

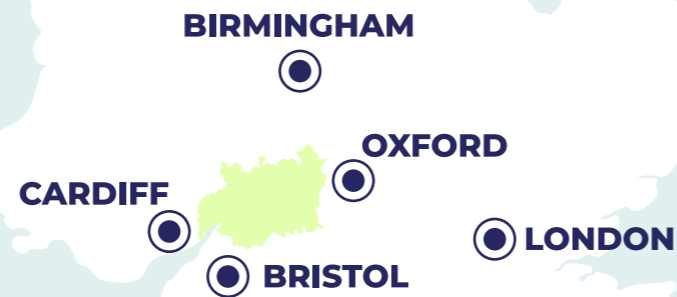


OPPORTUNITY GLOUCESTERSHIRE

INVESTMENT PROSPECTUS



INVEST INNOVATE GROW



Gloucestershire is the perfect place to live, work and thrive. We've been pushing the boundaries of innovation for over 200 years and plenty of world-class businesses have already found their home within our stunning landscape.

With competitive salaries, high-quality commercial space, and access to excellent schools and universities, our county offers a wonderful lifestyle and affordable growth prospects for businesses in a wide range of sectors.

All statistics in this document are drawn from the most recent available data sources (including ONS) and are presented as rounded figures for clarity.

Statistics relating to the workforce are based on the working-age population (typically 16-64 year olds).

669,380

PEOPLE

84.3%

ECONOMICALLY ACTIVE

49.2%

PEOPLE HOLD LEVEL 4 QUALIFICATIONS OR ABOVE

£22.1

BILLION TOTAL GVA

28,935

REGISTERED BUSINESSES

WHY INVEST IN GLOUCESTERSHIRE?

1 VIBRANT STARTUP SCENE

With a 95.1% one-year business survival rate, Gloucestershire provides an excellent environment for startups and scaleups.

2 DIGITAL AT OUR CORE

Cheltenham has 11 times the national average density of cyber firms, and the UK's largest cluster outside of London.

3 HISTORY OF INNOVATION

Gloucestershire has a proud history of innovation, from the invention of the jet engine to today's diverse economy - creating the ideal environment to grow, scale and commercialise new ideas.

4 UNIVERSITIES AND EDUCATION CENTRES

We're home to a number of leading universities and schools, including the University of Gloucestershire, the Royal Agricultural University and Hartpury University and College.

5 GREENER FOR GOOD

The county is one of the greenest places to live and work in England, and is home to sustainable energy experts and advocates, such as Ecotricity.

6 HIGH EMPLOYMENT RATES

Gloucestershire has one of the highest employment rates in the South West, with 82.5% of people in work.

7 CULTURALLY SIGNIFICANT

Our historic county is home to world-famous festivals and sporting events and is recognised as a national cultural exemplar.

8 STRONG QUALITY OF LIFE

With unparalleled natural beauty, including the stunning Cotswolds, excellent educational facilities, and plenty of cultural hotspots, Gloucestershire is a great place to live.

9 GROWTH HUB NETWORK

Our Growth Hub network is the only one in the country with hubs throughout each district, meaning businesses are never far from support.

10 ENGINEERING A BETTER FUTURE

Our advanced engineering and manufacturing sector is one of the strongest in the UK, worth over £3.5 billion.

A CONNECTED AND INVESTABLE REGION
















Gloucestershire is the perfect gateway to the world. Our county has fantastic transport links, with direct access to major motorways, mainline railway stations, international airports and ports – including two of our own airports for private and business charters.

Our rich and significant asset base includes a wide range of exciting new developments with opportunities for investment and credible partners from the public and private sectors.

INVESTMENT OPPORTUNITIES

<p>1 <small>IN DEVELOPMENT</small></p>  <p>GOLDEN VALLEY DEVELOPMENT READ MORE</p>	<p>2 <small>IN DEVELOPMENT</small></p>  <p>ROYAL AGRICULTURAL UNIVERSITY INNOVATION VILLAGE READ MORE</p>	<p>3 <small>IN DEVELOPMENT</small></p>  <p>ECOTRICITY ECO PARK READ MORE</p>	<p>4</p>  <p>THE FLEECE</p>
<p>5 <small>IN DEVELOPMENT</small></p>  <p>BRIMSCOMBE PORT READ MORE</p>	<p>6 <small>IN DEVELOPMENT</small></p>  <p>TEWKESBURY GARDEN COMMUNITIES READ MORE</p>	<p>7 <small>IN DEVELOPMENT</small></p>  <p>SEVERN & WYE FISHERY READ MORE</p>	<p>8</p>  <p>DR JENNER'S HOUSE AND MUSEUM READ MORE</p>

OTHER ASSETS

<p>9</p>  <p>GLOUCESTERSHIRE AIRPORT READ MORE</p>	<p>10</p>  <p>UNIVERSITY OF GLOUCESTERSHIRE (INCUBATION HUB) READ MORE</p>	<p>11</p>  <p>NATIONAL CYBER SECURITY CENTRE READ MORE</p>	<p>12</p>  <p>BERKELEY GREEN SCIENCE AND TECHNOLOGY PARK</p>	<p>17</p>  <p>UNIVERSITY OF GLOUCESTERSHIRE - PARK CAMPUS READ MORE</p>	<p>18</p>  <p>DIGITAL SKILLS CENTRE AT CIRENCESTER COLLEGE</p>	<p>19</p>  <p>HUB8 MINSTER EXCHANGE READ MORE</p>	<p>20</p>  <p>COTSWOLD AIRPORT READ MORE</p>
<p>13</p>  <p>HUB8 - GLOUCESTERSHIRE COLLEGE READ MORE</p>	<p>14</p>  <p>DIGITAL INNOVATION FARM READ MORE</p>	<p>15</p>  <p>HARTPURY UNIVERSITY AND COLLEGE READ MORE</p>	<p>16</p>  <p>ROYAL AGRICULTURAL UNIVERSITY AND FARM491 READ MORE</p>	<p>21 <small>NEW</small></p>  <p>THE FORUM READ MORE</p>	<p>22</p>  <p>UNIVERSITY OF GLOUCESTERSHIRE - CITY CAMPUS READ MORE</p>	<p>23 <small>IN DEVELOPMENT</small></p>  <p>DEEP PROJECT READ MORE</p>	



GLOUCESTERSHIRE'S STRATEGIC INFRASTRUCTURE

We're making sure Gloucestershire is even better connected to the rest of the UK and the world through a series of strategic upgrades to our infrastructure. From road improvements to full fibre works, we're guaranteeing Gloucestershire is future-proofed for everyone.



1 A417 MISSING LINK

Improvements to the A417 'Missing Link' are helping to better connect the Midlands, M4, and Thames Valley, with the aim of delivering a safe, resilient free-flowing road that will conserve the natural landscape while reducing traffic and the potential for accidents. The work is due to be completed in 2027.



2 DIGITAL INFRASTRUCTURE

At the moment, 98.8% of Gloucestershire has access to a superfast connection. To future-proof our digital infrastructure, we're working in collaboration with the Department for Science, Innovation and Technology to facilitate the rollout of gigabit-capable broadband and full fibre across the county.

Plus, in line with the UK Government's commitment to accelerating digital infrastructure deployment, we're also simplifying procedures for commercial telecoms providers to increase access to 5G networks across all communities.



3 JUNCTION 10 UPGRADE

Due for completion in 2029, this scheme will unlock up to 15,000 dwellings and enable the creation of around 12,000 skilled job opportunities in Cheltenham.

When complete, the A4019 Tewkesbury Road will be widened, with a new link road created to West Cheltenham to better support the Golden Valley development.



4 GLOUCESTER AND CHELTENHAM TRANSPORT HUBS

Transport hubs have been developed for the two largest areas in the county, providing links to and from major cities along with easy access to Gloucester and Cheltenham Spa railway stations.

Each transport hub offers more sustainable travel and improved connectivity between Cheltenham and Gloucester.



5 COTSWOLD AND GLOUCESTERSHIRE AIRPORTS

The county is home to two airports, allowing for private travel by jet or helicopter and freight charters, with infrastructure for electric aircraft and Net Zero aviation.

Cotswold Airport is the largest private airport in the UK, and both offer easy links to major road and rail networks.

INNOVATION AT OUR HEART

Gloucestershire has a rich history of innovation and a strong foundation in a range of strategic business sectors.



Agri-tech

Gloucestershire proudly houses the UK's largest network of agri-tech SMEs and features two agriculturally-focused universities, making us the first choice for prominent agri-tech businesses.

The county is home to two agri-tech incubators – Farm491 and Hartpury Digital Innovation Farm – and businesses have the opportunity to test their products on a working farm. As members of The Gloucestershire Agri-Tech Partnership, we have a strong focus on helping businesses to commercialise new products and services in the sector.



Life sciences

The University of Gloucestershire is making significant investment into its healthcare and bioscience schools, with facilities that are enabling vital research into human diseases and illnesses, with 'bench to bedside' trials with local hospitals.

Their ambitious Health Innovation Lab project, which will be launched in partnership with the NHS, seeks to deliver cutting-edge digital research and development to improve patient care and drive transformation in the industry. With over 300 life sciences companies currently in the county, Gloucestershire is making huge advances in the sector.



Cyber and digital resilience

A true digital powerhouse, Gloucestershire has long been a cradle of cyber innovation, thanks to our longstanding relationship with GCHQ – the country's national cyber security and communications centre.

We have the largest cyber business community in the UK outside of London, and the most concentrated. In the last five years, we've seen cyber-related job growth of 48% in Gloucestershire, and that's only set to rise. CyNam, our Department for Science, Innovation and Technology recognised cyber cluster, is helping our rapidly expanding cyber ecosystem to connect and grow.

We're focused on expanding opportunities for cyber businesses – with the upcoming Golden Valley development, angel investment networks, and SIDEKICK, a new venture studio helping national security and resilience startups grow, we have everything in place for cyber organisations to flourish.



Advanced engineering and manufacturing

Gloucestershire has a long heritage in engineering, with a welcoming environment for companies in precision engineering, aerospace, green tech, and advanced materials.

More than 70% of our AEM businesses are actively engaged in innovation – that's 25% more than the national average, making our county the perfect breeding ground for new ideas and concepts.

ZeroAvia, the zero emission aviation disruptor, opened their facility at Cotswold Airport and have seen rapid growth and significant investment since relocating to Gloucestershire.

We're also pleased to have world-leaders like GE Aviation, Moog and Safran as long-term residents in the county, as well as numerous homegrown precision engineering firms like Spirax-Sarco, Severn Glocon Group and Renishaw headquartered in the county.



Green energy

Our ambition is to build a better future for generations to come by making Gloucestershire a net zero emissions economy. To do this, we're attracting new investment into the county and supporting existing businesses to focus on greener, more sustainable products and services.

The council are also working with private sector operators in the waste to energy sector.



Smart tourism and the visitor economy

Gloucestershire is one of the UK's most distinctive visitor destinations, blending world-class natural assets, heritage, culture and thriving market towns. The emerging Smart Tourism agenda is enabling us to bring together digital innovation, data led visitor insight, and high-quality experience design.

Through partnerships with local authorities, tourism operators, the Growth Hub network, and the Cotswolds Local Visitor Economy Partnership, the county is supporting digital visitor experience tools, connected tourism trails, sustainable visitor travel and accessibility, curated cultural itineraries, and innovation in accommodation, hospitality, and events.



Creative and cultural industries

Our creative and cultural ecosystem is consistently growing, supported by strong higher education provision, an emerging digital cluster, and a rich heritage offer.

Across Cheltenham, Stroud, the Forest of Dean, and Gloucester, you'll find a vibrant independent creative scene alongside a growing film and screen economy, supported by iconic locations like Puzzlewood, Gloucester Cathedral, and Berkeley Castle to name but a few. Annual festivals and major cultural events draw national audiences, and the county has a strong digital-creative crossover, particularly through cyber, gaming, animation, and immersive media.



SCALING WITH AMBITION

Gloucestershire's investment strategy is shaped by a robust policy foundation that aligns economic growth, innovation and sustainability.



OUR LOCAL GROWTH PLAN

The recent Local Growth Plan sets out five missions that are guiding long term development across the county.

MISSION 1 + MISSION 2

Talent, future skills and employment

Our commitment is to build a strong, inclusive talent pipeline, so residents can access high value careers across cyber, green energy, agri-tech, advanced engineering and digital sectors. This includes strengthening pathways through schools, Further Education, Higher Education, and adult skills.

MISSION 3

Communities, regeneration and culture

We're supporting vibrant towns and city centres, cultural assets, place-making and community-led regeneration - helping to strengthen Gloucestershire's excellent quality of life and visitor economy.

MISSION 4

Environment, housing and infrastructure

Alongside a focus on delivering sustainable housing, employment land, and strategic transport improvements, we're investing in low-carbon infrastructure and climate resilience.

MISSION 5

Innovation, investment and enterprise

Key to our development, we're scaling sector clusters such as cyber-tech, green energy, AEM and agri-tech, while growing the innovation ecosystem through universities, research assets, business networks and incubators.

SPATIAL PLANNING REVIEW

Gloucestershire's emerging spatial vision provides a long-term framework for sustainable growth, supporting delivery of new housing, employment land, green infrastructure, and future mobility. The plan underpins the prospectus' investable pipeline.

SKILLS, EMPLOYABILITY AND TALENT PIPELINES

Our talent strategy supports employer demand across high growth sectors, with programmes focused on:

- digital and green skills
- technical qualifications
- apprenticeships
- upskilling and lifelong learning
- alignment between Further Education, Higher Education, and employer needs

DIGITAL STRATEGY

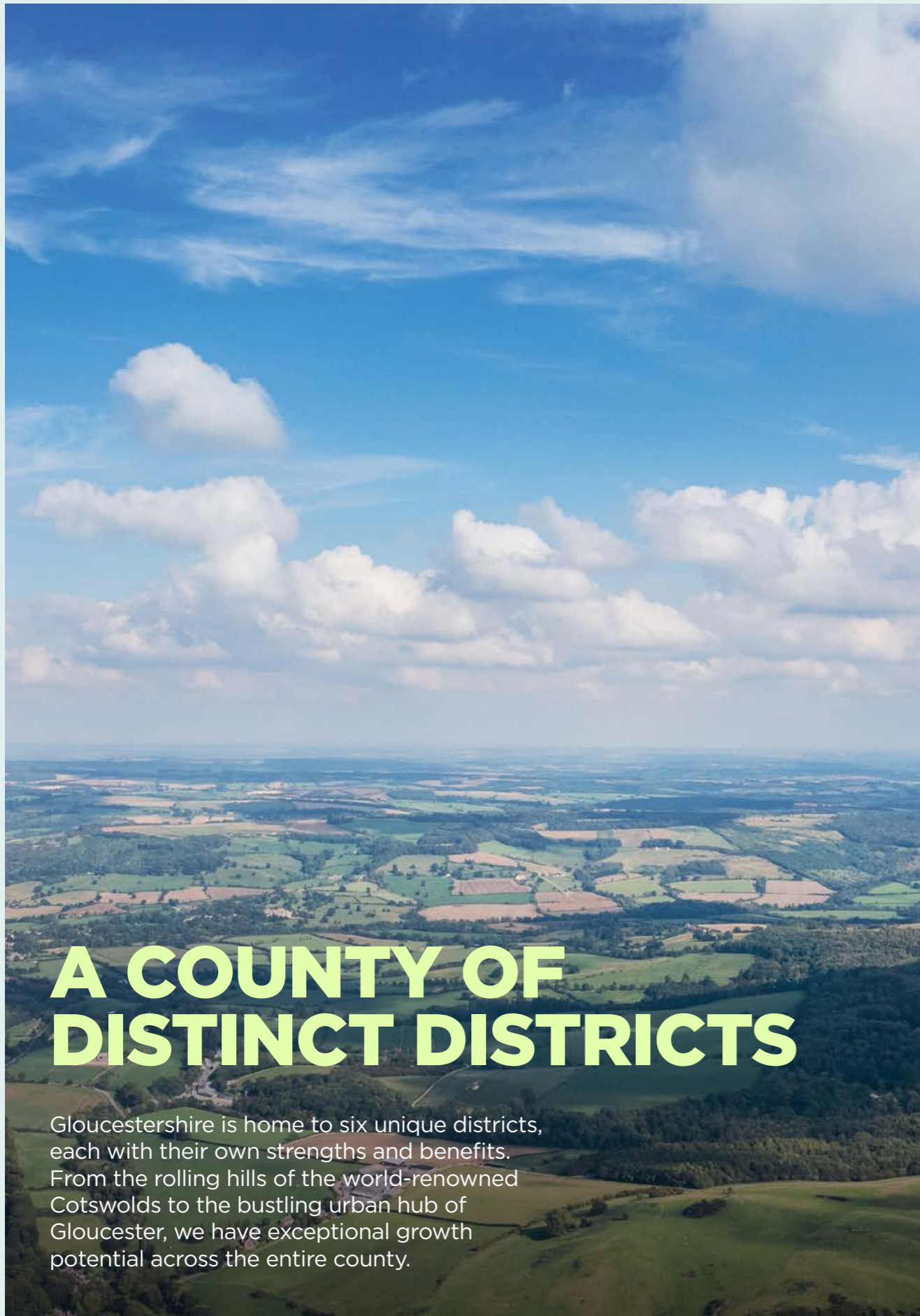
Gloucestershire is delivering an ambitious digital strategy, focused on secure technologies, data-driven innovation, and next generation connectivity - driving our ambition to be the UK's leading hub for secure digital innovation.

Alongside investment in full fibre, 5G, and advanced digital infrastructure, we're committed to delivering digital inclusion, allowing residents, businesses and communities to access the skills, tools and opportunities needed to participate fully in the digital economy.

COMMITMENT TO SUSTAINABLE, LOW CARBON GROWTH

We're committed to a net zero, climate-resilient economy, supported by innovations in renewable energy, nature recovery, smart mobility, low carbon housing, and carbon smart land management. Our growth is aligned with environmental stewardship and long term sustainability goals.





A COUNTY OF DISTINCT DISTRICTS

Gloucestershire is home to six unique districts, each with their own strengths and benefits. From the rolling hills of the world-renowned Cotswolds to the bustling urban hub of Gloucester, we have exceptional growth potential across the entire county.

CHELTENHAM



📷 District snapshot

Population:	121,739
Average salary:	£41,147
Average house price:	£320,000

📈 Priority growth sectors

- + **Cyber and secure technologies** – Cheltenham has 11x the national average density of cyber firms and the UK’s largest cluster outside London
- + **Digital, software, and information economy** – rapidly growing SaaS and mobile app sectors
- + **Advanced engineering and aerospace** – home to Ultra PCS, Spirax Sarco, Kohler Mira, and major supply chain SMEs
- + **Creative, cultural, and festival economy** – nationally recognised festivals and strong creative scene
- + **Professional services** – large base of high value employment

♂ Key investment themes

- + Golden Valley – a new cyber and technology campus
- + High quality office and R&D space
- + Town centre regeneration and mixed-use development
- + Cultural and creative industry spaces
- + Sustainable mobility and urban innovation

COTSWOLD



📷 District snapshot

Population:	91,661
Average salary:	£33,872
Average house price:	£455,000

📈 Priority growth sectors

- + **Cyber, digital, and data-driven tech** – identified as a key growth area in the district’s Green Economic Growth Strategy
- + **Agri-tech and sustainable agriculture** – strengthened by the Royal Agricultural University’s £150 million Innovation Village project in Cirencester
- + **Zero carbon aviation and future flight** – Cotswolds recognised nationally as an investment destination for zero carbon aviation technologies
- + **Green technologies and circular economy** – core to the district’s green economic priorities
- + **Visitor economy and heritage-based tourism** – strong town centre performance

♂ Key investment themes

- + Innovation Village at the Royal Agricultural University
- + Town centre development opportunities in Cirencester
- + Green tech and low carbon business spaces
- + New employment sites, including at The Steadings
- + High value rural diversification and sustainable tourism

FOREST OF DEAN



📷 District snapshot

Population:	89,753
Average salary:	£33,474
Average house price:	£274,995

📈 Priority growth sectors

- + **Advanced engineering and manufacturing** – strong local employment base and a quarter of the workforce in manufacturing
- + **Professional, scientific, and technical services** – one of the district's dominant sectors
- + **Construction and green building** – high employment and continued growth
- + **Tourism, outdoor recreation, and nature-based experiences** – there is significant scope for this through UNESCO Biosphere activity and LVEP links
- + **Digital infrastructure and remote working ecosystem** – strengthened through district-wide fibre investment

📍 Key investment themes

- + Market town regeneration in Coleford, Lydney, Newent, and Cinderford
- + Innovation in nature-based, low carbon, and circular economy sectors
- + Flexible workspace and SME expansion space
- + Leisure, tourism and outdoor destination development
- + Modern logistics linked to improved M4/M5 connectivity

GLOUCESTER



📷 District snapshot

Population:	138,598
Average salary:	£34,779
Average house price:	£250,000

📈 Priority growth sectors

- + **Digital and secure technologies** – identified as a high growth sector in the Local Growth Plan
- + **Advanced engineering and manufacturing** – strong productivity base
- + **Energy transition and sustainable tech** – priority in Local Growth Plan
- + **Logistics, retail, and urban services** – largest sector concentration by business count
- + **Health, education, and public services** – major employment anchors in city centre; new University campus with dental school due in 2027

📍 Key investment themes

- + City centre regeneration in King's Quarter, The Forum, and main high streets
- + Brownfield redevelopment and mixed use districts
- + Innovation and digital cluster growth
- + Employment land intensification around the M5 corridor
- + Waterfront development and heritage assets

STROUD



📷 District snapshot

Population:	125,680
Average salary:	£36,363
Average house price:	£330,000

📈 Priority growth sectors

- + **Green economy and low carbon industries** – core priority in the district's Economic Development Strategy
- + **Advanced engineering and manufacturing** – strong base of innovative SMEs and world-class firms
- + **Arts, culture, and creative industries** – specialist local economy, highlighted in council priorities
- + **Agri-tech, rural diversification, and food systems** – district priority area
- + **Sustainable tourism and visitor economy** – supported through LVEP partnership

📍 Key investment themes

- + Retrofit and green skills innovation centres
- + Regeneration of market towns and commercial estates
- + Creative workspace, studios, and cultural infrastructure
- + Rural enterprise and agri-tech incubation
- + Strategic employment land and industrial intensification

TEWKESBURY



📷 District snapshot

Population:	101,949
Average salary:	£41,639
Average house price:	£325,000

📈 Priority growth sectors

- + **Advanced engineering and manufacturing** – recognised as a centre for world-class advanced engineering and manufacturing firms in aerospace, defence, and precision engineering. Forecast to grow significantly in the UK and globally
- + **Professional, scientific and technical services** – largest sector share locally
- + **Construction and development services** – strong local workforce base
- + **Tourism and visitor economy** – £150 million total visitor-related annual spend
- + **Software and analytics** – emerging tech growth sectors

📍 Key investment themes

- + Garden community growth at Ashchurch–Tewkesbury, with significant site development opportunities
- + Strategic employment land along the M5 growth corridor
- + AEM cluster and innovation hubs
- + Manufacturing and logistics investment opportunities
- + Innovation opportunities linking advanced manufacturing, digital technologies, and defence

AN AMBITIOUS PIPELINE FOR HOUSING AND EMPLOYMENT DEVELOPMENT

Gloucestershire offers a compelling platform for investment, where strong economic fundamentals meet an ambitious, deliverable pipeline for housing and employment. With a collaborative public-private culture and a proactive approach to infrastructure, we are engineering a better future for investors and developers ready to deliver long-term value at scale.

Our local authorities are committed to accelerating delivery to meet strong market demand. We are planning to deliver approximately 102,000 new homes between 2026 and 2046, creating vibrant, place-led communities that will be strictly aligned with our Net Zero objectives and environmental stewardship. We are actively seeking partners to unlock sites and deliver infrastructure-led growth that responds to local needs while ensuring long-term viability.

There is significant demand for flexible commercial spaces, innovation campuses, and employment-led schemes that integrate housing, skills, and transport. This growth will catalyse our local economy, driving demand in the service sector economy, across retail, hospitality, and leisure sectors.

INDUSTRIAL LAND REQUIREMENTS (2024-2046)

Over the next 20 years, our strategic infrastructure upgrades are planned to support the industrial and logistics sectors, with demand for approximately 1,000 acres of facilities, particularly along the strategic M5 corridor and the A417/419 gateway. There are major opportunities linked to advanced manufacturing, logistics, and scale-up growth.

Cotswold
154 acres total
6.9 acres per year

Forest of Dean
113 acres total
5.2 acres per year

Stroud
316 acres total
14.3 acres per year

Strategic Local Plan Area (Cheltenham, Gloucester, Tewkesbury)
416 acres total
19.0 acres per year

OFFICE AND R&D REQUIREMENTS (2024-2046)

There is also anticipated demand for 123.5 acres of office and R&D space, with the bulk of activity centred in larger hubs along the M5 corridor to support our thriving cyber, agri-tech, life sciences, and knowledge-based industries – focusing on innovation-led, flexible, and high-quality workspace.

Cotswold
27.7 acres total
1.2 acres per year

Forest of Dean
7.4 acres total
0.35 acres per year

Stroud
17.5 acres total
0.7 acres per year

Strategic Local Plan Area (Cheltenham, Gloucester, Tewkesbury)
71-102 acres total



UNIQUE INVESTMENT OPPORTUNITIES

Gloucestershire offers a range of exciting investment and development opportunities. Eight exceptional projects are currently underway, representing our ambitious economic potential in line with government growth sectors.

From the UK's first innovation park dedicated to cyber security to the world's first carbon-neutral football stadium, the opportunities in our prospectus give investors the chance to be part of Gloucestershire's innovative story and thriving economy.

- 1 **GOLDEN VALLEY, CHELTENHAM**
- 2 **ROYAL AGRICULTURAL UNIVERSITY – INNOVATION VILLAGE, CIRENCESTER**
- 3 **ECOTRICITY STADIUM AND ECO BUSINESS PARK, STROUD**
- 4 **THE FLEECE, GLOUCESTER**
- 5 **BRIMSCOMBE PORT, STROUD**
- 6 **TEWKESBURY GARDEN COMMUNITIES DEVELOPMENT**
- 7 **SEVERN & WYE FISHERY AND SMOKEHOUSE, LYDNEY**
- 8 **DR JENNER'S HOUSE AND MUSEUM, BERKELEY**



GOLDEN VALLEY

CHELTENHAM

- + A purpose-built cyber and technology campus, co-created with GCHQ.
- + A new national asset, it will support our country's security activities and help deliver defence innovation.
- + Opportunities to fund residential and commercial phases

The Golden Valley development in Cheltenham will be home to the UK's first innovation park dedicated to cyber security and resilience. Strategically located beside GCHQ, the 494-acre site will be transformed into a world-class, multi-purpose development where innovation and commerce collide.

With more than 1,000 new low-carbon homes planned and a landscape-led design that prioritises people and nature, Golden Valley will be a thriving, inclusive space that encourages innovation, recreation, and wellbeing for tomorrow's leaders.

- + £1bn development
- + 494-acre site next to GCHQ - owned by Cheltenham Borough Council
- + Over £100m secured across Central and Local Government
- + Start of construction in summer 2026
- + HBD appointed as development partner
- + 1 million sq ft of commercial space - including secure provision
- + A new National Cyber Security Innovation Centre
- + Significant anchor businesses and key partners, including GCHQ and the University of Gloucestershire
- + 1,000 new homes
- + Garden Community Masterplan - sports and leisure, healthcare, and new primary school
- + Designed to enable co-creation between government, industry, academia, and investors



ROYAL AGRICULTURAL UNIVERSITY INNOVATION VILLAGE

CIRENCESTER

- + The UK's first centre dedicated to food security and sustainable land use, bringing together industry, food producers, farmers and landowners to create a global innovation park.
- + Seeking funding up to £150m and development partners

Based on a 30-acre site just outside of Cirencester, RAU's new Innovation Village will bring together industry, food producers, farmers, and landowners to create a global innovation park to spark entrepreneurial solutions for sustainable land use and a net zero future.

Linking cutting-edge research with industry needs, the Village will become a beacon for UK and international businesses committed to regenerative agriculture, biodiversity recovery and agri-tech. The pioneering design will be centred around bio-based architecture and the use of local materials characteristic of the region.

- + £150m development
- + 30 acre site owned by the Royal Agricultural University
- + Live outline planning application
- + 260,000 sq ft Innovation Park
- + Offices, laboratories, and workshops
- + Conference and events space



Forest Green Rovers' new home ground and green technology business park

ECOTRICITY'S ECO PARK EASTINGTON, STROUD

- + Eco Park will deliver the world's most sustainable football stadium for Forest Green Rovers, together with a green-tech focused business park, hotel, and care home.
- + Currently exploring delivery options

Eco Park will be much more than just the home of Forest Green Rovers. As well as hosting the world's greenest football stadium, the Eco Park development will feature a green technologies-focused business park, hotel, and 70-bed care home, opening up opportunities throughout the Stroud district.

The Eco Park stadium will be made almost entirely from wood and generate most of its energy requirement on site. It's estimated that the development will bring £150m to the area annually, supporting up to 5,000 new jobs.

- + 122-acre site owned by Ecotricity
- + Live outline planning application
- + 5000-seater stadium
- + 620,000 sq ft business park
- + 100-bed hotel with spa, pool, gym, and restaurant
- + 70-bed care home



THE FLEECE

GLOUCESTER

- + A heritage regeneration scheme in the heart of the city, between the Cathedral and the Quays. It offers opportunities for residential and retail uses, plus a new boutique hotel.
- + Seeking development partners

The Fleece is a Grade I listed timber framed inn dating back to the 15th century. A former hotel site, it offers excellent opportunities to capitalise on Gloucester's demand for apartments in the city centre and for a high-end boutique hotel as part of the city's regeneration.

The building is of interest to both Historic England and the National Lottery, due to its historic status and 12th century undercroft, which has been described as one of Europe's best examples of a rich merchant's warehouse. Conservation work has already been carried out to expose more of the medieval timbers that give the building its unique look.

- + 1.43 acres owned by Gloucester City Council
- + Includes a Grade 1 listed timber-framed inn (1462), previously a hotel
- + 12th century undercroft
- + On the national 'heritage at risk' register
- + Of interest to Historic England and the National Lottery (opportunities for funding)
- + Site also includes other listed buildings and those more modern, plus a 10-floor car park and open space



BRIMSCOMBE PORT

STROUD

- + Residential-led mixed-use scheme in a waterside location in the Cotswolds.
- + Seeking development partners

Once the largest inland port in the country, Brimscombe Port has a rich history and is being transformed into a vibrant, residential-led mixed-used community, centred around a reinstated canal and basin.

A flagship regeneration project for Stroud District Council, Brimscombe Port will become a canal destination with strong transport links and biodiversity improvements – blending heritage, community, and environmental stewardship.

- + 150 new homes
- + Opportunities for employment, retail, and leisure uses
- + 10-acre site owned by Stroud District Council
- + Allocated in the Local Plan
- + £6m+ obtained to support the scheme – across Stroud District Council, Homes England, and UK Government



GARDEN COMMUNITIES

TEWKESBURY

- + Tewkesbury Borough, along the M5 growth corridor, has seen rapid population and economic growth in the last 10 years.
- + Garden Town status to support new housing and employment land development.
- + Seeking funding and development partners

Tewkesbury Borough has seen the most rapid economic growth of any area outside of London since 2015 and has the highest business growth in Gloucestershire. To support population growth and expand its economic footprint, Tewkesbury has been designated a Garden Town by the UK Government, creating a major opportunity for development and investment.

Planned developments include 10,000 new homes and sites for new businesses to relocate to across 250 acres, together with the necessary infrastructure to Junctions 9 and 10 of the M5.

- + 10,000 new homes
- + 250 acres of employment land
- + Use classes B2, E, and some B8
- + Opportunities for hotels
- + Establishment of a Development Corporation in 2028



SEVERN & WYE FISHERY AND SMOKEHOUSE

LYDNEY

- + Recognised as a fish curer and smokery to high-end restaurants, with the Royal Warrant to King Charles III.
- + The company is expanding its fishery at Lydney Harbour, alongside a new restaurant and visitor centre.
- + Seeking funding up to £60m

The development will allow the company to move all of their operations back into Gloucestershire while also creating an attractive tourist destination.

The project will support the ongoing regeneration of Lydney Harbourside, as well as creating 240 jobs and supporting 400 fishermen along the length of the River Severn.

- + New fish farm and processing centre
- + Serving a growing UK and export market
- + New restaurant
- + New visitor centre – creating a new destination
- + Live detailed planning application



DR JENNER'S HOUSE AND MUSEUM

BERKELEY

- + An award-winning historic house and the site of the world's first vaccination clinic in 1796.
- + The Jenner Trust wishes to expand its education and heritage-related tourism activity.
- + Seeking funding up to £5m

The Jenner Trust is looking to repurpose the Cyder House in the grounds of the museum to become a science education and conference centre, as well as applying to become a UNESCO World Heritage site.

- + Partnership with Oxford University's Pandemic Sciences Institute
- + Strong schools programme
- + National Lottery funding recipient (£220,000)
- + Funding required for a new capital programme, including conference and education facilities
- + Planning to host a major international conference in 2030, which marks the 50 year celebration of the eradication of smallpox
- + Potential to become a science education centre of international standing – building on its science-based heritage legacy

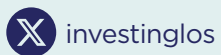


For further information

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