

# CENTRAL LINCOLNSHIRE FOOD ENTERPRISE ZONE

HEMSWELL CLIFF, GAINSBOROUGH, DN21 5TU

INVEST IN AGRIFOOD

FOR SALE

64 ACRES (26 HECTARES)

This large strategic employment site situated within the A15 growth corridor is allocated primarily for B2 and B8 use classes. Offering flexible land adjacent to A15 (North/South Corridor) with easy access to A46/A1 and M180.

## KEY INFORMATION

- Large open site
- Adjacent to established business park home to high profile companies operating in Clean Energy, Agrifood, Manufacturing and Nutraceuticals.
- At the heart of a food chain worth over £4 bn within a 50 mile radius.
- Close to Agritech and Agriculture sector related Centres of Excellence including Lincoln University's Lincoln Institute for Agrifood technology (LIAT).
- 40 minutes from UK's largest ports at Grimsby & Immingham.
- Adjacent to the A631/A15 junction with swift access to Lincoln, the Humber ports, the Midlands, and national road networks including easy access to M180, A1 and M1.
- 9 miles from Gainsborough (poised for significant growth and infrastructure investment due to its proximity to the globally significant STEP Fusion site at West Burton).

## LOCATION DETAILS

9 miles from Gainsborough, 13 miles from Lincoln. Adjacent to A15 with direct access to A46/A1 and M180. 40 minutes from Humber Ports and within easy reach of international airports and mainline rail services. The site is 45 minutes from LogisticsHubUK and 90 minutes from the South Lincolnshire food processing cluster.

## CONTACT AGENT

**MARINA DI SALVATORE,**  
WEST LINDSEY DISTRICT COUNCIL  
T: 01427 676 676  
E: [Growth@west-lindsey.gov.uk](mailto:Growth@west-lindsey.gov.uk)  
[HTTP://WWW.WEST-LINDSEY.GOV.UK/](http://www.west-lindsey.gov.uk)  
**HEMSWELLCLIFFFEZ**

