

Sheffield
City Region

INVESTIBLE PROPOSITIONS

INTERNATIONAL IN OUTLOOK, GLOBAL IN OFFER.



The Sheffield City Region is built on our heritage of engineering and manufacturing excellence and is known worldwide for creativity, innovation, and hard work. We're growing our economy by creating a broad and powerful culture in which businesses can start, grow, and thrive.

By focusing on what we're good at, from advanced manufacturing through to healthcare and renewable energy, we're building a more prosperous place where people want to live, work and invest. The Northern Powerhouse is working together, giving confidence to our international investment partners and making our region even more attractive to other potential investors.

But we can do more to forge new productive partnerships, based on our expertise, shared vision and world-leading research. We are growing our links with leading economies like India, China, and the United States, as well as collaborating with European partners.

By working together, we can tackle some of the biggest challenges we collectively face, whether that's the environment, productivity, social mobility, or enabling healthier lives.

MIPIM gives us the opportunity to strengthen existing business relationships, make new ones and tell the world that our region is one of the most investible areas in Europe.

Dan Jarvis MBE MP
Mayor of the Sheffield City Region

“The time is right for us to demonstrate our investible opportunities and develop even stronger and more productive relationships with investment partners around the world – and MIPIM gives us the perfect platform to do this.

Located in the heart of the United Kingdom, the Sheffield City Region is international in outlook, global in offer.”

Dan Jarvis MBE MP
Mayor of the Sheffield City Region





ABOUT THE SHEFFIELD CITY REGION - A GREAT PLACE TO DO BUSINESS

The Sheffield City Region is an area with huge potential. It's a great place to live, it's a great place to do business, it's a great place to invest.

Located in the heart of the UK, we are a region renowned for our industrial heritage, but with a rapidly growing reputation for innovation-led manufacturing and engineering. We are driving growth by bringing you a wide range of investible opportunities, with a focus on innovation.

Sheffield
City Region

INVESTIBLE OPPORTUNITIES

Over the next few pages, we will be presenting you with a flavour of our investible propositions for investors and developers currently available across the Sheffield City Region. This includes opportunities set to transform the commercial, leisure and residential offer across Barnsley, Doncaster, Rotherham, and Sheffield. We can also offer exciting opportunities in health and wellbeing research at our internationally recognised innovation district – the Advanced Wellbeing Research Centre.

Why not take a look at just what we have on offer?



Invest



Locate

Icons have been applied throughout to help you identify if the opportunity is to invest or locate, or both.

HEART OF THE CITY II – SHEFFIELD

Location

Sheffield, S1 4HF

Land Owner / Developer

Sheffield City Council

Development

Management / Strategic

Development Partner

Sheffield City Council

and Queensbury

GDV

£470m+

Already secured

£237m

Delivery timescale

3-5 years

Overview

Heart of the City II is a landmark £470m+ scheme that is set to transform a key area of Sheffield city centre.

With a development capacity of 1.5m sq. ft, Heart of the City II will create a vibrant new quarter in the city that should become the new focal point of Sheffield's retail, leisure and business offer, attracting jobs and investment. The new quarter will comprise high quality retail, grade A offices, hotels, restaurants and cafes, leisure destinations, inner city residential developments, public amenity and public spaces.

Sheffield City Council has already invested £81.6m to deliver Phase 1 of the project, which is now complete.



For more details visit the website heartofcity2.com

Discover where the opportunity can be found on the online portfolio portfolio.sheffieldcityregion.org.uk/ [#castlegate](https://twitter.com/castlegate)

The Opportunity

Seeking investors

There are extensive opportunities available to invest in the Heart of the City II quarter. Investment is sought for completed income producing properties and forward funding where applicable. Opportunities may also arise for direct development or potential joint venture could be considered subject to the necessary procurement arrangements. The scheme offers great market investment potential in this new district in order to benefit from the growth story in the medium and longer term.

Likely investment required will be in the range of £360m to £390m and Lot sizes range between £10m and £120m.

Heart of the City II is being developed through a phase-by-phase approach, which provides the flexibility to change layouts and designs along the way and adapt to future demands.

It is envisaged that 6,923 new jobs will be created, post construction, on the completion of the project in 2024/2025.

Key anchor tenants secured to date:

- HSBC
- CMS
- H&M (Monki & Weekday brands)

An Upscale / Upper upscale hotel operator is due to be selected as one of two hotel opportunities.

Seeking occupiers:

The scheme is seeking retailers, food & beverage and leisure operators to occupy premises here.

The completed scheme will include:

- Retail space: 181,847 sq. ft
- Commercial: 481,818 sq. ft
- Leisure: 134,160 sq. ft
- Hotels: 248 beds
- Residential: 4 houses, 52 apartments with further residential opportunities

SHEFFIELD OLYMPIC LEGACY PARK

Location Sheffield	Planned completion 2022
Project Promoters Scarborough Group International	Investment Type Investment partner, relocation businesses
Project Type Mixed Use	Other Investment secured The project has benefited from £42m of public sector investment to date from:
GDV £100m+	<ul style="list-style-type: none"> • European Regional Development Fund (ERDF) Reclamation - £2.7m • Sheffield City Region Local Growth Fund (Landscaping, utilities and drainage) - £4.9m • Department of Education (Oasis Academy and University Technical College) - £28m • Department of Health (Advanced Wellbeing Research Centre) - £14m
Address Sheffield Olympic Legacy Park, 10 Leeds Road, Sheffield S9 3TY	
Land Owner Sheffield City Council	
Website sheffieldolympiclegacypark.co.uk	
Planning Status Outline planning permission application to be made within next 9 months	
Design of offices RIBA Stage 2	

Overview

Sheffield Olympic Legacy Park is a £250m development across a 30-hectare site which will transform the eastern quarter of the city.

It is quickly becoming an internationally-recognised Innovation District for health and wellbeing research and learning, plus the location for offices, laboratories, leisure, retail and residential spaces. The area will attract Life Sciences organisations and, in particular, Med Tech sector businesses, in order to pioneer world-leading health and wellbeing research and innovation.

The scheme is being delivered by Scarborough Group International supported by Legacy Park Ltd, a partnership between Sheffield City Council, Sheffield Teaching Hospitals NHS Foundation Trust, Sheffield Children's NHS Foundation Trust, Sheffield Hallam University, Sheffield City Trust, South Yorkshire and Bassetlaw Integrated Care System and Yorkshire and Humber Academic Health Science Network.

Delivering a tangible legacy from the London 2012 Olympic Games, Sheffield Olympic Legacy Park provides a combination of world class sporting facilities, education, new skills, research and innovation, environmental improvements and opportunities for the local community. The continued success of Sheffield Olympic Legacy Park is acting as a catalyst for regeneration of this historic part of Sheffield.

Situated just minutes from the M1, 10 minutes from Sheffield train station and within 90 minutes of five international airports, Sheffield Olympic Legacy Park is ideally located for occupancy by national and international SME's and large organisations.

There are excellent opportunities for the private sector to participate in collaborative research programmes with the NHS, Sheffield Hallam University and the University of Sheffield at Sheffield Olympic Legacy Park, making it a hub for innovation within the Health and Med Tech sectors.

For more details visit
sheffieldolympiclegacypark.co.uk





Opportunity 1

**Sheffield Olympic Legacy Park:
Workshop Road to Coleridge Road**

Sheffield Olympic Legacy Park is seeking organisations in the health and wellbeing or life sciences sectors to relocate into state of the art enterprise centres, offices, laboratories and incubator space.

Total floorspace: 200,000 sq. ft.

Current assets include:

- English Institute of Sport Sheffield
- iceSheffield
- Community Stadium
- University Technical College
- Oasis Academy
- Advanced Wellbeing Research Centre (AWRC)

The AWRC is dedicated to improving the health and wellbeing of the population through innovations that help people move and will also be the research hub for the National Centre for Sports and Exercise Medicine (NCSEM) in Sheffield, a 2012 Olympic Legacy project which aims to transform Sheffield into the most active city in the UK.

Funding is being sought for the Centre for Child Health Technology, led by Sheffield Children's NHS Foundation Trust, which will provide the world's most advanced healthcare for children and young people.



Discover where the opportunity can be found on the online portfolio portfolio.sheffieldcityregion.org.uk/ [#sheffield-olympic-legacy-park](https://twitter.com/sheffield-olympic-legacy-park)

Opportunity 2

**Sheffield Olympic Legacy Park:
Coleridge Road to Broughton Lane**

This scheme is actively seeking organisations wishing to relocate within the Life Sciences and Med Tech sectors and being part of a life sciences eco system with a range of space and buildings available.

There are also investment opportunities to establish two more Research Centres creating a critical mass of health and wellbeing research and innovation covering 16-hectares.

Planning application is expected to be approved in Q2 2020.

Total floor space 700,000 sq. ft

Opportunity 3

**Sheffield Olympic Legacy Park:
Workshop Road to Woodbourn Road**

Investors, commercial and residential developers are being sought for this 52-hectare site, with £200m capital investment required in 2020 in infrastructure, residential and mixed use developments.

There are also relocation opportunities for residential, light industrial and offices, with a range of plots available of varying sizes on this further phase of Sheffield Olympic Legacy Park.

These centrally located plots are easily accessible and many will have views onto the waterfront.

Buildings: RIBA Stage 0 and 1

Due to be completed 2023 onwards.

Discover where the opportunity can be found on the online portfolio portfolio.sheffieldcityregion.org.uk/#sheffield-olympic-legacy-park-workshop-road-to-woodbourn-road

Discover where the opportunity can be found on the online portfolio portfolio.sheffieldcityregion.org.uk/#sheffield-olympic-legacy-park-coleridge-road-to-broughton-lane

WEST BAR SQUARE - SHEFFIELD

Project Promoters
Sheffield City Council

Location
Sheffield

Land Owner / Developer
Sheffield City Council

Development Management / Strategic Development Partner

Urbo (West Bar Limited)
A joint venture between Urbo Regeneration and Peveril Securities.

GDV
£175m

Delivery Timescale
3-5 years

Sector
Mixed use, comprising of residential, offices and retail.

Investment Type
Investors and occupiers.

Planning Status
Outline consent is in place

Overview

Set adjacent to the highly successful Riverside business district and Kelham Island area in Sheffield City Centre, West Bar Square provides a premier opportunity for large-scale office occupiers who wish to retain a city centre location. An exciting £175m regeneration scheme, West Bar Square will include large footprint buildings and will offer complete design flexibility across five acres of prime city centre land.

Plans are for the area to be transformed with more than 700,000 sq ft of new office, retail, leisure, hotel and residential space in a vibrant mixed-use environment. It will also have the benefit of integrated parking. The scheme has been specifically designed for large scale occupation, incorporating floor plates from 10,000 sq ft to 35,000 sq ft in buildings ranging in size from 60,000 sq ft – 150,000 sq ft.

Accommodation is available on a design and build basis and can be tailored to suit individual occupier requirements.

On completion, West Bar Square will provide up to 1.4 million sq ft of mixed-use accommodation across the site comprising of a range of uses including offices, residential, leisure, retail and car parking set around a high-quality public realm. Development on-site is due to commence in 2021 following site clearance works during 2020.



The Opportunity

The first phase includes a planning application for 346 build-to-rent apartments over two buildings (plots 1A and 1B) together with a separate application for 100,000 sq ft of office accommodation (plot 4A), a multi-storey car park (anticipated to be circa 450 spaces, plot 4C) and the associated public realm. West Bar Square will be a prestigious new address in the heart of Sheffield City Centre, attracting businesses, workers and visitors both day and night.

Seeking investors and occupiers

There are significant opportunities for occupiers and investors, particularly large corporate occupiers seeking large floorplate office accommodation in the city centre.

Occupiers are also sought for the retail and hotel elements of the scheme. They will benefit from the high quality public realm and the weekday trading available within the commercial element of the scheme.

For more details visit the website westbarsquare.com

Discover where the opportunity can be found on the online portfolio portfolio.sheffieldcityregion.org.uk/#castlegate

Occupiers already located within the adjacent Riverside district include the Home Office and Irwin Mitchell. Investors are being sought for funding of the office buildings to deliver for occupiers on a pre-let or speculative basis. Investment will be on a plot-by-plot basis depending on the scale of occupier requirements. Plots are available immediately for occupier requirements. Negotiations to secure £150m of funding to deliver the first phase are at an advanced stage.

Advantages

- Close proximity to city centre, local transport infrastructure the scheme includes large scale BTR development.
- Large office floorplates from 10k sq ft
- Set amongst high quality public realm in an established office location.
- Range of leisure uses and retail providing a new central point for the area.



DEVONSHIRE QUARTER - SHEFFIELD CITY CENTRE

Location
Sheffield, UK

Project promoters
Sheffield City Council

Scale
1 hectare

Sector
Residential

Investment type
Investors and developer

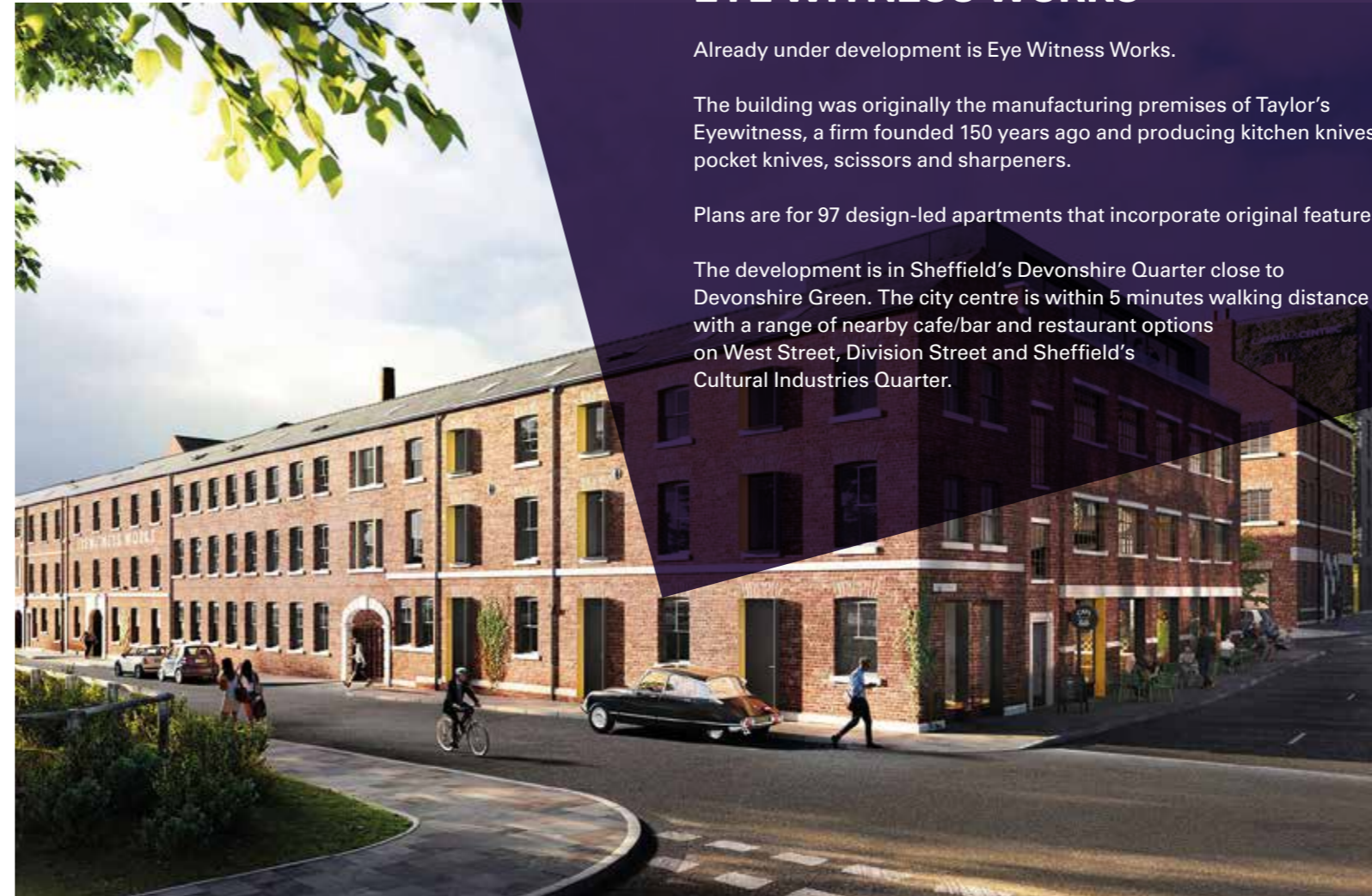
Plans are underway for a family housing scheme in Sheffield City Centre. The total site area is 1-hectare across five plots. It is expected this will bring 250-350 family homes into the Devonshire Quarter, which will complement other sites that will create a new neighbourhood of over 600 new homes.

The Devonshire Quarter is the largest established residential quarter in the city with a long history of family occupation. Significant opportunities for family or other non-student housing now exist in the Southern part of the Quarter around Milton Street where the Council has significant land ownership. Further development would complement the work that has begun to transform Eye Witness Works, a former scissors and knives factory, into housing.

The vision for this area is to accelerate housing delivery and kick-start the continued regeneration of the Devonshire Quarter, whilst creating a more sustainable mix of housing types in the City Centre.

The opportunity is flanked by sites where construction is underway or have planning permission.

This project is looking for an innovative developer and/or investor with experience of family housing in a city centre context.



EYE WITNESS WORKS

Already under development is Eye Witness Works.

The building was originally the manufacturing premises of Taylor's Eyewitness, a firm founded 150 years ago and producing kitchen knives, pocket knives, scissors and sharpeners.

Plans are for 97 design-led apartments that incorporate original features.

The development is in Sheffield's Devonshire Quarter close to Devonshire Green. The city centre is within 5 minutes walking distance with a range of nearby cafe/bar and restaurant options on West Street, Division Street and Sheffield's Cultural Industries Quarter.



CASTLEGATE – SHEFFIELD

Location

Sheffield City Centre,
UK

Project Promoters

Sheffield City Council

Sector

Residential, commercial
and retail

Planning Status

Awaited

Requirement

Seeking developer
and investors.

Overview

Castlegate, Sheffield's historic core, is now taking off, guided by a strong established partnership. The project aims to transform the Castlegate area of Sheffield and to link this historically important area more closely to the city centre.

Early successes include repurposing of several large former retail and office spaces for tech and creative start-ups, refurbishment of historic upper floors for characterful apartments and a cluster of new bars and venues.

Central to the quarter is the redevelopment of the former Castle Market site, including the daylighting of the hidden Sheaf River and rediscovery of the remains of Sheffield's lost castle.

Castlegate remains a main gateway into the City Centre and forms the setting of the route to and from most central hotels in Sheffield and the regenerated rivers and canal.

Grey to Green

To kickstart the regeneration of the Riverside business district and Castlegate areas of the city, the Grey to Green project was introduced, with Phase 1 completed in 2016. The aim was to enhance the image of the area, make it more aesthetically pleasing with better infrastructure that will attract new investment and footfall.

The 'Grey to Green phase 2' project proposes to make Castlegate and Exchange Street a location for new investment and cutting-edge businesses, as well as attracting additional city centre living. Due to be completed in 2020, it creates habitats for wildlife and will help city cooling, as well as providing local park and riverside access. With funding from the Sheffield City Region and Sheffield City Council, the project will incorporate colourful meadows, trees and a sustainable drainage system (SUDS), which reduces flooding risk.

It will also improve and link up footpaths and cycling routes which should dramatically enhance the experience of visiting, living and working in the area. The innovative 'Grey to Green' corridor is transforming redundant roadscape into meadows, rain gardens and riverside walking/cycling routes.

This provides a setting for new development opportunities in the area and supports existing businesses and civic buildings through new footfall. The scheme will also link Castlegate to the under-used Victoria Quays and provide better links to the many hotels in the area and improve bus, pedestrian and cycling access from the north east to the city centre.

Castlegate itself will be pedestrianised and there will be enhanced public spaces with perennial meadow planting, tree planting, quality materials and public art.

Discover where the opportunity can be found on the online portfolio portfolio.sheffieldcityregion.org.uk/ [#castlegate](https://twitter.com/castlegate)

Funding

This early intervention project, which is currently in delivery, includes a contribution from the Sheffield City Regions Local Growth Fund which is part of the Government's continued investment in the Northern Powerhouse.

Opportunities

There are extensive development and investor opportunities with 13 different plots and vacant buildings in this area. It is planned that the project will grow a new economy of larger offices, technology and creative start-ups in new and converted buildings. There is Grade A office space available, with access to private parking.



THE UNITY PROJECT - DONCASTER

Project Promoters
Waystone Hargreaves
Land LLP

GDV
£100+ million

Scale
250 hectares

Sector
Commercial, Residential,
Leisure and Energy

Location
Doncaster, DN7 5TZ

Investment Type
Investor, joint
partnerships/venture,
developers, house
builders, statutory
authorities and utility
providers.

Planning Status
Outline planning consent
granted

Overview

This is an exciting opportunity for investors and developers to be involved with a major regeneration and infrastructure project close to the rapidly growing northern town of Doncaster, which is renowned for its logistics expertise and transport links. This will involve the creation of up to 3,100 new homes (by 2035), plus new retail, learning and healthcare facilities, as well as green open spaces.

Situated in a convenient and well-connected location, just off J5 of the M18 motorway near Doncaster, the Unity Project will see the transformational development of a 250-hectare brownfield site.

Construction is already well underway of a new link road which connects the Unity Project to the east-coast ports at Immingham, Hull and Grimsby and it is within close proximity to Doncaster Sheffield Airport, which means this is an attractive opportunity for logistics in particular.



Scott Cardwell, Assistant Director for Development at Doncaster Metropolitan Borough Council, said: "Project Unity is one of the largest regeneration schemes in the UK. We are seeing rapid growth in our economy and have excellent connectivity. Combine this with relatively low land values, some fantastic major developments and existing local assets and a council with a 'can-do attitude' and you have ideal conditions for investment."

The Opportunity

- Over 3,100 homes (1,200 by 2028)
- 180 acres of commercial development (B1, B2 & B8) and manufacturing space
- 650MW power station (planning permission granted)
- A 500-berth marina (with planning consent).
- Seeking housebuilders

The Unity Project is set to generate over 6,000 jobs, including the creation of a town centre, a transport interchange, school and community.

The project is committed to providing green infrastructure, networks, spaces and places for the purposes of maintaining its ecological assets and habitats and has the potential to be one of the most advanced carbon-capture and storage facilities in Europe, with associated education and research facilities.

This will create opportunities for investors to fund speculative development or to purchase completed buildings. Purpose built units are also available on a design and build basis by way of a lease or to purchase.



BASSINGTHORPE FARM - ROTHERHAM

Project Promoters

Fitzwilliam Wentworth Estate and Rotherham Metropolitan Borough Council

GDV

£80 million

Scale

224- hectares

Sector

Mainly residential with some commercial and a school

Location

Greasborough, Rotherham S62 6EF

Investment type

Seeking developer and investors

Planning Status

Allocated in the Local Plan

Overview

This is a significant development opportunity for 2,400 residential units to be built across a 224-hectare former greenbelt site. It requires a master developer or series of developers looking for a good return on this large-scale residential community development. £80m investment is required.

The housing development will be supported by a new primary school, a local centre and commercial employment sites.

The plan is to create a sustainable new community on the North Western edge of Rotherham's urban area with excellent access to countryside and the Grade I Listed Wentworth Woodhouse and parkland.

The development is planned to commence in 2023 and take 20 years.



Discover where the opportunity can be found on the online portfolio portfolio.sheffieldcityregion.org.uk/#bassingthorpe-farm



AERO CENTRE YORKSHIRE

Location
Doncaster

Project Promoters
Peel Group

GDV
£100+ million

Scale
650 hectares

Sector
Logistics, mixed use

Planning Status
Outline Planning consent in place

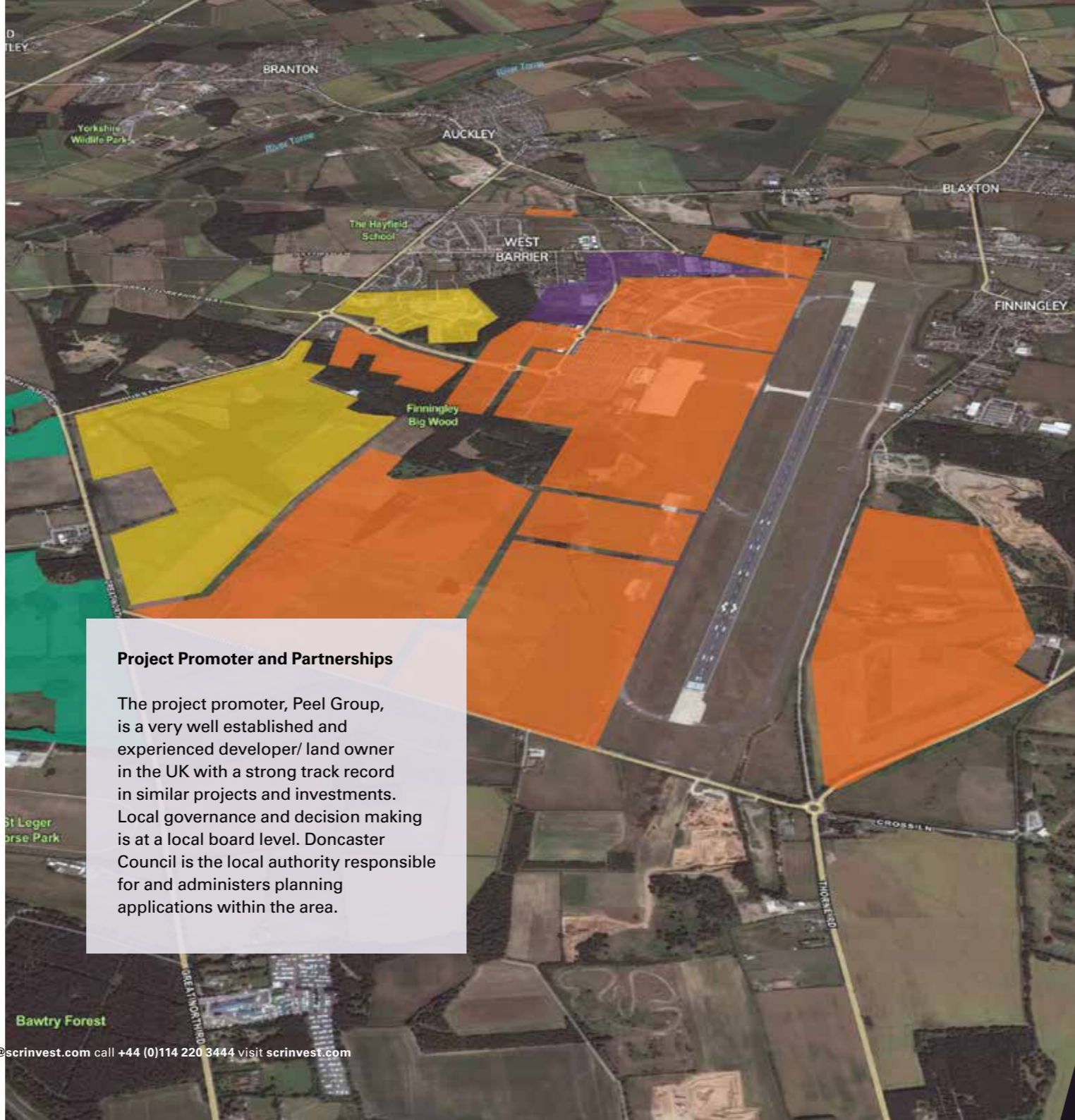
Requirement
Inward investors, businesses looking to relocate.

Overview

Doncaster Sheffield Airport (DSA) is at the heart of Aero Centre Yorkshire, a 650 hectare site with over 46,000 sq metres of existing floorspace, with land available for a further 511,000 sq metres of commercial floor space.

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 the motorway network which makes it an ideal location for national and international distribution.

Opportunities are available for investor involvement to include co-investment and development funding for large scale development of high-grade logistics, advanced manufacturing and office space alongside airside Maintenance Repair Overhaul (MRO) and cargo handling.



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 and administers planning applications within the area.



Discover where the opportunity can be found on the online portfolio portfolio.sheffieldcityregion.org.uk/ #doncaster-sheffield-airport

The Opportunity

There are a minimum of four development phases in total, the first of which is now nearing completion incorporating Doncaster Sheffield Airport supporting infrastructure (utilities, services and access) and commercial floor space accommodating 100 businesses.

Ongoing and future development of Aero Centre Yorkshire is planned.

A masterplan is being developed in conjunction with supportive local authority partners for the remaining 420,000 sq metres of commercial space and high-grade aerospace facilities, together with residential.

Consented phases include:

- High quality advanced manufacturing premises
- Logistics facilities
- Offices
- Community infrastructure to include 2,000 new homes.

Key points:

- 650 Hectares of land in single ownership
- Up to 510,000 sq metres of commercial development space
- Up to 2,000 new homes
- International connectivity enabled – both passenger and freight
- Excellent motorway connectivity

BARNSELY DIGITAL MEDIA CAMPUS

Location
Barnsley

Land Owner / Developer
Barnsley Council and Barnsley College

Scale
4-hectares

Sector
Residential and Commercial

Planning
Allocated in the Local Plan

Masterplan
To be commissioned

Delivery Timescale
2020 onwards

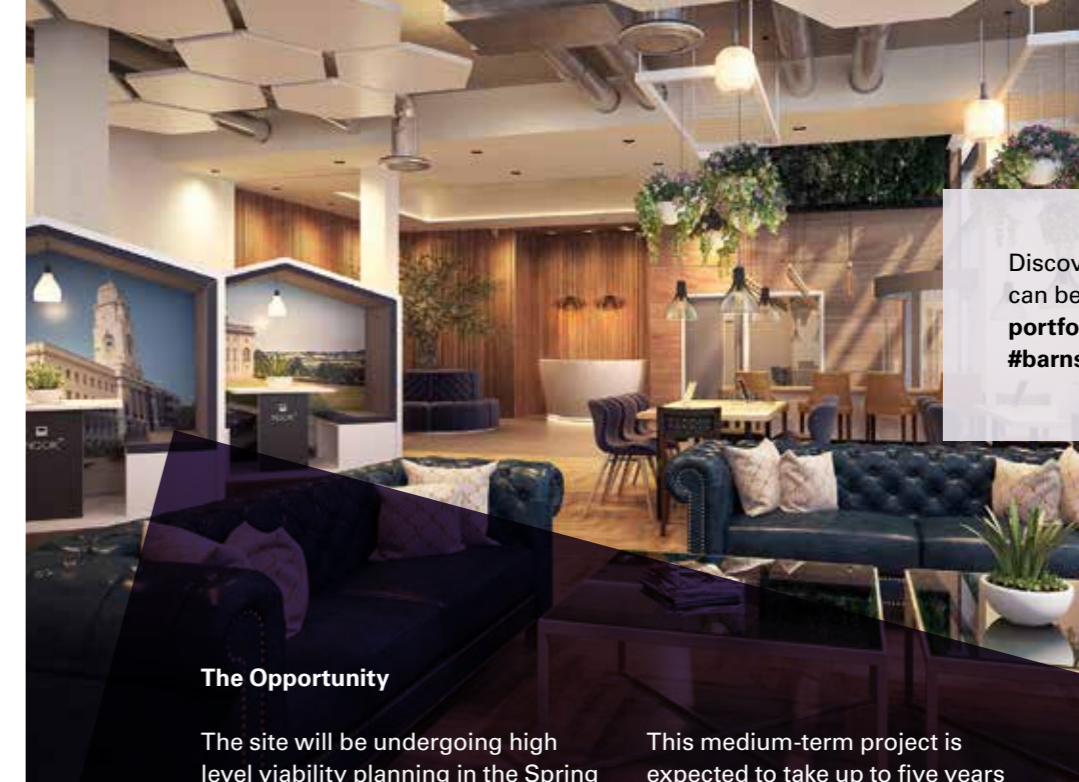
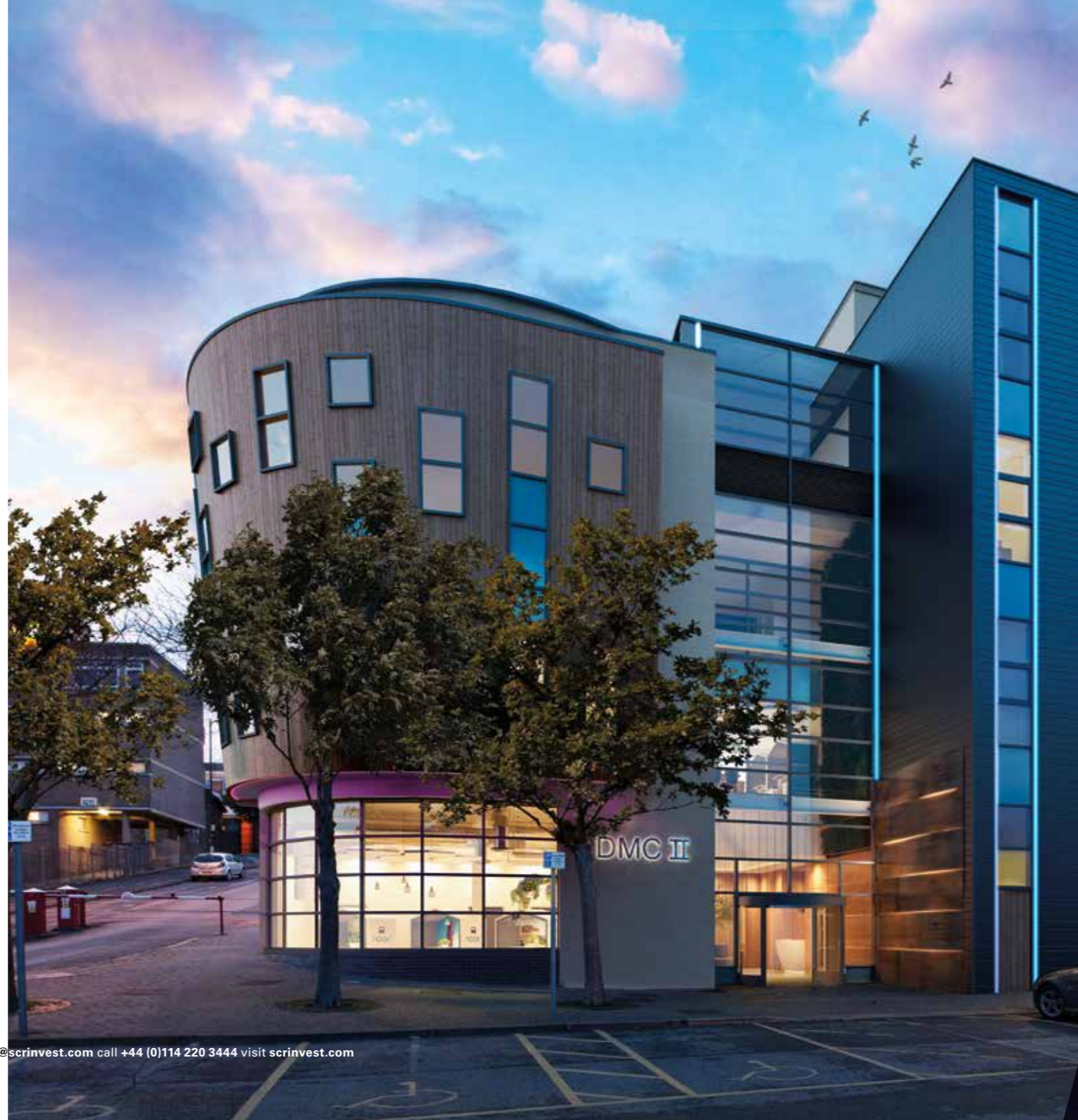
Overview

Barnsley is becoming a hub for businesses in the digital media industries and is experiencing rapid growth of its digital economy with high value jobs, which is in part as a result of the establishment of the Digital Media Centre (DMC 01), a space for creative and digital businesses, in the town centre.

Barnsley Council and its partners, including Barnsley College, have exciting plans to create a digitally focused campus - The 'Barnsley DMC Campus' - where businesses, start-ups, students, creative and enterprising minds can come together through co-working and co-living as part of a connected community.

A second Digital Media Centre (DMC 02) is currently being built and is due to open in summer 2020, which will offer 1,900 sqm of additional digital business managed workspace, helping to create over 100 digitally skilled jobs in the local economy.

This rapidly evolving offer is now bringing together business and education at the heart of the campus, with plans to extend it to residential and accommodation to support its future growth.



Discover where the opportunity can be found on the online portfolio portfolio.sheffieldcityregion.org.uk/ #barnsley-digital-campus

The Opportunity

The site will be undergoing high level viability planning in the Spring of 2020, with a view to creating a master plan and a series of building plots for private sector investment.

The scheme is likely to include:

- An ambitious mixed-use 4-hectare scheme in Barnsley town centre
- A residential offer for the campus creating approximately 150 homes
- A 350 space multi-storey car park
- Hotel/ flexible accommodation to support the campus
- Commercial space to support the campus

The project is seeking investors and a developer, as well as occupiers for the new Digital Media Centre 02.

This medium-term project is expected to take up to five years to complete, with a flexible masterplan to be completed by late summer. This plan will identify specific building plots and uses a fully costed development option appraisal, phasing plan and planning strategy.

The high-level viability planning and master planning work will culminate in a development appraisal and planning strategy for the site.

Opportunities in 2021 are likely to include:

- Groundworks
- Site wide infrastructure
- Multi-storey car park

BARNSELY WEST (M1 JUNCTION 37) MASTERPLAN

Project promoters

Strata Sterling Barnsley West Consortium (Strata Homes / Sterling Capitol)

Scale

121 hectares

Sector

Mixed use Residential and Commercial

Location

M1 Junction 37, Barnsley

Investment type

Investors, developers, housebuilders, occupier.

Planning status

Allocated in the adopted Local Plan;

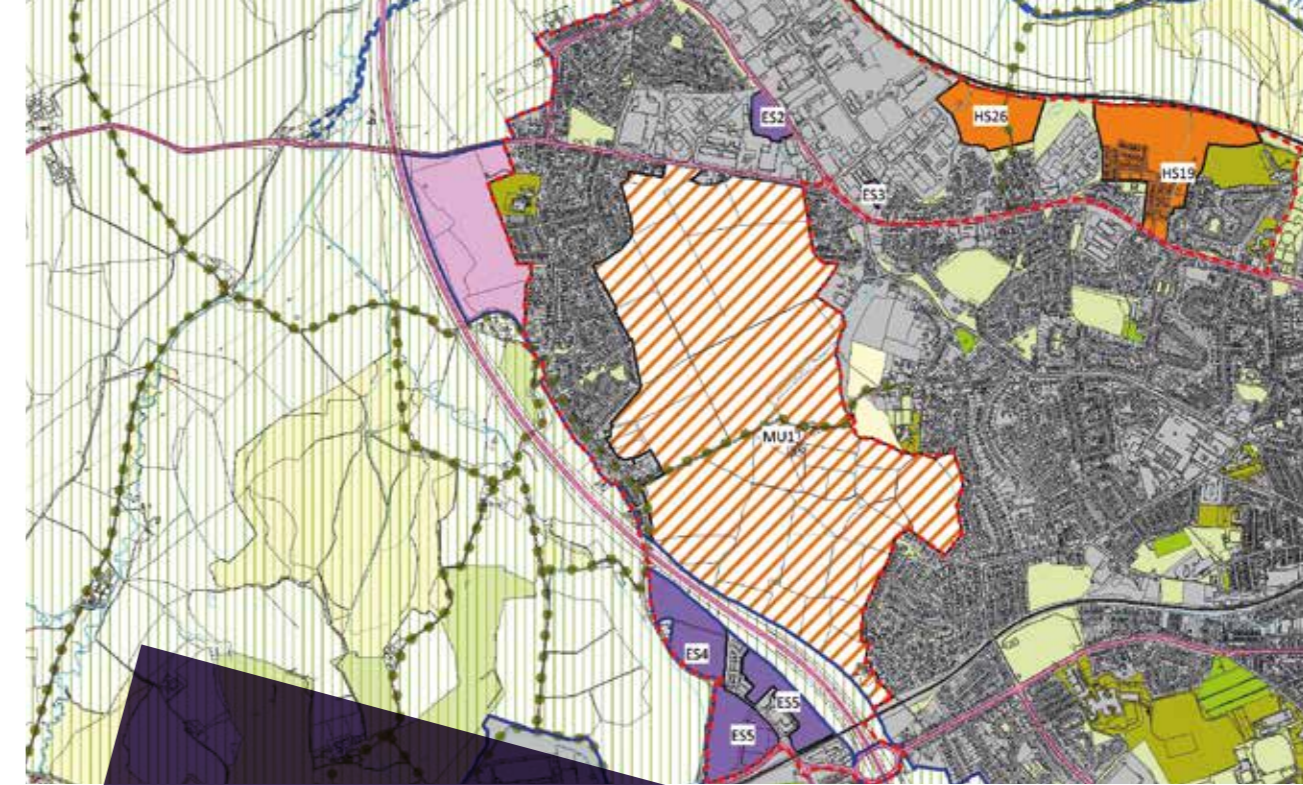
barnsley.gov.uk/localplan

Overview

The Barnsley West Masterplan Framework area is located 2km west of Barnsley town centre and immediately north-east of Junction 37 of the M1 motorway. A masterplan framework for the MU1, mixed use allocation site was approved December 2019.

The site is allocated for development in the Barnsley Local Plan and will accommodate around 1,700 new homes and 43 hectares of employment land. Alongside housing and employment land, Barnsley West will include:

- a new primary school
- small shops and community facilities
- brand-new infrastructure, including an access link road
- open green space with wildlife corridors, watercourses and key pedestrian and cycle paths.



The Opportunity

A strategically important 121-hectares mixed-use scheme that includes 1,700 new homes and 43-hectares of commercial floorspace and is set to create 3,500 new jobs. This project is seeking investment from commercial and residential developers.

The scheme will also build upon the strengths of the existing designated employment sites at J37 and the well-performing employment areas. The scheme has had approval for £10.63m of Sheffield City Regions Local Growth Fund for highway upgrades and site access.

The timeframe for completion is expected to be up to 15 years.

Barnsley Metropolitan District Council are facilitating the required Masterplans which will set the parameters for future planning decisions.



WE'RE WELL CONNECTED

The Sheffield City Region has the benefit of a super-connected economy – we are home to the UK's fastest growing airport - Doncaster Sheffield Airport, which offers cargo and passenger services. It has one of the longest runways in the UK, catering for specialist heavy and urgent cargo. The Sheffield City Region is also within 65 miles of six airports, making international travel convenient and easily accessible.

We are a region at the heart of the UK's road network. We have low traffic congestion and 60 percent of the UK's manufacturing industry is within a 2.5 hour HGV drive - there is also access to Europe through the Humber ports. We are within a short drive of other major cities such as Leeds, Liverpool and Manchester – our city region is a perfect place to locate a business. Our central location has led to the region's growth as a logistics centre. Daily freight services connect Felixstowe and Southampton, gateways to Europe and beyond, with Doncaster rail ports.

We're only 90 minutes from London by train and have connectivity with neighbouring cities such as Leeds, Manchester and Birmingham.

From east to the west, the sea ports of Humber and Liverpool are convenient to access for freight travel to either Nordic countries or Benelux regions. You will find that locating a business in Sheffield City Region means having convenient access to airports, ports, railways and road networks.

We have 60% of the UK's manufacturing industry within a 2.5 hour drive away and 75% of the UK population can be reached within a 4.5 hour drive.

We continue to be a forward-looking city region with integrated transport connections that support economic growth and improve quality of life for all.

High Speed North

The Prime Minister announced in February that the Northern section of HS2 will be built in full, known as phase 2b and adopted as an integrated masterplan, the High Speed North. Sheffield City Council will reveal its Sheffield Midland Station Integrated Masterplan (SMSIM) in March.

The shared vision of the SMSIM is based upon a theme of transformation. The development of SMSIM will be at the heart of the transformation of Sheffield City Centre and SCR and will be a key feature in the SCR HS2 Growth Strategy. It will set the aspirational level for future transformational growth in the city over the next 20 to 30 years brought about by the catalytic effects of the arrival of HS2.



QUALITY OF LIFE

As a region, we offer a fabulous quality of life to residents. We have an exciting city with a number of Michelin-starred restaurants, surrounded by thriving communities and market towns - every year we attract visitors from all over the globe, contributing to a substantial visitor economy.

Wherever you are in the Sheffield City Region, you're never that far away from being in the great outdoors.

With the Peak District National Park right on our doorstep, Sheffield is a great place to live. We offer a unique mix of city living and vast outdoor adventure. Highlights include a multitude of historic stately homes, such as Chatsworth House and Wentworth Woodhouse, beautiful woodland walks and exciting attractions such as the UK's No.1 walk-through wildlife adventure, Yorkshire Wildlife Park in Doncaster.

We are home to the largest regional theatre complex outside of London, with Sheffield Theatres' Crucible and Lyceum studio theatres based here.

Our vibrant sporting culture stems from cycling, cricket to snooker, with the region being home to many great sporting teams and the world's oldest football club, Sheffield FC.

We also have within our city region, the English Institute of Sport, the country's largest multi-sports training centre, plus we have a number of Premiership and Championship football teams. In addition, the 'Sheffield Steelers, our Elite League Ice Hockey Team, were the first ever fully professional ice hockey team in Great Britain.

We also host the World Snooker Championship at the Crucible theatre every year as well as one of the most prestigious race weeks of the British horse racing calendar, The St Leger Festival at Doncaster Racecourse.

Whether it's craft ale or cutting-edge art; stately homes or some of the UK's most renowned shopping complexes, such as the Meadowhall Centre; ancient woodlands or a packed programme of festivals and events, the Sheffield City Region has everything you're looking for.

With an enviable location at the heart of the UK, super-connected transport links, great sporting, retail and leisure facilities, the Sheffield City Region is undoubtedly an attractive place in which to live, work and invest – and with access to great talent. We would love to give you a tour of what our city region has to offer.



ACCESS TO TALENT

We have a highly skilled workforce and two million people within commutable distance of the city, so a strong talent pool from which businesses relocating here can draw. Our skills base is ever enhanced by building a UK leading vocational, technical and lifelong education system, which enables your employees to seize the opportunities of today and tomorrow.

Our people are the Sheffield City Region's strongest asset – we're known for being hard-working, tough, resilient and creative.

We're home to two world class universities; The University of Sheffield and Sheffield Hallam University which together have 70,000 undergraduates and around around 8,000 students graduating each year. These UK leading universities attract some of the brightest and smartest talent from across the globe. Around 20,325 students currently study STEM (Science Technology Engineering Maths) subjects at university in the SCR.

Our region has a higher proportion of apprentices studying Engineering and Manufacturing Technologies than the national average and we are keen to embed this into our businesses, so employers can tap into the potential for research, skills and innovation.

Locating your business in the Sheffield City Region puts you on the doorstep of millions of people who are renowned for their technical skill-sets and innovative approach. These skills are highly valued by businesses that choose to locate in the Sheffield City Region and we invite you to find out more.

Skills Bank

Sheffield City Region's Skills Bank provides employers with access to high-quality training and funding to support skills training that will enable them to develop their business. It is a service which exists to help businesses to find the best possible support to grow, whether that is investment in Skills and Training, access to finance options, support with innovation or export or even helping new business to get off the ground.

Skills Bank supports businesses with a clear growth plan by co-investing in the development of the workforce. The team at Skills Bank work closely with businesses to find training solutions that meet both immediate and emerging skills needs.

Their service helps to develop the skills base, ensure labour mobility and educational performance in line with the Sheffield City Region objectives so that businesses can grow and flourish. In addition, it provides employers with a single access point for information, support, guidance and funding for skills. Training accessed through Skills Bank could be in the form of an existing qualification or industry recognised training programme. Alternatively, training can be designed to meet a company's specific requirements. Courses available include everything from business tools and techniques, right through to leadership and sales and marketing, plus lots more.

RESEARCH & INNOVATION

Here in the Sheffield City Region, we have gained a reputation for our strong industrial heritage, from which we have evolved our expertise in advanced manufacturing, plus we have major transformational projects underway in healthcare, life sciences and technology.

Closely collaborating with both local, national and international businesses, the University of Sheffield and Sheffield Hallam University are leading the way in industrial research.

We are looking to establish long-term partners to work with us to develop solutions to pressing technological questions. Our rich industrial heritage founded on transformational innovations, such as the invention of stainless steel, plus a wealth of research institutions and assets means we are well placed to deliver this vision. We are keen to tell you more about our exciting plans.



ADVANCED MANUFACTURING

The Sheffield City Region's Advanced Manufacturing Innovation District (AMID), is the UK's largest research-led advanced manufacturing cluster and is home to high-value businesses and skilled software engineers who are pushing the boundaries of digital efficiency and Industry 4.0.

Manufacturers relocating a business to Sheffield City Region can tap into the wealth of resources offered by the expanding AMID innovation district. This includes research, technology transfer, step changes in productivity, performance and quality, networking and industrial collaboration.

It is also home to:

- The University of Sheffield's world-leading Advanced Manufacturing Research Centre (AMRC),
- Its sister centre, the Nuclear AMRC
- Its award-winning apprentice Training Centre.

The research and innovation cluster around the AMRC's flagship digital manufacturing Factory 2050 is expanding with the addition of three new University of Sheffield assets specialising in infrastructure, metrology, and materials research: iCAIR, the Laboratory for Verification and Validation (LVV) and the Sir Henry Royce, Royce Translational Centre.

In 2017-18, the University of Sheffield attracted £124 million for engineering research from a range of organisations across the world, throughout the UK and from the Sheffield City Region.

Within our region, the Advanced manufacturing & materials sector employs approximately 50,000 people across 3,000 companies. This includes the automotive industry, which employs around 17,000 people and aerospace sector, which employs 7,000.

Innovative companies across the Sheffield City Region manufacture products for the energy sector across the UK and beyond. Our region has expertise in materials, light weighting, forging and casting, cutting tools and sealing technology for valves and pumps. Our expertise extends to manufacturing components in high performance alloys and in developing sophisticated tooling and material processing.

Sheffield Hallam University's Advanced Wellbeing Research Centre (AWRC), is set to become the most advanced research and development centre for physical activity in the world. It will act as the research hub for the National Centre for Sports and Exercise Medicine in Sheffield. Research and innovation are what we're becoming known for and we invite you to find out how you could benefit.



PART OF THE NORTHERN POWERHOUSE

Positioned within the Northern Powerhouse, we are part of a much bigger north.

The Northern Powerhouse represents a major economy in its own right, which is home to 15.3 million people and 1.1 million businesses (an increase of 22% since 2010) and its economy is now worth £329 billion. Within the Northern Powerhouse, there are five of the UK's ten largest cities:

Sheffield • Leeds • Liverpool • Manchester • Newcastle

It is growing, too. We collaborate closely with the Northern Powerhouse Partnership to ensure that investors and businesses can benefit from our joined-up approach across the north of England.

As part of the Northern Powerhouse, we are also focused on how we can deliver significant low carbon energy growth. This includes reducing the region's carbon emissions and adding to the energy economy in the region, plus increasing job creation in this area.

If you are looking for opportunities within the north, we have the infrastructure, skills and connectivity, plus we're keen to collaborate.

NORTHERN POWERHOUSE
HM Government

GLOBAL INNOVATION CLUSTER

The GIC connects assets across prime capabilities; Advanced Manufacturing, Health and Wellbeing, Energy and Digital such as:

- The Advanced Manufacturing Innovation District (AMID)
- Advanced Manufacturing Research Centre (AMRC)
- Advanced Wellbeing Research Centre (AWRC)
- Sheffield Olympic Legacy Park
- Medical Advanced Manufacturing Research Centre (MAMRC)
- National Centre of Excellence for Food Engineering
- Barnsley's Digital Media Centre
- Doncaster Sheffield Airport
- Advanced Transport and Infrastructure National College
- iPort, Doncaster
- The University of Sheffield Energy Institute, comprising of: Advanced Resource Efficiency Centre (AREC), Centre for Research into Electrical Energy Storage and Applications (CREESA), Nuclear Advanced Manufacturing Research Centre (NAMRC), Pilot-scale Advanced CO₂ Capture Technology (PACT) and Sheffield Siemens Renewable Energy Research Centre.

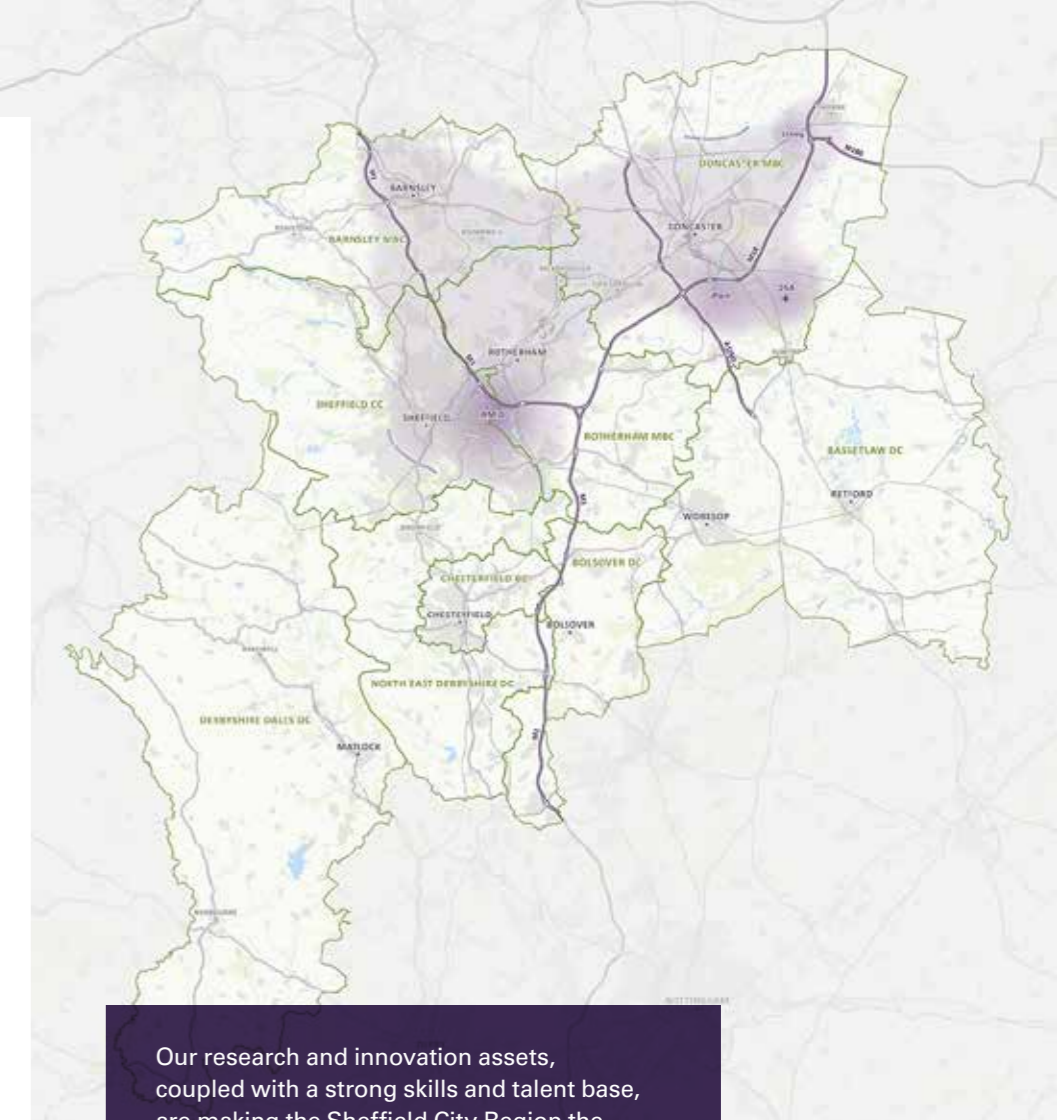
We make these propositions as accessible to discover as possible to investors and developers with our online portfolio portfolio.sheffieldcityregion.org.uk quickly and easily view thousands of live opportunities, which makes your search across the whole district as simple and straightforward as possible. Whether you are looking to finance, design, develop or deliver on schemes, there are numerous opportunities that may interest you.

Connecting Innovation

We are focused on creating conditions for growth, therefore supporting the commercialisation of innovation is our priority. We deliver an intelligence-led approach to scale-up businesses, boost competitiveness of new and existing sectors, widen trade aspirations and develop platforms for innovation districts to flourish.

We want to do business with people, places and companies that share our ambition of lasting, long term and mutually productive relationships.

We invite you to bring your ideas, your skills and your ambition to join us.



Our research and innovation assets, coupled with a strong skills and talent base, are making the Sheffield City Region the go-to place for global manufacturing companies like Rolls Royce, Boeing and McLaren."

Sheffield City Region

WHY SHOULD I INVEST IN THE SHEFFIELD CITY REGION?

Sheffield City Region offers good value investments, with with capital and rental appreciation.

Types of investment available:

Commercial Property – we have a wide range of industrial and office space opportunities within our region.

Retail – we have opportunities both for retail occupiers and to invest in new retail developments – medium and large scale.

Residential – we have a wealth of housing opportunities, both in town and city centre schemes, as well as major new greenfield sites prime for development.

Leisure – opportunities are available for you to invest in sporting and leisure schemes – including the Sheffield Olympic Legacy Park.

Infrastructure – major infrastructure investments are available which will facilitate connectivity and will better link our major towns and cities.

Manufacturing – our region is renowned for advanced manufacturing, plus research and innovation into new technologies - industry 4.0 opens up extensive opportunities.

Health – investors will find wide-ranging opportunities in the development of digital and medical tech, with many pioneering research projects being undertaken here.

Hotels – new opportunities in the hotels and hospitality sector are arising as our City Region is rapidly growing its reputation as a destination for tourism.

Energy – we are well positioned to deliver the Government’s Industrial Strategy ambitions for ‘affordable energy and clean growth’ and to be recognised as the ‘Green Heart of Great Britain’.

LOCATE IN SHEFFIELD CITY REGION

If you are looking to make an investment or to relocate a business to the Sheffield City Region, we have recently introduced Locate in SCR locate.sheffieldcityregion.org.uk a user-friendly comparative web tool, to make the process as straightforward as possible. This easy to use, investor friendly website utilises live data from highly respected sources to make it simple for you to access up-to-date, relevant and authoritative information on the Sheffield City Region.

By using Locate in SCR, you will be able to answer fundamental questions, such as ‘Is there suitable land or property available for a business there?’; ‘Does the district have a market for my business to succeed?’ ‘Is there sufficient skilled labour?’ and ‘What are the salaries paid in that area for this industry?’.

Locate in SCR enables users to ‘drill down’ to gain a true, impartial picture of the Sheffield City Region’s towns and cities, including the workforce potential, their education and wages.



The webtool brings vital sources of information together to enable you to make informed choices and clear recommendations, based on facts and evidence.

In addition, you can check out competition in an area, analyse the community profile, consumer expenditure and talent pool, in fact everything you need to know if you are looking to invest in or relocate a business to this district.



For more information on the Sheffield City Region contact enquiries@scrinvest.com visit scrinvest.com or call +44 (0)114 220 3444

44 investment opportunities in the heart of the UK and at the centre of the Sheffield City Region's Global Innovation Cluster. Over 2,500 hectares of land available with the opportunity of over 15,000 residential plots, with investment opportunities circa £2 billion.



**Sheffield City Region
Inward Investment**

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**Sheffield
City Region**
