

Greater Lincolnshire

Combined County Authority 



TRENT-HUMBER ADVANCED MANUFACTURING ARC



INVESTMENT PROSPECTUS



Contents

- 4. Mayor's foreword
- 6. Introducing the Trent-Humber Advanced Manufacturing Arc
- 8. Key facts and figures
- 12. Trent-Humber Arc vision
- 14. Why invest in the Trent-Humber Arc?
- 18. Supporting investment and enabling delivery
- 24. Investment propositions
- 42. Positioned for investment

Mayor's foreword

Dame Andrea Jenkyns DBE
Mayor of Greater Lincolnshire

Greater Lincolnshire is where Britain secures what matters most. We feed the nation, we power the nation, and we defend the nation. For too long, our industrial contribution has been overlooked; this Advanced Manufacturing Prospectus changes that. It is our statement of confidence that we are ready to transform national necessity into world-class, investable growth.

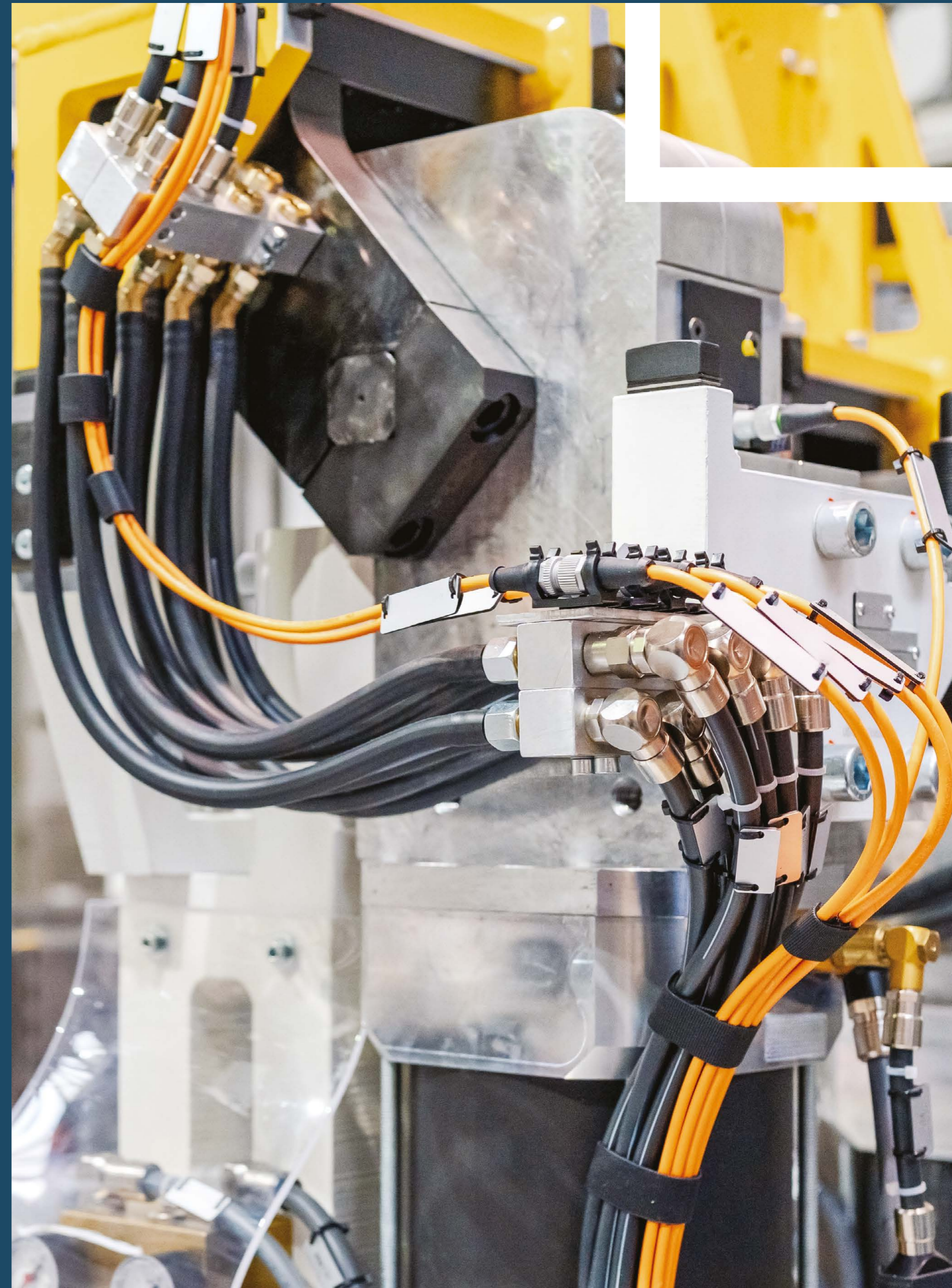
We are a place that makes, builds, and produces. While our heritage is in food and energy, this prospectus highlights the high-tech engineering and innovation serving as our modern engine room. As Mayor, my message is clear: we are open for business. We are laser-focused on unlocking economic growth, creating high-quality jobs, and ensuring every business here has the support to thrive.

In a crowded global market, our advantage is undeniable. We offer the space, cost-effectiveness, and connectivity that more congested areas cannot match. From our strategic ports to our large industrial sites, we have the infrastructure and partnerships ready to turn your vision into an operational reality. We aren't just a participant in the UK's industrial future; we are its heartbeat.

Devolution has given us a stronger voice and new powers. The Greater Lincolnshire Combined County Authority is doing more than just talking; we are working at pace to simplify processes, unlock strategic sites, and back the infrastructure businesses need. We are committed to stripping away barriers and supporting delivery from the very outset.

My ambition is simple: for Greater Lincolnshire to be recognised as the powerhouse it is, a location of national significance and growing commercial opportunity. We have the land, assets, and workforce to deliver at scale. We understand the needs of business and are ready to work with serious investors who want to move with confidence.

Britain relies on Greater Lincolnshire for the things that matter most. This prospectus sets out why investors should rely on us too. I invite you to be part of our next chapter. Come and build, innovate, and grow with us.



Introducing the Trent-Humber Advanced Manufacturing Arc

The Trent-Humber Advanced Manufacturing Arc is a nationally significant industrial corridor connecting the South Humber ports and energy cluster through Scunthorpe and the M180/M18 materials corridor to Gainsborough and the wider Trent Valley.



Anchored by globally important industrial infrastructure, the Arc brings together advanced manufacturing, energy production, materials processing and engineering capabilities within a highly connected geography. Its position at the intersection of major logistics routes, international ports and strategic investment sites creates a compelling platform for large-scale industrial growth and long-term investment.

The Arc links established industrial clusters with emerging innovation opportunities, forming a continuous ecosystem for high-value manufacturing, materials innovation and emerging energy technologies.

For investors and occupiers, it offers not only industrial capability and connectivity, but also access to a growing workforce and a high quality of life – combining affordable living, strong education provision and proximity to vibrant and historic towns and city and the beautiful Lincolnshire coast and countryside.

Work with us to shape the next phase of industrial growth in the Trent-Humber Advanced Manufacturing Arc.



Key Facts and Figures

Strong global and domestic connections

Home to one of the UK's largest port complexes by tonnage, centred on Immingham and Grimsby.

Direct global gateway via deep-water Humber ports, with road (M180/A180) and rail freight connectivity.

Humber Freeport offering tax and customs incentives around Immingham and Grimsby.

75%+ of the UK population within a 4-hour HGV drive time.

Over 4 million within a 90-minute labour market catchment.

Less than 90 minutes to major manufacturing cities including Leeds, Sheffield, Nottingham and Derby.

Under 2 hours to London by rail from Lincoln.

Access to **800+** global destinations via Humberside Airport (via Schiphol hub)

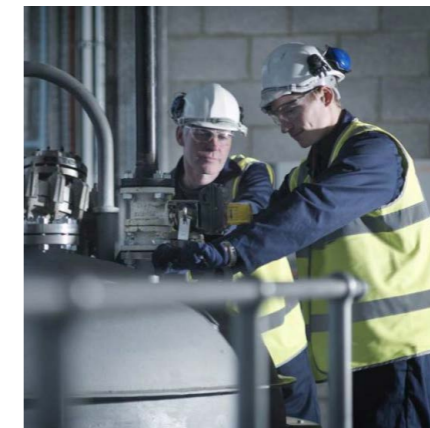
Established trade routes with destinations in 80 countries from Grimsby and Immingham ports, handling more than 50 million tonnes of cargo per annum.

Industrial Scale and Opportunity

2,900 acres of development land including large-scale sites with capacity to accommodate major industrial users

Located at the centre of the UK's energy transition including 5.5 GW of offshore wind at Hornsea.

800 manufacturing businesses active across the Arc with established strengths in steel, chemicals, fuels, advanced materials and energy-intensive industries.



Strategically positioned alongside the STEP Fusion programme and Trent Corridor supercluster.

The North Lincolnshire AI Growth Zone puts the Arc at the heart of the UK AI Revolution

Skilled Workforce, Strong Value

63,000 people employed in manufacturing

Manufacturing workforce
1.8x the UK average concentration.

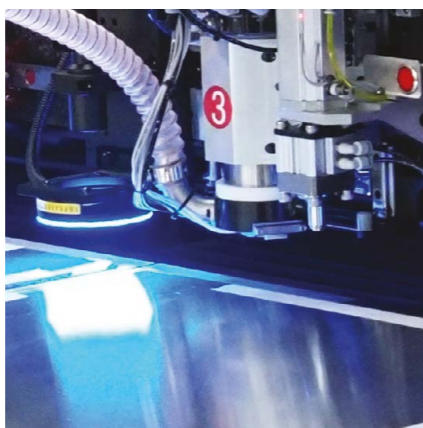


Industrial rents up to 40% lower than South East locations and up to 30% lower than other UK cities such as Birmingham and Bristol.

Motivated workforce that offers strong value for money.

Total working population of 225,000, including a significant industrial base.

House prices are on average 35% lower than the UK average.



Skills and Innovation

Research excellence, with more than 75% of research at the University of Lincoln and more than 80% at the University of Hull rated world leading.

Strong collaboration between industry, HE and FE providers.

Multi-million-pound investments in technical training infrastructure including the Institute of Technology, CATCH and HETA.

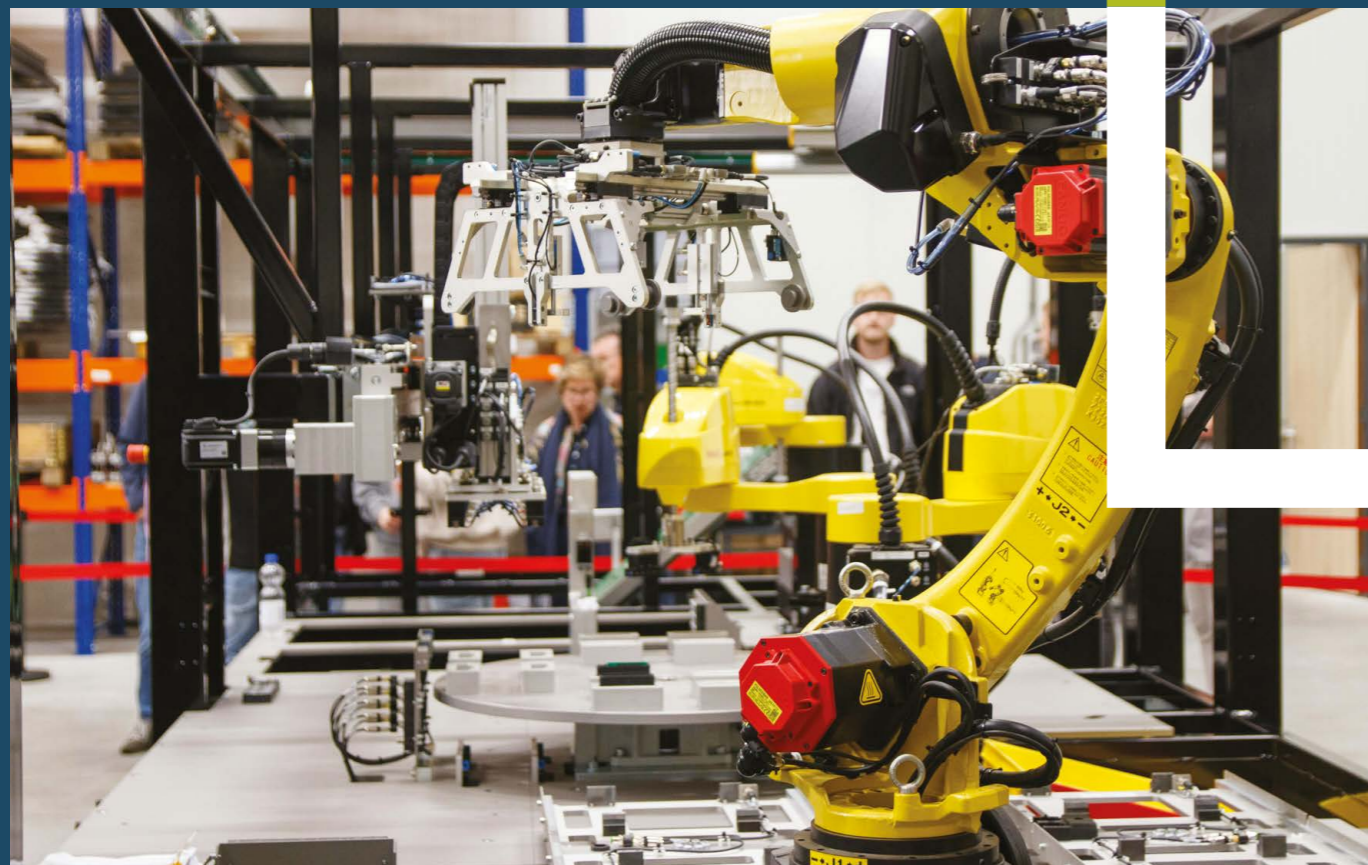


Offshore Renewable Energy Catapult centre located in the Port of Grimsby, leading innovation in offshore energy technologies.



Skills system aligned to advanced manufacturing and Industry 4.0 needs.

The Trent-Humber Arc is a globally connected hub for UK advanced manufacturing that is ready for investment



- At the forefront of powering UK industry for more than 200 years – a global gateway and production cluster that continues to provide the materials for UK and global industry
- Ideally positioned as a globally connected hub for advanced manufacturing, materials and new energy technologies
- Brings together the globally significant Humber port and energy cluster, a dynamic chemicals, materials and engineering base, and a rapidly emerging energy and innovation cluster along the Trent Valley.
- Coordinated planning and infrastructure investment is strengthening connections across these areas, unlocking sites at scale and enabling a business-led pipeline of investable opportunities.
- A competitive cost base, skilled workforce and high quality of life – with well-connected cities and towns surrounded by countryside and the coast – make the area attractive for both businesses and talent.

With established industrial scale, nationally significant infrastructure and direct access to emerging energy markets, the Trent-Humber Arc offers a rare combination of readiness and long-term growth potential. Major opportunities across advanced manufacturing, materials and clean energy are available now, with the scale and coordination to support large investment decisions.



Why invest in the Trent-Humber Arc?

Strategic Industrial Geography

Greater Lincolnshire sits at the heart of the UK's industrial and logistics network, providing seamless access to domestic markets and global supply chains. Its position combines deep-water port access, national connectivity and proximity to major manufacturing centres, making it a highly efficient base for industrial operations.

- The UK's largest port complex by tonnage outside London. Immingham and Grimsby provide a direct global gateway to ports in more than 80 countries
- 75% of the UK population accessible within a 4-hour HGV drive time.
- Strong domestic connectivity to the Midlands, North and East Coast via the M180, A180 and A1(M)

Space, Scale and Affordability

Greater Lincolnshire offers the physical capacity and cost advantages required for modern industrial growth. Unlike more constrained UK locations, it provides the space and flexibility needed to develop, expand and future-proof operations.

- Industrial rents up to 30–40% lower than South East locations
- Significant availability of development-ready land and large-scale sites, including Freeport sites offering valuable tax and customs incentives
- Capacity for large scale, long term industrial growth.
- Established infrastructure and supply chains supporting heavy industry.

Established industrial clusters and sector strengths

The region is a nationally significant centre for advanced manufacturing, underpinned by established clusters and strong sector interdependencies. Businesses benefit from immediate access to supply chains, expertise and industrial partners.

- 63,000 people employed in manufacturing in Greater Lincolnshire, with 1.8x the UK average workforce concentration
- Strengths across chemicals, energy, food manufacturing and engineering
- Presence of global firms including Siemens Energy, Ørsted and Phillips 66

Steelmaking in Scunthorpe has long underpinned a network of specialist manufacturing, supplying high-quality steel to engineering, construction and rail sectors. Local expertise, skilled labour and integrated processes have enabled firms to develop niche capabilities, from precision fabrication to advanced components.



At the cutting edge of UK Energy and future industry plans

The Arc sits at the centre of the UK's energy opportunities, creating significant demand for advanced manufacturing and engineering.

- Major investment in offshore wind, hydrogen and new energy technologies
- Hydrogen and Carbon Capture and Storage technologies are being deployed across the wider Humber region.
- STEP fusion programme positions the Trent Corridor at the forefront of future energy

Fusion alone represents a transformational opportunity, with potential to generate substantial economic impact and new high-value supply chains in advanced materials and engineering.

The Arc is also at the centre of the UK AI revolution. The North Lincolnshire AI Growth Zone will be a nationally significant new cluster of four proposed AI technology campuses in Northern Lincolnshire. The Zone has consented sites at Humber Tech Park and Elsham Tech Park and is designed to deliver up to 2.5GW of computing capacity, enabling high performance processing, cloud services and data-intensive R&D activity at scale. This level of provision positions the area as one of the UK's foremost emerging locations for sovereign

AI capability, offering investors and businesses the ability to co-locate advanced manufacturing, digital innovation and research functions alongside critical computing infrastructure.

Strong Manufacturing Foundations

Greater Lincolnshire offers a diverse and well-established industrial base, anchored by nationally significant assets and leading manufacturers.

- Metals and materials production cluster led by British Steel in Scunthorpe, supporting downstream engineering and fabrication
- Food manufacturing cluster centred on Grimsby, home to Young's Seafood, 2 Sisters Food Group and the UK's largest seafood processing hub
- Process and chemical industries along the Humber, including Phillips 66 and Tronox, forming part of a major UK processing cluster.
- Strong engineering and supply chain base, with SMEs supporting fabrication, machinery and industrial services across the Arc

Together, these strengths create opportunities across food production, materials processing, chemicals, packaging and engineering, supported by established supply chains and capacity for growth.

Industry focused Innovation Ecosystem

The Trent-Humber Advanced Manufacturing Arc provides a practical environment for innovation, combining research capability, industry collaboration and emerging energy programmes.

- The Bridge at the University of Lincoln supports access to cutting-edge materials and technologies research and development
- The University of Lincoln Riseholme Campus hosts innovation programmes and start-ups, including Barclays Eagle Lab and the world-leading Lincoln Institute for Agri-food Technology.
- ORE Catapult's centre in Grimsby provides real-world and virtual test environments that enable businesses to develop, trial and commercialise new offshore technologies, supporting supply chain growth, attracting global investment and accelerating innovation across the sector.
- More than 75% of research at the University of Lincoln is rated excellent or world leading.
- The Arc has strong links to neighbouring innovation partners, including the University of Hull which has 82% of its research rated excellent or world-leading, with strong industry collaboration focused on clean energy, advanced manufacturing and AI.

STEP FUSION Programme



Fusion energy represents a major long-term opportunity in the global energy transition, with the potential to deliver near-limitless low-carbon power and drive new advanced manufacturing supply chains.

The UK's STEP (Spherical Tokamak for Energy Production) programme places the Trent-Humber Arc at the forefront of this emerging sector. Economic impact analysis by AMION Consulting suggests the programme could generate over £500m per year during construction, rising to almost £1bn annually once operational, with around £200m average annual impact at the Lincolnshire level.

Skilled and experienced workforce

A large, experienced workforce is supported by a practical, industry-aligned skills system, enabling both immediate recruitment and long-term capability building.

- 63,000-strong manufacturing workforce with technical capability.
- Extensive FE/HE network including University of Lincoln, University of Hull and TEC Partnership.
- Specialist providers networks such as CATCH and HETA delivering industry-led training.
- Strong apprenticeship and vocational pipeline aligned to energy and manufacturing.

The region offers an experienced base of operational and technical talent to support industrial growth, and the potential to further strengthen higher-level skills through an established skills pipeline.

Quality of life

The Arc combines workforce availability with affordability and strong retention conditions.

- Large labour catchment across key towns including Scunthorpe, Grimsby, Gainsborough and the City of Lincoln.
- Competitive living costs supporting recruitment and retention.
- Capacity to scale workforce as businesses grow.
- High quality of life with access to coast, countryside and historic city and market towns.

Manufacturing accounts for 20.7% of all employment in the Arc versus 8.5% nationally.





Supporting investment and enabling delivery

A Coordinated Approach to Investment

Greater Lincolnshire provides a coordinated and delivery-focused environment. The Combined Authority is bringing together local authorities, industry and education partners, aligning strategic priorities, ensuring effective collaboration and driving delivery. This partnership approach underpins major investment across the Arc. The partnership brings together organisations with proven track records of unlocking and delivering large-scale industrial and energy projects.

Planning and Development Support

Local authorities across Greater Lincolnshire have experience in delivering complex industrial and energy projects, particularly across the Humber and North Lincolnshire. Early engagement supports site identification, planning strategy and infrastructure coordination, helping investors navigate processes efficiently and reduce delivery risk.

Recent delivery across energy, port and industrial developments demonstrates a practical, solutions-focused approach to enabling investment.

Business and Supply Chain Integration

Investors benefit from immediate access to established industrial ecosystems, particularly across the Humber ports, Scunthorpe steel and materials cluster, and wider manufacturing base.

- Established supply chains across chemicals, energy, engineering and logistics
- Presence of global firms including Siemens, Ørsted and Phillips 66
- Strong industrial networks supporting collaboration and operational integration
- This enables businesses to embed quickly within existing value chains.

"Throughout our growth over the last seven years, we have worked closely with the North Lincolnshire Council business support team, who have assisted us with our growth with grants that have changed our business substantially over the years. It has enabled us to employ more team members, acquire new machinery and improve the way in which we operate."

Jason Dear, Collingwood Engineering



Recruitment and Training

Greater Lincolnshire offers a strong and industry-aligned skills system, supporting both immediate workforce needs and long-term capability.

- Specialist providers such as CATCH and Humberside Engineering Training Association (HETA) delivering industry-led technical training.
- Further and higher education network including the University of Lincoln (Gold-rated), University of Hull, TEC Partnership and Lincoln College Group.
- Established apprenticeship pathways aligned to engineering, process industries and energy sectors.
- This provides investors with access to a workforce that is trained, adaptable and aligned to industrial demand.

A Delivery-Focused Environment

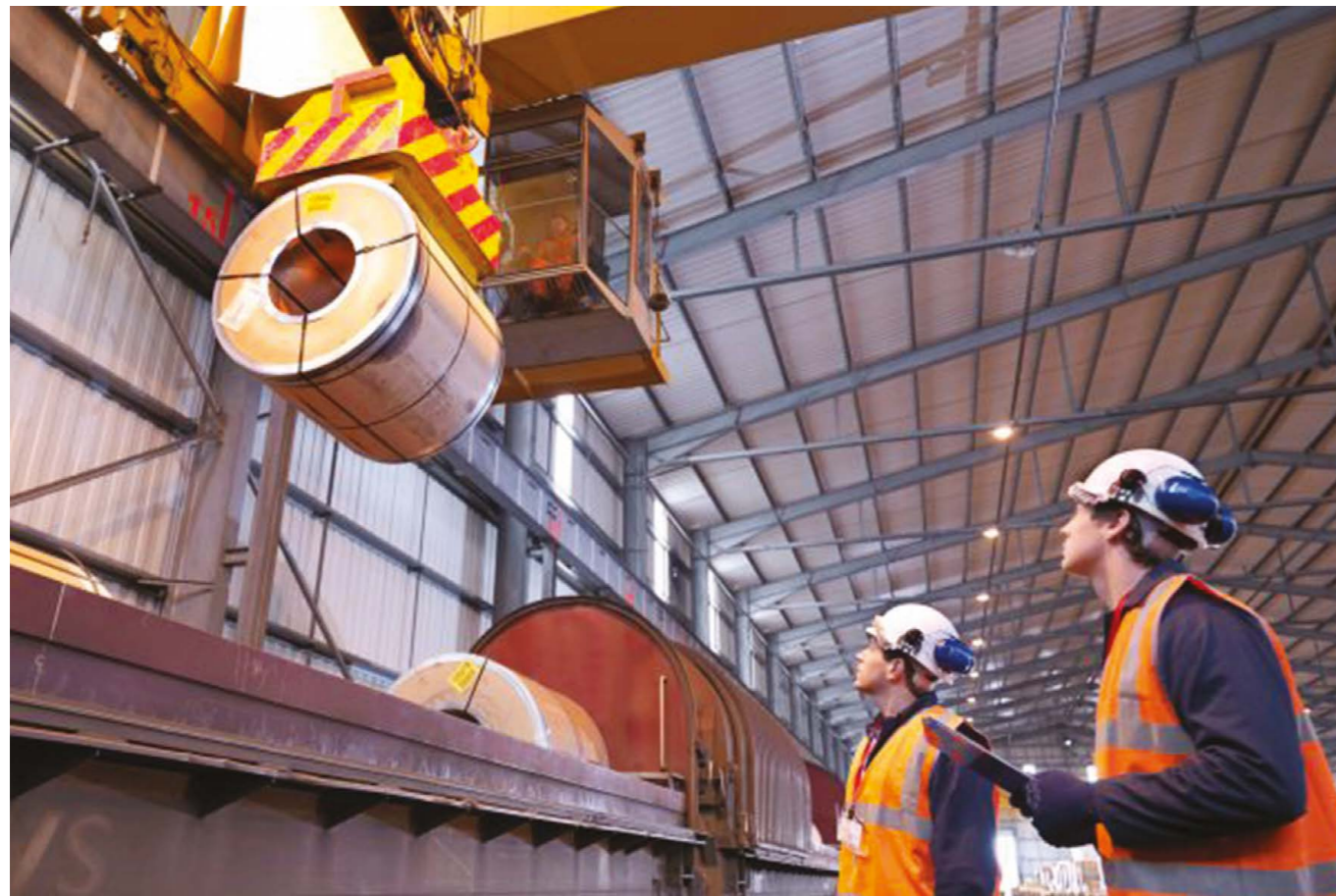
Greater Lincolnshire combines industrial capability with a practical approach to delivery, supported by active business networks including the Humber Energy Board, Humber Marine & Renewables and Lincolnshire Chamber of Commerce.

Established partnerships, proven infrastructure and active industrial sites create an environment where investment can progress with confidence.

This is a region where projects are delivered at scale and in sectors that matter to the UK economy.

Funding and Financial Support

Investment opportunities can be supported through a range of national and regional funding streams aligned to advanced manufacturing, energy and innovation. This includes support linked to the Humber Freeport, innovation funding, and skills and infrastructure programmes. Opportunities for co-investment and project-specific support can be explored to strengthen delivery and accelerate timelines.



From Grimsby to the world: myenergi's rapid scale up

Founded in 2016 in a village near Grimsby, myenergi has rapidly grown into a leading UK-based manufacturer of smart home energy technologies, including EV chargers, solar diverters and battery systems. Combining advanced hardware with an integrated software platform, the company enables households to optimise energy use while supporting wider grid decarbonisation and balancing.



"myenergi's growth in Lincolnshire from start-up to multi-national energy-tech pioneer, has been built around engineering excellence, advanced manufacturing and investment in people. The support we received from North East Lincolnshire Council' in developing our Pioneer Business Park site gave us the platform to scale the business while staying rooted in the region."

Andrew Clint,
Chief Executive Officer,
myenergi

The company has scaled rapidly, now employing 250 people, generates circa £50m turnover and exports internationally; with operations expanding across Europe and Australia. Its products are designed and manufactured in Lincolnshire, with testing supported by nearby specialist facilities in Hull.

A major milestone was the development of its advanced manufacturing headquarters at Pioneer Business Park, delivered with North East Lincolnshire Council and supported by the Local Growth Fund. A flexible, collaborative approach, including planning support and temporary accommodation, enabled rapid delivery. The facility provides specialist production space and advanced assembly capability, supporting continued UK and export growth and helping secure major investment in 2023.

myenergi is a key employer within the South Humber manufacturing cluster having invested significantly in skills training for local employees including building capability in advanced electronics manufacturing and production engineering. In 2026, myenergi continues to innovate, developing next-generation EV charging, battery storage and grid flexibility solutions. Its success demonstrates the region's ability to support high-growth, export-led advanced manufacturing businesses at the forefront of the energy transition.



Investment Propositions

Investment opportunities within this prospectus are structured spatially around established corridors of activity within the Trent-Humber Arc. These zones, which align with strategic road and rail connectivity provide a simple framework for understanding how different locations contribute to a connected, region-wide industrial proposition.

Each zone reflects key characteristics of the investment opportunities, shaped by its infrastructure, economic base and strategic role. Together, they form a portfolio of complementary investment platforms, aligned to the needs of advanced manufacturing, energy and industrial growth.



Energy and materials transformation zone

This zone is anchored by the Humber estuary and its major ports, with strong east-west connectivity via the M180 and M18. It represents a nationally significant industrial platform, where energy, chemicals and materials industries cluster around globally connected infrastructure. Access to the ports of Immingham and Grimsby enables international trade, while major assets – including offshore wind, refining capacity and grid infrastructure – support large-scale production and the transition to low-carbon industry. Freeport status and coordinated public sector support further strengthen the investment environment, enabling pace and reducing delivery risk.

Advanced manufacturing and future energy zone

Following the River Trent, this zone is emerging as a focal point for next-generation energy and advanced manufacturing. Its proximity to the STEP fusion programme and the developing Supercluster positions it at the forefront of future-facing industry. The area offers development capacity and the opportunity to establish an early presence in globally important sectors. Strong alignment with national energy priorities, combined with connectivity to both the Humber and the Midlands, supports access to labour, supply chains and markets.

Across the Arc and beyond there is a concentration of innovation assets, including university campuses (in Lincoln and Hull), Lincoln Science Park and former RAF facilities. These assets support research, testing and specialist manufacturing, creating a strong platform for sector growth. Strong north-south connectivity links the zone to the Humber, Lincoln and the Midlands, while an established engineering and manufacturing base reinforces supply chain resilience. The area also offers a cost-competitive and flexible environment, with available land and premises enabling firms to scale efficiently and with confidence.

Local government partners are working with the private sector, academia and central government to align planning, infrastructure and investment priorities to support delivery, reduce friction and enhance productivity. The Arc presents a coherent and investable proposition, combining distinct local strengths within a single, connected economic geography.

The map (overleaf) provides a spatial overview of core assets and investment opportunities within the Arc.

SCUNTHORPE

Humberside Airport
 North Lincolnshire AI Growth Zone
 Steel manufacturing and supply chain
 Engineering UTC
 HETA
 University Campus North Lincs
 South Humber Manufacturing Cluster

IMMINGHAM

Port of Immingham
 Freeport Tax Site
 CATCH Training

GRIMSBY

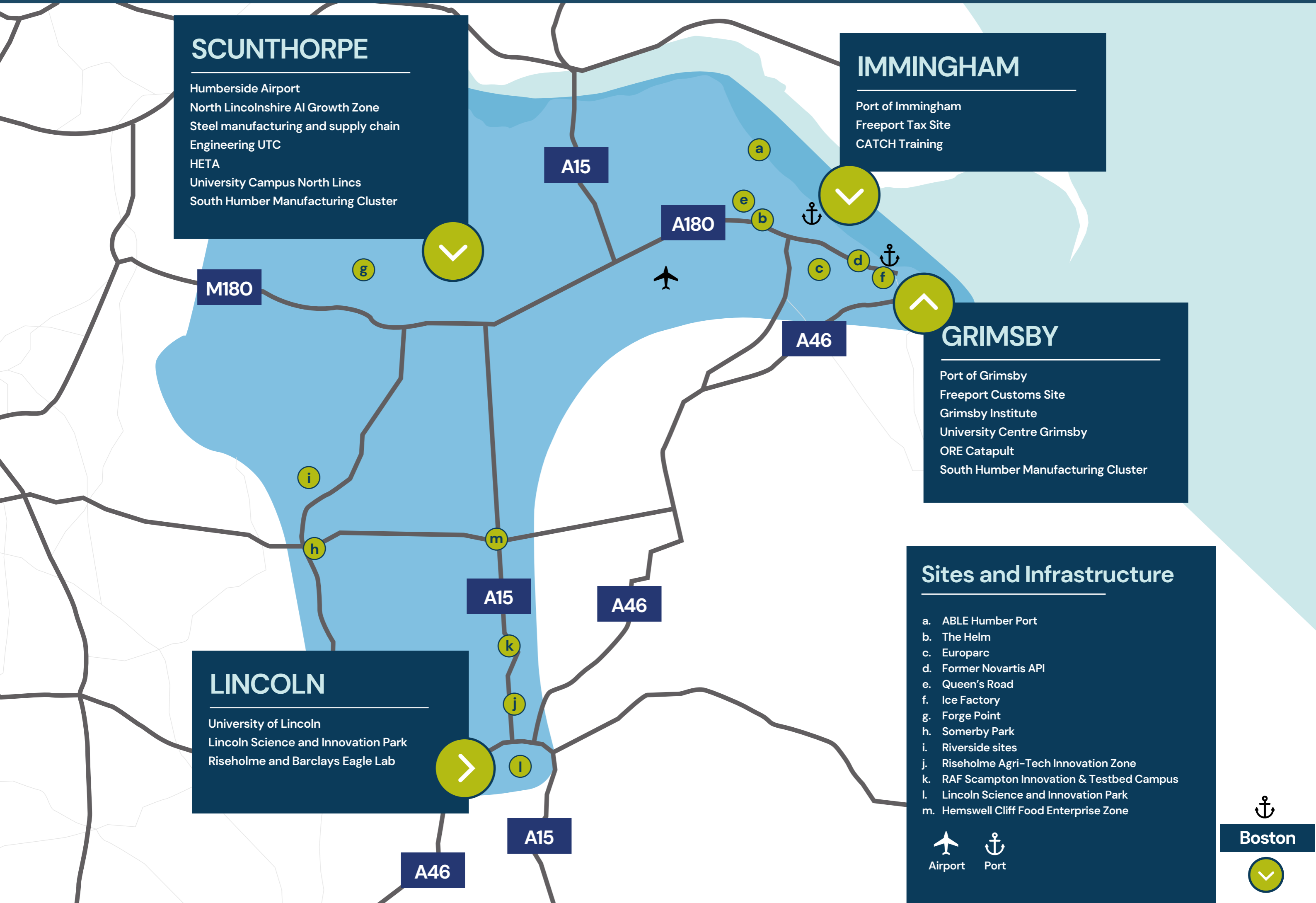
Port of Grimsby
 Freeport Customs Site
 Grimsby Institute
 University Centre Grimsby
 ORE Catapult
 South Humber Manufacturing Cluster

LINCOLN

University of Lincoln
 Lincoln Science and Innovation Park
 Riseholme and Barclays Eagle Lab

Sites and Infrastructure

- a. ABLE Humber Port
- b. The Helm
- c. Europarc
- d. Former Novartis API
- e. Queen's Road
- f. Ice Factory
- g. Forge Point
- h. Somerby Park
- i. Riverside sites
- j. Riseholme Agri-Tech Innovation Zone
- k. RAF Scampton Innovation & Testbed Campus
- l. Lincoln Science and Innovation Park
- m. Hemswell Cliff Food Enterprise Zone



Sites

Energy and materials transformation

Powering UK growth through industrial strength and global reach

The Energy and materials transformation zone along the M180/A180 represents one of the UK's most significant concentrations of energy intensive industry and advanced materials production. Anchored by globally important assets including ports, refineries, steel production and chemicals processing, the zone brings together large-scale industrial capability with emerging opportunities in low-carbon energy, circular materials and next-generation manufacturing. Strong road, rail and port connectivity combined with Freeport status position the corridor as a nationally strategic location for investment.



ABLE Humber Port

Location:

Located on the South Humber Bank adjacent to the Port of Immingham, approximately 20 minutes from the M180 and 30 minutes from Hull, with direct deep-water access to the North Sea.

Project description:

A major investment opportunity with around 1,120 acres of consented or allocated development land designed to support large-scale offshore wind manufacturing and assembly, energy and advanced manufacturing. The area includes over 1.3 km of quayside with water depths of up to 15.5 metres, capable of accommodating the latest generation of installation vessels. Approximately 440 acres of the site is designated as part of the Humber Freeport tax site, providing a highly competitive environment for investment alongside infrastructure tailored to support the full lifecycle of offshore energy projects, from manufacture and assembly through to deployment and maintenance.

Key Strengths:

- 1,120 acres of development land, enabling co-location of major manufacturers and supply chain.
- Funding awarded through Site Accelerator programme to unlock more than £500 million of investment.
- Over 1,300 metres of deep-water quayside with heavy load capacity for large components.
- Scheme enabled through the Able Marine Energy Park Development Consent Order.
- Strong connectivity including direct access to North Sea ports and connections to the strategic road network via the A180.

Target market:

The site is focused on offshore wind OEMs, turbine manufacturers, blade and foundation producers, and tier 1 suppliers requiring integrated port and manufacturing facilities. It also presents opportunities for wider energy sector investment, including fabrication, assembly, logistics and long-term operations and maintenance linked to North Sea energy assets, supported by Freeport incentives.



The Helm

Location:

Located 3 miles from the Port of Immingham in North East Lincolnshire, with immediate access via the A180 to the strategic motorway network.

The opportunity:

The Helm is a major 227-acre industrial, logistics and automotive park with direct access to the M180 and the Port of Immingham. Phase 1 will complete in 2026 and delivers eight high-spec industrial units of between 6,000 and 30,000 sq ft, with major design-and-build opportunities of up to 1.1 million sq ft. The scheme is already anchored by Myenergi – a local manufacturing success story – and engineering focused training organisations. The scheme also includes up to 90 acres of open storage. Its prime location and scale position it as a key strategic site for industrial growth in the region.

Key strengths:

- Prime port-centric location with access to UK and global markets.
- Exceptional multi-modal connectivity (road, rail, sea).
- New industrial units now on-site.
- Large-scale, flexible development plots for bespoke occupier needs.
- Secure infrastructure and strong sustainability credentials.

Target market:

The Helm is seeking tenants spanning advanced manufacturing, processing, energy supply chain, logistics and distribution, automotive and port-related industries.



Europarc

Location:

Located on the A180 leading into the key town of Grimsby, Europarc has attracted investment as a result of strong access to the ports at Grimsby (2 miles) and Immingham.

The opportunity:

Europarc is a mature, innovation-led employment cluster extending across an established 110-acre business park with over 725,000 sq ft of commercial space already delivered. A major Food Enterprise Zone, it hosts the Europarc Innovation Centre and Humber Seafood Institute which supports R&D and sector collaboration between major food manufacturing, industrial and logistics businesses on the site. More than 35 acres of serviced land is available for immediate development at one of the Humber's flagship employment sites, with another 350-acre expansion site (Europarc IV) offering large-scale design-and-build opportunities. Strategically located on the A180 with direct access to the M180/M18 corridors, the site sits within 10 minutes of the UK's largest port complex and a globally significant energy and food cluster.

Key Strengths:

The site benefits from:

- Immediate proximity to the Ports of Grimsby and Immingham, enabling global import/export capability.
- Located within the UK's largest seafood processing cluster (70% of UK seafood) and a fast-growing offshore wind O&M hub.
- Home to established occupiers including Autotrail, ProAmpac, New England Seafood, Hains Daniel Group, 2Sisters Food Group, and Scratch Meals.
- Designated as a Food Enterprise Zone offering an accelerated planning process.
- A strong labour pool and over 2,000 existing employees on site, with capacity for significant job growth.

Target market:

Europarc is targeting global food manufacturers, offshore wind and energy supply chain firms, associated logistics and distribution operators, and scale-up advanced manufacturers seeking co-location within an established cluster. It is particularly suited to occupiers requiring port access, large-scale land availability, and integration into existing supply chains.



Former Novartis API Campus (Moody Lane)

Location:

Located on the estuary immediately west of Grimsby, the site benefits from being accessed by a new link road which provides a direct connection to the ports of Grimsby and Immingham.

The opportunity:

A 170-acre, fully operational pharmaceutical manufacturing campus available for lease or acquisition, offering a rare opportunity to bring regulatory-approved API production capacity online immediately. Formerly operated by Novartis until 2023, the site includes three commercial-scale production plants with combined output capacity of up to 1,800 tonnes per annum, alongside integrated utilities, quality control, R&D and logistics infrastructure. With around 100 acres of development land and c.120,000 sqm of developable space, the site enables rapid scale-up without the cost and delay of new-build facilities.

Key strengths:

This is a globally competitive, regulatory-proven life sciences asset with significant existing capability:

- Three production facilities (B110, B120, B150) supporting high-volume and multi-purpose API manufacturing.
- Advanced chemical processing capabilities including hydrogenation, Grignard reactions, high-reactive chemistry and solvent recovery systems.
- Extensive on-site infrastructure including immediate 8MW power supply, effluent treatment, incineration and tank farm storage.
- Strategic location 13 km from the Port of Immingham and within an established chemicals and manufacturing cluster.
- Access to a highly skilled, experienced pharmaceuticals and process engineering workforce.

Target market:

The site is targeting global pharmaceutical manufacturers, CDMOs, specialty chemicals producers and advanced process manufacturers seeking rapid market entry or UK/EU reshoring capacity. It is particularly suited to occupiers requiring regulatory-approved facilities, large-scale batch processing, and immediate operational readiness. Development land can support a wider range of manufacturing activities.



Queen's Road

Location:

Located adjoining the Port of Immingham with immediate access via the east gate, the site is situated 1 mile from the A180 junction.

The opportunity:

A strategic 71-acre (28.87 ha) port-side development site directly adjoining Immingham Dock, one of the UK's busiest ports. The site offers a mix of brownfield (42 acres) and greenfield (29 acres) land, with flexibility for phased delivery or plot sales from 1 acre upwards. Positioned on the edge of a globally significant industrial cluster, the site is ideally suited for port-centric manufacturing, storage and distribution uses, with strong potential for occupiers seeking immediate access to international trade routes.

Key strengths:

This site benefits from:

- Immediate proximity to Immingham Port, handling ~24% of the UK's overseas trade by tonnage and serving a European market of 170 million people within 24 hours.
- Excellent connectivity via the A180/M180 corridor, with access to the national motorway network and nearby rail freight infrastructure.
- Deep-water port infrastructure and specialist logistics capabilities supporting bulk, Ro-Ro and energy related cargo.
- Flexible development configuration, enabling occupiers to scale from small plots to large, integrated industrial schemes.
- Located within a wider energy and industrial cluster, including the Able Immingham Energy Park (c.75 acres) and major port infrastructure.

Target market:

Targeting port-centric manufacturers, energy sector occupiers, offshore wind supply chain businesses, and logistics operators seeking direct access to one of the UK's premier deep-water ports and established industrial ecosystem.



Ice Factory

Location:

The Grimsby Ice Factory is located within the port area by the Royal Dock, just east of the town centre and a short distance from Grimsby Docks railway station

The opportunity:

A flagship 20+ acre waterfront regeneration scheme at the heart of Grimsby Docks, centred on the restoration of the Ice Factory, one of the largest and oldest surviving facilities of its kind globally. The scheme offers flexible commercial space from 1,000 to 100,000 sq ft, including R&D, workshops, offices, and waterside industrial units, alongside a major events venue, hotel and public realm. With direct dock access and bespoke development options, the site provides a unique opportunity to co-locate within a transformative, mixed-use maritime and energy hub

Key strengths:

- Prime waterside location within the Port of Grimsby, home to the Offshore Renewable Energy Catapult: Operation and Maintenance Centre of Excellence, a national hub for enhancing the offshore wind operational performance.
- Planned delivery of 56,000 sq ft of office and R&D space, plus a 1,000-seat events venue and 161-bed hotel, creating a critical mass of activity and footfall.
- Targeted positioning as a hub for offshore wind, green maritime and renewables innovation, with waterside R&D capability.
- Flexible occupier solutions including bespoke design-and-build, leasehold and virtual freehold options.

Target market:

Targeting offshore wind and clean energy firms, marine technology companies, R&D-intensive businesses, creative and digital industries, and hospitality/leisure operators seeking high-profile waterfront space within a nationally significant energy and maritime cluster.

Advanced manufacturing and future energy

Powering the future of energy, engineering and innovation

The Advanced manufacturing and future energy zone extends along the east bank of the River Trent from Gainsborough and to the Humber Estuary and is complementary to the established industrial supply chains at Scunthorpe. The STEP fusion demonstrator at West Burton will establish the foundations for a globally significant cluster of science, innovation and advanced industry, with the potential to attract investment, develop specialist skills, support technology commercialisation and drive high-value manufacturing growth across the Trent Valley.



Forge Point, Scunthorpe

Location:

Located in Scunthorpe within the Lincolnshire Lakes development, approximately 10 minutes from the M180 (J3) and 25 minutes from the South Humber ports.

Project description:

A 77-acre employment site with capacity to deliver up to 1 million sq ft of industrial, manufacturing and ancillary floorspace. The scheme offers flexible plot sizes for design-and-build opportunities, enabling a range of occupiers from mid-sized manufacturers to larger production facilities. Positioned within an established steel and engineering cluster, the site provides a platform for manufacturing-led growth, including opportunities linked to energy sector supply chains.

Key strengths:

- 77 acres of development land with capacity for up to 1 million sq ft of employment space.
- Proximity to the M180 (c.10 minutes) providing direct access to the national motorway network.
- Located within Scunthorpe's established steel, metals and engineering cluster with strong local supply chains.
- Access to South Humber ports within c.25 minutes, supporting energy and industrial logistics.

Target markets:

The site is targeted at advanced manufacturing, engineering and fabrication occupiers, including those linked to steel, metals processing and energy infrastructure supply chains. It also offers opportunities for logistics, assembly and distribution operations supporting offshore energy, construction and industrial sectors.



Somerby Park

Location:

Located on the A631 in Gainsborough, approximately 30 minutes from the A1(M)/M1 and just 6 miles from the STEP fusion energy site at West Burton.

The opportunity:

Somerby Park is a c.11-acre (4.5 ha) employment site forming part of the wider Gainsborough Growth Zone, with flexible plots for industrial, manufacturing and distribution uses. The scheme offers design-and-build opportunities ranging from c.1,900 to 27,000 sq ft, supporting both SME and mid-scale occupiers. Positioned within an established engineering and manufacturing base, the site provides a near-term development opportunity linked to emerging fusion energy supply chains as well as broader advanced manufacturing activity.

Strengths to highlight:

- 11-acre employment site with flexible plots and design and build opportunities c.1,900–27,000 sq ft.
- Proximity to the STEP fusion programme (c.6 miles), a major national research and engineering opportunity.
- Access to Humber ports (Immingham and Grimsby) and national motorway network within c.30 minutes.
- Established local manufacturing cluster including firms such as PING, Eminox and Regal Manufacturing, providing immediate supply chain depth.

Target market:

The site is well suited to advanced manufacturing, engineering and fabrication occupiers, particularly those seeking to engage with emerging fusion energy supply chains linked to the STEP programme, which is expected to generate significant long-term industrial demand. It also offers opportunities for precision engineering, components manufacturing and industrial services supporting energy, materials and wider manufacturing sectors.



Trent Riverside

Location:

Sites situated on the banks of the River Trent with potential to catalyse wider growth and investment in advanced manufacturing and engineering activities

The opportunity:

There are continued plans for investment at established dock facilities along the River Trent, which have the potential to play a vital role to support access to key imports and the export of finished products for advanced manufacturing businesses. In addition, there are sites located adjacent to the River with development potential. This includes the 2 acre former North Warren Road depot site, which provides around 20,000 sqft of existing river linked industrial accommodation or redevelopment potential.

Strengths to highlight:

- Port sites providing direct access to bulk goods and export markets for new and established manufacturing businesses.
- Investable sites within Gainsborough and across the wider corridor.

Target market:

Development sites well suited to specialist manufacturing, equipment testing, research and innovation. There are also established bulk handling sites which are a focus for investment.

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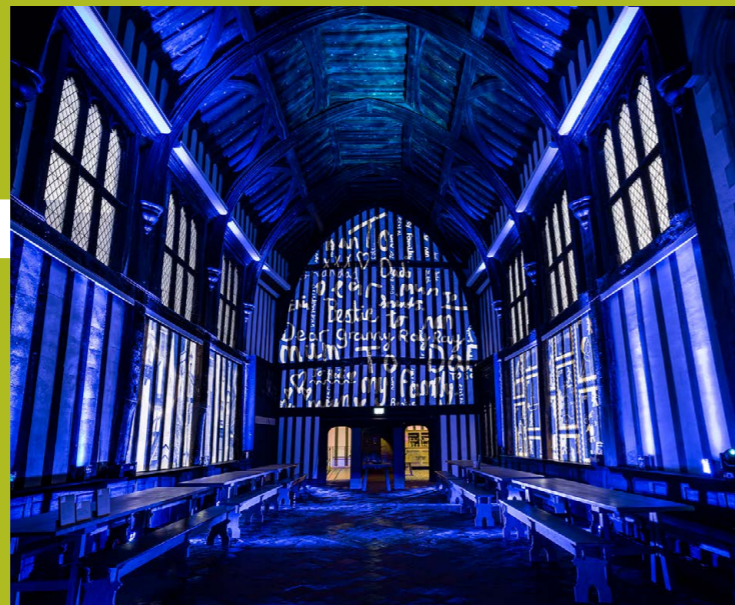
Gearing Up in Gainsborough

Gainsborough is primed for major growth, driven by its Northern and Southern urban extensions and the STEP fusion project at West Burton. This builds on an established base of existing manufacturing businesses that continue to innovate and drive local economic growth.



A new Eastern Urban Extension is now emerging as the next big move, set to expand the town's economic base. This eastern site could become a key hub for industry and innovation, especially given its proximity to the STEP project, attracting advanced engineering and energy-related businesses.

An attractive market town with new homes, infrastructure, and a growing workforce already taking shape, Gainsborough is clearly on the rise and the eastern extension is where the next chapter can begin.



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Eminox

Eminox, part of the Hexadex Group, is a Gainsborough-based advanced engineering firm specialising in exhaust aftertreatment systems for heavy-duty vehicles and industrial engines. Its technologies reduce harmful emissions and support compliance with global environmental standards across transport, construction and energy sectors. The company combines precision engineering and advanced materials to deliver both original and retrofit solutions. Local support, including the Gainsborough Growth Fund and apprenticeship partnerships, has enabled expansion and skills development. Operating across eight countries with around 1,400 employees, Eminox has a strong international presence and plays a key role in the UK's clean technology and advanced manufacturing sectors.

A.M.P

A.M.P Rose is a Gainsborough-based advanced manufacturer of high-performance process and packaging machinery, serving global food and pharmaceutical markets. Building on a long engineering heritage, the company designs and delivers complex, high-speed automated systems, including vision-guided robotic lines. It has benefited from local support, including the Gainsborough Growth Fund and skills development through the 'Made in Gainsborough' apprenticeship scheme. Today, A.M.P Rose exports around 80% of its products to over 80 countries and employs more than 150 people worldwide, demonstrating strong international reach and its role as a key exporter within the UK's advanced manufacturing sector.



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Beyond the Arc

Wider Lincolnshire Advanced Manufacturing Opportunities

Around and interwoven with the Arc lies nationally significant innovation assets, anchored by the University of Lincoln and a dense cluster of high-value technology opportunities. It represents the UK's only location where Agri-tech and Defence & Security capabilities co-locate at scale, creating the Lincolnshire EDGE (Engine for Dual-use Growth & Excellence) innovation cluster – a unique ecosystem for dual-use innovation and commercialisation – with major opportunities for advanced manufacturing.

For investors, this cluster offers a rare combination of proven sector strength, applied R&D excellence and real-world test environments.



Lincoln Agri-Tech Innovation Park, at Riseholme

Location:
Riseholme Campus, Lincoln

The Opportunity:

A flagship dual use vision for promoting innovation, investment and growth in the agri-tech and related sectors. Long term proposals include plans for an Agri-Tech Enterprise Zone, delivering more than 80,000 sqm of new sector targeted business space. This will build on the existing AgPark, made up of business innovation and testing facilities that has emerged as a major focus for research and commercialisation over recent years. The University of Lincoln is developing plans for a next phase and scale-up hub co-locating SMEs, researchers, engineers and end users from the agritech and related sectors, supporting high-growth firms from early-stage through to scale-up, while attracting inward investment and strengthening collaboration across the cluster. It is envisaged that this centre of excellence will act as a major anchor for growth sectors relating to robotics, sensor and AI.

Strengths to highlight:

- Co-location with leading R&D and end users
- Proven innovation ecosystem anchored by the established Eagle Lab and the University of Lincoln
- Links to the CERES investment engine, a partnership between the universities of Lincoln, Cambridge and East Anglia
- A leading food production and manufacturing area within the UK with significant growth potential

Target market:

Direct investment opportunities in agri-tech and related advanced technology sectors, with potential for tie-ins with established and incoming businesses in food production and manufacturing.



RAF Scampton Innovation & Testbed Campus

Location:
former RAF site located north of Lincoln on the A15 corridor, adjacent to RAF Waddington and within one of the UK's most significant defence and intelligence clusters.

The opportunity:

RAF Scampton represents a c.749-acre redevelopment opportunity to establish a nationally significant hub for defence, aerospace and advanced manufacturing. Proposals centre on creating a cluster focused on engineering, production and assembly activities, particularly in areas such as autonomous systems, aerospace technologies and advanced materials. The scale of the site, including its runway and existing infrastructure, provides a platform for both R&D and industrial activity, supporting the transition from innovation to manufacturing. Positioned within a growing dual-use technology corridor, the site offers potential to anchor high-value defence supply chains and next-generation manufacturing capabilities.

Strengths to highlight:

- Large-scale site (c.749 acres) with existing 2,740 metre long runway, aviation infrastructure and controlled airspace enabling aerospace and testing activity
- Proximity to RAF Waddington, a major UK intelligence, surveillance and reconnaissance base
- Strong public sector backing with a clear vision for a defence and aerospace cluster

Target market:

The site is targeted at defence, aerospace and advanced engineering firms, including those developing autonomous systems, AI-enabled technologies and next-generation platforms. It also offers opportunities for manufacturers and supply chain businesses seeking to co-locate with defence innovation and testing environments.



Lincoln Science & Innovation Park

Location:

City centre location in Lincoln, adjacent to the University of Lincoln and close to the station and A46 with strong regional connectivity.

The opportunity:

Lincoln Science & Innovation Park is a c.15-acre innovation campus delivered through a joint venture between the University of Lincoln and Lincolnshire Co-op, bringing together R&D, academic and commercial space. Phase I is complete and occupied, with Phase II providing 12,000 sq m now consented and partially pre-let. Phase 3 acquisition is underway to build a pipeline of 15,000 sqm of space within the next 5-10 years. The park supports a growing cluster of knowledge-intensive businesses. Opportunities exist for design-and-build, scale-up space and future phases aligned to occupier demand, particularly for firms transitioning from research to commercial production. A secure, high-performance AI and data fusion environment supporting development, testing and deployment of decision-intelligence technologies is now planned, providing access to high-quality datasets, computer infrastructure and collaborative development space.

Key strengths

- Close links to the University of Lincoln providing access to premium facilities including data centre and conference facilities
- Access to university research, skills pipeline and innovation facilities including laboratories and high precision equipment in The Bridge
- Established occupier base including research-led SMEs specialising in analytics and data services, with strong industry partnerships
- Proximity to key industry primes including Siemens Energy

Target market:

The park targets advanced manufacturing, engineering, agri-tech, defence and digital technology businesses seeking R&D-led environments. It is particularly suited to firms requiring innovation space alongside opportunities for prototyping, testing and early-stage production.

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Hemswell Cliff Food Enterprise Zone

Location

Located on the A15 corridor between Lincoln and Scunthorpe, with strong connectivity to the wider Lincolnshire industrial and agri-tech cluster.

The opportunity

Hemswell Cliff Zone offers a 64-acre expansion opportunity within an established enterprise zone, supporting the growth of manufacturing, processing and engineering activity. Originally developed as part of the UK's Food Enterprise Zone programme, the site has evolved into a hub for agri-food innovation, logistics and industrial uses. There is potential to accommodate advanced manufacturing linked to automation, food technology and industrial processes, supported by available development land and an active occupier base. The site provides opportunities for investors and occupiers to deliver new production, storage and processing facilities aligned with sector growth.

Key strengths

- 64-acre expansion area within an established enterprise zone with existing infrastructure and occupiers
- Recognised cluster in agri-food, processing and associated engineering activities, with close links to the Lincoln Institute for Agri-Food Technology
- A Local Development Order is in place until June 2027 providing a simplified route to planning

Target markets

The site is targeted at food manufacturing, processing, logistics and engineering businesses seeking to expand within an established cluster. It is also suited to firms developing technologies and equipment supporting food production, storage and distribution.

Other major sites across Greater Lincolnshire that are positioned for advanced manufacturing, engineering and energy sector led development:

Grantham Southern Gateway –

a c.250-acre strategic employment allocation located at the A1 Spittlegate interchange, positioned as a focus for advanced manufacturing and to capitalise on direct access to the UK's primary north-south transport corridor. Alongside the delivery of around 3,500 new homes, the development will strengthen Grantham's role as a sub-regional economic centre. The project is being promoted through the Local Plan Framework by South Kesteven District Council. Critical enabling infrastructure is already in place or delivered, including the Spittlegate A1 junction (opened 2022) and the Grantham Southern Relief Road, unlocking the site for development and improving connectivity.

Holbeach Food Enterprise Zone –

located in South Lincolnshire within the UK Food Valley cluster, offers a 42 acre development opportunity focused on food manufacturing and processing. Anchored by the University of Lincoln's National Centre for Food Manufacturing, the site provides a strong platform for production, packaging and industrial innovation, with direct access to R&D, skills and testing facilities. Serviced plots and design-and-build opportunities enable occupiers to scale operations within an established supply chain network. Supported by a recognised agri-food cluster and strong institutional backing, the site is well suited to manufacturers, processors and technology providers developing solutions in automation, efficiency and modern food production.



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Built for Growth. Positioned for Investment.



Enquire
Share your investment ambitions and operational needs with our team.
Contact us at:
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Support
We connect you to sites, partners and incentives, aligning public and private support.



Deliver
We work alongside you to unlock your project and ensure successful delivery on the ground.

Greater Lincolnshire offers a compelling platform for industrial investment, underpinned by a Mayoral Combined Authority and public sector partners that are committed to enabling growth and working alongside investors to deliver projects. This is a region that combines scale, capability and ambition in a way that is increasingly difficult to find elsewhere in the UK.

Working with Partners

Investment in Greater Lincolnshire is supported through a coordinated partnership between the Mayoral Combined Authority, local authorities, industry and education providers, as well as regional collaboration with the Humber Freeport.

We provide:

- Access to regional leadership and key delivery partners
- Early engagement with sites, project sponsors and local stakeholders
- Support in navigating planning, infrastructure and development processes
- Insight into sector opportunities, supply chains and labour markets
- Connections to innovation networks, skills providers and business ecosystems

Our approach is practical, collaborative and focused on delivering outcomes.

Start the Conversation

We welcome conversations with organisations and individuals looking to explore opportunities across Greater Lincolnshire, including:

- Investment-ready sites and zonal propositions
- Expansion and relocation opportunities
- Joint ventures and development partnerships
- Supply chain and cluster integration
- Long-term strategic investment

We would be pleased to discuss how Greater Lincolnshire can support your investment and help you explore opportunities across the region.

Please get in touch with the team to begin the conversation.

Greater Lincolnshire

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