

Great Yarmouth Investable Opportunities – SOUTH DENES

Location/Site Name and Address

South Denes Offshore Energy Zone, Great Yarmouth, NR30 3PX

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

Commercial property development opportunity in the offshore energy sector, with a deep water outer harbour and river port in close proximity to offshore energy opportunities in the Southern North Sea.

Adopted employment zone 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 South Denes Offshore Energy Zone has an established cluster of offshore energy sector businesses such as: Equinor, RWE, Cadeler and BH Bus and has recently become more accessible following the opening of the new £121million Herring Bridge over the river Yare in February 2024. This better connects employment areas such as Beacon Business Park and South Denes Enterprise Zone sites, both benefitting from a streamlined planning process as Local Development Orders are in place.

South Denes is focussed on the offshore energy sector, in an industrial setting with both a river port and located in close proximity to the deep water outer harbour which is operated by Peel Ports Great Yarmouth. This is a modern, multi-purpose facility offering 24/7 operations and some of the fastest steaming times to the offshore wind farms in the Southern North Sea – some of the largest in the world. A new offshore energy sector Operations and Maintenance Campus is currently under construction (£21million) and land in the vicinity is ripe for development with inward investment enquiries being fielded. Plans are also advancing to create Business Incubation space in the South Denes to ensure that the town can capitalise on the fast growing and globally competitive offshore energy sector.

Size (floorspace/land)

South Denes: 136 hectares of commercial land with approximately 24 hectares of developable land.

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Vision/potential outcomes (investment, jobs, homes)

Commercial development opportunities in the offshore energy sector with jobs growth.

Existing tenants/businesses

The existing businesses are primarily in the offshore energy sector.

Sector focus (if any)

Offshore energy

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

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

The South Denes Offshore Energy Zone is market ready with opportunity sites marketed at offshore energy focussed events such as Global Offshore Wind.

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

Sites are available for immediate offshore energy related commercial developments in South Denes.

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

Offshore energy investment in commercial developments.

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

Please see contacts below for more information or <https://generate-energy.co.uk/>

Contact details:

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

This video can be used to highlight the opportunity: [Great Yarmouth O&M on Vimeo](#). Freeze frame at 2:56 gives the development opportunity sites.

Oblique aerial image of South Denes:



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Visualisation of the completed Great Yarmouth Operations and Maintenance Campus:



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The zonal plan identifies the locations of various developments:

South Denes, Great Yarmouth

