

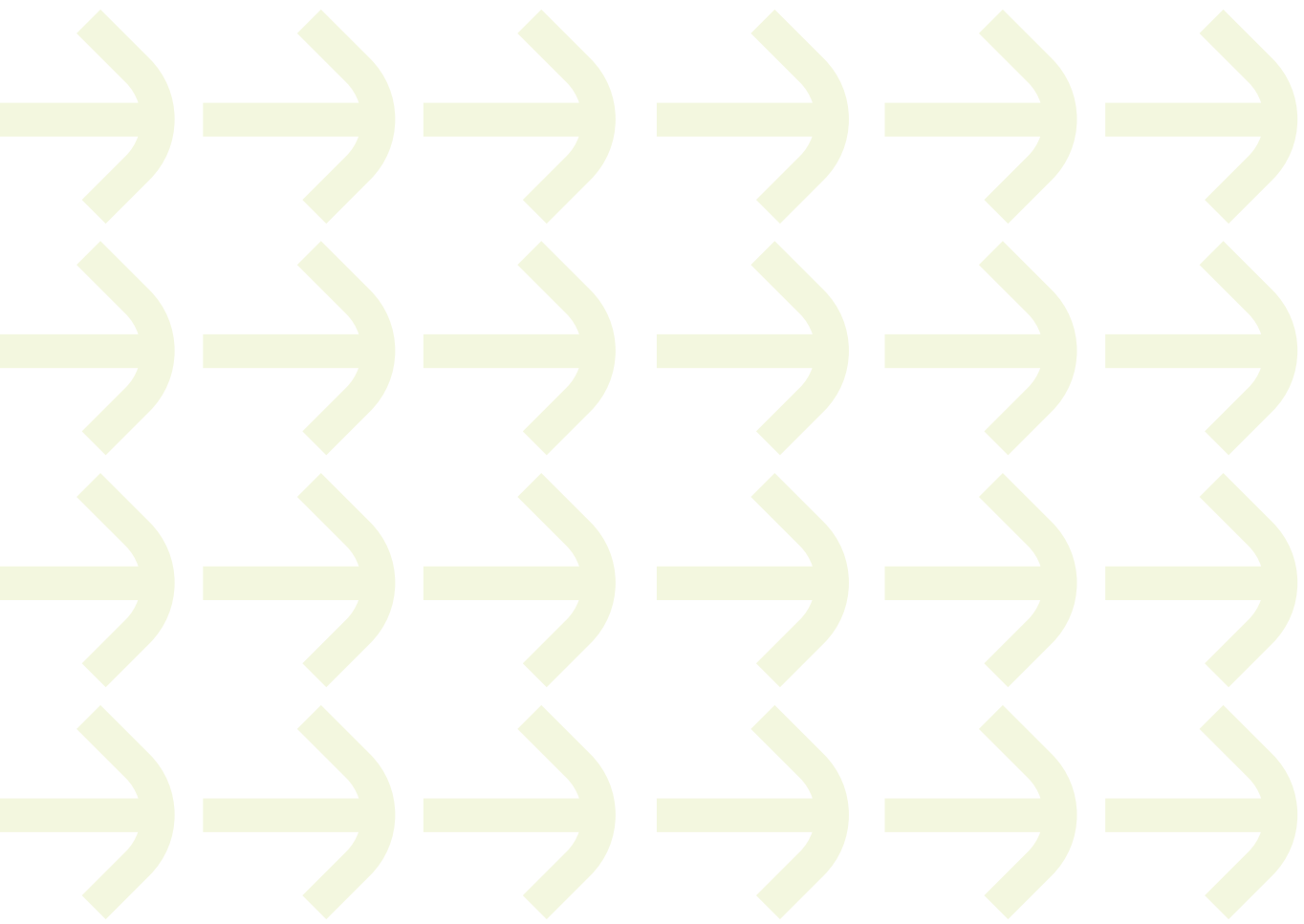


DAVID
SKAITH
MAYOR

Growth with Purpose

YORK AND NORTH YORKSHIRE
INVESTMENT PITCHBOOK

2026 VERSION



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Foreword



David Skaith

MAYOR OF YORK AND NORTH YORKSHIRE

We don't have to tell you how brilliant York and North Yorkshire is, the countryside and coastline, the thriving towns, cities, and villages, and our strong communities do that for themselves. We're a beautiful place, but there's so much more to York and North Yorkshire than that.

Investing in York and North Yorkshire gives you access to one of the most highly qualified and productive workforces in the country. This Pitchbook sets out our offer. We have the space for growth and the bold and ambitious plans to build more homes, invest in business, and grow the economy so that everyone in our county can thrive.

Nowhere does teamwork like York and North Yorkshire, with our presence growing on the national stage every day, there's never been a better time to invest here and join our team.



Jennifer Wood

CHAIR, BUSINESS BOARD

Growth is driven by businesses, and in York and North Yorkshire, the private sector is at the heart of our strategy. As Chair of the Business Board, I am proud that our collaboration with the Mayor produced a Growth Plan that was among the first to secure formal Government approval.

Our region offers a formidable competitive edge. We host a world-class science base, and a pipeline of 30,000 university educated students, alongside small businesses that achieve a 25% higher survival rate than the national average. From the logistics scale of Konect62 in Selby to the urban transformation of York Central, we have the projects and the confidence to drive growth for years to come.

We are bridging the gap between innovation and industry to ensure our growth is inclusive and resilient. Join us in driving growth with purpose.

Foreword



Cllr Claire Douglas

LEADER, CITY OF YORK COUNCIL

York is a proud and dynamic city of opportunity, contributing massively to the regional economy. With the highest skills level of any city in the North, our people help us and the region to grow. In 2025 York topped the Good Growth for Cities Index and is considered one of the best places to live.

York Central is a transformational development, delivering a brand-new city quarter with thousands of new homes, jobs and green space. York is a hugely ambitious city and is open for business, with lots of exciting opportunities, including those in this pitchbook.

If you are interested in being part of our journey do get in touch.



Cllr Carl Les

LEADER, NORTH YORKSHIRE COUNCIL

Working in partnership with York and North Yorkshire Combined Authority and City of York Council, we welcome the excellent opportunity UKREiiF gives us to showcase the wealth of investment opportunities available in North Yorkshire to thousands of investors and developers across the UK.

We invite you to discover North Yorkshire's rich and diverse offer across our urban, coastal and rural economies. We're an ambitious county with a highly skilled and motivated workforce and plenty of potential to unlock. Join us on our mission to transform economic growth in the north through innovation across all industry sectors, supported by our plans for strong placemaking, housing solutions and quality of life.

Space to grow



YORK & NORTH YORKSHIRE is **the most productive economy in the North** with a range of high tech, research led sectors driving economic growth. These sectors are serviced by the most skilled workforce in the North, supported by three universities.

As an urban and rural region we have the space to grow housing and industry that other areas lack, removing key limitations on investment performance.



HOUSING

The largest housing land allocation of any combined authority area in England, with over 30,000 hectares earmarked for residential development across its local plans.



INDUSTRY

Over 1,600 hectares of employment land in local plans, with key strategic sites clustered around York, Selby, and the A1(M) corridor, as well as emerging opportunities in towns like Scarborough and Northallerton.

£28bn

ECONOMY

3,214

SQUARE MILES
OF SPACE

60,000

NEW HOMES BY
2035

Primed for growth



GROWTH ENVIRONMENT

York and North Yorkshire is leading on high growth sectors the UK needs to meet the challenges of tomorrow. From Agri-Tech to Clean Energy to the future of rail, investment is flowing into the region bringing people, jobs and opportunity with it.



HIGH PRODUCTIVITY

With one of the highest productivities in the UK, investment brought to York and North Yorkshire delivers more for the economy than elsewhere. These spillover benefits are realised across the region where all investments benefit.



EDUCATION AND RESEARCH

York and North Yorkshire has three universities, including the world-class University of York, and 30,000 students in higher education. This pipeline of skilled talent and strong academic research base are driving our productivity led growth.

→ INDUSTRY SECTOR OPPORTUNITIES:



FOOD AND FARMING INNOVATION



RAIL INNOVATION & SECURE TECHNOLOGIES



CLEAN ENERGY



CREATIVE INDUSTRIES



ENGINEERING, BIOLOGY & LIFE SCIENCES



DEFENCE

Connected for growth

York and North Yorkshire stand at the crossroads of opportunity, offering exceptional connectivity that makes the region a prime location for investment. Strategically positioned between major UK cities, the region benefits from direct rail links to London, Leeds, Manchester, and Edinburgh.

→ LEADING UK RAIL CONNECTIVITY

- | | | | |
|----------|---|----------|--|
| 1 | YORK TO LONDON IN 2 HOURS BY TRAIN, 30 TIMES A DAY | 2 | YORK TO BIRMINGHAM IN 1 HOUR 20 BY TRAIN, 50 TIMES A DAY |
| 3 | YORK TO MANCHESTER IN 1 HOUR 30 BY TRAIN 30 TIMES A DAY | 4 | YORK TO EDINBURGH IN 2 HOURS 30 BY TRAIN, 20 TIMES A DAY |



ROAD CONNECTIVITY

Direct access to key arterial routes including the A1(M), M62, and M1 connecting businesses swiftly to London, the Midlands, the North East, and beyond. This road infrastructure supports efficient logistics, supply chain resilience, and rapid customer reach across the UK.



INVESTING IN DIGITAL INFRASTRUCTURE

York and North Yorkshire also benefits from strong digital connectivity, with ongoing investment in full-fibre broadband and 5G infrastructure ensuring businesses can operate at pace and scale.

Transport Connectivity

York and North Yorkshire stand at the crossroads of opportunity, offering exceptional connectivity that makes the region a prime location for investment. Strategically positioned between major UK cities, the region benefits from direct rail links to London, Leeds, Manchester, and Edinburgh.

MANCHESTER

LIVERPOOL

EASY ACCESS AIRPORTS

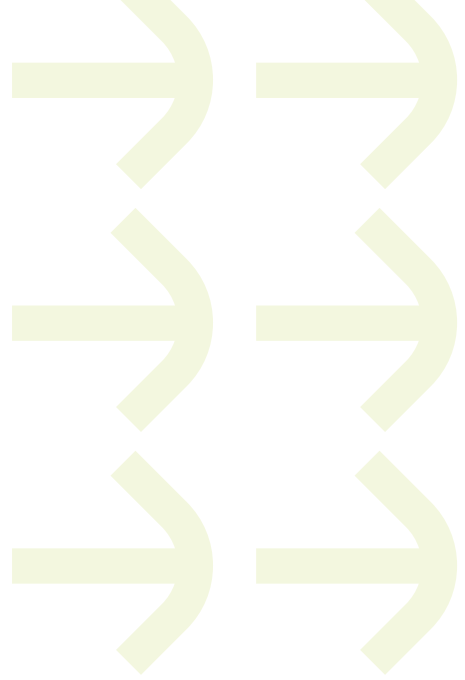
- NEWCASTLE
- TEES VALLEY
- LEEDS
- MANCHESTER
- EAST MIDLANDS
- HEATHROW

EASY ACCESS PORTS

- PORT OF TYNE
- TEESIDE
FREEPORT
- HUMBER
FREEPORT



Foundations for Growth



OUTSTANDING NATURAL CAPITAL

York and North Yorkshire’s natural capital has shaped economic development for centuries, from influencing settlement patterns to supporting agriculture and industry. Today, its rich landscapes—including two National Parks and three National Landscapes—continue to drive sectors such as farming, food and drink manufacturing, tourism, and emerging nature-based jobs like peatland restoration.



WORLD-CLASS SCIENCE BASE

Our science base drives regional growth, anchored by three universities: York St John, Coventry Scarborough, and the University of York (Russell Group). Alongside these, major innovation and R&D assets—such as the National Agritech Centre HQ, Fera Science Ltd, and the National STEM Learning Centre—strengthen our competitive advantage.



GLOBALLY-RENOWNED HERITAGE AND CULTURE

York and North Yorkshire’s rich heritage—from Roman and Viking roots to world-renowned sites like Fountains Abbey—has shaped its identity and economic opportunities. Today, this heritage drives tourism, creative industries, and innovation, with digital technology and initiatives like York Minster’s Centre of Excellence ensuring its preservation for future generations.



HIGH-PERFORMING SMALL BUSINESSES

York and North Yorkshire’s economy is largely made up of micro businesses, with 89% employing fewer than nine people. Our small businesses have a 25% higher survival rate than the average for England.



Places for Growth

YORK

One of the key locations and an economic centre within the region is the city of York, particularly given its rail connectivity, including Northern Powerhouse Rail and easy access to London (less than two hours on the train). Its significance to the region is evident in the scale of development taking place:

- **York Central** is one of the largest city centre regeneration schemes in the UK, with potential to deliver 2,500 new homes and a bold new **Innovation Hub**
- It's home to key innovation and R&D assets, particularly through the University of York, and linked to sectoral clusters linked to Rail Innovation and the Bioeconomy, with major investment opportunities.
- **Castle Gateway** is an ambitious regeneration of one of the city's most historic and iconic areas, with nearly £10m of investment
- To the south-east of the city is the new settlement, **Langwith**, which will deliver up to 3,300 new homes, alongside upward of 1,350 homes at **Cliftongate**.



SCARBOROUGH

The region's largest settlement on the coast is Scarborough, which is a place full of opportunities, with sites primed for redevelopment and private sector investment, alongside public sector interventions. For example:

- Nearly £20m investment from government's **Pride in Place programme** which will drive investment across regeneration, housing, education, health, transport and skills.
- Nearly £7m investment in **Scarborough's Station Gateway**, delivering enhanced public realm and highway improvements outside the station.
- **Town Centre** brownfield redevelopment, including quality leisure and tourism developments and prime commercial space opportunities, residential and mix use proposals.
- **South Scarborough Industrial Estate** and housing, including 1,000 new homes at Middle Deepdale.





SELBY

To the south of York, Selby is at the southern tip of North Yorkshire, which is well-connected by both road and rail. Selby's connectivity, proximity to major transport routes and Leeds, means that opportunities for growth are significant, with substantial brownfield land and regeneration opportunities, including:

- Large scale regeneration programme led by North Yorkshire Council, including the creation of an urban village with around 1,000 new homes and a phased residential development at Crosshills Lane.
- £27m public funding invested in **Selby Station Gateway** to transform the town's transport hub.
- **Olympia Park** employment land, which could create up to 3,250 new jobs.
- **Konect62** at the crossroads of the M62 providing unrivalled connectivity for local, regional and national distribution.
- **Gascoigne Interchange**, a 75 hectares rail-connected logistics hub.
- **Core62** is a strategic employment site on the M62, M18 and A1 corridor.



HARROGATE

Harrogate is the region's second largest settlement, with over 77,000 residents (2024). It is a historic spa town, closely interconnected with both York and West Yorkshire's economies. Major opportunities are ready to be unlocked within the town centre and closely within its economic boundary, including:

- A new settlement, **Maltkiln Village**, with the potential to unlock 3,000 new homes.
- Expansion of **Harrogate West Business Park**, creating a substantial number of new jobs. **Harrogate 47** is a sustainable, high quality and flexible employment development strategically positioned within the Golden Triangle of Harrogate, York and Leeds.

Investment Opportunities



HOUSING

Housing is at the heart of York and North Yorkshire's economic future. A home isn't just a roof over your head—it's the foundation of wellbeing, and wellbeing drives productivity. That's why we're partnering with national and local government to break down barriers and unlock bold housing and mixed-use developments that power growth and prosperity.



INNOVATION

York and North Yorkshire has a strong innovation culture, with our competitive advantage coming from applied science and technology to our core industrial sectors. We are driving applied innovation at a national scale with major investment opportunities.



EMPLOYMENT GROWTH

York and North Yorkshire is growing fast, with large scale industrial investment opportunities driving UK economic growth ambitions. Driven by our commitment to be a carbon negative region that delivers for everyone, these investments are at the intersection between innovation and industry.



ENERGY AND ENVIRONMENT

Our commitment to be Carbon Negative is opening up new investment opportunities for the region. These exciting, novel projects are laying the foundations for national change in how economic growth is delivered.

Investment Profiles

HOUSING



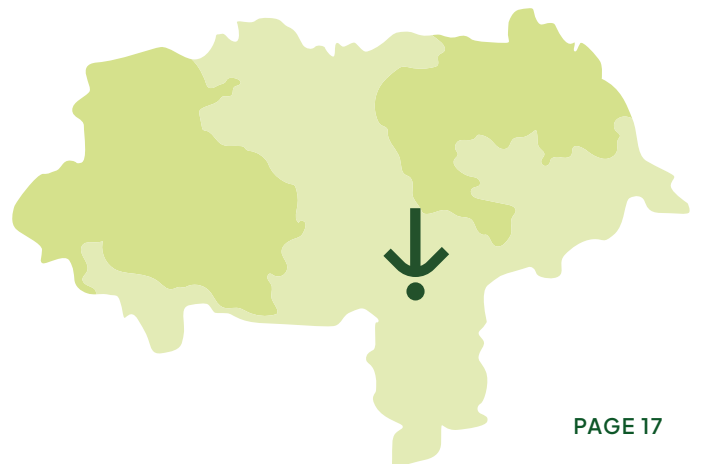
PROJECT

Cliftongate ST14

Local Authority: City of York Council

One of York's most significant strategic housing growth opportunities, with capacity for upward of 1,350 new homes, delivered alongside community facilities, schools and greenspace to create a new garden village on the outskirts of the city, with placemaking at its heart.

Aligned with major public investment in the strategic road network to create additional capacity as well as enabling site access, the development has great connectivity to the city and wider region, whilst also being set in attractive and accessible green landscape.





PROJECT

Maltkiln Village

Local Authority: North Yorkshire Council

A new settlement based around three pillars; Sustainable, Connected and Community

Maltkiln Village is set to create a thriving new community where everyone, regardless of age or background, can find a home that truly fits their needs. Anchored around the existing Cattal railway station, this sustainable village will combine modern living with convenience, offering local amenities, essential facilities, and generous green spaces designed for wellbeing and connection.

With North Yorkshire Council's approval of the Development Plan Document in November 2025, the vision is now moving forward. Yorkshire-based developer Caddick is driving the next phase, taking this landmark project through the planning process and bringing an ambitious new chapter for the region to life.

~300

HECTARES

3,000

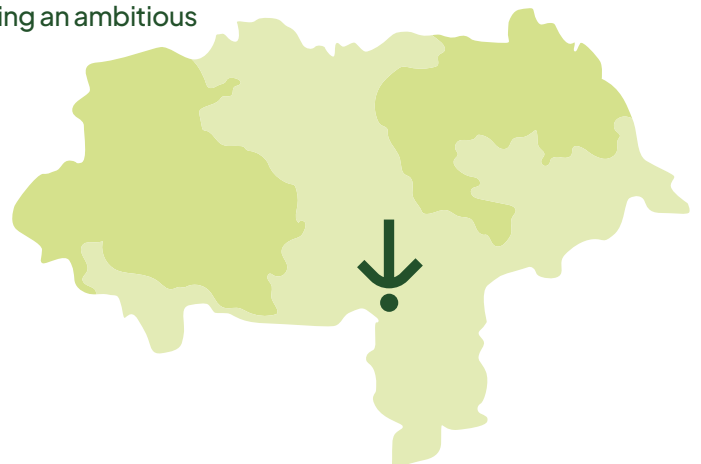
NEW HOMES

2

PRIMARY SCHOOLS

17

MINUTES TO YORK BY TRAIN





PROJECT

Langwith

Local Authority: City of York Council

A sustainable, dynamic new garden village

Langwith is poised to become a landmark Garden Village, delivering up to 3,300 new homes in a stunning, green setting to the south-east of York. Partly located on the historic Elvington Airfield, this visionary development will weave together homes, shops, schools, and employment opportunities within a walkable, leafy environment designed for modern living.

Langwith will blend seamlessly into the surrounding landscape and neighbouring villages, while breathing new life into previously developed brownfield land. By returning part of Elvington Airfield to greenfield, Langwith will set a new benchmark for sustainable growth and community-focused development.

45

HECTARES

3,300

NEW HOMES



Explore further sites

Alongside new settlements, York and North Yorkshire has a diverse range of housing sites in the pipeline, with the Combined Authority setting bold ambitions to see 60,000 new homes delivered over the next 10 years, aligning to national ambitions to accelerate housing delivery.

There are a number of sites allocated in existing local plans and many already have planning permission. York and North Yorkshire Combined Authority is working closely with its planning authorities, including City of York (CYC) and North Yorkshire Councils (NYC). NYC and CYC take a proactive role in driving forward delivery and have a dedicated Infrastructure and Delivery team committed to helping accelerate delivery of housing. The team has successfully secured funding and wider support from a range of partners to unlock and accelerate delivery.

Further sites beyond new settlements can be viewed on each of the respective planning authorities' websites, found below by scanning the QR codes:

City of York Council's
Housing Directory:



North Yorkshire's
Housing Directory:



Investment Profiles

INNOVATION



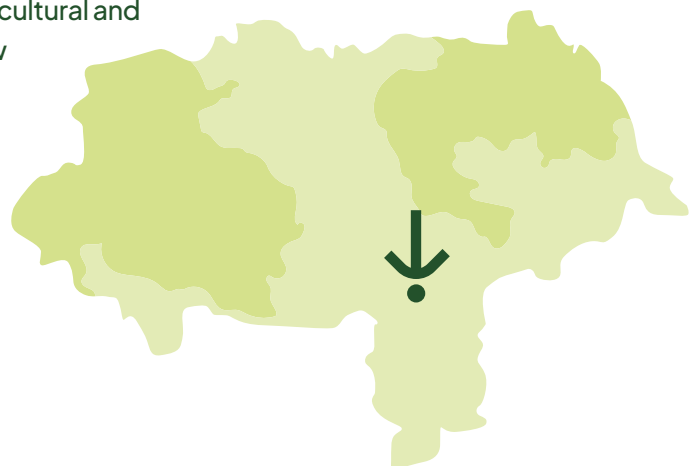
PROJECT

Innovation Hub

Local Authority: City of York Council

Located immediately behind York Rail Station, the innovation hub forms part of the York Central development, and will deliver high-value, high-IP workspace, focussed on rail, digital-creative and bio-economy sectors, which are key competitive advantage sectors in the city and wider region. The 100,000sqft building will be delivered to exacting standards to make it the greenest office building in Europe, with a timber frame structure. Its location on the doorstep of York Railway Station delivers unparalleled national and regional connectivity, and site infrastructure including low latency dark fibre delivers a key competitive edge.

The development benefits from co-location with the planned government hub and wider central business district, shaping and interfacing with a wider business ecosystem at a significant critical mass, and forming part of a wider award-winning masterplan delivering housing, cultural and commercial uses, major transport improvements and new public realm and open space.





PROJECT

Woodsmith Mine

Local Authority: North Yorkshire Council

Re-imagining mining to improve people's lives

Anglo American is currently developing what will become one of the world's largest fertiliser producing mines (and the UK's largest mine), located in North Yorkshire and Teesside. The Woodsmith Project represents a unique asset for the UK that will drive growth, create high value jobs and generate large-scale exports, whilst helping the UK become a major global fertiliser producer.

Woodsmith is an innovative low impact mine that is setting a new standard for how mines are designed and operated in the 21st century. The mine has two 1,600m deep shafts, together with a vent shaft. It has been designed to keep the surface footprint to an absolute minimum and the site will be screened to blend in with the surrounding area. All mined ore will be transported in a 37km underground tunnel to processing and port handling facilities on Teesside. There is a 1:1 mined ore to product ratio with minimal waste and a simple granulation process involving no chemical inputs.

37km

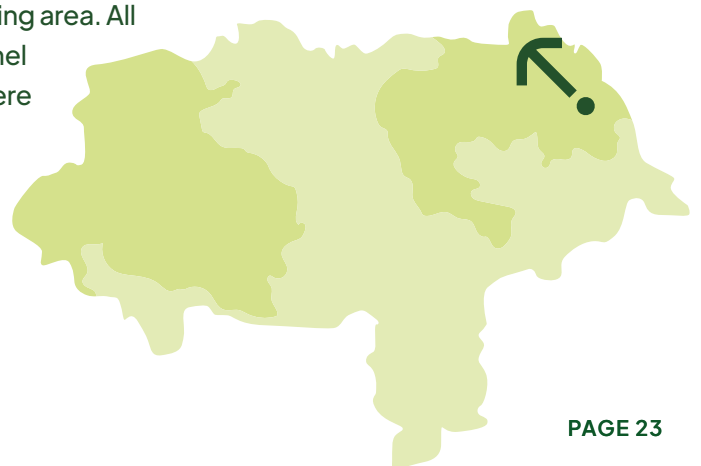
UNDERGROUND
TRANSPORT TUNNEL

£1.94bn

ADDED TO THE
ECONOMY OF
YORKSHIRE AND THE
NORTH EAST SINCE 2017

2,800

TOTAL INDIRECT JOBS
TO DATE





PROJECT

BioIndustrial Cluster North

Manufacturing sovereignty, economic growth, jobs and a greener future.

York and North Yorkshire Combined Authority, Tees Valley Combined Authority, the University of York and Teesside University have formed the BioIndustrial Cluster North (BICN), positioning the UK as a global leader in the industrial bioeconomy. This pioneering initiative will transform regional assets into a powerful engine of innovation and sustainable growth. It harnesses strengths of both regions; world-class research institutions, advanced manufacturing capabilities, and deep-rooted chemical and agritech industries.

Strategically located in the UK's industrial heartland and connected to Tees Freeport, the Biocluster offers shovel-ready sites, unrivalled access to feedstocks, and a thriving innovation ecosystem anchored by BioYorkshire and leading universities. Through collaboration, shared infrastructure, and investment we will scale bio-based manufacturing.

100

TARGET BIO-BASED STARTUPS

5,000

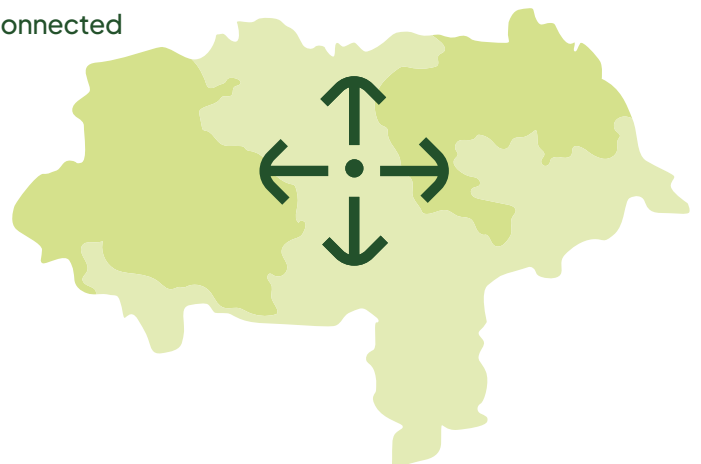
TARGET HIGH QUALITY GREEN JOBS

5,000

TARGET APPRENTICESHIPS & EDUCATION OPPORTUNITIES

£5BN

TARGET ECONOMIC VALUE





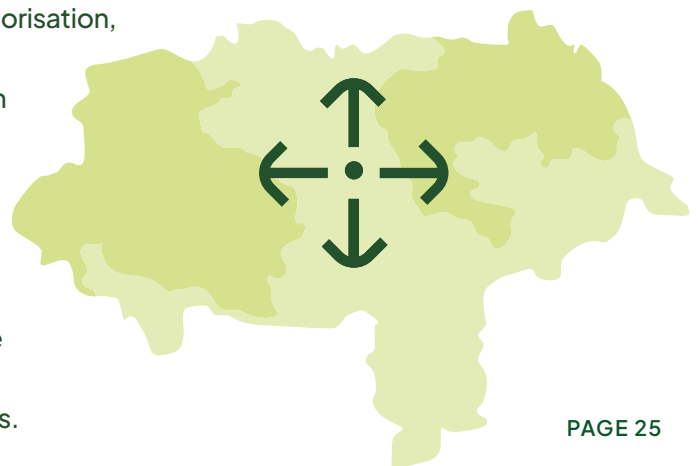
PROJECT

Global Bioeconomy Institute

York and North Yorkshire are national leaders in the bioeconomy, hosting over 10% of the UK's bioeconomy workforce and more than 7,000 businesses across agritech, bio-based materials, and sustainable food production. The region's concentration of bioeconomy employment and businesses is over twice the national average, with specialisms in agricultural innovation, food and beverage manufacturing, and biotechnology.

To support growth within this sector, the University of York has ambitious plans, including a Global Bioeconomy Institute (GBI). Located at the University of York, GBI will act as the ecosystem's primary research engine. Focusing on early Technology Readiness Levels stages (1-4), GBI creates a unique multi-disciplinary space which integrates complementary research areas to drive foundational discoveries. This collaborative environment will break down disciplinary silos, fostering collaboration across associated research areas such as bio-based product development, bio-remediation, waste valorisation, green chemistry, and sustainable food systems. The new Institute will offer an enhanced, cross-functional platform for industry, enabling companies to access a broad spectrum of expertise, technology and instruments, explore new research opportunities, and access new markets with cutting-edge bioeconomy solutions.

The Institute will also house a dedicated incubation space to support spin-offs and start-ups, creating a pipeline of companies focused on sustainable bioeconomy solutions.



Investment Profiles

EMPLOYMENT GROWTH



PROJECT

York Central

Local Authority: City of York Council

One of the largest, and most exciting, city centre regeneration schemes in the UK.

York Central is set to redefine the heart of one of the UK's most historic cities. As one of the largest regeneration projects in the country, this ambitious development sits alongside York's thriving retail and business core and its iconic railway station, unlocking a once in a generation opportunity to bring a vital piece of the city to life.

This bold vision will transform underused land into vibrant residential neighbourhoods, inspiring cultural spaces, and a world-class commercial quarter. York Central isn't just about reshaping the city, it's about powering its future: delivering the homes York needs and driving economic growth by 20%, cementing its place as a dynamic hub for business, culture, and community.

45

HECTARES

2,500

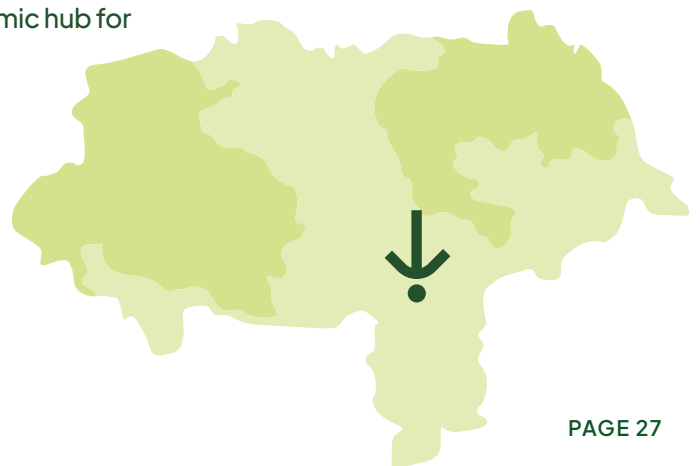
NEW HOMES

20%

AFFORDABLE
HOUSING

1M+SQ.FT

AFFORDABLE
HOUSING





PROJECT

Scarborough Town Centre sites

Local Authority: North Yorkshire Council

North Yorkshire Council is seeking to appoint a Development Partner to masterplan and progress redevelopment of multiple sites within Scarborough’s Town Centre at pace. Connecting from Station to Shore, the opportunity includes a number of sites that are at prime locations offering a unique chance for coordinated action that can deliver transformative and measurable impact.

Both the Council and the Combined Authority see the regeneration of the town centre as a key priority and wish to see a variety of uses explored including quality leisure and tourism developments, prime commercial opportunities, residential and mix use proposals.

To complement the development sites, public realm and transport investment is planned with £7 million already committed to improve the Station frontage through Towns Deal which will create a great sense of arrival and complement the planned increase in the rail services to York.





PROJECT

Scarborough Business Park

Local Authority: North Yorkshire Council

Scarborough Business Park is strategically located just 0.6 miles from the A64 and close to Seamer Train Station.

This site is one of Scarborough's prime employment areas and provides high-quality design and build opportunities within a thriving business park.

85

ACRE SITE

4

MILES FROM
SCARBOROUGH
TOWN CENTRE

3.7m+

SQ. FT. OF
DEVELOPABLE
FLOORSPACE





PROJECT

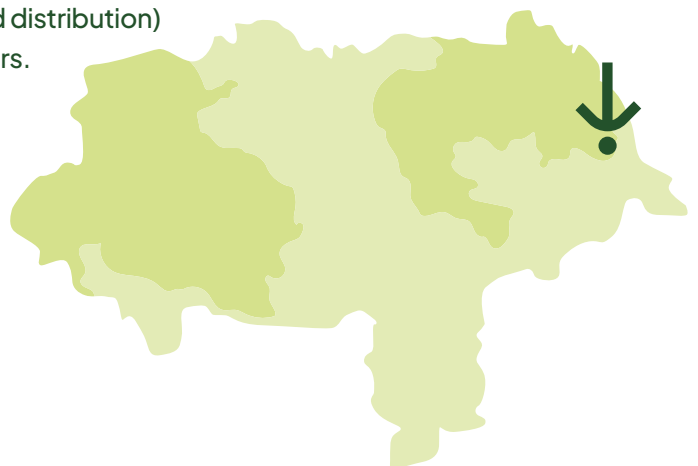
Plaxtons Business Park

Local Authority: North Yorkshire Council

Plaxtons Business Park is a mixed-use commercial business park providing over 500,000 sq ft of space, situated to the south of Scarborough town centre in the main commercial zone. Plaxtons Business Park has direct frontage to Cayton Road, a main arterial road linking Scarborough to Filey, Bridlington and Hull as well as the A64 trunk road that connects Scarborough to York, Leeds and the A1(M).

- Key employers at the site include Alexander Dennis (formerly Plaxton), McCain Foods, Schneider Electric, Mellor/Promech and a range of logistics and manufacturing firms.
- Predominantly B2 (general industrial), B8 (storage and distribution) with ancillary offices available for a multitude of sectors.

~20
ACRES OF
ADDITIONAL
DEVELOPMENT LAND





PROJECT

Scarborough North Bay

Local Authority: North Yorkshire Council

With spectacular views across the sea and benefitting from being close to the major established attractions of Scarborough Open Air Theatre, Alpamare Water Park and Sea Life Scarborough, the North Bay comprises a number of interlinked sites which are being prepared for redevelopment. The sites are in Council ownership and we would welcome a conversation with developers that are interested in exploring opportunities in this area.





PROJECT

Konect62

Local Authority: North Yorkshire Council

One of the UK's best-connected manufacturing and distribution opportunities

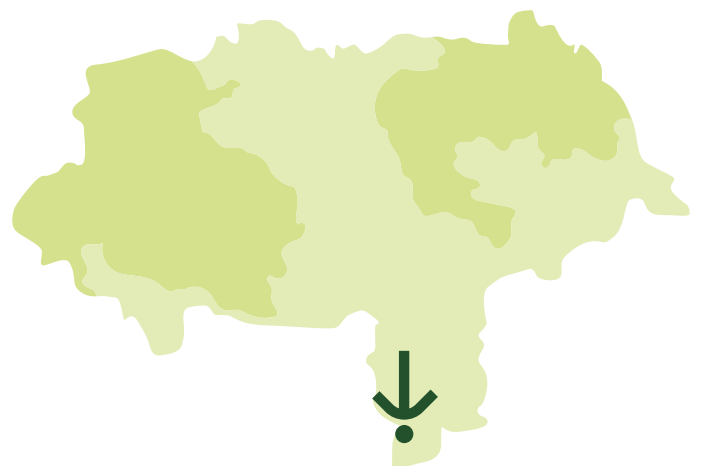
Konect62 is a strategically located, large scale employment site located close to the M62 and A1(M), just minutes away from the UK's key motorways, offering strong national and international connectivity. The site benefits from direct access to the East Coast ports of Hull, Immingham and Goole, all within a practical drive time of around 30 to 60 minutes, supporting efficient port to market distribution and resilient supply chains. This prime location enables strong east-west connectivity across the North, with onward links into the Midlands and the South. Konect62 presents a compelling opportunity for industrial and logistics investment in a well connected location with long term growth potential.

~40
HECTARES

3,500
FTE JOBS

37 million
CONSUMERS WITHIN
4.5 HOURS BY HGV

1.4M+
SQ. FT. INDUSTRIAL &
LOGISTICS SPACE





PROJECT

Gascoigne Interchange

Local Authority: North Yorkshire Council

Yorkshire's newest logistics space with rail freight connectivity

Gascoigne Interchange is a large scale, rail connected industrial and logistics site in Sherburn in Elmet located 30 minutes east of Leeds, offering a rare opportunity for development with direct access to the national rail network. Retained mainline rail connectivity, including established sidings on the Leeds–Hull route, enables rail served operations and supports the movement of goods at scale, providing a credible alternative to road only freight. The site benefits from strong road connections, with quick access to the M62 at Junction 33 and onward links to the A1(M), supporting distribution to regional and national markets. Set within a substantial brownfield site, Gascoigne Interchange has capacity for significant employment development. Its scale, infrastructure and connectivity position Gascoigne Interchange as a strategically significant rail freight capable employment site in the North.

1,460,000

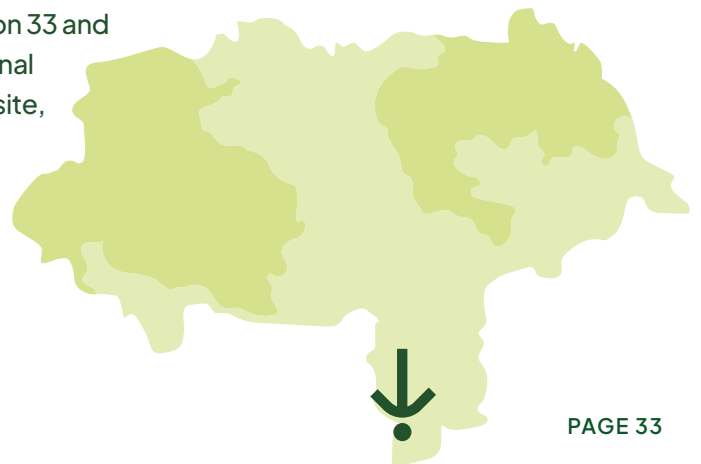
SQ. FT. INDUSTRIAL
AND LOGISTICS
SPACE

4,500

FTE JOBS

£299m

GVA TO BE CREATED





PROJECT

Core62

Local Authority: North Yorkshire Council

A strategic employment site in the M62, M18 and A1 corridor

Core62 is a major employment site located less than one mile north of Junction 34 of the M62, placing it at the heart of the UK's national motorway network. The site offers significant capacity for large scale industrial and logistics development. Its location between Leeds and Hull provides strong access to markets across Yorkshire, the North and the Midlands. The East Coast ports of Goole, Hull and Immingham are all within approximately 20 to 50 minutes drive, supporting effective links between the ports and inland markets. Set within an established employment area and brought forward through brownfield regeneration, Core62 offers a clear opportunity to deliver large scale development in a well connected location.

54
HECTARES

350
GVA

1 million+
SQ. FT. SPACE





PROJECT

A19 Business Park

Local Authority: North Yorkshire Council

A prime development location on the York–Selby corridor

A19 Business Park is a well located development site positioned just off the A19, on one of the main routes into York and close to Selby. The site occupies a prominent and accessible position within the southern York area. The site benefits from strong regional connectivity, with easy access to York, Selby and the wider North Yorkshire road network, alongside good strategic links to the A64 and M62. This balance of visibility, accessibility and proximity to York makes the site particularly attractive for businesses seeking a location close to the city's workforce and economy. With its scale, profile and location on a key approach into York, A19 Business Park is well suited to industrial and logistics led development as well as complementary employment uses that benefit from accessibility, visibility and proximity to a strong local labour market.

27

HECTARES

~10

MILES TO YORK CITY
CENTRE

Direct

ACCESS TO A19
(YORK–SELBY ROAD)





PROJECT

Harrogate 47

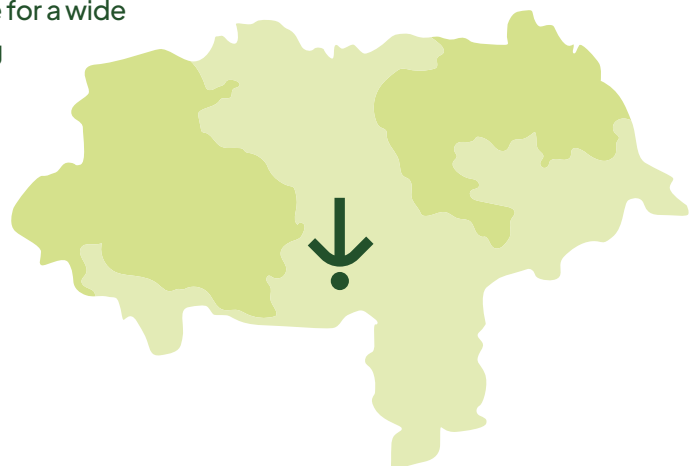
Local Authority: North Yorkshire Council

Harrogate 47 is a sustainable, high quality and flexible employment development strategically positioned within the Golden Triangle of Harrogate, York and Leeds. Located off the A59 and adjacent to Junction 47 of the A1(M), the site offers excellent regional and national connectivity via the A1(M), M1 and M62 corridors.

Phase One is now complete, delivering high specification units ranging from 5,470 to 21,600 sq ft, available for immediate occupation.

Phase Two provides build to suit opportunities up to 200,000 sq ft, with detailed planning consent in place.

All units benefit from B2, B8 and E Class planning consent with no restrictions on hours of use, making Harrogate 47 suitable for a wide range of industrial, logistics and advanced manufacturing occupiers. Warehouses are designed to a robust specification, including 50kN per sq m floor loading, 10–15m haunch heights, and three phase power supplies from 300kVa to 1,000kVa. Secure gated service yards of 45m+, 24 hour access, and fitted first floor air conditioned offices ensure the scheme meets the operational needs of modern occupiers.





PROJECT

Harrogate West Business Park

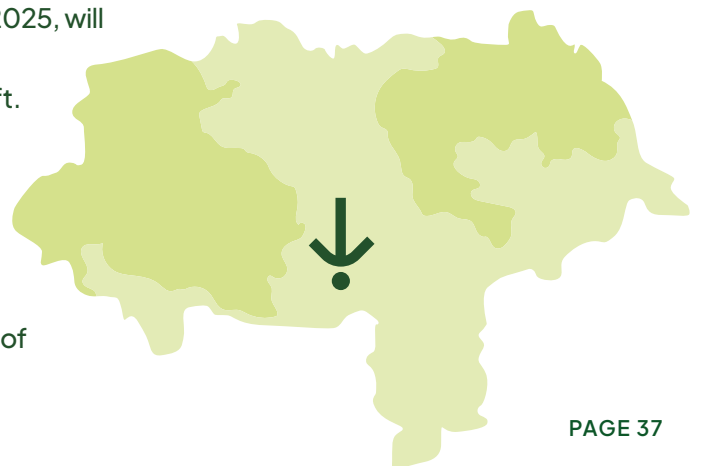
Local Authority: North Yorkshire Council

Harrogate West is a modern employment scheme in an accessible location, approximately three miles west of Harrogate town centre. The site benefits from strong local and regional connectivity, with close access to the A61 Ripon Road and A59 Skipton Road, providing links to the A1(M) and wider motorway network.

Phase One, completed in 2022, delivers a high-quality light industrial and warehouse accommodation, establishing Harrogate West as a recognised employment location.

Phase Two, with planning consent secured in November 2025, will provide an additional 135,000 sq ft of commercial floorspace in units ranging from 3,300 sq ft to 31,300 sq ft.

Units are designed to a practical specification, including minimum eaves heights of approximately 6.5m, 30kN per sq m floor loading, three phase power and shared service yards with parking, making Harrogate West Business Park well suited to a wide range of occupiers.





PROJECT

Catterick 52

Local Authority: North Yorkshire Council

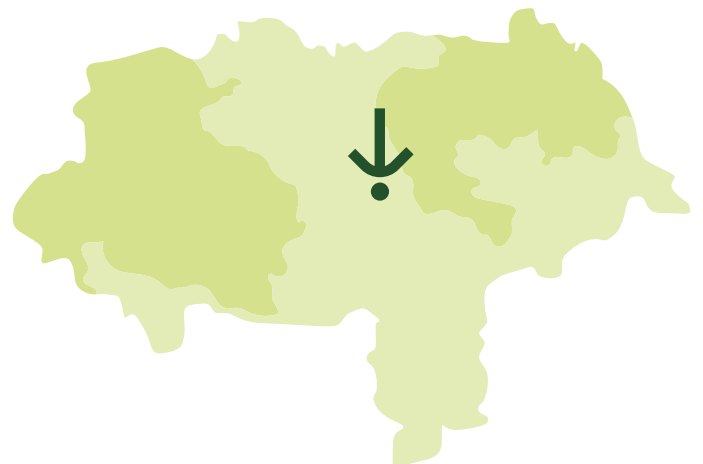
Established industrial location looking to expand, with a strong focus on logistics and manufacturing. The site's connectivity to the A1 makes it particularly attractive, alongside strong links to the North East, wider Yorkshire and beyond.

50
ACRE SITE

LOCATED
ON J52

UNITS
FOR LOGISTICS/
MANUFACTURING

DIRECT
MOTORWAY ACCESS



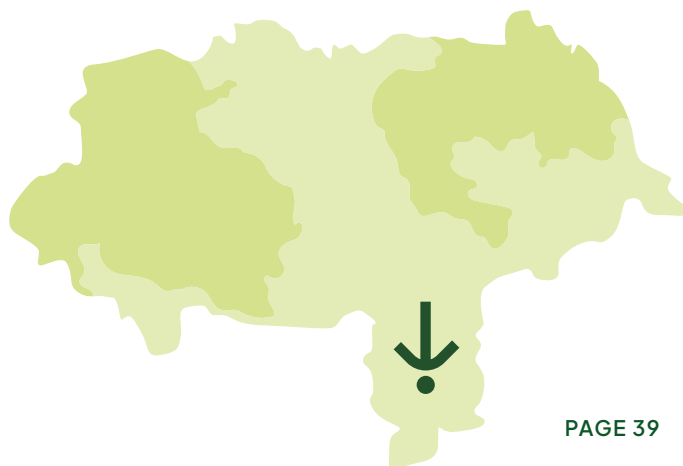


PROJECT

Olympia Park

Local Authority: North Yorkshire Council

Olympia Park is set to unlock one of Selby's most ambitious employment opportunities, transforming 90 acres right next to the town centre with strong rail and road links. The site has major opportunities to support manufacturing and job creation whilst unlocking town centre regeneration, making it strategically important for the Combined Authority and North Yorkshire Council. With the right level of public and private sector investment, the site could achieve massive growth potential.



Investment Profiles

ENERGY & ENVIRONMENT



PROJECT

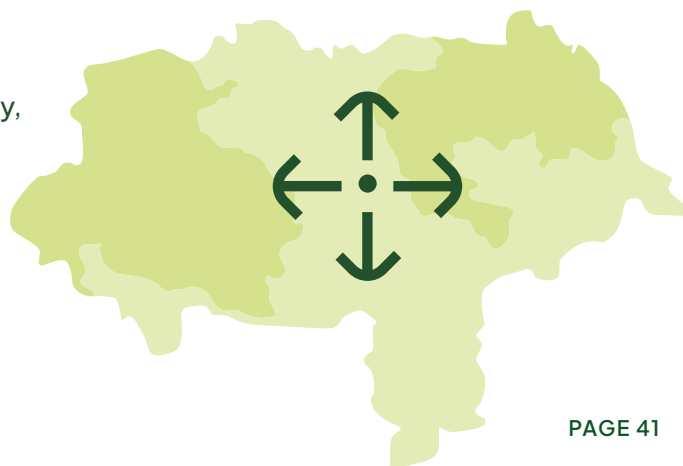
Local Investment in Natural Capital (LINC)

York & North Yorkshire Combined Authority

Innovative systems to bring private capital into natural capital

The LINC is a strategic initiative designed to unlock private finance for nature recovery, climate adaptation, and resilience. The LINC seeks to create a regional Natural Capital investment plan that channels significant private capital into projects focused on carbon, biodiversity, water, and climate resilience. The programme addresses critical barriers such as fragmented demand, immature project pipelines, and the absence of robust investment mechanisms.

At the heart of LINC is the Market Operator model, incorporating a Buyers Club, Investment Readiness Facility, and Demonstration Pilot Projects. This will position York and North Yorkshire as the national leader in catalysing long term private sector engagement in natural capital markets.





PROJECT

Energy Generation Accelerator Programme (EGAP)

York & North Yorkshire Combined Authority

Unlocking our region's delivery of renewable energy

The EGAP is designed to accelerate York and North Yorkshire's transition to carbon negative. This initiative aligns with the UK Government's net zero grid objectives and supports one of the region's core growth priorities.

EGAP will deliver impact across four priority areas: mapping the regional energy landscape to identify opportunities and remove barriers; providing project development support through feasibility studies and business cases; researching future technological options for sustainability; and innovating financial models to unlock investment in energy projects. The programme will work closely with local authorities, national parks, and engage communities and businesses through stakeholder consultation.

£2M

FUNDING

TECHNOLOGY

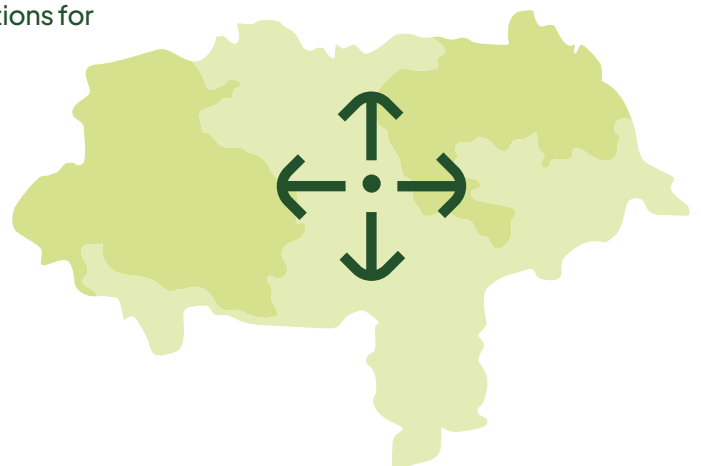
LEAD

INNOVATIVE

FINANCE

DELIVERY

FOCUSED





PROJECT

Local Net Zero Accelerator (LNZA)

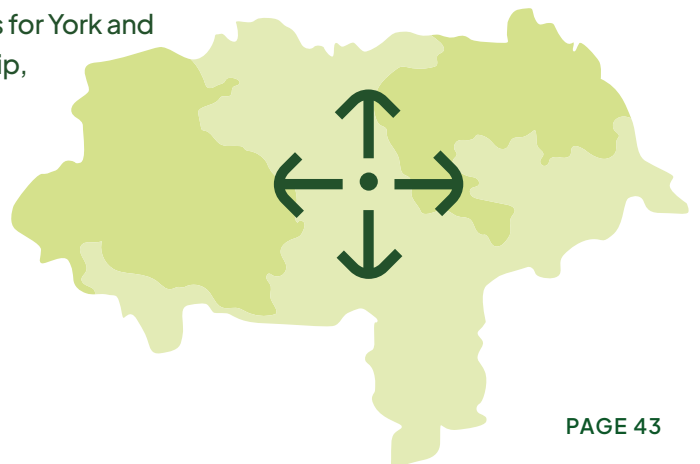
York & North Yorkshire Combined Authority

Testing the application of Bristol's City Leap model in York and North Yorkshire

The Local Net Zero Accelerator (LNZA) aims to fast-track the region's journey to net zero by testing the replicability of Bristol's City Leap model. The pilot will explore whether a strategic energy partnership can be adapted to local needs at reduced cost and time.

The pilot will deliver a clear action plan, business case, and methodology for replication, alongside tools for other authorities to adopt similar models. Expected outcomes include improved readiness for York and North Yorkshire to implement a City Leap-style partnership, increased renewable energy generation, and a faster pathway to decarbonisation. By leveraging innovation and alternative finance, LEAP positions the region to attract significant investment and deliver long-term environmental and economic benefits.

£2M
FUNDING



Grow with us

David Skaith

MAYOR OF YORK AND NORTH YORKSHIRE

James Farrar

CHIEF EXECUTIVE

Andy Kerr

DIRECTOR OF ECONOMY

David Ryden

HEAD OF GROWTH & INNOVATION

[YORKNORTHYORKS-CA.GOV.UK/INVEST](https://yorknorthyorks-ca.gov.uk/invest)