. As the home of the Royal Air Force and a centre for intelligence, surveillance and innovation, Greater Lincolnshire is a cornerstone of Britain’s security and a natural base for the next generation of defence technologies and partnerships.

What makes this moment different is our readiness to lead. With new Mayoral powers, stronger institutions and a clear sense of direction, I am confident that Greater Lincolnshire can turn strategic assets into real delivery. We are ready to unlock sites, invest in infrastructure, strengthen transport links, build skills, support housing growth and bring forward credible, investable projects with clear routes to delivery—projects that serve both regional ambition and national need.

This Prospectus is rooted in confidence—not borrowed optimism, but confidence earned through contribution. I know what this place can deliver. Greater Lincolnshire has the land, the workforce, the industrial base and the determination to operate at scale. We understand the needs of business, and we are committed to working at pace with serious partners.

Britain will continue to rely on Greater Lincolnshire for the things that matter most.

This Prospectus sets out how we are ready to step forward—not just as a dependable contributor, but as a driving force in the nation’s future.

Greater Lincolnshire is open for partnership, open for growth and ready to deliver.

Dame Andrea Jenkyns
Mayor of Greater Lincolnshire



WELCOME TO GREATER LINCOLNSHIRE



LOGISTICS & CONNECTIVITY

Grimsby & Immingham is the largest port by tonnage outside of London, and the gateway to Europe

Humber Freeport tax site offers substantial benefits at the Port of Immingham

75% of UK consumers within 4 1/2 HGV drive'

1 to 2 hours by train to London, connecting our industries with a global financial centre

FOOD

Britain's food basket, aspiring to become a global top ten food cluster

Produce 30% of vegetables and 12% of poultry for the UK

70% of UK fish processed in Grimsby

25% of the UK's Grade 1 arable land

DEFENCE

The home of the RAF and the Red Arrows

Major base for UK intelligence through ISTAR and cyber command

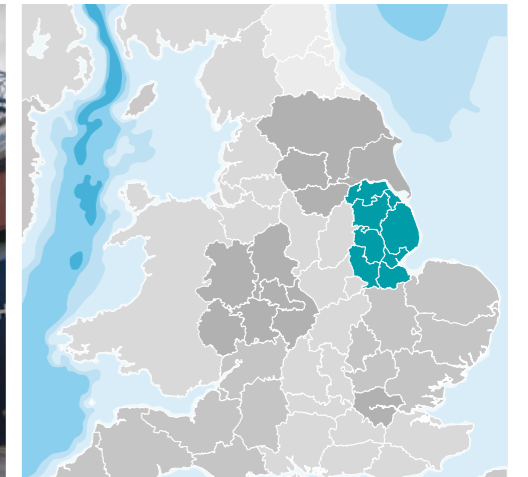
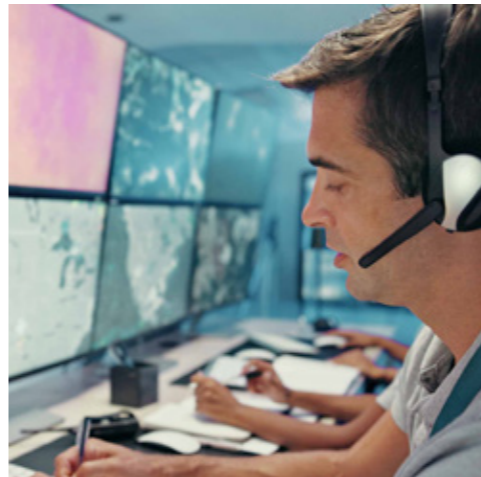
Home to 9,500 military personnel and over 50,000 veterans

First line of defence Typhoon squadron 1 is based here

ENERGY

Home to the country's largest offshore wind management hub

Offshore wind cluster will help power 25% of homes by 2030



GREATER LINCOLNSHIRE

Over £1 billion in funding for the devolved authority to invest in Greater Lincolnshire. Individual funds for investment, local growth, transport, housing, skills, and innovation

More than 25 million people visit our city, countryside and coast destinations every year

Business base	Workforce	Population	Economy worth
34,400	502,000	1.12 million	£29 billion

Backing from the UK Local Innovation Partnership Fund and Homes England for new industries and housing

SKILLS & INNOVATION

University of Lincoln is a major research centre and key industry partner in agri-tech, food manufacturing, autonomous systems and AI

More than 75% of its research is rated internationally excellent or world-leading including in computer science



We want to have a conversation about opportunities in Greater Lincolnshire. Get in touch to talk to us about how we can enable your investment: investment@greaterlincolnshire-cca.gov.uk

WHY INVEST IN GREATER LINCOLNSHIRE?



TO DRIVE GROWTH IN NATIONALLY IMPORTANT SECTORS...

Supported by world-class logistics and advanced manufacturing...

All part of a unique ecosystem of industries fostering innovation and developing technology...

Backed by a new strategic authority with the vision and resources to enable investment and unlock growth.

**NOW IS THE TIME
TO JOIN GREATER
LINCOLNSHIRE'S
EXCITING JOURNEY
WE WANT TO HEAR
FROM YOU.**



NATIONALLY IMPORTANT SECTORS

Greater Lincolnshire is where Britain secures what matters most.

Here we help feed, secure and power Britain.

Our food, defence and energy industries are of national importance to strategic priorities. Exciting growth potential is supported by new addressable markets and government policy tailwinds.



Britain's leading food production, processing and logistics economy, with world leading strength in agri-tech, robotics and AI.



The home of the RAF and key intelligence capability, where defence firms build, test and innovate for real end users.



A national centre for energy security at the Humber estuary, combining energy infrastructure, offshore resources and innovation.

SUPPORTED BY WORLD-CLASS LOGISTICS AND ADVANCED MANUFACTURING

Our world-class logistics capability is built on the biggest port hub by tonnage and largest food logistics cluster in the country.

Our advanced manufacturing and data & AI capability has incredible potential across food, defence and energy.



Fast routes to 75% of UK consumers, Northern Europe and international markets with Freeport tax site benefits.



Unique crossover opportunities for dual-use technologies between agri-tech and defence which are being backed by the government.



OUR UNIQUE ECOSYSTEM

We offer investors the chance to drive growth in unique supportive clusters of industry and innovation.

Opportunities centre around places with specialist knowledge, a concentration of innovators, strong connectivity, room to scale and access to labour.

Greater Lincolnshire is so attractive because of all the strengths we have in one place and the way that we support each other to grow.



Leading universities drive innovation, talent and applied research, especially in the agri-tech and defence sectors.



Room to scale through available land, established industrial sites and less crowded operating conditions.



A unique entrepreneurial talent opportunity with military veterans and skilled university graduates.



Competitive land and property costs, with a workforce that offers strong value and headroom for productivity growth.



Unique networks with unique support. Food clusters and enterprise zones led by UK Food Valley; the Regional Defence & Security Cluster and the South Humber energy security hub.

OUR DEVOLVED ROLE

As a devolved authority with new powers and funding we can now convert our strong foundations into investable growth.

Our new combined authority is open for business.



We are creating the strategies and delivery plans to build the skills, housing, transport, and industrial energy systems to support economic growth.



We will invest public capital in infrastructure and skills to unlock opportunities, as well as incentivising investment and co-investing alongside partners.



We are committed to curating a live, credible pipeline of investments with clear routes to market.



We are part of a group of regional stakeholders who work cohesively together and share a strong vision – local government, universities, commercial clusters and industry leaders.



We will use our influence and convening power to create smooth routes to investment, be a long-term partner, and create investor-friendly conditions.

NOW IS THE TIME TO JOIN OUR JOURNEY

WHY

- National policy and global instability point to more capital flowing into strategic sectors to secure domestic capabilities and resources.
- Greater importance on secure food and energy supply lines underpinned by resilient infrastructure.
- More defence spending and changing warfare increases demand for both primes and new entrants to build and innovate.

WHO

- Businesses located here will see increasing consumer and supply chain demand and will benefit from funded innovation and research.
- Investors backing businesses will see their capital appreciate aligned to organic sector growth.
- Real estate and infrastructure projects will capture established and growth businesses and ride momentum.



We want to have a conversation about opportunities in Greater Lincolnshire. Get in touch to talk to us about how we can enable your investment: investment@greaterlincolnshire-cca.gov.uk

OUR SECTORS & PLACES

THAT WILL DELIVER GROWTH

Our three strategic sectors are supported by three crucial enablers.

Our six placemakers are the focal points of these sectors.

Investment will deliver growth in these nationally significant concentrations of skills, infrastructure and innovation.

- P.12 **Feeding Britain**
- P.14 Placemaker #1
UK's Food Valley
- P.16 **Securing Britain**
- P.18 Placemaker #2
Defence and Security Cluster
- P.20 **Powering Britain**
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Energy Security and Resilience
- P.22 **Connecting Britain**
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Logistics and Connectivity
- P.24 **Making for Britain**
- P.25 Placemaker #5
The Humber Trent Arc
- P.26 **Housing for Britain**
- P.27 Placemaker #6
Places for Living and Working

FEEDING BRITAIN



WHY THIS MATTERS TO THE UK

Greater Lincolnshire is central to UK food security. Few places combine growing, processing, packaging, cold storage and logistics at national scale.

- Holds a quarter of the country's Grade 1 arable land
- Produces 12% of all UK food including 30% of vegetables
- Processes 70% of UK fish.

WHY DEMAND WILL GROW

- Population growth of 10% expected over 15 years.
- Need for resilience given we only produce 56% of our vegetables and 16% of our fruit.
- Changeable weather - strengthening the case for glasshouse and vertical farming.
- The industry needs shorter supply chains, more cold chain capacity and more automation.



Aquaculture aiming for 10X EXPANSION BY 2040



FEEDING BRITAIN

WHY GREATER LINCOLNSHIRE IS WELL PLACED

- Scale - Spalding is the country's largest food logistics hub. Grimsby is Europe's largest seafood processing cluster.
- Specialism - The University of Lincoln, the Lincoln Institute for Agrifood Technology and the National Centre for Food Manufacturing give the area an incredible applied research base.



Grimsby offers 230K TONNES of cold storage



Agriculture 2X MORE SPECIALISED than nationally.

THE INNOVATION OPPORTUNITY

- Robotics and sensing for year-round growing
- Automated packing and processing
- Cold chain technology
- Seafood byproduct processing and aquaculture.

UK Food Valley and the Food Enterprise Zones give investors tested space and room to scale in one connected system. GLCCA are already directing UK Local Innovation Partnership Funding to agri-food innovation.



AGARICUS' WORLD-FIRST MUSHROOM ROBOTIC Harvester developed in Greater Lincolnshire.



58 INNOVATE UK PROJECTS IN 23-24 (70% of agri-food related funding)



THE INVESTMENT OPPORTUNITY:

- Established businesses can locate here in a thriving, specialised ecosystem that is actively fostering innovation backed by government.
- Specialist site development in industry clusters to support more efficient, automated food operations
- Back existing businesses with R&D capital focusing on game-changing growing techniques and dual-use data & AI technologies

Controlled environment agriculture | Glasshouse and vertical farming | Fresh produce packing and processing | Seafood processing | Aquaculture | Cold storage | Food automation | Packaging and food waste solutions.

PLACEMAKER #1 – UK’S FOOD VALLEY

The food valley is one of the best places in the world for food and seafood businesses to thrive because of the interconnectivity of academia, industry, infrastructure and innovation.

Businesses are embedded within a complete food and seafood economy, and can plug straight into established supply chains, large consumer markets, specialist labour and ready infrastructure.

Clusters of innovators mean that commercial concepts from home and abroad can be tested, scaled and sold right here in the county - the Humber ports and Freeport make us an ideal resource-efficient connector for Europe and beyond.

THREE CONNECTED CLUSTERS IN ONE GEOGRAPHY

“ We have received an enormous amount of support from the wide range of stakeholders that comprise the South Lincolnshire FEZ and would not have been able to grow without this.”

Julian Knight
Co-founder of Fairman Knight and Son UK

Young’s seafood is Grimsby’s largest private employer with 1,700 staff at its fish docks base.

Dyson Farming has invested in new fruit farming techniques near Boston

Branston has invested in extracting high-grade protein from potatoes from its Lincoln base.

Magnavale sites are pioneering cold storage, achieving 70% more efficiency than legacy facilities



We want to have a conversation about agri-food opportunities in Greater Lincolnshire. Get in touch to talk to us about how we can enable your investment: investment@greaterlincolnshire-cca.gov.uk

THE WIDER FOOD INDUSTRY HERE HAS UNIQUE SUPPORT.

UK Food Valley brings together industry, academia, innovators and the public sector as a truly synchronised, supportive ecosystem.

FOOD ENTERPRISE ZONES (FEZ)

FEZs provide premium accommodation, collaborative environments, accelerated and streamlined planning, and excellent transport and data connectivity.

- Europarc FEZ business park in North East Lincolnshire hosts the Humber Seafood Institute, the Innovation Centre and brings major food businesses together.
- Central Lincolnshire FEZ hosts the Lincoln Institute for Agri-Food Technology which provides a pipeline of new research and skills and links the county with national distribution hubs.
- South Lincolnshire FEZ sits alongside the National Centre for Food Manufacturing and offers business support space, event space and laboratories.

PROCESSING AND LOGISTICS AT SCALE

Greater Lincolnshire is a leading national food logistics cluster because of its multimodal access to distribution hubs and consumer markets. The A1 corridor to the West and the Humber Ports are crucial supply routes.

Food is stored in cold storage and distribution hubs at Immingham, Grantham and Spalding.

LINCOLN AGRI-ROBOTICS CENTRE SPIN-OUT CASE STUDY

FruitCast Ltd, founded by a University of Lincoln PhD, uses AI to forecast soft fruit yields up to six weeks in advance. They are engaged by over 50% of the market to improve planning and cut costs. Funded by Ceres Agri-Tech, Innovate UK, and recently private equity.



ACCESS TO WORLD-LEADING KNOWLEDGE AT THE UNIVERSITY OF LINCOLN THROUGH THE LINCOLN INSTITUTE FOR AGRI-FOOD TECHNOLOGY

- The Lincoln Agri Robotics Centre is the world’s first global centre of excellence in agricultural robotics. It has backed 149 projects through £100m of funding from 250 partners.
- It supports the Ceres Agri Tech partnership with the Universities of Cambridge and East Anglia, helping move innovation from lab to field.
- The National Centre for Food Manufacturing combines research, part-time study, and apprenticeships for people working in the sector. Partnerships advance digitisation and analytical techniques in quality assurance and nutritional performance.
- Programmes in practical skills have been developed with leading food and drink experts.



30% OF UK’S FOOD travels through the Spalding logistics cluster

SECURING BRITAIN



WHY THIS MATTERS TO THE UK

Greater Lincolnshire plays a major national defence role.

It is one of the few places in the UK where defence and security companies can operate close to real end users in real operating conditions with real technical demand – a major commercial advantage.

140 members in the Regional Defence & Security Cluster (RDSC), contributing £1.2 BILLION IN ANNUAL TURNOVER.

WHY DEMAND WILL GROW

- Warfare is changing. The future of defence is about agile data and technology systems, including drones, AI and cyber.
- Investment will shift further towards data services and enabling technologies.
- The UK Government is responding with £75bn in new defence investment to 2030.
- The MOD is convening a new generation of small and medium sized enterprises through its Defence Office for Small Business Growth.

SECURING BRITAIN

WHY GREATER LINCOLNSHIRE IS WELL PLACED

Lincolnshire combines test environments, specialist skills and innovation in a way very few places can match.

The cluster of RAF bases, leading business capability and the University of Lincoln's strengths in sensors, data analytics, AI (including DecisionWorks), robotics and human machine interaction make it a unique cluster.

9,500 MILITARY PERSONNEL AND 50,000 VETERANS are base here.

Defence is 1.75X MORE SPECIALISED than nationally.



THE INNOVATION OPPORTUNITY

Cutting-edge warfare tech and dual-use tech are major opportunities (discussed in Placemaker #2). 60 doctoral students have been trained through UK Research and Innovation support.

THE INVESTMENT OPPORTUNITY

- Start-ups, scale-ups and primes can locate here where cutting-edge intelligence and battlefield technology is being tested and built.
- Investors can back primes and start-ups alike as they build our future sovereign defence capabilities with incredible export potential.
- Real estate plays focused on the development of military sites and growing business parks, including data centres, will be a success because of national security tailwinds.

Specialist facilities and secure workspace | Dual-use decision-making tech & AI | Data centres | Drones | Develop, build, test and evaluate facilities | Mission data services | Cyber and electromagnetic capability | Simulation and synthetic training | Advanced manufacturing | Logistics | Decision intelligence.



PLACEMAKER #2 – DEFENCE AND SECURITY CLUSTER

The defence and security cluster is a unique area where our future defence solutions are born.

RAF WADDINGTON is the UK's hub for Intelligence, Surveillance, Target Acquisition and Reconnaissance (ISTAR) and home to the Air Warfare Centre and the Air Battlespace Training Centre. This is the frontier of the UK's next-generation drone development.

RAF DIGBY hosts an information fusion and intelligence hub, key cyber and signals nodes, the Joint Cyber and Electromagnetic Activities Group, the Joint Service Signals Unit, and No. 6 Cyber Reserve Squadron.

RAF CRANWELL is a globally recognised training base for officers and aircrew around the world. It is the main RAF training base from 2030.

RAF CONINGSBY is a Quick Reaction Alert and Typhoon base, protecting UK airspace.

THE GREATER LINCOLNSHIRE REGIONAL DEFENCE & SECURITY CLUSTER

supports industry, unlocks government funding and creates a forum for innovation. It brings together:

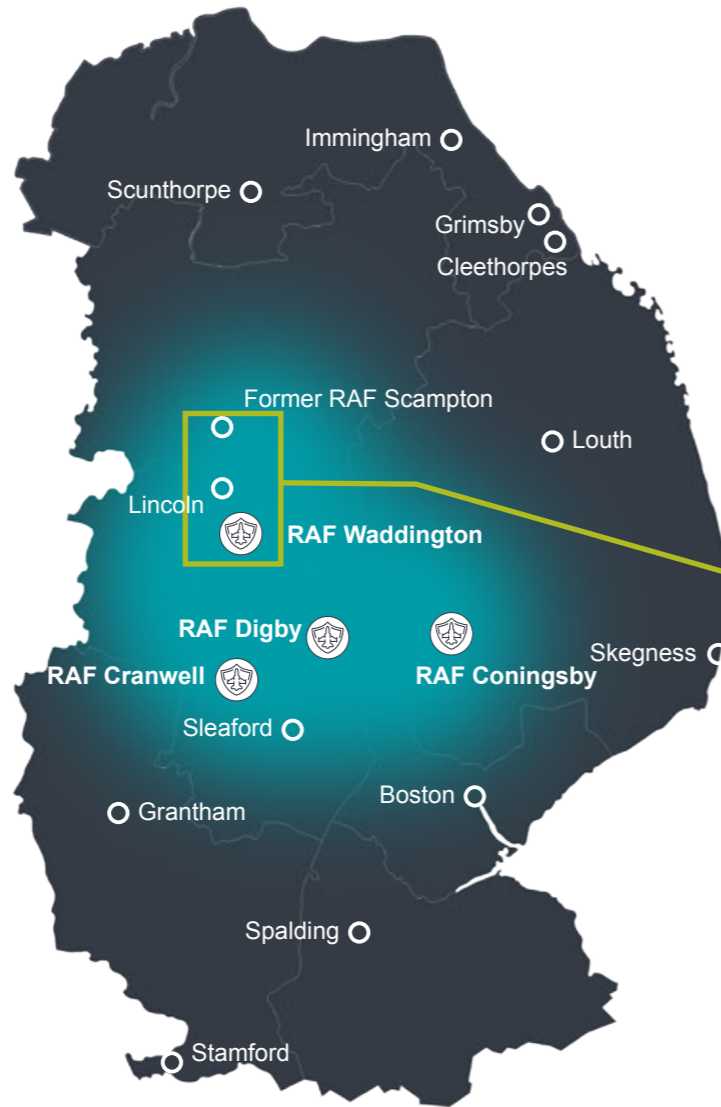
BUSINESSES: Major global firms BAE Systems, Boeing, Lockheed Martin, Raytheon UK, Thales, Leonardo, Northrop Grumman, and QinetiQ.

ACADEMIA AND NATIONAL CENTRES: The University of Lincoln's Centre for Defence and Security AI, hosting DecisionWorks AI lab, is a nationally recognised centre in applied AI and defence.

SKILLS: A deep veteran talent pool, and international innovators drawn to the Lincoln Science and Innovation Park. Lincoln College recently secured Defence Technical Excellence College status.

CAPACITY: Land, hangars and protected airspace for remote and sensitive operations.

LOGISTICS: Access to Ro-Ro berths at the Port of Immingham through the strategic agreement between the British Army and Associated British Ports.



Private sector co-location with the RAF and MOD gives access to high-security lab facilities and testing capacity, both on the ground and in the sky, to pioneer new technologies.

We have one of the largest concentrations of MOD land with potential for new secure commercial uses.

GLCCA can acquire land, set up Mayoral Development Corporations, and convene partners to develop land for commercial uses.

DUAL-USE TECHNOLOGY IN FOOD AND DEFENCE

Greater Lincolnshire sits at a unique meeting point of agri-tech, defence, data and AI, with huge growth promise in crossover tech.

Lincolnshire EDGE (Engine for Dual-use Growth & Excellence) is a pioneering innovation ecosystem that brings together expertise in agri-food, defence, AI, robotics and autonomous systems to accelerate the development of technologies with both civilian and defence applications.

Crossover technologies are receiving national backing through up to £20m from the UK Local Innovation Partnerships Fund, helping to turn cutting-edge research into real-world services.

Lincolnshire EDGE (Engine for Dual-use Growth & Excellence) opportunity area, incorporating RAF bases and the University of Lincoln, a key leader of innovation



CROSSOVER TECHNOLOGIES

- Key collaborations include the Greater Lincolnshire Regional Defence and Security Cluster (GLRDSC) and UK Food Valley, targeting shared innovations in AI, data analytics, and robotics.
- Real dual-use technologies include multi-platform sensing and real-time analytics for live terrain mapping. This supports surveillance in defence and crop health and soil moisture analysis for food.
- DecisionWorks is a partnership AI lab hosted by the University of Lincoln, using advanced data processing and decision intelligence to support UK defence and security challenges. It is the foundation for the proposed Defence Innovation Campus at Lincoln Science and Innovation Park, for which investment is being sought to scale into a security-accredited AI and innovation facility by 2029. Longer-term ambitions include expanded facilities, data infrastructure, and broader dual-use innovation potential.




We want to have a conversation about defence opportunities in Greater Lincolnshire. Get in touch to talk to us about how we can enable your investment: investment@greaterlincolnshire-cca.gov.uk

POWERING BRITAIN

WHY THIS MATTERS TO THE UK

Greater Lincolnshire already sits inside one of the country's most important power and energy systems, centred around the South Humber bank and Freeport tax site.

The South Humber is awash with opportunities to build on already very strong power generation capacity.



Largest offshore wind opportunity with 8 operational farms, 33% OF THE UK'S OFFSHORE WIND CAPACITY

WHY DEMAND WILL GROW

- More secure domestic power is needed through offshore wind, hydrogen power, and waste-to-fuels.
- Capacity is being expanded through the Crown Estate's new Offshore Wind Leasing Round for 2027 which will significantly increase management and manufacturing at Grimsby.
- The UK Industrial Strategy points to continued demand for import and handling terminals and industrial power infrastructure.

WHY GREATER LINCOLNSHIRE IS WELL PLACED

Grimsby is the UK's largest offshore wind operations and maintenance hub, with the Offshore Renewable Energy Catapult's Centre of Excellence in the cluster.

The Able Humber Port tax site offers incredible benefits to developers and occupiers, particularly in power generation, refining, industrial gases, bulk storage, deep water port access and large industrial sites.



£15 BILLION
ready to be unlocked for energy transition in the Humber



Energy generation specifically is **ALMOST 2X MORE SPECIALISED THAN NATIONALLY**



Photo Credit: Ørsted Offshore wind O&M centre

THE INNOVATION OPPORTUNITY

- Carbon storage and handling technology
- Fusion testing sites
- Hydrogen power production and logistics
- Alternative fuels for freight including hydrogen.

INVESTMENT OPPORTUNITY

- Significant site development on the Humber
- World-first programmes in fusion and hydrogen energy, creating manufacturing opportunities
- Logistics serving power and process industries
- Power generation and grid related infrastructure, carbon storage, industrial fuel infrastructure, port-based manufacturing
- Developing waste-to-fuels industry
- Offshore wind services and supply chains.



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investment@greaterlincolnshire-cca.gov.uk

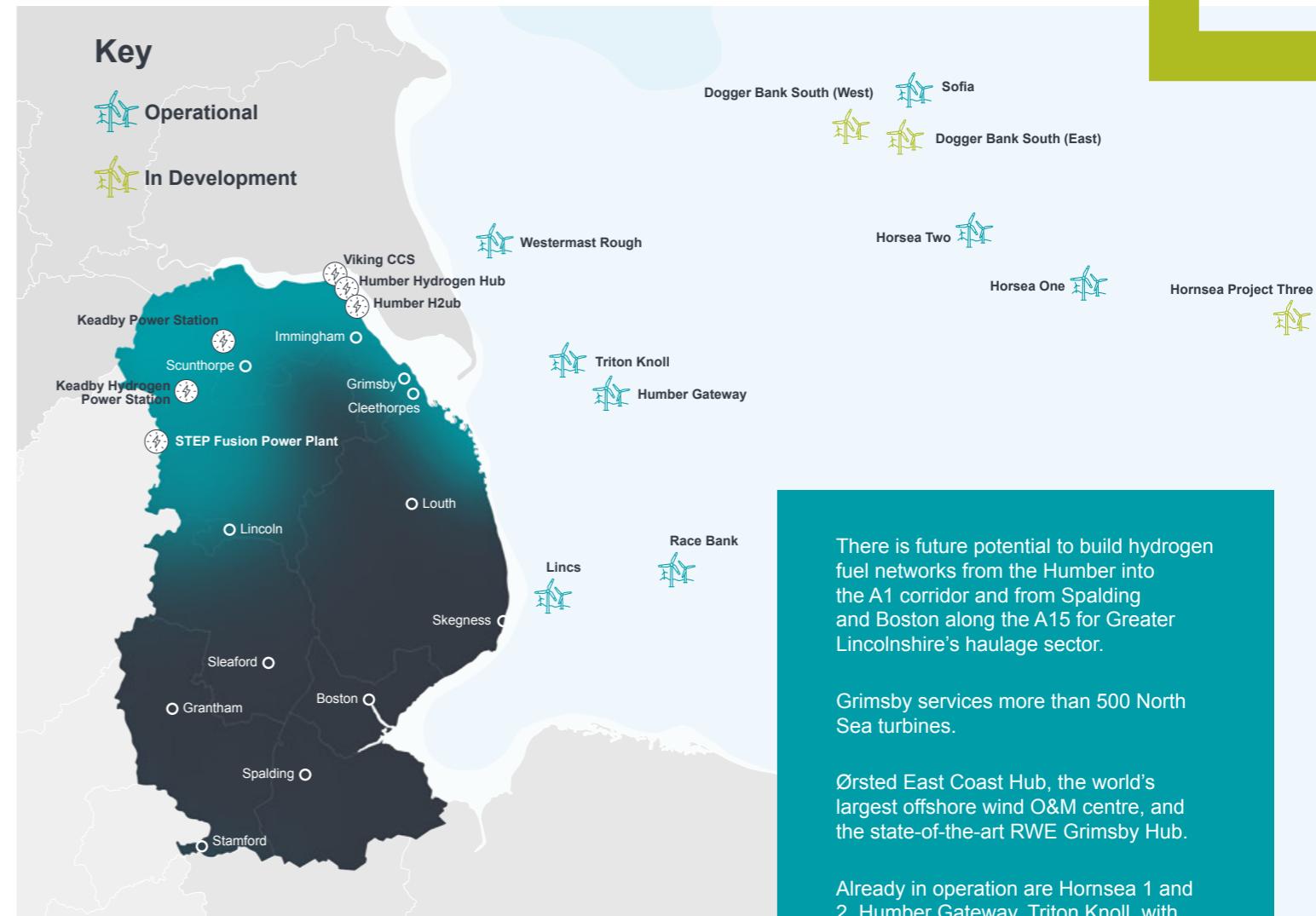
POWERING BRITAIN

PLACEMAKER #3 – ENERGY SECURITY AND RESILIENCE

The South Humber bank is an established powerhouse of energy resilience, spanning offshore wind, hydrogen fuel and power, carbon storage, and waste-to-fuel. The Freeport tax site significantly adds to its competitive advantages.

ENERGY SECURITY AND RESILIENCE

- Keadby is developing the world's first at scale hydrogen power plant.
- The Humber Industrial Decarbonisation Centre supports collaboration, skills and training at the CATCH facility in Stallingborough
- Major projects are capturing industrial emissions and moving carbon dioxide through shared pipeline infrastructure for storage beneath the North Sea via a terminal at Theddlethorpe.
- The South Humber is a growing centre for waste-to-energy and waste-to-fuel, including Europe's first commercial waste-to-jet-fuel plant.



There is future potential to build hydrogen fuel networks from the Humber into the A1 corridor and from Spalding and Boston along the A15 for Greater Lincolnshire's haulage sector.

Grimsby services more than 500 North Sea turbines.

Ørsted East Coast Hub, the world's largest offshore wind O&M centre, and the state-of-the-art RWE Grimsby Hub.

Already in operation are Hornsea 1 and 2, Humber Gateway, Triton Knoll, with further in development including Hornsea 3 Dogger Bank and Sofia.

CONNECTING BRITAIN

WHY THIS MATTERS TO THE UK

The scale of freight moving through Greater Lincolnshire, from supermarket supply to industrial materials, makes it a critical national logistics asset.




The Port of Immingham and Grimsby is the **LARGEST BY TONNAGE OUTSIDE OF LONDON**, handling 17% of the country's trade value.

WHY DEMAND WILL GROW

- Increasing desire for sovereign food and energy security following geopolitical volatility
- Need for more resilient supply chains in food and energy
- More stock could be held closer to market
- Rising customs activity
- Stronger food cold chain demand
- Offshore wind logistics from new offshore wind.

WHY GREATER LINCOLNSHIRE IS WELL PLACED

- Ports & Freight: On the South Humber, the ports of Immingham and Grimsby provide deep water, multimodal freight and port-based industrial capability. In the south Boston adds freight port and rail connectivity.
- Food Logistics: In South Lincolnshire, Spalding provides a specialist food distribution hub.



Able Humber Port plans **1,340M OF NEW DEEP-WATER QUAYS.**



Logistics **1.5X MORE SPECIALISED** than nationally



THE INNOVATION OPPORTUNITY

- Warehouse management & automation
- Digital customs
- Multimodal planning systems, specifically a rail logistics hub to connect the complex freight going in and out of the Humber ports.

INVESTMENT OPPORTUNITY

There is a clear pipeline for site development around the South Humber, covering food and energy.

- Brownfield development
- Port-centric warehousing
- Cold chain and food logistics
- Multimodal freight
- Horticultural distribution
- Road logistics decarbonisation.

LEADING FOOD PROCESSING

An estimated 8 million tonnes of finished food products leave the southern cluster for national and international markets. Over 1,500 finished lorry loads of food leave the southern cluster every day.

CONNECTING BRITAIN

PLACEMAKER #4 - LOGISTICS AND CONNECTIVITY

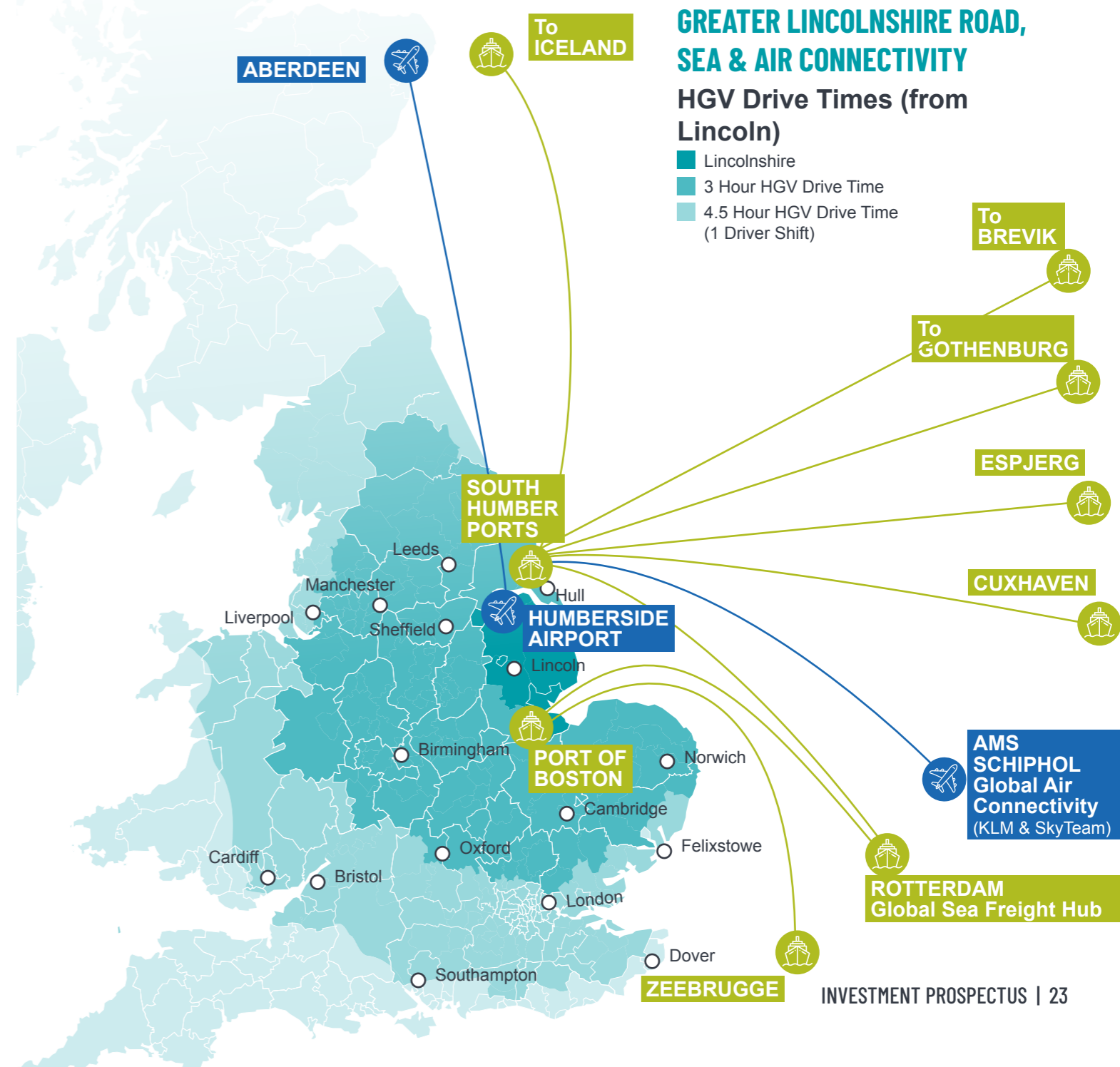
Our location and national strength in logistics makes us crucial for processing and distributing the country's food and strategic materials.

MARITIME AND FREIGHT CAPABILITY

- Deep sea ports handling 366m vessels, container traffic, Ro-Ro vessels
- Liquid and dry bulk freight terminals
- W12 gauge rail access for high cube containers
- Extensive warehousing and open storage
- Specialist handling for timber, minerals, agri-bulk, long steel, electronics and temperature controlled perishables.

CONNECTIVITY STRENGTHS

- Humberside Airport feeder services and potential for expanded freight role
- The East Midlands air cargo hub is within a 2 hour drive
- Freight rail connections into Immingham and Grimsby are being upgraded
- Northern Europe, Scandinavia and the Baltic are accessible by sea, with regular feeder operations to Rotterdam.





MAKING FOR BRITAIN

WHY THIS MATTERS TO THE UK

Greater Lincolnshire has real manufacturing scale. 63,000 people are employed making up 18.6% of the local economy, well above the national share.

WHY DEMAND WILL GROW

- Around 4,000 engineering companies with more than 100 employees are expected to invest in robotics.
- Industrial automation and innovation is increasing across agri-food, defence, energy and logistics.
- Industrial digital technology increasingly used for energy and power systems.



LOW INDUSTRIAL PROPERTY RENTS
compared to key manufacturing locations (-23% to -51%)

WHY GREATER LINCOLNSHIRE IS WELL PLACED

The Humber Trent Arc brings together

- Oil refining
- Iron and steel
- Chemicals
- Electronics
- Materials (wood, paper and plastics)
- Defence engineering
- Agricultural machinery
- Industrial automation.

Companies already active here include major firms such as British Steel, BAE Systems, Siemens Energy, Phillips 66, CLAAS, Tronox and Yara.

Manufacturing 1.5X SPECIALISED than nationally.

10.3X NATIONAL CONCENTRATION of electronics manufacturing

High concentration of MANUFACTURING WORKFORCE 14.4% (compared to 7.6% GB)

INVESTMENT OPPORTUNITY

Industrial automation | Precision engineering | Energy and defence components | Agri-tech machinery | Electronics | Composites | Warehousing systems and factory upgrades.

MAKING BRITAIN

PLACEMAKER #5 - THE HUMBER TRENT ARC

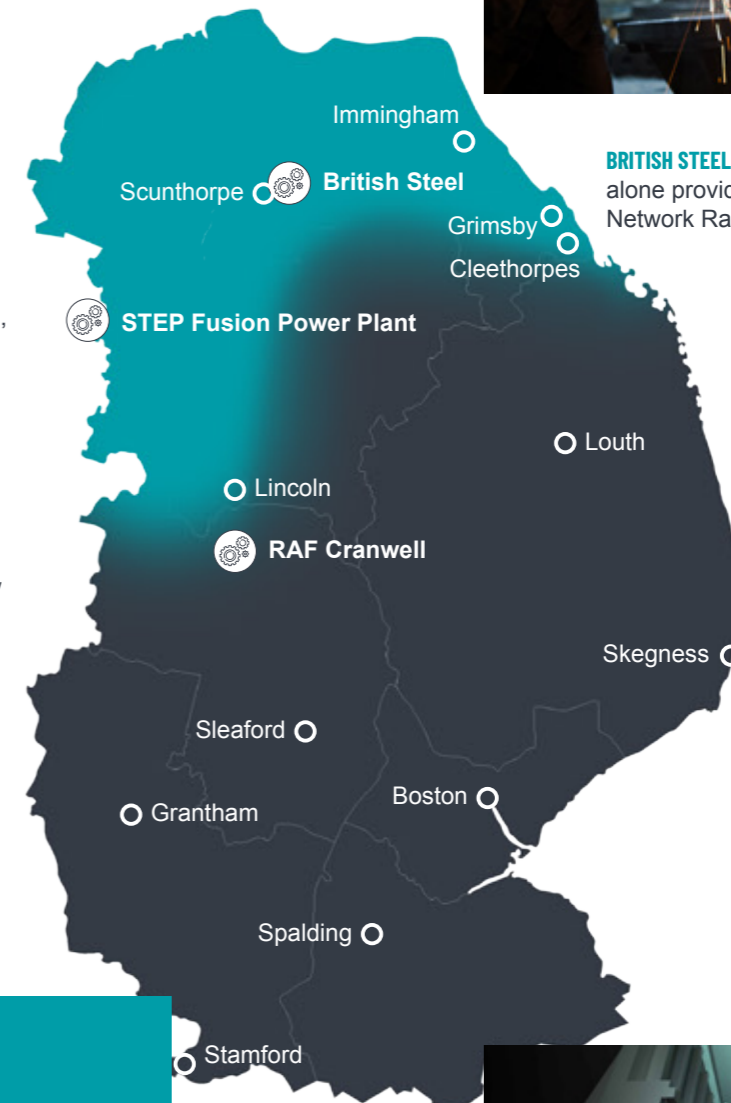
The Arc centres on advanced manufacturing and links established industrial clusters with emerging innovation opportunities.



BRITISH STEEL AT SCUNTHORPE alone provides 80% of Network Rail steel.

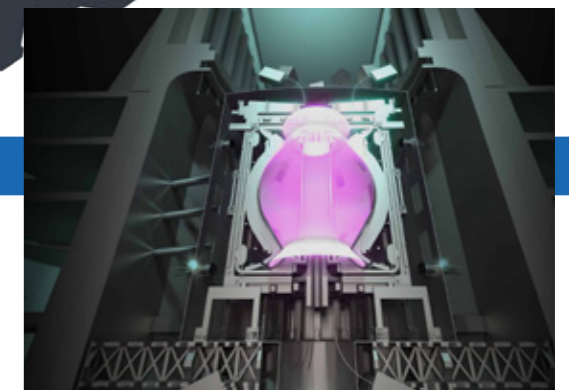
THE STEP FUSION POWER PLANT is aiming to be the world's first commercially viable fusion solution, and will increase demand for skilled manufacturing, centred on Gainsborough

RAF CRANWELL expansion is a major engineering project, delivering new state-of-the-art training facilities.



OUR INSTITUTIONS STRENGTHEN OUR INDUSTRY

- The University of Lincoln
- CATCH and HETA training and skills organisations
- Greater Lincolnshire Engineering and Manufacturing Network
- Lincolnshire Institute of Technology



HOUSING FOR BRITAIN



WHY THIS MATTERS TO THE UK

Greater Lincolnshire's housing market is a strategic enabler of growth in food, defence, energy, logistics and advanced manufacturing.



100,000 NEW HOMES ARE PLANNED

across the region by 2031. This will meaningfully contribute to the UK's housebuilding targets.

WHY DEMAND WILL GROW

- Organic growth and innovation in our sectors will increase demand for homes from new skilled workers
- Our employment clusters are easily accessible from new housing sites.
- Greater Lincolnshire offers beautiful places to make a home and enjoy a superb quality of life.



THE NEW TOWN AND VETERANS' VILLAGE

being explored by GLCCA will convene major investors and developers for once-in-a-generation opportunities.

WHY GREATER LINCOLNSHIRE IS WELL PLACED

- A broad and varied housing market with identifiable growth locations, a visible pipeline and strong public sector alignment.
- Strong collaboration between local authorities for planning and strategy which leads to better coordinated delivery for developers.
- Combined authority powers and funding to acquire land and unlock sites.
- Headroom for sustained urban growth with enabling long term water infrastructure planned.

INVESTMENT OPPORTUNITY

Large-scale urban extensions, mixed tenure housing - including affordable -, build-to-rent in Lincoln, town centre renewal, regeneration-led apartment schemes, smaller homes in larger towns, and family housing in growth settlements.

There is also potential in unlocking stalled sites, residential led regeneration in industrial towns, and longer term strategic growth locations linked to new employment corridors.



95% OF HOMES with high-speed broadband



The combined authority maintains a priority pipeline of upward of 13,000 NEW HOMES

DEMAND AND OPPORTUNITY

LINCOLN requires much more private rented accommodation, driven by a younger population and student market, with 12.6% of residents aged 20 to 24.

GRANTHAM AND BOSTON are important hubs with ageing housing stock that needs renewal and modernisation.

GRIMSBY AND SCUNTHORPE urgently need more good quality affordable housing and more 1-bedroom homes, as housing supply is 25% below targets. These towns are the 2nd and 3rd biggest employment concentrations with corresponding opportunities.

GAINSBOROUGH, SLEAFORD, SPALDING AND LOUTH have thinner rental markets but clear potential to attract families and older residents looking for quieter places with good access to work and services.

HOUSING FOR BRITAIN

THE MAYOR HAS SET OUT AN AMBITION TO DEVELOP NEW PLACES.

- A new town – already attracting interest from a range of stakeholders.
- Veterans' housing so ex-service personnel can adjust back to civilian life.

A PLACE TO LIVE, WORK AND ENJOY.

- Superb lifestyle around its diverse landscapes and places.
- Historic attractions, abundant countryside and coastal open space, including seaside resorts.
- Affordable houses are 23% cheaper than England.
- Excellent multimodal transport connections – locally, regionally, nationally and internationally
- Educational institutions are specialised and high-performing, offering routes into the industries of the future.

PLACEMAKER #6 – PLACES FOR LIVING AND WORKING

Our housing and regeneration opportunities will provide the foundation for successful investments in our established and growth industries.

LINCOLNSHIRE LAKES AT TRENT VALE is one of North Lincolnshire's flagship growth locations.

GAINSBOROUGH is the closest town and future residential hub for the flagship STEP fusion power project with a new park and ride planned.

CHARTERHOLME AT LINCOLN will bring £500m of investment and 3,200 homes, alongside a neighbourhood centre, community facilities, business park and transport infrastructure.



ST MARTIN'S PARK AT STAMFORD is an opportunity to invest in one of England's most attractive market towns.



GRIMSBY is one of the region's significant regeneration and housing development projects.



SKEGNESS is one of the UK's best-known coastal resorts and is undergoing once-in-a-generation redevelopment.

BOSTON WEST combines riverside warehouse apartment conversions with a major expansion linked to Distributor Road corridor.



WHAT WE DO TO ENABLE INVESTMENT

Greater Lincolnshire Combined County Authority (GLCCA) is here to do more than unblock opportunities and enable investment.

We are building the strategic vision for investment in Greater Lincolnshire, bringing stakeholders together, creating and curating opportunities, and committing public capital to enabling infrastructure to unlock and de-risking investments.



OUR OFFER IN BRIEF

A STRATEGIC LONG-TERM PARTNER WHO:

- Sets the strategic direction for Greater Lincolnshire through our Local Growth Plan and strategies for investment, skills, housing, transport and more
- Maintains an up-to-date investment prospectus of opportunities for the market
- Is there for investors over the long term, offering stability and consistency for our long-term backers, and always ready to have a conversation about opportunities.

AN ENABLER WHO:

- Establishes clear governance routes across all our stakeholders for a smooth investor journey
- Uses powers to advance schemes where blockages or delays arise.

A CONVENOR AND BROKER WHO:

- Provides one front door for all investor contact, talking you through our opportunities, our partnerships, nurturing interest and bringing you in to our strategic thinking
- Convenes national and regional stakeholders on your behalf, providing simplified and easy access to partners, information and planning arrangements.

A SIDE-BY-SIDE INVESTOR WHO:

- Commits public capital to a priority pipeline of enabling infrastructure, to unlock and de-risk commercial investments
- Co-invests with you in commercial ventures to crowd in private finance and provide the right incentives
- Pays for assessments and ad hoc costs where appropriate to move things forward.

OUR PLEDGE TO INVESTOR

STRATEGIC LONG-TERM PARTNER

GLCCA will use its portfolio of investment and enabling strategies to guide where public effort and public capital are focused, and to give investors a clearer view of the authority's long-term priorities.

GLCCA will also maintain an up-to-date investment strategy and a live prospectus of opportunities for the market. That pipeline will be curated, refreshed and shared with investors on an ongoing basis. Propositions will be presented in a consistent format, with clear information on project scope, capital where available, delivery route, and timing. The strategy will address the constraints and dependencies.

GLCCA will remain involved after an initial agreement is reached. It intends to stay alongside projects through delivery, help unblock issues, coordinate infrastructure and skills, and keep schemes aligned with wider growth plans over time.

For the most advanced opportunities, GLCCA will work towards fuller business case development so that investors can engage with propositions backed by stronger analysis, assumptions and governance. It will also remain available for further discussions as projects evolve, so investors have a public partner that is stable, consistent and engaged over the long term.

ENABLER

GLCCA will establish clear governance routes across the public bodies involved in investment and delivery. The aim is to give investors a smoother path through decision making, with a clearer view of who does what, how decisions are made, and where issues need to be escalated.

It will use its powers and funding to remove avoidable barriers where public action can make a practical difference. This may include helping to coordinate infrastructure, skills, housing, planning and site issues that affect delivery.

CONVENOR AND BROKER

GLCCA will provide one front door for investor contact. Investors will have a clear route in, one accountable interface, a named contact, and a straightforward process for engaging with opportunities, partnerships and the authority's wider strategic thinking. It will talk investors through the pipeline, help explain where opportunities sit in the wider growth agenda, and maintain contact as interest develops.

The Mayor will also convene regional and national stakeholders on investors' behalf. That means bringing together councils, government bodies, utilities, colleges, landowners and other partners. The mayor's role and powers will work to simplify access to partners, investors, information and planning arrangements, creating active engagement.

This convening role will also be supported by GLCCA's business engagement and events activity. It has already played an active role in hosting and supporting events such as UK Tech Week, the Property and Business Investment Lincolnshire Expo and The Great Exhibition of Lincolnshire, which bring together investors, businesses and innovation partners around opportunities in the county.

SIDE BY SIDE INVESTOR

GLCCA will commit public capital to a priority pipeline of enabling infrastructure where that helps unlock and de risk commercial investment. This can include site preparation, enabling infrastructure, early studies, skills provision, land assembly, support with planning and consents, and in some cases viability gap funding where there is a clear public return. It can also help package infrastructure and support phased delivery where that improves project readiness.

GLCCA will be able to co invest with private partners in commercial ventures where that helps crowd in wider private finance and create the right incentives for delivery. The intention is to use public capital in a disciplined way, allocate risk sensibly, and support projects that strengthen the wider investor environment as well as the scheme itself.

Where appropriate, GLCCA may also fund assessments and ad hoc costs needed to move a scheme forward. That could cover the practical early work required to turn an opportunity into an investable proposition, particularly where modest public support can help unlock a much larger private investment.



WHAT OUR PARTNERS SAY

Greencore recently acquired Bakkavor and employs 5,500 people across 7 sites in Greater Lincolnshire.

“ Greencore is pleased to support this first Greater Lincolnshire Investment Prospectus and welcomes the Combined County Authority's commitment to working closely with business to promote sustainable growth and long-term prosperity. ”

Greencore

INVESTMENT PROSPECTUS | 29



INVESTMENT OPPORTUNITIES

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FOOD

TAG
Agri-food | Agri-tech | Processing

INVESTMENT TYPE
Cluster Development | Site Development

CENTRAL LINCOLNSHIRE FOOD ENTERPRISE ZONE

AT HEMSWELL CLIFF

Large open site and strategic employment allocation for agri-tech business growth and wider agri-food sector development

THE OPPORTUNITY

This is a large strategic employment site with 64 acres (26 hectares) for sale as part of a business park extension. It forms part of the wider UK Food Valley investment programme supporting food security, productivity, research, and innovation.

Being close to the Bishop Burton Agricultural College and the Lincoln Institute for Agri-Food Technology means it is the ideal business location to support learning and training, high quality applied research, technology transfer, as well as accessible incubation and office space for food and farming start-ups.

LOCATION

Situated within the Agricultural Growth Zone and ideally located with easy access to A15, M180, A46/A1 and M1, including the Humber Ports (40 minutes). Hemswell Cliff is just 13 miles from Lincoln city centre and 9 miles from the expanding town of Gainsborough (poised for significant growth and investment due to STEP Fusion).

TIME HORIZON

Immediate to medium term.

PLANNING AND READINESS

Allocated primarily for B2 and B8 use classes and has a size area of 64 acres (26 hectares). A Local Development Order is currently in place until June 2027 providing outline planning consent aiming to simplify the planning route for certain uses specified under 'Agri-Food sector uses' of the LDO.

ECONOMIC VALUE

Part of the Ag-Zone delivering £1bn in GVA.



CONTACT US

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FOOD

TAG
Agri-tech | Logistics | Advanced Engineering & Manufacturing

INVESTMENT TYPE
Build | Finance | Site Development

CLAY LAKE DEVELOPMENT SITE AT SPALDING

Strategically located development sites suited to food infrastructure and logistics

THE OPPORTUNITY

Clay Lake is a 77.8-acre (31.5-hectare) serviced site available for freehold sale by company share transfer. Development is suitable for industrial use, warehousing and trade counters. The land has a history of commercial and industrial activity, with parts of the site previously developed, and planning consent already implemented for business park uses. Clay Lake will benefit from 24-hour services once infrastructure is complete.

PLANNING AND READINESS

The site has implemented Planning Consent H16/0347/11 for the Development of a New Business Park (Class E (Previously B1), B1, B2 and B8). The northern section of the land is currently Brownfield.

INVESTMENT

£7.8 million subject to contract



WARDENTREE LANE DEVELOPMENT SITE AT SPALDING

THE OPPORTUNITY

A 21.3-acre (8.6-hectare) site adjacent to the Wardentree Business Hub available for commercial development. It is positioned in the heart of the South Lincolnshire food processing cluster near Spalding. Freehold plot sales and design and build packages are on offer.

PLANNING AND READINESS

Flexible purchasing options, including freehold land sales or turnkey construction packages, available on a freehold or leasehold basis (subject to covenant).

INVESTMENT

c. £1.6 million subject to contract

LOCATION

Both these sites are situated in South Lincolnshire near the key food hub at Spalding, along the A16 corridor with direct access to UK and global markets via Boston, Sutton Bridge and Immingham Ports. The nearby South Lincs Food Enterprise Zone supports food operations and innovation.

TIME HORIZON

The sites are available now and suitable for near-term and medium-term development.



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FOOD

TAG
Agri-food | Agri-tech | Advanced Manufacturing

INVESTMENT TYPE
Business Capacity | Cluster Development | Build | Site Development

EUROPARC FOOD ENTERPRISE ZONE

Site lease and land development opportunities for food businesses in the heart of the Humber food processing cluster.

THE OPPORTUNITY

Europarc is Grimsby's flagship food business park with plans for expansion.

Europarc III offers fully serviced employment land with plots available now and 35 acres available for development.

- Home to the Innovation Centre which houses conference and meeting room facilities.
- Home to the Humber Seafood Institute which provides microbiological laboratories, process hall and product development kitchens.
- Over 2,000 employed on the site with future development capacity for a further 1,700.

Europarc IV is a large greenfield design and build opportunity.

- 350-acre (142-hectare) of development land.
- Best suited for food processing, cold chain operations, industrial uses, warehouse and distribution uses, and large-scale logistics.



CONTACT US

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STRATEGIC IMPORTANCE

Europarc is home to one of the largest and most diverse concentrations of national and international food businesses in the UK – the centrepiece of Grimsby's internationally recognised food cluster.

LOCATION

Situated immediately off the A180 adjacent to the ports of Immingham and Grimsby and all the connectivity benefits that brings.

TIME HORIZON

Plots are available immediately, with greenfield development for longer-term projects.

PLANNING AND READINESS

The site has outline planning consent for food and other industrial uses, including B1, B2 and B8 in legacy use classes. Any development is facilitated by the experienced private developers in place.

FOOD

TAG
Processing | Industry

INVESTMENT TYPE
Business Capacity | Site Development



GRIMSBY SEAFOOD PROCESSING HUB

A chance to invest in the UK's foremost seafood processing cluster which will drive aquaculture growth for decades to come

THE OPPORTUNITY

Grimsby is the UK's outstanding seafood industry cluster. The tight-knit group of international businesses process 70% of the country's seafood and work to achieve greater efficiency and develop innovative secondary uses for fish.

- The area offers investors seafood processing units, office and storage facilities, and on-land and sea-based aquaculture.
- Associated British Ports have recently acquired the 70,000 sq ft, 21-unit Grimsby Seafood Village and active investment is growing processing capacity, automation, and cold storage.
- The cluster is uniquely positioned to support companies investing in state-of-the-art, digitalised processing facilities; innovative, value-added products; circular economy processes; or aquaculture, with the potential for vertical integration with local processing.

This is a unique opportunity to join a growing aquaculture industry with several Finfish, Mollusc and Crustacean species identified as high-suitability for Grimsby aquaculture farming.

STRATEGIC IMPORTANCE

All the nation's major retailers procure seafood here, and the sector is supported by government and industry bodies. The UK's Seafood 2040 strategy specifies a range of innovations and initiatives to deliver a 10x expansion of the aquaculture sector by 2040. Grimsby will be at the heart of this transformation.

LOCATION

Greater Lincolnshire provides seafood businesses with fast, multimodal access to distribution hubs and consumer markets in the UK and worldwide. The Grimsby cluster is the Eastern point of the South Humber Port complex, with fast access to the A180 and onwards to the M18. Grimsby is also freight rail connected and supports deep-water vessels for European port services.

TIME HORIZON

Medium to long term. ABP is actively looking to create additional investment opportunities in the cluster.

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FOOD

TAG

Agri-tech | Research | Innovation

INVESTMENT TYPE

Business Capacity | Cluster Development

RISEHOLME AGRI-TECH INNOVATION ZONE

A rare opportunity to join a unique hub of agri-tech researchers and businesses who are building the UK's food resilience of the future through innovation

THE OPPORTUNITY

Riseholme is the UK's institutional home of food resilience and agri-tech innovation. This unique opportunity gives innovator and entrepreneur occupiers access to world-class research, a growing agri-tech community, real-scale farmland, and a development-ready estate.

The campus is co-located with the University of Lincoln's Institute for Agri-Food Technology and robotics department and the Barclays Eagle Lab Farm. It is the centre of a major farming and supply chain network with a track record of commercialisation.

Riseholme is a unique value proposition for agri-tech innovators:

- 30-year programme of phased site development
- Tenant mix includes startups, SMEs, multinationals, R&D institutes, and government partners
- CERES investment engine, part of the triumvirate partnership of Lincoln, Cambridge and East Anglia universities.



STRATEGIC IMPORTANCE

Volatile growing conditions and supply fragility are reshaping global agriculture. Nations that secure capability, innovation and land-based testing capacity today will secure tomorrow's value chains. Innovative, technological solutions are being developed at Riseholme. The campus is the only UK estate with the credibility, proper scale and track record of commercialising agri-tech innovation.

LOCATION

A short 10-minute drive up the A15 from Lincoln city centre. Easy access to the county's three food clusters and Food Enterprise Zones.

TIME HORIZON

Immediate to long-term. Businesses can access and develop facilities from now up to the long term.

PLANNING AND READINESS

Existing mixed farm, crop, garden, glasshouse, refrigerated and workshop facilities mean businesses can occupy and create value from now. The most recent site development added a glasshouse research and development facility in 2025.



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FOOD

TAG

Agri-tech | Processing | Industry

INVESTMENT TYPE

Cluster Development | Build | Site Development

SOUTH LINCOLNSHIRE FOOD PROCESSING CLUSTER
Business space and development opportunities within a major national strategic food hub



SOUTH LINCOLNSHIRE FOOD ENTERPRISE ZONE

THE OPPORTUNITY

South Lincolnshire FEZ offers bespoke, high-quality serviced business space for the agri-tech and food manufacturing sectors.

- 17-hectare site
- Serviced development plots, purpose-built offices and R&D workshops, alongside partners of the University of Lincoln's National Centre for Food Manufacturing.
- The HUB provides a multi-use space for all business tenants including support services, networking, meeting and events space plus catering.

LOCATION

8 miles from the food processing cluster at Spalding at the intersection of the A17/A151. Close to Peterborough and connections to London.

TIME HORIZON

Immediate to medium term. 6 of 12 plots are available now as part of phase I. A later phase II will develop a 27-acre site.

PLANNING AND READINESS

A Local Development Order is in place until 2038 and grants outline planning permission primarily for Class E for research and development offices, B2 for industrial manufacturing or distribution and F.1 educational training.

SITE FOCUS:

MAGNAVALE EASTON SITE



MAGNAVALE

Existing business capacity and future site development at a leading temperature controlled storage facility which is 70% more efficient than other facilities. 145,000 pallet capacity is available now. The future Food Hub will open up 200,000 sq ft of food processing space integrated with cold storage to cut food miles, extend shelf life and reduce waste using excess heat. Planning consent was secured in 2024.

Located in one of the UK's most important food regions, near Grantham close to food growers, processors and key distribution routes (A1, A16, A17 and Humber ports).

SITE FOCUS: SLEAFOD MOOR ENTERPRISE PARK (SMEP)

PHASE 3

SMEP is a 37-acre expanding business park serving agri-food and defence sectors from its prominent location in the south connecting the A1 with east coast ports. There are design and build opportunities for 485,000 sq ft of flexible business units, with freehold options considered. Planning consent is granted for B2, B8 and E(g) uses.

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DEFENCE

TAG

Data & AI | Dual-use tech | Innovation Campus | R&D | Technology

INVESTMENT TYPE

Build | Cluster Development | Finance | Site Development

DEFENCE INNOVATION CAMPUS

@ LINCOLN SCIENCE & INNOVATION PARK

An innovation campus incorporating start-up AI lab and future data centre, with strong links to the University of Lincoln's national centres for defence, AI and agri-tech, supporting scale-ups with clear routes for private investment.

THE OPPORTUNITY

LSIP is a state-of-the-art landscaped science park with significant development underway and planned for the future.

- Founded by the University of Lincoln and Lincolnshire Co-op
- Premium lab and high-tech workspace.
- Brings together a collaborative community of knowledge-intensive businesses in the only facility of its kind in the region.
- Occupants are defence, agri-tech, data & AI and healthcare firms, co-located with University researchers.
- Access to infrastructure and support to grow businesses.
- Located in a Discretionary Rate Relief business area.

STRATEGIC IMPORTANCE

LSIP provides the space where the cutting-edge technologies for nationally important food and defence industries are created and scaled. The park acts as the main defence cluster of tech companies involved in the nation's ISTAR capability and leads the way in developing new agri-tech robotics and AI solutions.

LOCATION

The park is in the centre of Lincoln, close to the train station. The home of the RAF, key intelligence and cyber command assets, and the agri-tech zone at Riseholme are all close by.

TIME HORIZON

Immediate to medium term. Existing space is already operational, with additional capacity expected to come forward in phases through to around 2030 as occupier demand increases.



PLANNING AND READINESS

- Outline planning consent across the majority of the site with 8,500 sq m undeveloped due to complete by 2030.
- Land acquisition is also underway for an expected further 15,000 sq m by the mid 2030s.

GROSS DEVELOPMENT

Value of £50 million.



DECISIONWORKS29

The partnership AI lab is seeking investment partners for the development, build and operation of a new security-accredited facility planned for 2029. This will scale DecisionWorks into a full AI decision-intelligence-as-a-service offering and act as a catalyst for the wider Defence Innovation Campus vision.

DECISIONWORKS32

Building on this foundation, the broader Defence Innovation Campus is exploring the long-term development of a 20-acre commercial data centre and wider innovation ecosystem adjacent to LSIP from 2032, creating a major hub for defence, AI and dual-use growth.

Both opportunities have been strengthened by the recent award of up to £20m from the UK Government's Local Innovation Partnerships Fund.

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DEFENCE

TAG

Advanced manufacturing | Innovation | Heritage | Testing

INVESTMENT TYPE

Build | Finance | Site Development



FORMER RAF SCAMPTON SITE

Secure airfield with existing technical infrastructure with huge potential for a range of uses subject to an ongoing sale decision.

THE OPPORTUNITY

Scampton is a large recently operational RAF airfield which is currently subject to a UK Government two-stage sale process. The successful lead developer, to be announced in due course, will realise the site's potential for a significant hub which could include employment, education, skills, innovation or heritage-led tourism. Investors should express interest in joining the development journey through our QR code below.

It was the home of the famous 617 Squadron 'Dambusters' during the Second World War and hosted the Red Arrows until 2022 before closing in 2023.

- Long-established airfield with extensive previously developed land and operational hard standings.
- 800-acre site comprising hangars, technical buildings, workshops, offices and former domestic accommodation as well as historically significant structures.
- CAA-licensed CAP168 single asphalt runway measuring 2,740m suitable for large aircraft.
- Scale of the site allows for phased reuse, and multiple occupiers subject to the masterplan.
- Exciting potential build, test and evaluate location for Unmanned Aerial Vehicles (UAVs) and Counter-UAVs.

STRATEGIC IMPORTANCE

RAF Scampton is one of the most strategically significant defence and aviation sites in Greater Lincolnshire. Its long runway, established airfield infrastructure and controlled airspace make it particularly well suited to strategic defence capability innovation and testing space, including for UAVs.

LOCATION

Located approximately 6 miles north of Lincoln, and close to RAF Waddington, immediately adjacent to the A15, providing direct road access and onward connections to the strategic road network.

TIME HORIZON

The Government will complete the site disposal process and announce a successful lead developer in 2026. A masterplan will then be written to determine the short, medium and long term opportunities for investors.

PLANNING AND READINESS

All future development will require the preparation of a whole site masterplan prior to the submission of future planning applications. There is strong regional government support for development of the site.

ECONOMIC VALUE

£2.1 billion long-term value to UK economy.

CONTACT US

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ENERGY

TAG
Advanced Manufacturing | Innovation | Industry | Operations

INVESTMENT TYPE
Build | Site Development

ABLE HUMBER PORT TAX SITE

An opportunity to invest in the UK's fastest growing port and logistics centre while enjoying significant Freeport benefits.

THE OPPORTUNITY

Humber Port tax sites are designed to make investing in the region more attractive, more affordable, and lower risk. The 178-hectare Able Humber Port site supports investment across offshore wind, energy, bulk cargo and industrial manufacturing, offering scale, connectivity and access to a major industrial ecosystem.

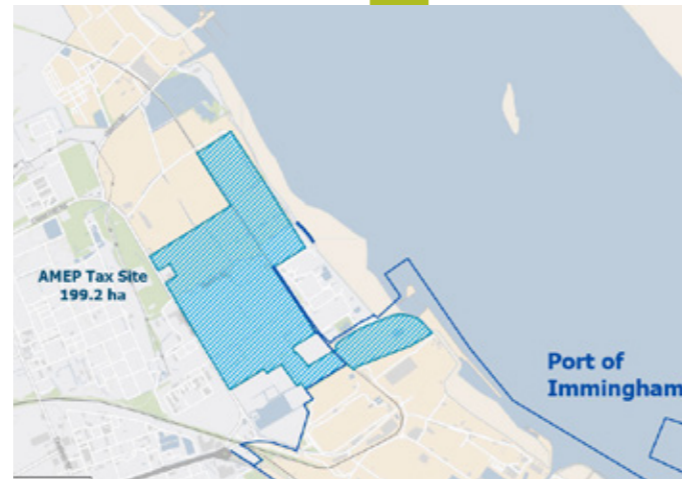
The opportunity includes 75,000 tonnes of storage capacity and deep-water berths capable of handling 80,000-ton vessels.

Tax site benefits fall into five categories:

- Business rate relief
- National insurance contribution relief
- Stamp duty land tax relief
- Enhanced capital allowance relief
- Enhanced structures and buildings tax relief

STRATEGIC IMPORTANCE

There are also few places in the world more crucial to industrial energy security than the Humber, according to the World Economic Forum. The tax site incentives to locate within the Able Marine Energy Park and drive the infrastructure of energy resilience make this a hugely strategic asset.



LOCATION

Located in the Port of Immingham, 75% of the UK's population is within a 4-hour drive, with the A180 dual carriageway minutes away. Three international airports are close by, and there is direct rail access into the tax site.

TIME HORIZON

This is a near immediate opportunity. In March 2026 the Ministry of Housing, Communities and Local Government awarded a Site Accelerator Grant to AHP to unlock an expected £535 million of investment over 6 months.

PLANNING AND READINESS

Storage capacity, deep-water berths, utilities and power, and flood protection are already operational. The development is largely enabled by the Able Marine Energy Park (AMEP) Development Consent Order (DCO). Work is ongoing over the next 6 months for additional deep-water quay space.



CONTACT US

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ENERGY

TAG
Advanced Manufacturing | Innovation | Industry | Operations

INVESTMENT TYPE
Build | Site Development

GRIMSBY OFFSHORE WIND MANAGEMENT HUB

An established operational base for the long-term management and maintenance of North Sea offshore wind assets.

THE OPPORTUNITY

Grimsby is the operational base for the management and maintenance of major North Sea offshore wind energy generation.

There is an opportunity to join an established cluster of specialists as the UK Government announces expansion of offshore wind capacity off the North East coast through the Crown Estate Leasing Round 6 in 2027.

- Investors can provide capital financing and back the development of technical services and support functions.
- Investment would be joining The Great British Energy Supply Chain Fund and the Crown Estate, as well as established operators including Ørsted, RWE and Siemens Energy in building much needed capacity in a growth area.
- The sector here is supported by specialist offshore skills, including the Grimsby Institute, Humber Offshore Training Association, CATCH and Maersk Training Humber.

STRATEGIC IMPORTANCE

Innovate UK's Offshore Renewable Energy Catapult has its Operations & Maintenance Centre of Excellence in the Port of Grimsby. It is a national hub for enhancing the UK's world leading position in offshore wind operational performance and is a catalyst for innovation, technology, cross-sector collaboration and best practice. The Catapult supports various infrastructure and skills development through grants and research projects.

LOCATION

Grimsby in the North East on the Humber Estuary is optimally located for operations servicing North Sea offshore wind including Hornsea 1 and Hornsea 2 wind farms. The location combines port infrastructure, marine services capability and established industrial land, making it difficult to replicate inland or at non-operational ports.

TIME HORIZON

Immediate to long-term. Offshore wind management is active today and scales over the full operating life of existing and future wind farms.

PLANNING AND READINESS

This is an operational proposition rather than a single development site. Growth is expected through incremental expansion, intensification of existing facilities and adaptation of industrial space to meet confirmed operator and supply-chain needs. Delivery is flexible and demand-led.



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NORTHERN LINCOLNSHIRE ENERGY SECURITY CLUSTER

One of the nation's leading clusters for energy security and resilience, with opportunities across carbon transport and storage infrastructure, hydrogen power and waste-to-fuel.

THE OPPORTUNITY

The Northern Lincolnshire Energy Security Cluster comprises a set of energy infrastructure and innovation opportunities across the South Humber and Lincolnshire coast. It brings together generation, import handling, hydrogen production, carbon storage and transport, offshore storage access, and waste to energy.

The opportunity spans infrastructure funds, utilities, strategic development, industrial occupiers, and supply chain firms looking for long term assets with clear industrial demand.

The cluster is formed around five opportunities.

ABLE MARINE ENERGY PARK

- A fully consented site with 536 acres (217 hectares) of developable land.
- 1.3 km of quayside suits operations and logistics for offshore wind manufacturing and management.
- Part of the site sits in the Able Humber Port Tax Site which has extensive benefits for developers and operators (see our opportunity page).
- The new 15.5m-deep quays provides access to the North Sea.



NORTH LINCOLNSHIRE ENERGY PARK AT FLIXBOROUGH.

- Consented energy-from-waste and industrial utility project at Flixborough Industrial Estate.
- Potential to process up to 760,000 tonnes of refuse derived fuel and non-hazardous waste a year, enough power for over 221,000 homes.

THEDDLETHORPE CARBON STORAGE

Redevelopment of the former Theddlethorpe Gas Terminal as the onshore gateway for Viking Carbon Capture and Storage through repurposed pipeline infrastructure and new works.

HUMBER CARBON CAPTURE PIPELINE

A separate major onshore pipeline proposal running between the Drax area and the coast north of Easington, with spurs to Keadby, Croxton, Killingholme and Salt End. It is designed to transport up to 17 million tonnes of carbon dioxide a year.

SOUTH HUMBER WASTE TO ENERGY FACILITIES

A wider sub cluster of energy from waste and waste-to-fuel projects, including the consented South Humber Bank Energy Centre at Stallingborough and Altalto Immingham, a planned waste to aviation fuel plant.

STRATEGIC IMPORTANCE

This collection of projects is one of the few places in Britain where port infrastructure, industrial demand, power generation, carbon management and development land already sit together at scale with clear expansion opportunities.

The Humber Ports and Greater Lincolnshire's strong haulage sector create live demand for new energy handling, new fuel infrastructure, carbon transport, storage access and industrial services.

LOCATION

The cluster stretches across the South Humber to the East coast. There is ready access to the major Humber ports, road links through the A180 and M180, rail freight connectivity, a coastal route to offshore storage and North Sea energy infrastructure, and proximity to Humberside Airport.

It is difficult to replicate this combination of brownfield industrial land, deep water access, pipeline corridors, power assets and industrial demand elsewhere in the UK.



TIME HORIZON

This is an immediate to long term opportunity, with different projects at different stages of maturity.

In the near term, the strongest opportunities are the consented projects and brownfield sites and the Viking CCS onshore pipeline and the South Humber Bank Energy Centre.

The Humber Carbon Capture Pipeline is a medium term opportunity. The waste-to-fuel and hydrogen elements create further scope for phased industrial growth.

PLANNING AND READINESS

- Able Marine Energy Park has a long-standing Development Consent Order with a completion period to 2032.
- North Lincolnshire Energy Park has a Development Consent Order covering an energy recovery facility of up to 95 MW, a carbon capture facility, plastic recycling, concrete block manufacture and associated works.
- The Viking CCS onshore pipeline has a Development Consent Order.
- The Humber Carbon Capture Pipeline promoter intends to submit a Development Consent Order application in early 2027, with construction anticipated from 2029 and first phase operation from 2032.
- South Humber Bank Energy Centre already has Development Consent Order for an energy from waste power station of up to 95 MW on land at the South Humber Bank Power Station site.
- Altalto Immingham has planning consent and secured a £27 million Department for Transport award to progress front end engineering design. Public material indicates that delivery remains subject to funding and final investment decision.

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ENERGY

TAG

Advanced Manufacturing | Operations

INVESTMENT TYPE

Innovation | Technology | Build | Site Development

STEP FUSION POWER ADVANCED MANUFACTURING & SUPPLY CHAIN



An early opportunity to become a strategic partner to the world's first fusion power plant prototype.

STEP – Spherical Tokamak for Energy Production – describes the innovative spherical shape of the fusion reactor that sits at the heart of the power plant prototype.

THE OPPORTUNITY

Industrial partners are being sought to support a fusion energy breakthrough for humankind. The UK is building the world's first prototype fusion power plant by 2040. Although situated in Nottinghamshire, Gainsborough in Greater Lincolnshire is the closest town where the future STEP workforce will be located.

- The public-private alliance model of STEP is a huge opportunity for industry and especially advanced manufacturing in Greater Lincolnshire.
- The opportunity for strategic partnerships encompasses plant design, site development and construction, advanced technology and digital engineering.
- In the coming years, as the plant design matures, STEP Fusion will need to develop expertise in specific technology areas through System Partners and also with a broader strategic supply chain.

STRATEGIC IMPORTANCE

Quite simply STEP will usher in a new era of energy security for the nation and the world. The UK will be the first to commercialise fusion energy and export the technology around the world.

LOCATION

STEP is situated on the banks of the River Trent at West Burton, only 2 miles from Gainsborough and a ½ hour drive from Lincoln.

TIME HORIZON

While the plant will not come online until 2040, a major procurement exercise is underway. Activity in construction will peak in the mid-2030s, while operations will continue to scale up until the 2060s.



SITE FOCUS: SOMERBY PARK

11 acres of serviced employment land with plots for sale and let. Just 6 miles from STEP on the edge of Gainsborough. Allocated primarily for B1, B2, B8 and ancillary A2 uses.

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CROSS-SECTOR/OTHER

TAG

Advanced Manufacturing | Processing | Industry | Operations

INVESTMENT TYPE

Finance | Site Development

FORGE POINT AT LINCOLNSHIRE LAKES

A strategically located adaptable development opportunity for advanced manufacturing and energy security



THE OPPORTUNITY

Forge Point is an exciting new employment development proposition outside Scunthorpe. The scheme offers a range of options, including freehold and leasehold design and build opportunities.

The development is ideal for a wide range of occupiers, from high-specification space from manufacturing, office, research and development or other commercial uses. The approach to development is highly adaptable and occupiers have the chance to shape the layout, size and specification of the units within the development.

- Total unit capacity of 959,300 sq ft
- Total gross site area of 77 acres (31 hectares)
- Tailored build process managed end-to-end by the developer resulting in faster occupation route
- Adjacent to Lincolnshire Lakes housing development (see below) with 6,000 homes planned alongside retail and leisure.

STRATEGIC IMPORTANCE

- Integral to the major Lincolnshire Lakes project
- Key driver of exciting growth in advanced manufacturing and energy security solutions.
- The site catalyse job creation, supported by housing development of significant scale, with committed commercial and local government partners.

LOCATION

On the bank of the Humber Estuary just outside of Scunthorpe, a major hub for advanced manufacturing, skilled jobs and energy security industry. Prime access to the M18 via the M181 and M180, sea and rail connections at the ports of Immingham and Grimsby, and worldwide links through Humberside Airport.

TIME HORIZON

This is an immediate to medium-term opportunity, with established developer partners lined up for fast development and occupation.

PLANNING AND READINESS

Site use is set out in the Lincolnshire Lakes Area Action Plan, which supports a range of uses including a high-tech business park, offices and hotel. Use Classes E(g), B2, and B8 will likely be considered. Enabling road infrastructure is already in place.

GROSS DEVELOPMENT VALUE

£500m (all phases)



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CROSS-SECTOR/OTHER

TAG

Advanced Manufacturing | Processing | Logistics | Operations

INVESTMENT TYPE

Build | Site Development

THE HELM AT IMMINGHAM

A live, port-adjacent industrial and logistics opportunity at the heart of the Humber

THE OPPORTUNITY

The Helm is a 227-acre industrial, logistics and automotive development located in Stallingborough, adjacent to the Port of Immingham. It is owned and delivered by Associated British Ports. The site offers a range of occupier opportunities.

- 8 brand new industrial and warehouse units ranging in size from 6,076 to 30,090 sq ft are being completed by September 2026.
- Design and build opportunities of up to 1.1m sq ft.
- A future Phase 2 will include up to 90 acres of automotive open storage accommodation.
- Port adjacency and multi-modal connectivity to European and global markets.
- Power availability (1 MVA)
- High quality offices with outdoor area, on-site parking, EV charging and cycle shelters

STRATEGIC IMPORTANCE

Helm sits in one of the UK's most active port and industrial corridors, directly connected to the Humber ports and their established trade flows. Businesses can serve port traffic, industry and the South Humber energy corridor from one location.



LOCATION

Situated between the two main Humber Ports of Immingham (2.6 miles), and Grimsby (5 miles). The site fronts the A180, is adjacent to Stallingborough Interchange and provides direct access to the M180 and the wider national road network.

TIME HORIZON

This is an immediate to medium-term opportunity, with Phase 1 already underway and further phases expected to be delivered as demand grows.

PLANNING AND READINESS

Phase 1 has been under construction since late 2025, demonstrating delivery momentum. The site is positioned to bring forward follow-on phases in line with occupier demand, supported by its established industrial character and active port environment.

GROSS DEVELOPMENT

Value £500m (all phases)

CONTACT US

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CROSS-SECTOR/OTHER

TAG

Advanced Manufacturing | Processing | Industry | Operations

INVESTMENT TYPE

Finance | Build | Site Development

HUMBER INDUSTRIALS LTD

AT MOODY LANE

A substantial former pharmaceutical site in Grimsby, positioned for industrial reuse within the South Humber corridor.

THE OPPORTUNITY

Moody Lane is a mixed greenfield and brownfield development opportunity, the majority of which is the former 170-acre integrated manufacturing facility for ABIs and chemicals. 89 acres (36 hectares) is a level greenfield site with a fully fenced, surfaced car park.

The complex was formerly occupied by Novartis Pharmaceuticals Ltd and comprises:

- Three substantial existing plants with cleared brownfield space for new developments. Available for immediate repossession or new industrial development.
- Pre-existing utilities connections and infrastructure: HV Power, Water Borehole Abstraction Licence, and on-site Effluent Treatment Plant subject to connection.

Specialist facilities include

- 90 reaction suites with a total capacity of 900 sq m.
- Process equipment including 17 centrifuges, 26 dryer systems and 3 milling systems
- Support units including 10 solvent recovery systems, modern labs and an on-site wastewater treatment plant.

STRATEGIC IMPORTANCE

Large, serviced industrial sites of this nature are increasingly scarce. The scale, utility capacity and industrial character are uniquely suited to advanced manufacturing, chemicals, process industries or onshoring-led activity. The site has the potential to support re-industrialisation, supply chain resilience and higher value employment, provided environmental and remediation challenges are addressed in a commercial and deliverable way.



LOCATION

Located on Moody Lane, Grimsby (Pyewipe) within the South Humber industrial corridor and close to the Humber ports. It has direct connections to the A180, providing onward access to the M180 and the wider motorway network..

TIME HORIZON

This is a medium-term opportunity. Initial investment activity will focus on due diligence, site investigations and enabling works, with redevelopment or reuse coming forward on a phased, occupier-led basis.

PLANNING AND READINESS

The site has ceased its historic regulated pharmaceutical use, with environmental permits formally surrendered, allowing the transition to redevelopment or reuse. It benefits from a long-established employment designation and recent public-sector investment in Moody Lane access and carriageway improvements, strengthening its long-term potential. The required planning, remediation and delivery routes are shaped around the intended future use rather than a pre-packaged scheme.

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NORTH LINCOLNSHIRE AI GROWTH ZONE

One of the UK's foremost emerging large scale compute locations is charging ahead in the race to power Britain's AI future

THE OPPORTUNITY

The AI Zone is a rare chance to invest in a new cluster of four proposed AI technology campuses in Northern Lincolnshire. The Humber Tech Park is already consented and Elsham Tech Park data centre received outline approval in March 2026. The large scale affords room for hyperscale data centre development, associated infrastructure, and wider industrial and research activity.

- Up to 2.5GW of computing capacity across the wider AI zone, with 500MW online by 2029
- 1,650+ operational jobs and more than 14,000 construction jobs
- Government likely to recognise the cluster as a formally designated national AI Growth Zone.

Humber Tech Park comprises a 200acre estate, 309,000 sq m of floorspace which will deliver 450MW of computing capacity.

Elsham Tech Park comprises 176 hectares, 1.5 million sq m of floorspace which will deliver 1GW of computing capacity.

STRATEGIC IMPORTANCE

These projects will establish Northern Lincolnshire as a significant location for AI compute, cloud and high-performance processing. This is a key part of the UK's ambition to establish sovereign AI capability to accelerate research, innovation and ultimately to drive economic growth.



LOCATION

Ideal for compute facilities with major renewable energy generation at the South Humber (20% of the UK's electricity, notably through offshore wind managed from Grimsby). This offers energy-hungry data centres a range of energy solutions that limits the impact on critical supply.

TIME HORIZON

This is an immediate to medium term opportunity, with construction investment required over the next 2-3 years, with revenue generating opportunities in 3-5 years.

PLANNING AND READINESS

Humber Tech Park was granted outline planning permission in August 2024 and is now moving through reserved matters. Elsham Tech Park has outline planning permission as of March 2026, with reserved matters commencing now. Developers anticipate beginning construction in 2027 with the first phase opening in 2029.

INVESTMENT REQUIRED

For the whole development is projected to reach £20 billion, whereas Humber and Elsham require £10 billion.

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HOUSING & REGENERATION OPPORTUNITIES

GAINSBOROUGH

Housing for world-first energy site and attractive riverside regeneration

HOUSING FOR STEP FUSION

THE OPPORTUNITY

Gainsborough is positioned as a key location to support long term housing for STEP Fusion as the closest town. The requirement for skilled roles will also create demand in Lincoln and Scunthorpe.

STRATEGIC IMPORTANCE

The global importance of STEP Fusion cannot be overstated – see our investment proposition – and this opportunity underpins that.

LOCATION

Gainsborough is located within commuting distance of the STEP site at West Burton and benefits from established rail and road connectivity.

TIME HORIZON

Long term phased delivery as the programme scales up until 2040.



RIVERSIDE GATEWAY HOUSING ZONE

THE OPPORTUNITY

Gainsborough Riverside Gateway is a housing led regeneration opportunity on a prominent brownfield site close to Gainsborough town centre and the River Trent. The development will bring forward a new riverside neighbourhood with homes, active ground floor uses and a linear park, turning one of the town's most visible neglected sites into a new residential gateway.

STRATEGIC IMPORTANCE

Riverside can help strengthen the town centre and will support the residential hub linked to future employment growth around STEP Fusion. The site has long been identified by West Lindsey as a catalyst for wider regeneration.

LOCATION

Gainsborough is on the western boundary of Greater Lincolnshire. The site sits on the riverside on a key approach into Gainsborough and within easy reach of the town centre, station and local services. Its Trent frontage gives it a distinctive position that few town centre housing opportunities in Greater Lincolnshire can match.

TIME HORIZON

Short term: some construction has been completed and the site is ready for immediate investment.

PLANNING AND READINESS

The Gainsborough Neighbourhood Plan provides the overriding strategic framework until 2036. A Local Development Order is in place as part of the Greater Gainsborough Housing Zone designation.

LINCOLN CHARTERHOLME

Lincoln's largest planned urban expansion in decades.

THE OPPORTUNITY

Charterholme is a major urban extension on the western edge of Lincoln.

The masterplan provides for homes, a neighbourhood centre, community facilities, a primary school, employment land and significant new transport infrastructure..

- Up to 3,200 homes delivered over 240 acres
- First 52 homes currently being delivered for 2027
- Major enabling infrastructure in delivery, including two strategic access points and a new rail bridge
- More than £500 million of development value over the lifetime of the scheme

STRATEGIC IMPORTANCE

Charterholme is the principal vehicle for Lincoln's growth over the long term. A defining feature of the scheme is the delivery of new strategic access infrastructure, including an eastern connection from Tritton Road and a new bridge over the railway. This infrastructure is central to unlocking later development parcels and improving connectivity between west Lincoln and the city's employment and retail areas.

LOCATION

Charterholme is located on the western edge of Lincoln with proximity to the A46 and excellent rail connections.

TIME HORIZON

25-year phased development programme. Enabling works started in April 2026.

PLANNING AND READINESS

The scheme benefits from outline planning consent. Site-wide enabling infrastructure – the eastern access and railway bridge - is being delivered alongside the first residential phase of 52 homes. Housing delivery will continue in phases as infrastructure is brought forward.



ONE
at Charterholme

- The Swift 2 bedroom
- The Hennell 3 bedroom
- The Tritton 3 bedroom
- The Scorer 3 bedroom
- The Newton 3 bedroom
- The Taylor 3 bedroom
- The Rudkin 3 bedroom
- The Blomfield 3 bedroom
- The Whittle 4 bedroom
- The Smythson 4 bedroom
- The De La Haye 4 bedroom



BOSTON WEST

Ongoing housing development opportunities in the heart of the UK's most important food production cluster.

THE OPPORTUNITY

Boston West captures the established housing market to the west and south-west of Boston, anchored by large mixed-use development.

The core residential base exceeds 500 completed homes, delivered as part of The Quadrant mixed-use scheme, alongside retail, leisure and local services

STRATEGIC IMPORTANCE

This directly supports Boston's employment base, particularly food production, logistics and agri-processing.

LOCATION

Boston is on the South East of Greater Lincolnshire near the coast. The site is accessed from the A16.

TIME HORIZON

Housing delivery is ongoing and incremental, with development continuing to come forward through successive residential and mixed-use scheme.

PLANNING AND READINESS

Housing is already being delivered, with further phases either consented or in progress. Hybrid and full permissions are progressing within an established policy framework.

There are no major enabling dependencies, creating shorter delivery cycles and flexibility of capital deployment.



ST MARTIN'S PARK

Historically-informed neighbourhood creation in one of England's most attractive market towns.

THE OPPORTUNITY

St Martin's Park is a consented new neighbourhood on the edge of Stamford, one of Greater Lincolnshire's strongest housing markets.

- 14.7-hectare former industrial site
- Includes c. 365 homes across family housing, apartments and retirement living,
- 30% affordable homes
- Up to 10,000 sq m of office and workshop space
- Amenities including a local food store, café, and generous green space.

This is a polished, high-quality proposition with real place making appeal in a premium market location with nearby tourist highlights.

STRATEGIC IMPORTANCE

This is a rare chance to back housing growth in Stamford through a scheme that is already planned as a complete site. It can capture demand in one of Lincolnshire's most attractive and supply constrained towns while also supporting jobs, later living and brownfield renewal.



LOCATION

Stamford is the southern most town in Greater Lincolnshire. St Martin's Park sits opposite the stunning Grade I-listed Burghley Park and within walking and cycling distance of the town centre and railway station.

TIME HORIZON

Immediate to medium term.

PLANNING AND READINESS

Full planning approval for the masterplan and commercial buildings in place.



LINCOLNSHIRE LAKES AT TRENT VALE

A rare opportunity to deliver a new residential neighbourhood within one of North Lincolnshire's flagship growth locations.

THE OPPORTUNITY

The Lincolnshire Lakes project is a substantial transformational residential development on the western edge of Scunthorpe.

A Core Strategy and Area Action Plan have established a vision for 6,000 homes across a series of new villages and lakes at Trent Vale.

The current proposed stage of development includes:

- 599 homes within Village 2
- Existing agricultural fields
- Site area of 61.64 acres (24.95 hectares)
- 36 dwellings per hectare
- Mix of 2, 3 and 4 bedroom homes, including detached, semi-detached, terraced properties and bungalows
- Part of a wider growth area incorporating blue-green infrastructure, social infrastructure, and commercial and leisure uses.

STRATEGIC IMPORTANCE

- Supports population growth, skilled residents, and North Lincolnshire's long-term economic base.
- Proximity to Scunthorpe means the site will contribute to employment growth for energy security
- Hydrogen power at Keadby, fusion power near Gainsborough, and carbon and waste-to-fuels at the Humber.

LOCATION

A strategically connected site on Scunthorpe's western edge, with access to the M181 and onward links to the M180.

TIME HORIZON

Medium to long term, with delivery forming part of the phased build-out of the wider Lincolnshire Lakes growth area.

PLANNING AND READINESS

The site sits within an approved Area Action Plan and Strategic Design Guide, providing a clear development framework. Full planning permission is also in place for key highway works, including a new terminating junction to the M181, roundabouts, drainage ponds, landscaping and associated infrastructure, helping underpin future delivery.



SKEGNESS REGENERATION & HOUSING

A unique opportunity to shape the iconic resort through multi-site seafront regeneration in one of the UK's most popular coastal attractions.

THE FORESHORE REGENERATION OPPORTUNITY

Skegness Foreshore is a chance to invest into a connected seafront regeneration. There are five lots close to the foreshore as part of a wider master-planned programme to strengthen and diversify one of the UK's best-known coastal resorts.

The offer spans tourism, leisure, accommodation and commercial development.

- LOT 1** - Skegness chalet Site, with detailed planning consent for 16 seasonal overnight lodges and reception buildings
- LOT 2** - Southern Bowling Green, former bowling greens with frontage on Princes Parade
- LOT 3** - Southern Boating Lake, including the lake, island, walkways, bridges and terraced seating
- LOT 4** - Former Festival Pavilion Site, identified for a landmark commercial development
- LOT 5** - Pier Field Chalets, disused former chalets and facilities next to the pier and foreshore waterway

A multi-lot model supporting leisure, tourism, hospitality and commercial uses

STRATEGIC IMPORTANCE

The opportunity broadens the focus of the seafront towards cultural, heritage, arts, sports and leisure uses, supported by a large existing visitor market.

LOCATION

Skegness is on the East coast of Greater Lincolnshire. The lots sit in the town's core visitor area, with sites along Princes Parade and around the boating lake, pier and foreshore waterway. Time horizon Immediate to medium term, with phased delivery potential across the portfolio.

PLANNING AND READINESS

Lot 1 has detailed planning consent. The wider opportunity sits within the Skegness Foreshore Masterplan and is supported by public investment through the Connected Coast programme and the wider £24.5 million Towns Fund package for Skegness.

THE SKEGNESS GATEWAY HOUSING OPPORTUNITY is a Local Development Order-enabled, 136-hectare (336-acre) urban extension on the western edge of Skegness. There is upfront planning permission for 1,000 homes, commercial space, and a crematorium. Phase 1 of the development is complete including a new campus for Skegness College that opened in January 2026. The scheme aims to bring over £300m in economic benefits. Developers are currently being sought to lead the next phase which will centre around 400 affordable homes.

GRIMSBY REGENERATION PORTFOLIO

Prime retail, leisure and housing opportunities in Grimsby town centre already backed by £100m of government and private investment.

THE OPPORTUNITY

This portfolio brings together a set of live regeneration and housing projects in Grimsby. The proposition combines town centre redevelopment, dockside heritage and commercial reuse, and residential-led regeneration. The portfolio propositions benefit from a catchment of 285,000 and over 6.5.m footfall and rising in Freshney Place on the riverfront.

The portfolio is built around four active areas of change:

- A town centre anchor scheme with construction underway at Freshney Place
- Consented heritage-led regeneration at the docks
- Residential-led regeneration adjacent to the town centre and docks
- A strategic urban extension delivering housing at scale

LOCATION

Grimsby is in the North East of Greater Lincolnshire on the Humber estuary. Excellent rail and road connectivity. Projects cover the town centre, docks and the western edge of the town.

TIME HORIZON

Short, medium and long term. The portfolio includes projects already under construction or consented and capable of near-term delivery, alongside residential-led regeneration and strategic housing growth that will come forward in phases over the medium to longer term.

PLANNING AND READINESS

Freshney Place is already in full construction, the Ice Factory regeneration is consented, heritage-led regeneration has returned multiple buildings to active use, and Grimsby West has progressed through master-planning and planning submission.

THE ICE FACTORY

The site around Grade II listed Grimsby Ice Factory has secured planning consent for 20 acres of regeneration. It is the vital regeneration project in the region.

- Anchored by a 1,000-capacity events venue
- Flexible commercial space from 500 to 62,000 sq ft
- Consented 161-bed hotel
- Exhibition and conference centre
- Leasehold and Virtual Freehold options are available.

FRESHNEY GREEN AND HIGH STREET REVIVAL

- Freshney Place is undergoing a £50m transformation
- Construction underway to deliver a five-screen cinema, food hall, relocated market, leisure and hospitality uses, public realm improvements and healthcare facilities.
- 89 affordable homes are being delivered
- NHS Community Diagnostic Centre is already operating within the centre.

ALEXANDRA DOCK HOUSING

Alexandra Dock sits within the regeneration corridor between the town centre and docks. Neighbouring residential-led regeneration has established the demand for housing supply in the area.

GRIMSBY WEST URBAN EXPANSION

- 3,500 new homes
- Local centres, new schools, green space and a link road.
- Published masterplan
- Planning applications are progressing.



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Greater Lincolnshire

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