

# INVESTMENT PORTFOLIO ACROSS THE SHEFFIELD CITY REGION



## Sheffield City Region

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Sheffield City Region is international in outlook and global in offer. Our super-connected economy is at the cutting edge of innovation, thanks to our strong public-private sector partnership and our collaboration with two world-class universities.

But we can do more to forge new productive relationships, based on our expertise, shared vision and world-leading research assets. We know we excel in sectors including advanced manufacturing and engineering, material science, digital-led manufacturing, and health and wellbeing initiatives. And by working together, we can tackle some of the biggest global challenges we collectively face.

Our mission is to be more productive, to be more creative, and to do so by connecting industry with leading academic research.

A handwritten signature in black ink, reading "Nigel Knowles". The signature is fluid and cursive, with a horizontal line underneath the name.

Sir Nigel Knowles, Chairman of Sheffield City Region  
Local Enterprise Partnership

## WHAT IS SHEFFIELD CITY REGION?

Here in Sheffield City Region we offer a unique set of investment propositions that build upon our strong heritage of innovation-led manufacturing and engineering.

These propositions benefit from our super-connected economy, which can boast six international airports within 65 miles, unrivalled links by road, rail, air and sea, two world-class universities, 68,000 businesses, 700 multinational investors and thousands of highly skilled graduates.

Our enterprising city region, at the heart of the United Kingdom, is already home to globally significant manufacturers such as Boeing, McLaren Automotive and Rolls-Royce. Future investors can benefit from strong partnerships and a business community at the forefront of innovation. In close collaboration with both of Sheffield City Region's universities, we drive world-leading and industry-changing work.

We specialise in advanced manufacturing and engineering, and have a strong appetite to do business with people, places and industries that can benefit from these specialisms. Our research-led industrial collaborations deliver real productivity gains.

But it's not all about what we can offer to investors. It's also about what we can offer to the workforce of the future and to their families. Sheffield City Region encompasses vibrant urban centres, as well as a stunning National Park landscape perfect for outdoor adventure.

Our region boasts a great quality of life, with thriving communities, a growing economy and a culture of creativity. Be part of our story.



### A great place to live

Sheffield City Region is blessed with a fabulous quality of life. Not only do we boast a dynamic core city as well as thriving towns and market towns, but the Peak District National Park is within the city region boundary, bringing a mix of city living and outdoor adventure that's truly unique.

We're home to the biggest theatre complex outside of London, state-of-the-art sporting venues and a diverse range of arts, leisure and culture opportunities. Whether it's craft ale or cutting-edge art; stately homes or shopping complexes; ancient woodlands or a packed programme of festivals and events, our city region has it all.

With an enviable location at the heart of the UK, super-connected transport links, great schools and a range of housing, Sheffield City Region is undoubtedly a highly attractive place in which to live, work and invest.

### How we do business

Here in Sheffield City Region we get things done in a straightforward and practical way. Our own team of inward investment specialists will work collaboratively with prospective investors from the start of their investment location decision.

Whether it's labour market and sector profiling, property search support, the availability of incentives, workforce development programmes, business support and connections into our world-class research institutions, our dedicated team are well placed to link investors into local systems and networks.

We also have a wide-ranging set of incentives in place that help investors to make their final decision on location. That includes opportunities on one of SCRs Enterprise Zones, providing investors with business rate and tax relief alongside simplified planning processes, key account management and bespoke financial support.

Once investors have chosen to locate here in Sheffield City Region, we work collaboratively to help them build new partnerships and grow. Our multi-million-pound Skills Bank has already supported thousands of companies in upskilling their employees, in turn making their business more productive. And our Growth Hub is the single source of information and support for businesses in Sheffield City Region, enabling companies to tap into bespoke business support services.

For further details or to discuss the potential for investment and partnership opportunities email [enquiries@scrinvest.com](mailto:enquiries@scrinvest.com) or call us on 0114 220 3444.



## PROUD TRACK RECORD

**Here in Sheffield City Region we have a strong business ethic. Our approach is simple, straightforward and pragmatic. We grab each opportunity and make the most of it, whatever the size of the company, whatever its sector and whatever its ambition. We do this daily with domestic and international business partners alike.**

Companies who are already benefiting from our 'let's get it done' work ethic by choosing to invest here include McLaren, Boeing and Rolls-Royce, all of which are now located within our world-leading Advanced Manufacturing Innovation District (AMID), located on the border of Rotherham and Sheffield. AMID is the UK's largest research-led Advanced Manufacturing cluster, home to high-value manufacturers and skilled engineers, and located between junctions 33 and 34 of the M1 motorway at the centre of the UK.

A 2,000-acre centre of excellence, the AMID includes the University of Sheffield's world-leading Advanced Manufacturing Research Centre with Boeing, and Sheffield Hallam University's Advanced Wellbeing Research Centre (AWRC) which is set to become the most advanced research and development centre for physical activity in the world.

But AMID isn't all that Sheffield City Region has to shout about. We're a super-connected economy with unrivalled links by road, rail, air and sea, while also having access to a skilled workforce with a strong heritage of manufacturing industry. Our iPort in Doncaster has attracted investment from companies including Amazon, CEVA and Lidl, and Hitachi is creating a new £80m depot on the site of the historic Doncaster Carr locomotives depot.

### McLaren Automotive

In February 2017, McLaren Automotive announced the creation of the new £50m McLaren Composites Technology Centre in Rotherham, within Sheffield City Region's AMID. Set to create around 200 jobs and provide an estimated £100 million of GVA (gross value added) benefit to the local economy by 2028, the facility will build McLaren's carbon fibre chassis for its new models from 2020. Sheffield City Region made a financial investment into the project, while partners including the University of Sheffield, Rotherham Borough Council and Sheffield City Council have worked closely with the company throughout the process.

McLaren's choice of Sheffield City Region is further proof that the city region's capabilities are up there with the best in the world. Their decision was the culmination of a tremendous amount of partnership working with the University of Sheffield and the public and private sectors, and shows that the super-connected Sheffield City Region is a place that lives up to its enviable reputation as straightforward, practical and business-focused. McLaren's presence in the region will also see it work with the University of Sheffield on an extensive composites research project. McLaren made clear the opportunity to access the world's best composite and materials research capabilities was a compelling reason to locate in Sheffield City Region.

### Boeing

Building work on Boeing's first European manufacturing facility began in autumn 2017. The £40m investment will create jobs and provide the city region's businesses with new supply chain opportunities, while further cementing Sheffield City Region's credentials as a global centre for innovation-inspired advanced manufacturing.

The city region's partnership with Boeing goes back more than 15 years, to when Boeing co-founded the Advanced Manufacturing Research Centre (AMRC) with The University of Sheffield in 2001. Boeing Sheffield will be a 2,300 sq. m facility to manufacture actuation systems – used on aircraft wings - for Boeing's Next-Generation 737, 737 MAX and 777 aircraft. Production is set to begin in late 2018. Boeing also plans a major research and development programme with the AMRC, which was named a Boeing Supplier of the Year this year, to develop new manufacturing techniques that can be applied to the Boeing Sheffield facility and then implemented across Boeing internationally.

### Hitachi

Birthplace of the Flying Scotsman and the Mallard, Doncaster has a rich history as a centre of rail excellence. So, it was perhaps a natural fit when Hitachi Rail Europe was looking for a location for its new multi-million-pound rail depot. When it is fully in operation the depot, on the site of the historic Doncaster Carr locomotives site, will employ around 250 people, including engineers and apprentices. The depot is hiring a brand-new team to maintain new fleets of Virgin and Transpennine Express intercity trains set to start running in 2018, connecting northern cities to London and Scotland. Their main role will be to ensure that each train, having carried thousands of people a day, is ready to offer passengers the same service the next day – involving everything from maintaining the engines to keeping the trains clean.

When looking for a site, Hitachi chose Doncaster due to factors including its proximity to the East Coast main line and local expertise in the rail industry.

### Amazon

Construction of a new £100 million logistics facility for Amazon is now complete and operational following a long and productive working relationship with Doncaster Council and Sheffield City Region. The construction work carried out on behalf of real estate developer Verdion encompasses a bespoke 1.1 million sq ft fulfilment warehouse – the size equivalent of 14 football pitches. The new iPort facility will be Amazon's fourth facility in Doncaster following the opening of fulfilment centres at Balby Carr Bank and Water Vole Way and a further distribution centre on the iPort. The site is accessed by the new Great Yorkshire Way link road which connects the M18 motorway with Doncaster Sheffield Airport and the iPort which has been funded by private developers, Doncaster Council and the Sheffield City Region.

### Rolls-Royce

Rolls-Royce has a long-standing relationship with the Sheffield City Region, beginning research programmes with The University of Sheffield in the 1990s. Today, the company works closely with The University of Sheffield's Advanced Manufacturing Research Centre (AMRC), including at the Rolls-Royce Factory of the Future, which opened in 2008 and was extended in 2012. Rolls-Royce, The University of Sheffield and the AMRC are continuing to work together to develop novel solutions to industry challenges through collaborative research and an active apprenticeship, internship and graduate programme. Working with the AMRC in the Sheffield City Region puts Rolls-Royce at the heart of the UK's advanced manufacturing research base, with a high skills base and a capable supply chain, helping it to maintain its cutting-edge in competitive industries such as civil and defence aerospace, marine and energy markets.

## SECTORS IN FOCUS

### Advanced Manufacturing

Sheffield City Region is recognised worldwide for its expertise in high precision engineering, metals and alloy production, and high-quality design and manufacturing of products for a wide range of global industries.

Today we play host to many world-leading manufacturing and engineering companies including McLaren, Rolls-Royce, Liberty Speciality Steels, Siemens VAI, AESSEAL, Dormer Sandvik, Gripple, Sheffield Forgemasters, DavyMarkham, LUK UK, Bridon International, Pegler Group, Swann Morton, ATI Allvac, and many more.

Our city region therefore serves the supply chains of many international manufacturing and engineering market sectors, including the civil nuclear, offshore wind, low carbon energy, aerospace, automotive, defence, medical, and oil and gas industries.

### Aerospace

Our super-connected city region is home to Boeing's first European-based production facility and Rolls-Royce's Advanced Blade Casting Facility. We also host many suppliers to the aviation industry, built on manufacturing and innovation expertise.

Aircraft manufacturers are working with the University of Sheffield's Advanced Manufacturing Research Centre (AMRC) to reduce the cycle time and the costs of producing aerospace products while improving quality and performance. In addition to the manufacturing of precision parts, our region has many aircraft maintenance, repair and overhaul facilities.

### Digital Technologies

Our ambitious and ever-expanding digital tech sector can boast emerging specialisms in digital manufacturing, artificial intelligence and tech in healthcare.

An integral part of the University of Sheffield's AMRC facility is Factory 2050, a fully reconfigurable digital factory demonstrator specialising in advanced robotics, flexible automation, next generation man-machine interfaces and new programming and training tools.

### Health and Wellbeing

The Advanced Wellbeing Research Centre (AWRC), in collaboration with Sheffield Hallam University, Toshiba, parkrun, Sheffield Children's Hospital and others, is poised to make Sheffield City Region a centre of international excellence for our health and wellbeing initiatives. Our city region also has one of the UK's largest concentrations of orthopaedic and medical device companies, making us a leader in medical diagnostics.

Due to strong collaborative partnerships and world-leading excellence, we can provide exceptional access to clinical trials, research collaboration and new product development, with strengths in advanced wound care, orthopaedics, surgical instruments and medical equipment.

### Energy

Sheffield City Region's considerable strength in manufacturing and development of metals and advanced materials, supported by quality engineering capability, is critical to the success of the UK's energy sector. We are also home to innovative research groups and environmental energy companies, with research and development activities including the Siemens UK Wind Power Research Centre at the University of Sheffield.

Across Sheffield City Region, the low carbon and renewable sector includes more than 300 companies, employing more than 12,500 people and contributing £570 million in GVA. Potential in this area is enhanced by expertise in advanced manufacturing where there are specific opportunities to develop new products that form part of the supply chains for sub-sectors such as nuclear, wind, solar, geo-thermal and tidal power.

### Rail Engineering

The region has a buoyant rail supply chain and technology companies, partly due to our strong heritage in the sector. The iconic Flying Scotsman steam locomotive was built in Sheffield City Region, and we now play host to the UK's National College for High Speed Rail, as well as the £80m Hitachi rail depot. Meanwhile, the first tram-train project, where trams can operate both on tram lines and traditional rail lines, is currently being developed between Sheffield and Rotherham.

### Oil and Gas

Sheffield City Region provides specific expertise in component manufacture in high performance alloys such as stainless steels and nickel alloys, tungsten alloys and tungsten carbides, and developments in sophisticated tooling and metals processing technology. This has significant application opportunities in the drilling requirements for oil and gas exploration and exploitation.

## UNIVERSITY AND RESEARCH-LED COLLABORATIONS

Our city region is home to two world class universities. Deeply rooted in our economy and international in outlook, the University of Sheffield and Sheffield Hallam University lead the way in industrial research-led collaboration.

With 63,500 students and 20,000 graduates each year, and 8.1% of those studying Engineering and Technology subjects, the output from both universities delivers highly skilled, industry-focused and highly-motivated learners.

### University of Sheffield

A World Top 100 University. The University of Sheffield is a member of the Russell Group of leading UK research universities. The university's outstanding performance for excellent teaching and research, as part of a genuinely global community, is consistently confirmed by international independent assessments.

A global university rooted in Sheffield, the University of Sheffield is working to bring cultural vibrancy, improved skills and a prosperous economy to Sheffield City Region. Its partnerships with small and large businesses alike are driving innovation, productivity and growth across the city region, while the university is also working with organisations and individuals across the city to make Sheffield an even better place to live, work, study and play.

The University of Sheffield's research expertise is also central to the creation of the world's first Advanced Manufacturing Innovation District here in Sheffield City Region. Their Advanced Manufacturing Research Centre (AMRC) with Boeing specialises in carrying out world-leading research into advanced machining, manufacturing and materials, which is of practical use to industry. Its 100-plus industrial partners range from global giants such as *Boeing*, *Rolls-Royce*, *BAE Systems* and *Airbus* to small companies. The AMRC also now employs around 500 highly qualified researchers and engineers from around the globe.

### Sheffield Hallam University

The seventh-largest university in the UK, with more than 30,000 students and around 4,500 staff, Sheffield Hallam University and its predecessors have been at the heart of Sheffield's success for almost 175 years.

One of the UK's largest providers of health and social care courses, teacher training, and sport and physical activity courses, Sheffield Hallam University is also home to one of the UK's oldest established art and design institutions.

The university is one of the leading new universities in the UK for research, with an international reputation in key research areas such as materials science, art and design, sports science and engineering, biomedicine, and economic and social research.

Its Advanced Wellbeing Research Centre (AWRC) will act as the research hub for the National Centre for Sports and Exercise Medicine in Sheffield, a 2012 Olympic Legacy project which co-locates clinical services and physical activity facilities to help people with a medical need to exercise more easily.

Following a £14m investment from the UK's Department of Health, the AWRC will be the most advanced research and development centre for physical activity in the world, providing state-of-the-art, fully instrumented indoor and outdoor laboratories and a team of more than 70 researchers delivering collaborative projects. Through collaboration with commercial partners, the AWRC will create innovations that help people move, using the population of Sheffield as a 'living laboratory' to encourage and enable people to be more active and adopt healthier lifestyles.

The AWRC will develop technical services and products from concept to commercialisation, and complete the academic research which provides confidence that these innovations will not only address market needs, but also generate positive health impacts through increasing levels of physical activity.

## INDUSTRIAL COLLABORATION

Our world-class, research-led industrial collaboration assets create huge opportunities for joint working. We are seeking long-term partners to work with us to develop the answers to pressing technological questions, and the institutions and assets set out below suggest endless collaboration potential.

**Our ambition is to create Europe's largest advanced manufacturing cluster – and you can be part of our story.**

Our Advanced Manufacturing Innovation District (AMID) comprises a set of world-leading research and industrial collaboration assets. A 2,000-acre centre of excellence for innovation-led research and industrial collaboration, it boasts exemplar models of university and industry collaboration in metals, materials, health technology and wellness. The AMID produces innovative solutions and training for globally-leading companies and UK firms, as well as many of the city region's own small and medium sized enterprises.

### The University of Sheffield's Advanced Manufacturing Research Centre (AMRC)

At the heart of the region's success in innovation and research and development is the University of Sheffield's Advanced Manufacturing Research Centre (AMRC).

The AMRC has specialist expertise in machining, casting, welding, additive manufacturing, composites, design, structural testing and training. It has more than 90 members, ranging from global giants such as Boeing, Airbus, Rolls-Royce, McLaren Automotive and BAE Systems to local SMEs and specialist suppliers.

The AMRC employs more than 500 highly-qualified researchers and engineers from around the world. It has become a model for collaborative research involving universities, academics and industry worldwide and is a member of the High Value Manufacturing Catapult – a network of world-leading centres designed to transform the UK's capacity for innovation and help drive economic growth.

### AMRC Castings

AMRC Castings conducts research into metal castings manufacturing processes for aerospace and other high value manufacturing sectors and develops technologies that can be transferred with low risk to the supply-chain. AMRC Castings' expertise spans the 3D Printing and machining of moulds and replica patterns, using a range of materials, including sand, photosensitive polymers and polystyrene and the melting and casting of titanium, aluminium, magnesium, steel and iron. It recently installed the first plant outside North America capable of melting more than 1000kg of titanium to produce some of the biggest titanium aerospace castings in the world.

### Factory 2050

Factory 2050 is home to the University of Sheffield Advanced Manufacturing Research Centre's (AMRC) Integrated Manufacturing Group (IMG) and is a centre for research into robotics and automation, integrated large volume metrology, digitally assisted assembly and manufacturing informatics. The building is the UK's first fully reconfigurable digital factory for collaborative research and is leading the AMRC's work on 'Internet of Things' technologies, that are driving the Fourth Industrial Revolution by allowing different devices and human operators to communicate.

### Nuclear AMRC

The Nuclear Advanced Manufacturing Research Centre (Nuclear AMRC) is a collaboration of academic and industrial partners from across the civil nuclear manufacturing supply chain, with the mission of helping UK manufacturers win work at home and worldwide. It is part of the High Value Manufacturing Catapult - a thriving alliance of seven leading manufacturing R&D centres backed by the UK Government. Nuclear AMRC use a range of technologies to find ways to reduce machining costs and optimise production, thus ensuring programme delivery and driving up competitiveness. This includes dynamic analysis, simulation, advanced fixturing and tool design.

**“The AMRC contains an impressive array of specialised facilities, each dedicated to providing advanced manufacturing companies in the region and beyond access to industrial expertise, cutting-edge machines and equipment, and, ultimately, solutions to complex technological challenges.”**

**Bruce Katz** – Vice President of the Brookings Institution

### The Advanced Wellbeing Research Centre (AWRC) at the Olympic Legacy Park (OLP)

With research partners including Toshiba, Westfield Health, parkrun and Sheffield Children's Hospital, the AWRC will become the most advanced research and development centre for physical activity in the world. Developed by Sheffield Hallam University, it is set to be an international centre of excellence undertaking research on innovations to help people move. Companies locating at the AWRC will become part of the wider Olympic Legacy Park, which comprises a multi-million pound 35-acre site in Sheffield City Region, complete with world-class sports, education, health and leisure facilities

**"Sheffield understands the power of sport not just in terms of elite level but the way to harness this to local communities and I think this is a city that's done that in an exemplary way and should be seen as a template for so many other cities not just in the UK but around the world."**

- Lord Coe

### Medical Advanced Manufacturing Research Centre

The University of Sheffield's Medical Advanced Manufacturing Research Centre (Medical AMRC) aims to revolutionise the healthcare technology industry using innovative design and manufacturing techniques. The organisation combines cutting-edge manufacturing technologies with world-class research and development and access clinical expertise through the university's academic and clinical resources, including Sheffield Teaching Hospitals NHS Trust. The Medical AMRC works with health services, doctors, researchers, medical manufacturers and suppliers to design innovative product and process solutions that push the limits of current technologies, create new possibilities and help the medical and social care sectors address global health issues.

**"Up to £200m of investment is sought to fund the development of further facilities for clinical activity and associated uses including offices, laboratories, retail, leisure and hotel that will complement the Advanced Wellbeing Research Centre, the Centre for Child Health Technology and the Orthopaedic and Rehabilitation Research and Innovation Centre"**

See page 28 for details.

# PORTFOLIO OF INVESTABLE OPPORTUNITIES

A resurgent city region economy, a young and growing population and an attractive land and property offer combine to create real investment opportunities across our £31bn economy. As the Sheffield City Region enters an unrivalled era of development significant opportunities for major housing and urban regeneration opportunities abound across Sheffield City Region.

Whether you are looking to finance, design, develop or deliver on schemes there are opportunities available. With ambitious masterplans, concrete proposals and development finance in place across the whole city region now is the time to join us on our journey of transformation.

## A proactive investor and developer led funding portfolio

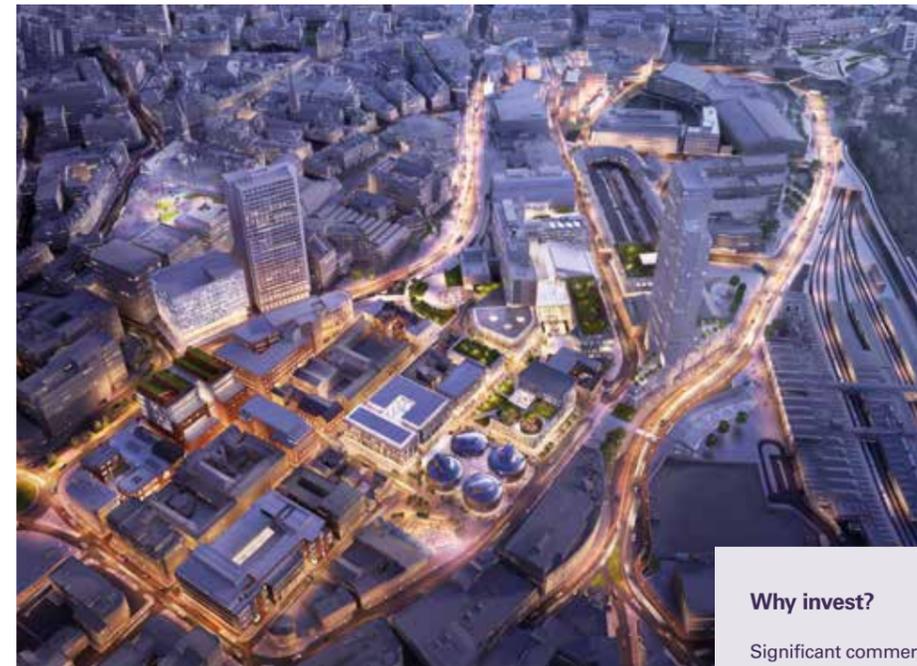
The Sheffield City Region will back you all the way. With a range of designated Enterprise Zones in place, a £600m public and private capital investment programme and a portfolio of city region investment funds we can help you with the finance to support your project.

Whether you are bringing forward housing, commercial, retail or leisure schemes we are committed to helping find the right funding mix to get schemes delivered. That may be by taking a less prescribed view of borrowing risk and covenants than traditional lenders and banks. It could be through looking at forward funding infrastructure for viable multi-owner sites, potentially lending at a low rate or exploring other measures to bridge gaps in project finance costs.

And it's working. We've nearly doubled net housing completions in the last four years. We've done this through our strong public and private partnership. With an open and business friendly approach to planning across the city region, a culture of getting things done in a practical and straightforward way and the development of a host of innovative locally developed solutions to unlocking private investment we're a city region that you can trust to work with.

To find out more about our approach to putting together innovative funding packages and how we're coordinating national programmes such as the Accelerated Construction Programme and making better use of publicly owned land assets get in touch.

# URBAN CENTRE REGENERATION AND URBAN LIVING; CHANGING THE FACE OF OUR CITY AND TOWN CENTRES



## Sheffield City Gateway

An opportunity to partner with Sheffield Hallam University to create a new gateway between Sheffield's major transport hub and the thriving city heart of Sheffield – reshaping the city for the twenty-first century and beyond. The Sheffield City Gateway project will combine high specification commercial, retail, and academic space including a hotel and public square and a new location for Sheffield business school and Sheffield Hallam University social sciences complex.

The project will transform the southern entrance to the city centre and provide a unique integration of commercial and university development with mutual benefits. It will also create an iconic addition to the Sheffield city skyline.

The project, which will represent approximately £300m of investment in total depending on the full design, may be structured in many ways. These might include direct investment or joint venture with the university, which is the landowner and able to commit up to £100m of estate to the project.

### Why invest?

Significant commercial return is realisable from the development. As a partner, Sheffield Hallam University will invest prime site land and buildings up to £100m to ensure the size, scale and future success of the development.

Planning Status	Concept design – no planning submitted.
Development Timeframe	Pipeline
Seeking	Architects, Consultants & Investment



**Chesterfield Waterside**

Chesterfield Waterside is an innovative and sustainable £340 million scheme and currently one of the largest regeneration projects in the UK. Chesterfield Borough Council, Bolsterstone Group Plc and Arnold Laver Ltd are partners in the development, which is situated directly adjacent to the mainline railway station (London St Pancras 1 hr 55 mins) and alongside the A61.

**Chesterfield Waterside will include:**

- 1,200 modern houses and apartments
- Grade A office accommodation
- Shops, cafes and bars
- A network of open spaces and a park along a rejuvenated Chesterfield Canal and River Rother

**Phase 1 of the scheme, Basin Square, is already underway, comprising:**

- £75 million mixed-use development over 58,800sqm
- 310 private rented sector apartments – 1/2 bed apartments with ground floor retail space, circa 1500sqm
- Multi-storey car park – 442 spaces
- Office buildings – 2,500sqm of B1 and 525sqm A1/A4
- 84-bed hotel, plus ground floor A3/A4
- A permanent home to world-famous Dame Barbara Hepworth sculpture

**Forge Island, Rotherham**

A leisure led mixed-use redevelopment site within the heart of Rotherham Town centre, benefitting from excellent access to public transport links and the strategic road network, this 3.05ha site fronts onto both the River Don and Sheffield & South Yorkshire Navigation Canal, providing an attractive waterside development opportunity. The site is anticipated to deliver a cinema, hotel, restaurants and bars, town centre parking, as well as high quality business space and modern residential opportunities. The development will also include high quality public realm improvements connecting the development with the wider town centre. Forge Island is the flagship scheme of the Rotherham Town Centre Masterplan, this masterplan will revitalise and transform Rotherham Town Centre, providing new places to live, work and visit. Further information regarding this development opportunity is available at [newforgeisland.co.uk](http://newforgeisland.co.uk).



Planning Status	Allocated in Local Plan
Development Timeframe	Site available Summer 2019
Seeking	Development partner, process currently open



**Swinton Town Centre, Rotherham**

Rotherham Metropolitan Borough Council wishes to improve the vitality and viability of the town centre of Swinton, introducing additional residential accommodation near the centre together with a civic and community offer to include a new library and refurbished Civic Hall. This will be complemented by enhanced retail provision in the form of a limited number of new units and refurbishment of the existing retail parade. This £8m project may be structured in a number of ways. These might include a joint venture with the Council as landowner or land acquisition and subsequent development. The redevelopment offers the opportunity to realise not only significant returns but to partner with Rotherham Council in the regeneration of one of our key townships.

Planning Status	Allocated uses identified in the Unitary Development Plan and in the emerging Rotherham Local Plan Sites and Policies Document.
Development Timeframe	Initial market engagement is currently underway
Seeking	Proposals to regenerate the town centre

**“Rotherham Metropolitan Borough Council are the top performing Local Planning Authority in the country. 100% performance in all three categories (Determination of Major, Minor and Other Planning Application) and are shortlisted for an RTPI Excellence in Planning award for Local Authority Planning Team of the Year.”**

**The Digital Campus, Barnsley**

The project involves the redevelopment of an urban centre 4.2 hectares site. The project is bringing forward a Digital Campus, incorporating high quality town centre living with associated life style businesses. Alongside this there will be additional commercial space for digital businesses building on the success of the existing Digital Media Centre with complementary space for digital skills to support this growing digital sector.

Planning Status	Priority site within local plan
Development Timeframe	Procurement process underway for lead developer. Start on site 2019/20
Seeking	Potential future supply chain opportunities alongside potential end operator opportunities





**Doncaster Waterfront**

At over 32 acres this is the largest development location in Doncaster's city core. Waterfront is also a prime spot for residential and mixed-use development which will take advantage of the waterside location. A completed marina surrounded and fronted by a mix of modern terraces, town houses and apartments would make a popular development opportunity - the area is also earmarked as a potential destination for required student accommodation.

A key component of Doncaster's renaissance and transformation, the Waterfront is a prime gateway site offering massive investment opportunities and the potential to attract high quality commercial, leisure and residential uses into central Doncaster.

Planning Status	Permission required for individual plots
Development Timeframe	Part of Town Centre Masterplan 1 – 5 year plan
Seeking	Mixed Use, Residential developers

**The Glass Works, Barnsley**

This is a dynamic public and private partnership development between Barnsley Council, Queensberry and Turner & Townsend with the first phase delivered by contractor Henry Boot Construction. It focuses on delivering a vibrant, high quality town centre with a strong, revitalised and accessible market at its heart. The Glass Works brings to market up to 12,000 sq. m of refurbished retail/ market floor space, up to 30,500 sq. m of new retail and food and beverage floor space, which will accommodate 25 shops and 11 restaurants and cafes, as well as up to 4,500 sq. m of cinema space, bowling alley and a 3,000 sq. m new library with community facilities. A new public realm and multi-storey car-park offering up to 500 spaces will round off the development which is due to complete in 2020. Rapid progress is being made, with Cineworld and Next confirmed as scheme anchors with the first elements opening in late 2018.



Planning Status	Full
Development Timeframe	First phase on site phased completion from Q3- 2018/19; second phase on site Q3- 2018/19 completion Q1 2020/21
Seeking	End operator and supply chain opportunities with potential longer term investment opportunities



**Heart of the City II**

Sheffield is transforming its city centre. The design merges with Sheffield's award winning public realm and world-renowned cultural assets – including The Crucible and The Lyceum theatres – and unites key retail areas in the city centre from The Moor through to Fargate.

The scheme will come together in a new public square bordered by a new anchor store and other prominent retailers. With the £87.6m first phase under construction delivering an office-led mixed-use development with modern retail units including high-quality public realm enhancements creating a new main square and restaurant terraces and stronger pedestrian route to the adjacent shopping area in the heart of the City.

Planning Status	Outline consent granted
Development Timeframe	Immediate
Seeking	End Occupants and Potential Funding Partners

**City Gateway, Doncaster**

Part of Doncaster's £200m urban regeneration programme embodied in its 2017 Masterplan Doncaster's City Gateway scheme offers an impressive new "signature statement" at the railway station and link to the town centre. This is a development comprising new public realm, highway infrastructure improvements, new office space and the creation of employment opportunities of a scale and standard that reflects the city ambitions for Doncaster.

Planning Status	Planning approved
Development Timeframe	Part of Town Centre Masterplan 1 – 5 year plan
Seeking	Mixed use developers, contractors





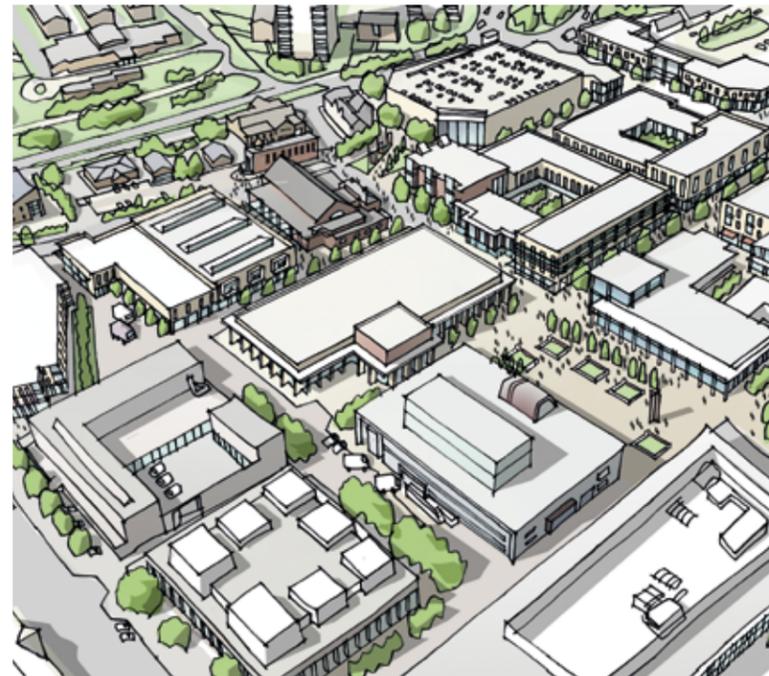
**Enterprise Market Place, Doncaster**

Part of Doncaster's £200m urban regeneration programme embodied in its 2017 Masterplan Doncaster's this project will evolve the nature of the existing markets into a 21st century place of enterprise through new development opportunities, including new retail and office space, improvements to public realm and events space which will enhance the competitiveness of the retail core and breathe new life into the area.

Planning Status	Permission required for individual plots
Development Timeframe	Part of town centre masterplan 1 – 3 year plan
Seeking	Mixed use developers, contractors

**Civic and Business District, Doncaster**

Part of Doncaster's £200m urban regeneration programme embodied in its 2017 Masterplan this area has been earmarked as a destination through the development of the new £20m Civic Office, a £22m performance venue, Sir Nigel Gresley Square public realm and impending new leisure uses which will incorporate a cinema, library, museum and construction of grade 1 office space.



**Castlegate, Sheffield City Centre**

Castlegate will become the city centre anchor of the city region's Advanced Manufacturing Innovation District with a focus on tech and creative start-ups. 200,000 sq. ft. of repurposed buildings will host technical and support services together with collaboration, meeting and social spaces, taking full advantage of its distinctive and accessible setting.

Planning Status	Concept design stage, no planning submitted
Development Timeframe	Pipeline – Early enabling works 2018 onwards
Seeking	Long term development partners

**Northern Gateway, Chesterfield**

Chesterfields Northern Gateway is a major mixed use development opportunity located on the northern edge of the town centre. The project is being led by Chesterfield Borough Council as the majority landowner of the site. An overarching vision has been developed and the first phase of work started on site in 2017. This includes the £10.5 million redevelopment of a former department store Jomast Developments.

**Conversion works see the creation of:**

- Six ground floor restaurants.
- A hotel on the first and second floors.
- A health and fitness centre in the basement.
- Premier Inn has been announced as the first occupier.

The Council is also delivering a new 24/7 multi-storey car park and an enterprise centre providing a range of high quality office suites to start-up and growth companies. These developments are complemented by improvements to the public realm around the site.

Chesterfield Borough Council is keen to talk to potential investors about future development opportunities on the Northern Gateway, including Phase 2 and would consider partnering arrangements with the private sector e.g. joint venture company.



Planning Status	Site identified in the local plan, planning approvals underway for the 1st phase (MSCP - anticipated application mid-march).
Development Timeframe	Investor ready

# MAJOR RESIDENTIAL, RETAIL AND LEISURE OPPORTUNITIES

We're growing both our urban centres offer alongside unlocking major residential, retail and leisure sites across the city region. To find out more about these schemes and others we have live across the city region get in touch.



## Bassingthorpe Farm, Rotherham

This superbly located former Green Belt 200Ha site is close to Rotherham's town centre as well as surrounding countryside, the Grade I Listed Wentworth Woodhouse and Parkland and the Advanced Manufacturing Innovation District.

With a comprehensive masterplan in place the site will accommodate 2,400 new homes, 13Ha of employment land, a new primary school and attractive local centre all set within a green infrastructure, with strong cycling and pedestrian links creating an attractive place to live and work.

The two landowners (Fitzwilliam Wentworth Estate and Rotherham Council) have been working together to progress this exciting opportunity. The project will be seeking development partners later in 2018 to achieve a start on site in 2020/21.

Planning Status	Strategic site allocation in adopted Core Strategy
Development Timeframe	Due to start on site 2020/2021
Seeking	Promoter partner or development partner



## Waverley New Community at the Advanced Manufacturing Innovation District (AMID), Rotherham

Waverley is located just five miles from both Sheffield and Rotherham and will feature up to 3,890 new homes with shops, a health centre, parks and schools, to create a progressive new residential and business community within a lakeside setting. The first 570 houses are currently being developed by Taylor Wimpey, Barratt Homes and Harron Homes.

The site is also central to the development of an Advanced Manufacturing Innovation District which is 2,000+ acre centre of excellence in metals and materials manufacturing, processing and research located adjacent to the M1 Motorway. Harworth Group is actively preparing further land parcels for release to the development market, with a timescale for total development of around 15-20 years.

Planning Status	Fully master-planned with planning consent in place for 3,890 new homes
Development Timeframe	15 years remaining with 5 years of successful delivery already completed
Seeking	Further house-builder partners

## Unity Project, Doncaster

Unity is a business, residential and commercial opportunity that will transform almost 3 million sq. ft. of brownfield land. This long-term project is due to obtain granted planning permission imminently and anticipates the scheme will generate up to 9,000 jobs and more than £400 million investment over the first 12 years. Set within an attractive landscaped environment the proposed scheme is split into clusters creating 3,100 new homes. Connectivity to the site will be improved with the construction of a new link road to M18 in 2019. Partners will secure a significant commercial return working with Waystone and Doncaster Council, realisable from residential, retail and leisure and commercial developments.



Planning Status	Outline Planning approved
Development Timeframe	Long term development plan
Seeking	Mixed use, commercial, residential development partners



### Peak Resort, Chesterfield

This £400m scheme will deliver an integrated leisure, health, sport and education resort on the 300 acre Birchall Estate, Unstone. Delivering a major visitor attraction located to the north west of Chesterfield on the boundary of the 500-square mile Peak District National Park.

The resort will operate all year, serving day and staying visitors, offering all-weather activities, serviced access to the National Park and its environs as well as large regional and national scale events. Peak Resort is a joint venture between a UK development company and US firm Grand Heritage Hotel Group.

Work has now started on the public infrastructure and Phase One of the resort will open 2020. Investors interested in opportunities for Phase Two and Three should contact Sheffield City Region.

#### This £400m scheme will deliver:

- Unique dome structures providing climate controlled water sports, adventure and other leisure facilities.
- Medical Spa.
- 250 woodland lodges and hobbit homes, 600 holiday apartments, hotel and hostel units.
- 300 acres of park and woodland incorporating walking and cycling trails.

### Doncaster Lakeside

Set in a beautiful waterside location Doncaster Lakeside is one of the North's most prestigious mixed-use development sites, adjacent to Keepmoat Stadium. With high quality retail, residential and offices already delivered there remain several plots circa 2ha each available for residential, commercial, leisure, office, restaurants and bars.

Planning Status	Permission required for individual plots
Development Timeframe	Investor ready
Seeking	Mixed use, residential developers



### PGA European Tour Development, Doncaster

With a total scheme value of £150m this development will offer a tournament quality 18-hole golf course, designed by former Ryder Cup legend Neil Coles, a superb nine-hole club course, a clubhouse, leisure facilities and 500 aspirational homes set alongside the course. It will be built on the picturesque Rossington Hall 500-acre site located south of Doncaster.

Residential developers will see significant commercial return on plans for new housing and leisure facilities within the scheme.

Planning Status	Planning application submitted
Development Timeframe	5 year time frame
Seeking	Residential developers

# RESEARCH AND EDUCATION INSPIRED INVESTMENT OPPORTUNITIES



## Sheffield Olympic Legacy Park

Sheffield Olympic Legacy Park is part of the Advanced Manufacturing Innovation District (AMID) and will become an internationally recognised centre for health and wellbeing research and learning. The Park is being delivered by Legacy Park Ltd, a collaboration between Sheffield City Council, Sheffield Hallam University and Sheffield Teaching Hospitals NHS Foundation Trust. The potential of the project is already being realised with investment from the public and private sector, including Sheffield Hallam University's Advanced Wellbeing Research Centre partners Canon Medical Systems (formerly Toshiba Medical), Westfield Health and parkrun. In addition, collaborative research with Sheffield Children's Hospital is contributing to the creation of a cluster of private sector led innovations and new products.

### Opportunity

Sheffield Olympic Legacy Park is a 75-acre investment opportunity to work alongside Sheffield Hallam University delivering collaborative research opportunities with the private sector that will create innovations to improve health.

### Investment

Up to £200m of investment is sought to fund the development of further facilities for clinical activity and associated uses including offices, laboratories, retail, leisure and hotel that will complement the Advanced Wellbeing Research Centre, the Centre for Child Health Technology and the Orthopaedic and Rehabilitation Research and Innovation Centre. Land is available on a leasehold basis.

### Why invest?

Significant returns are realisable from commercial investment on Sheffield Olympic Legacy Park; business co-location and co-investment with the expertise and resources of Sheffield Hallam University and the close proximity of new skills being developed at the University Technical College Sheffield Olympic Legacy Park including Health Sciences, Sport Science and Computing.

For more information, visit [www.olympiclegacypark.co.uk](http://www.olympiclegacypark.co.uk)

Planning Status	Outline planning consent
Development Timeframe	Pipeline
Seeking	Investment



### Why invest?

Significant commercial return is realisable from investment from rental space; investment in Intellectual Property pioneering impactful change in the development of Industry 4.0, the visioning of what lies beyond Industry 4.0 and in an Adaptive Industry Training Academy.

## Adaptive Industry Centre

### Opportunity

Opportunities exist to exploit the potential of data-led industrial growth to secure high productivity return with Sheffield Hallam University. The Adaptive Industry Centre will bring together expertise from across the university in a single space to maximise the value of technological innovation. It will be an internationally recognised centre of excellence, attracting businesses and business sectors to conduct research to address specific productivity barriers; to take-up high quality training programmes and to co-locate with the expertise of the university.

There is potential for this to be a joint venture with international partners, with Adaptive Industry Centres located in other countries, collaborating and sharing research expertise.

### Investment

£30m required to build a space which will bring together expertise and act as a focal point for technological, management and skill-related productivity enhancements in new materials engineering, advanced food science, low energy technologies and biosciences and health technologies.

Opportunity to establish a partner centre to develop expertise, share research and teaching facilities and develop a global network of productivity centres.



**Why invest?**

Significant returns from rental space and from investment in start-up firms through a pooled CDI Investment Angel Fund.

**Creative and Digital Innovation Hub**

**Opportunity**

This project offers an opportunity to partner with Sheffield Hallam University in the design and build of a Creative and Digital Innovation (CDI) Hub in the city, to develop a space to catalyse the rapid expansion, diversification and impact of the creative and digital sector in Sheffield City Region.

The hub will provide a focus for collaboration: engaging entrepreneurs, business leaders, academics and students in an exciting and inspiring environment. It will be a place for generating and sharing ideas, for developing creative visions and nurturing collaborations and partnerships to translate ideas into commercial success. An Investment Angel Fund will support incubation and acceleration of start-up firms.

**Investment**

£50m of investment is sought. There is also the opportunity to invest in a fund to support the incubation and acceleration of firms in and around the Hub, with expertise from the university supporting new business.



**Doncaster College / Doncaster Council - Technology and Educational Opportunity**

**Opportunity**

With a total project value of £100m this is an opportunity to partner Doncaster College and Doncaster Council in the bringing forward of high quality technology and educational developments including start up incubation space, student accommodation, development of film studios in a high-class countryside location and links to the National College for High Speed Rail.

Planning Status	Permission required for individual plots
Development Timeframe	1 - 5 year plan
Seeking	Commercial and Educational Partners

# 10 MILLION SQ FT OF LAND AVAILABLE FOR WAREHOUSING AND DISTRIBUTION OVER THE NEXT TEN YEARS.

We not only have a reputation for world-leading advanced manufacturing but we're also superbly placed to help businesses store and then move their products around the world. As well as companies, whose primary focus is logistics we are also home to transport companies and suppliers to the industry. The region has over 20,000 employees working in 45 distribution centres. Household names **Amazon, Aldi, ASOS, Next, Tesco, IKEA** and **M&S** all have warehouse space here. Over 14 million sq. ft. is occupied warehouse space with an additional 10 million sq. ft. of land earmarked for further warehousing and distribution over the next 10 years.

We cater for specialist distribution for connecting companies, for example, transporting large steel castings is a regular occurrence within the Sheffield City Region alongside our integrated network of courier companies for precision delivery.

## Vantage Park Phase 2, Sheffield

17 units to let ranging from 4,500 to 35,000 sq. ft.



## iPort Doncaster

Bringing 5000 new jobs across 700 acres. A Strategic Rail Freight Interchange (SRFI) delivering 570,000 square metres (over 6 million square foot) of grade A Logistics Warehousing linked with a high specification rail freight intermodal container facility.



### Project Description

Ongoing and future development of Aero Centre Yorkshire is planned to be consistent with the global 'Aerotropolis' model, offering a wide variety of development opportunities. A masterplan is being developed in conjunction with supportive local authority partners for the remaining 500,000+ sq m of commercial space and high grade aerospace facilities together with significant further residential phases and a new central hub facility containing retail, hotel, food and drink and other centre uses to provide a significant new sustainable living/working community.

### Consented phases include:

high quality advanced manufacturing premises, logistics facilities, offices and community infrastructure.

### Key points:

- 650 hectares of land in single ownership
- Up to 2,000 new homes
- Over 500,000 sq m of commercial development space
- International connectivity enabled - both passenger and freight
- Excellent motorway connectivity

## Aero Centre Yorkshire

### Opportunity

Available investment opportunities include co-investment, development funding or land purchase for large scale development of high grade Logistics, Advanced Manufacturing and Office space along with airside Maintenance Repair Overhaul (MRO) and Cargo handling. A minimum of four development zones in total, the first of which is now nearing completion incorporating Doncaster Sheffield Airport (DSA) supporting infrastructure (utilities, services and access) and in excess of 46,000 sq m of commercial floor space accommodating 100 businesses.

### Overview

**DSA is the heart of Aero Centre Yorkshire, a 650 hectare site with over 46,000 sq m of existing floorspace and enough land for in excess of 500,000 sq m of additional commercial floor space.**

Located in Sheffield City Region, with direct access from the M18 motorway, DSA is the UK's newest full service International Airport. It handles 1.3m passengers per annum, experiencing 50% growth in passengers over the last three years. The Airport is also experiencing rapid growth in the cargo and logistics market, helped by its central UK location within a national logistics hot spot between the Humber ports and in the motorway network which makes it an ideal location for national and international distribution. Sheffield City Region has a young and dynamic workforce with a strong skills base in advanced manufacturing, aviation, aerospace, IT, creative and cultural industries, engineering and logistics.

Planning Status	Outline planning permission
Development Timeframe	Investor ready
Seeking	Commercial developers

[aero-centre.com/yorkshire](http://aero-centre.com/yorkshire)

### Project Promoter and Partnerships

The project promoter, Peel Group is a very well established and experienced developer/land owner in the UK with a strong track record in similar projects and investments. Local governance and decision making is at a local board level.

Doncaster Council is the local authority responsible for administration and determination of planning applications within the area. The project is also located within the Sheffield City Region and the City Region's Economic Plan identifies this major opportunity as one of its top two Regional Growth Priority locations, within the Northern Powerhouse.

## WAREHOUSING AND DISTRIBUTION CENTRES

DEVELOPMENT	Barnsley Capitol Park	Castlewood Business Park	Chesterfield Markham Vale	Doncaster iPort
STATUS	Expansion	Expansion	Development Underway	Development Underway
TOTAL ACRES	36	96	200	327
LOCATION	M1 Junction 37	M1 Junction 28	M1 Junction 29a	M18 Junction3
SAT NAV	S75 3TZ	NG17 1JJ	S44 5HY	TBA
PURCHASE	Yes	Negotiable	Negotiable	Negotiable
LEASE	Yes	Yes	Yes	Yes
BUILD TO SUIT	Yes	Yes	Yes	Yes
PLANNING STAGE	Outline	Outline	Outline	Outline
MAXIMUM UNIT FOOTPRINT	130,000 sq. ft.	370,000 sq. ft.	1m sq. ft.	1.5m sq. ft.
ACCESS ROAD	Single Carriageway	Single Carriageway	Single Carriageway	Single Carriageway
APPROXIMATE DISTANCE TO JUNCTION OF MOTORWAY /TRUNK ROAD	0.5 mile	0.5 mile	0.25 mile	0.25 mile
EXISTING OCCUPIERS	1	7	5	4
NEAREST RAIL TERMINAL	Doncaster Rail Port	n/a	n/a	4
RAIL CONNECTIVITY	No	No	Yes	Yes
MILES TO PORT OF LIVERPOOL	71	91	83	112
MILES TO PORT OF HULL	71	78	69	46
NEAREST AIRPORT	Doncaster Sheffield	East Midlands	East Midlands	Doncaster Sheffield
MILES TO NEAREST AIRPORT	25	24	34	3
DEVELOPER	Marshall/CDP	CVC	Henry Boot	Verdion

Doncaster Distribution Park	Doncaster Sheffield Airport/ Aero Centre Yorkshire	Rotherham Dinnington	Peel Distribution Park	Worksop Manton Wood
Expansion	New	Expansion	New	New
126	650	41	48	130
M18 Junction 4	M18 Junction 3	M1 Junction 31	M1 Junction 34	A1
DN3 3FB	DN9 3RH	S25 3SH	S9 1ZT	S80 2RS
Negotiable	Negotiable	Yes	Yes	Negotiable
Yes	Yes	Yes	Yes	Yes
Yes	Yes	Yes	Yes	Yes
Outline	Outline	Outline	Outline	Outline
11 sq. ft.	Negotiable	450,000 sq. ft.	850,000 sq ft	1m sq. ft.
Single Carriageway to be developed into Dual Carriageway	Single Carriageway to Motorway	Single Carriageway	Dual carriageway	Single Carriageway
1 mile	5 miles	2 miles	0.5 miles	1 mile
6	100	0	0	0
6	Doncaster Rail Port	Doncaster Rail Port	Doncaster Rail Port	Doncaster Rail Port
No	No	No	No	No
115	143	109	87	123
43	48	60	65	64
Doncaster Sheffield	Doncaster Sheffield	Doncaster Sheffield	Doncaster Sheffield	Doncaster Sheffield
6	0	20	25	17
IDI Gazeley	Peel Group	St Pauls Development	Peel Logistics	Network Space

**"THE SHEFFIELD CITY REGION PROVIDES  
A SUSTAINABLE AND PREDICTABLE  
INVESTMENT ENVIRONMENT TO SUPPORT  
INVESTORS, BOLSTER BUSINESSES,  
IMPROVE INFRASTRUCTURE, AND BUILD  
AND NURTURE VIBRANT COMMUNITIES."**

**Sir Nigel Knowles**, Chairman,  
Sheffield City Region Local Enterprise Partnership.

**Sheffield City Region  
Inward Investment**

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**Sheffield  
City Region**

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