

## Great Yarmouth Investable Opportunities – BEACON BUSINESS PARK & EXTENSION

### Location/Site Name and Address

Beacon Business Park and Extension, Great Yarmouth, NR31 7RA

### Opportunity type/planning type and status including red line plan (if available)

Commercial property development opportunity in the offshore energy sector.

Adopted in the Great Yarmouth Local Plan with Enterprise Zone and Local Development Order status (streamlined planning).

### Description (including status and associated infrastructure)

Great Yarmouth is at the forefront of investment in clean energy totalling £50 billion over the next 20 years, with the UK offshore wind market poised to capitalise to meet expectations around 'Net Zero'. Some of the world's largest offshore windfarms are being constructed in the Southern North Sea off the Norfolk and Suffolk coast.

The existing Beacon Business Park has established a cluster of energy sector businesses and is one of the most successful Enterprise Zone sites in the UK in terms of development, with significant demand for commercial accommodation from within the sector being incentivised by a Local Development Order which streamlines the planning process. Located on the Norfolk/Suffolk border on the A47 in a mature landscaped setting, this Business Park is just 4 miles from Great Yarmouth's deep water outer harbour in South Denes which also benefits from Enterprise Zone status. Connectivity has recently improved with the opening of the new £121million Herring Bridge across the river Yare in February 2024.

With Beacon Business Park reaching capacity, by extending this site to the west approximately 19 hectares of additional land can be released for further: office, research & development, light industrial and storage & distribution uses. Particular encouragement will be given to uses associated with the offshore energy industry and higher value technology and employment to build on the success of the existing site. This is supported in the existing and emerging Local Plan documents.

### Size (floorspace/land)

Beacon Business Park: 16 hectares / Beacon Business Park Extension: 19 hectares.

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### **Vision/potential outcomes (investment, jobs, homes)**

Commercial development opportunities in the offshore energy sector with jobs growth. High quality office and industrial / warehouse premises with opportunities for bespoke design and build (multiple examples delivered, including the Proserv building).

### **Existing tenants/businesses**

The existing businesses are primarily in the offshore energy sector on Beacon Business Park which covers 16 hectares and is reaching capacity.

### **Sector focus (if any)**

Offshore energy

See: <https://generate-energy.co.uk/>

### **Is the offer market ready and has the site already been marketed?**

Beacon Business Park is market ready, with the extension requiring infrastructure investment.

### **How is the opportunity relevant to investors, corporate end-users, hotel groups, retailers or developers?**

Sites are available for immediate development on Beacon Business Park. The extension site requires investment in key infrastructure to unlock an area that is allocated for commercial development in the Local Plan.

### **What investment is sought? What might be offered in return for investment? E.g. what might a joint venture look like?**

Further clustering of office led, offshore energy related businesses in a very streamlined planning environment.

### **What do investors need to know about the opportunity? E.g. who might the main point of contact be etc.**

Please contact: Michael Horton for more information.

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### Contact details:

Michael Horton - Head of Property & Asset Management, Great Yarmouth Borough Council / [michael.horton@great-yarmouth.gov.uk](mailto:michael.horton@great-yarmouth.gov.uk)

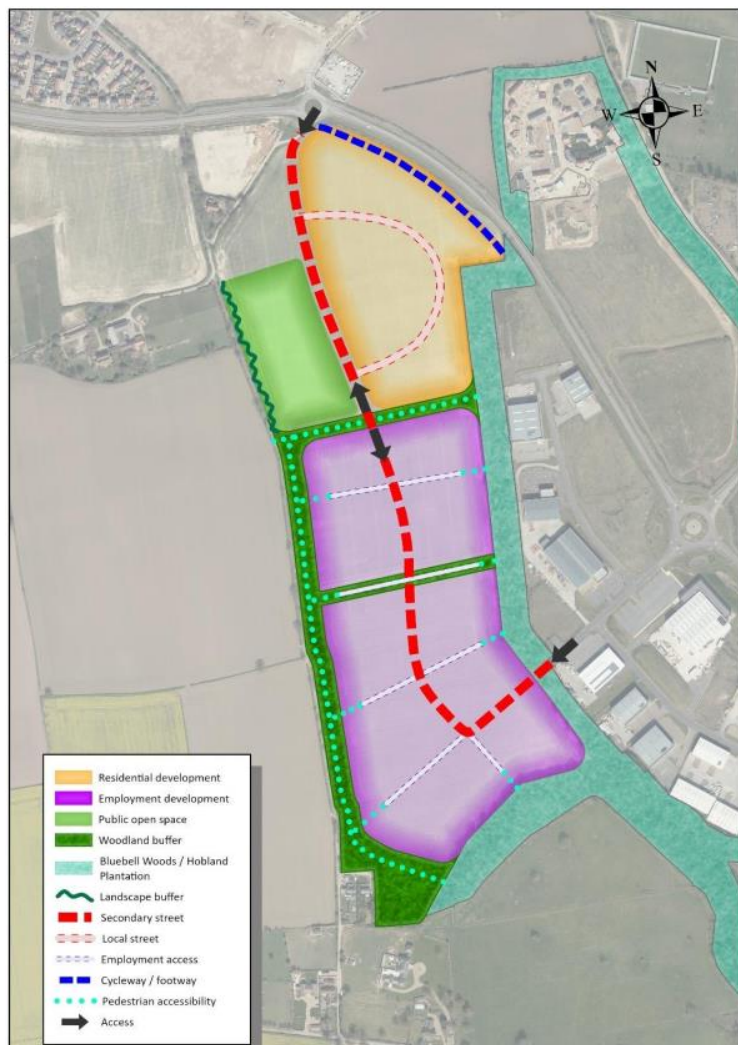
David Glason – Head of Growth & Capital Projects, Great Yarmouth Borough Council / [david.glason@great-yarmouth.gov.uk](mailto:david.glason@great-yarmouth.gov.uk)

### Photo and/or map (including connectivity/transport connections)

Oblique image of Beacon Business Park:



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## Emerging Local Plan – Submission Version (2025)

Emerging Policy URB20 (Dark Blue with Hatching) – Beacon Business Park and Woodland Extension (approximately 19.2 hectares)

Emerging Policy EMP2 (Light blue) – Extent of Existing Beacon Business Park (safeguarded employment land)

Emerging Policy URB19 (Red Hatching) – Extent of proposed Housing Allocation (approximately 300 dwellings)

