

# South Lincolnshire Food Enterprise | Zone Phase I & II

Cibus Way, Holbeach, Lincolnshire, PE12 7FH

For Sale - Agri Food Tech Sector Development Plots

Boundaries for indicative purposes only.

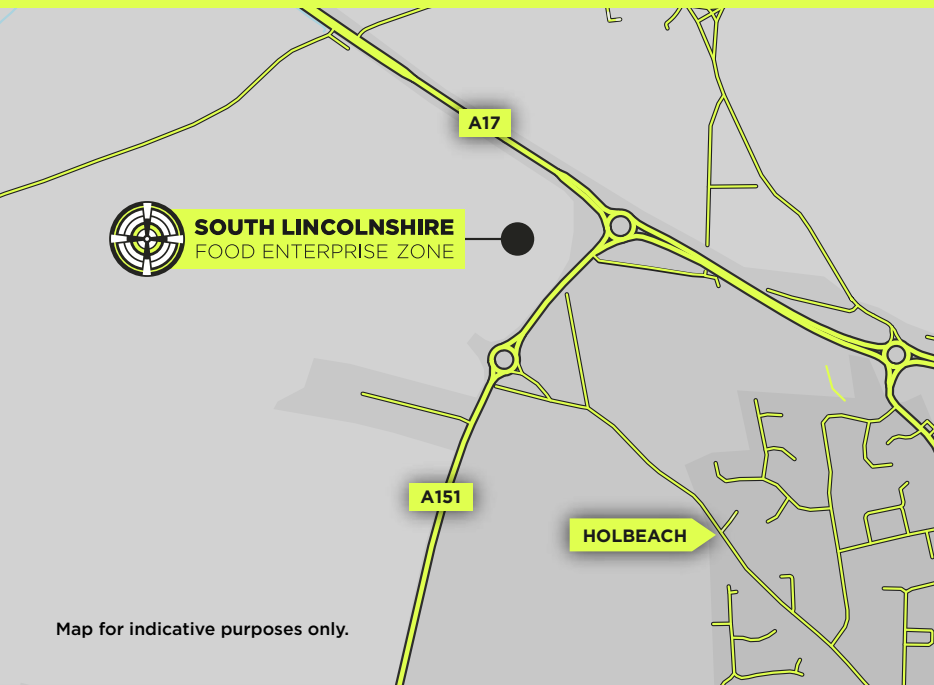


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## KEY HIGHLIGHTS

- Prime Agri Food Tech Sector development plots strategically located within the UK Food Valley and this offers a vast range of support to businesses, through investment and partner collaboration opportunities.
- Plots are available ranging from 0.37 acres up to 27 acres.
- Excellent road connections positioned adjacent to both the A17 and A151 Trunk Roads.
- The University of Lincoln is an anchor tenant and base their National Centre for Food Manufacturing, and Food and Agri-tech Centre of Excellence on the site.
- Granted outline planning permission with all matters reserved, under The Local Development Order, for primarily Class E for research and development offices, B2 for industrial manufacturing or distribution and F.1 educational training.
- The HUB provides a multi-use space for all business tenants including support services, networking, meeting and events space plus catering.
- Our intention is to create a high-quality business park environment.



Map for indicative purposes only.

## LOCATION

Greater Lincolnshire sits at the heart of the UK's £127billion agri-food sector; and is responsible for producing one-eighth of England's food. Greater Lincolnshire is developing the UK Food Valley Programme to position itself as a UK leading food sector within the Top 10 Global Food Cluster.

The area is home to leading industry clusters, comprising Over 70 International Companies and also 6,000 SME's including the likes of Bakkavor, Moy Park, 2 Sisters and Princes to name a few, all have chosen to locate and expand within the UK Food Valley.

The UK Food Valley's outstanding agrifood industry ecosystem is enhanced by Food Enterprise Zones and Freeport sites.

The sites central UK location offers multimodal connectivity enabling fast and efficient access to the UK and global markets through, Road, Rail, Air and Sea. It is positioned at the intersection of the A17 and A151 Trunk Roads, approximately 8 miles east of Spalding and 24 miles north east of Peterborough, which provides direct train routes to London in 46 minutes. Spalding is also served by the East Midlands Railway Station providing services to Lincoln (53 mins) and Doncaster (1h 40 mins) to the north, and Peterborough (20 mins) to the south.

## DESCRIPTION

The wider site is split into two phases, Phase I comprises 12 serviced development plots, only 6 remain available. Phase II is located to the rear of the Hub and comprises approximately 27 acres of development land (2.6 MVA of power secured).

Plot 1 has been acquired by University of Lincoln, who are acting as a key driver on the progression of the site, and base their National Centre for Food Manufacturing, and Food and Agri-tech Centre of Excellence on the site. Their industry-academic hybrid team delivers business support that includes consultancy, knowledge, research and collaborative funding.

The site also includes The Hub, which provides a multi-use space for all business tenants including support services, networking, meeting and events space and catering. Within The Hub are specially designed workshops and office spaces to suit food manufacturing and agri-tech establishments.

Our main focus is to create bespoke, high quality business space for new businesses and SME's specifically in the agri-tech sector; with particular emphasis on creating a suitable environment for high tech businesses developing cutting edge technology and innovations. Specialisms to include the food supply chain, productivity, food sustainability, logistics and packaging.



## ACCOMODATION

The site is available in part or as a whole and we will be flexible in terms of plot size to suit requirements.

PLOT	ACRES	PRICE
Plot 2	1.63 acres	£325,000
Plot 6	0.37 acres	£75,000
Plot 7	0.37 acres	£75,000
Plot 8	0.43 acres	£85,000
Plot 10	0.53 acres	£105,000
Plot 11	0.47 acres	£95,000

## PLANNING

The Local Development Order was adopted on 20th November 2018 and grants outline planning permission, with all matters reserved, for employment and education-led schemes on the whole of the FEZ site for the following range of uses:

- **20,000 square metres** - Offices/Research and Development - Class E (c)
- **20,000 square metres** - General Industrial Use - Class B2
- **9,500 square metres** - Non-Residential Institutional Use (education and training) - Class F.1
- **1,500 square metres** - Conference Facilities - Class F.1
- **1,500 square metres** - Financial and Professional Services Use - Class E (c) (i) and Class E (c) (ii)
- **3,000 square metres** - Hotel or Motel Use, and - Class C1
- Ancillary Storage and Restaurant/Cafe Uses (Class E(b))

Following formal consultation with statutory bodies and the public, the amended LDO was formally adopted by the Council in November 2023. The refined LDO has an extended timeframe of 15 years, expiring in 2038 (unless further renewed).

The adopted LDO streamlines the planning process by removing the need for developers to make separate planning applications for an extensive range of Agri-Food development on land located within the South Lincolnshire FEZ. The LDO also grants permission in principle for associated infrastructure and site preparation works.





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## TENURE

The plots are available on a long leasehold basis.

## VAT

The position with regards to VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

## ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing anti-money laundering checks.

## LEGAL COSTS

Each party will be responsible for their own legal costs. Viewing and Further Information Strictly by appointment only with the Joint Agent, Savills and Pygott & Crone.

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## CONTACT

For further information please contact:



### Victor Ktori MRICS

[vktori@savills.com](mailto:vktori@savills.com)  
+44 (0) 7870 999 467

### Luke Epps BSc (Hons)

[luke.epps@savills.com](mailto:luke.epps@savills.com)  
+44 (0) 7811 073 302



### William Downing MRICS

[wdowning@pygott-crone.com](mailto:wdowning@pygott-crone.com)  
+44 (0) 7736 167 615