



**WEST** | MAYORAL  
OF ENGLAND | COMBINED  
AUTHORITY

# WE ARE THE WEST OF ENGLAND

INVESTMENT PROSPECTUS 2026



**THE  
FUTURE  
STARTS  
HERE**

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BRABAZON CENTRAL

BRABAZON CENTRAL

# Mayor's foreword

The West of England is proud to be the country's fastest-growing regional economy. Since 2019, our £54 billion economy has grown four times the national average. In the last decade, we've created more than 100,000 new jobs.



© Lisa Whiting

Like our economic record, the West's investment offer is unrivalled. And our £17 billion pipeline of exciting opportunities set out in this Investment Prospectus shows that the best is yet to come.

The West remains the best place to invest, and these are the projects that will deliver a real return – powered by some of the country's highest graduate retention rates.

Our two cities, Bristol and Bath, offer some of the UK's biggest regeneration opportunities. The same is true for our emerging new town: Brabazon and the West Innovation Arc. Together, we can build 7,750 new homes a year.

A new, ambitious Growth Strategy sets out how the country's fastest-growing regional economy will continue to lead the way for UK Plc. Our plans to deliver 28% growth and create 72,000 new jobs over the next decade are investment ready, with record transport funding from government already confirmed.

Since my election, we've rebuilt government confidence and, with that, already secured more than £1 billion from Westminster. Top-level devolution in the coming months will

only strengthen the West of England Mayoral Combined Authority's growing role as a key partner for investment and development.

Our mix of economic growth, natural beauty and world-renowned culture is truly unique. All those things mean that the West is where people choose to live and choose to invest.

The future starts here. It's time for you to be part of it.

A handwritten signature in blue ink that reads "Helen". The signature is written in a cursive, flowing style.

**Helen Godwin**  
Mayor of the West of England

# We are the **WEST OF ENGLAND**



The West of England Combined Authority is the strategic authority for Bath and North East Somerset, Bristol and South Gloucestershire, with North Somerset in the process of joining. We work with councils, universities and business to drive growth, infrastructure, skills and innovation.

The Combined Authority provides a single point of access to a high-performing city region with a clear growth strategy, a strong delivery track record and a pipeline of place-based opportunities aligned to national priorities.



**1.2m**  
population,  
9% up by 2040



**46,000**  
businesses



**4**  
world-leading  
universities



**56%**  
have higher skills



**£54bn**  
regional economy



**3**  
Catapult  
centres



**32m**  
annual visitors

**2nd**  
highest disposable  
income of all Combined  
Authorities



**73**  
minutes to  
London by train

# The West is the best place to invest

In a volatile global market, capital is moving towards places that combine stability, capability and growth at scale. The West of England does exactly that. With a deep talent pool, innovation assets, and a consistent track record of delivery, this is a market where risk is understood and returns are credible.

The region has delivered over the past decade and is now entering a phase of accelerated growth, with major infrastructure, housing and employment sites coming forward at scale. Public and private partners are aligned, planning frameworks are in place, and we have a clear pipeline of investable opportunities.

For investors looking to diversify beyond London while retaining exposure to high-growth sectors, the West of England offers a compelling proposition. Advanced manufacturing, digital and clean energy clusters are internationally competitive, underpinned by world class R&D and strong commercial demand.

Over the next decade, the region will deliver 72,000 new jobs and a 28% increase in GVA. This is a place to deploy capital with confidence, into a pipeline that is real, investable and ready now.

This prospectus is for institutional investors, pension funds, developers and businesses looking to deploy capital in a region that combines the innovation and creative strengths of Bristol, the heritage and global appeal of Bath, and easy access to countryside, coastline and market towns.





**21%**

regional economic  
growth in the past  
ten years



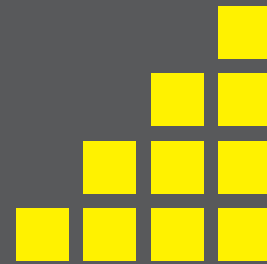
**78.9%**

one of the highest  
employment rates  
in the country



**47%**

of our businesses are  
innovation-active



**4 X**

Average national  
growth since 2019



**£3.4bn**

FDI into the region



**£12.6bn**

exports in 2023

# The West of England is investment ready

With high-value, high-growth sectors at the core of our economy, rates of growth that outstrip the UK average, and growing places: the West of England is the place to invest.

## Advanced Manufacturing

**£2.9bn** GVA, faster growth than other parts of the UK

### Growth potential in:

- Advanced materials
- Robotics
- Engineering
- AI-enabled advanced manufacturing
- Satellite technology

## Digital and Technologies

**£3.8bn** GVA, fastest growth of any Combined Authority area

### Growth potential in:

- AI
- Quantum
- Cyber
- National security
- Health innovation

## Clean Energy Industries

**140%** job growth since 2015

### Growth potential in:

- Tidal energy
- Floating offshore wind
- Solar energy
- Community energy
- Growth enabled by R&D capabilities

## Creative Industries

**£1.6bn** GVA, and **82%** job growth since 2015

### Growth potential in:

- Film, TV
- Immersive media
- Gaming and design
- Creative tech
- The intersection between our sectors generates new ideas

## Everyday Economy

**£16.1bn** GVA, **57%** of all jobs in the region

### Growth potential in:

- Logistics and distribution
- Tourism
- The caring economy
- The nighttime economy
- Innovation in food and drink production

# R&D and skills

The strength of the West of England offer is what sits around the investment sites.

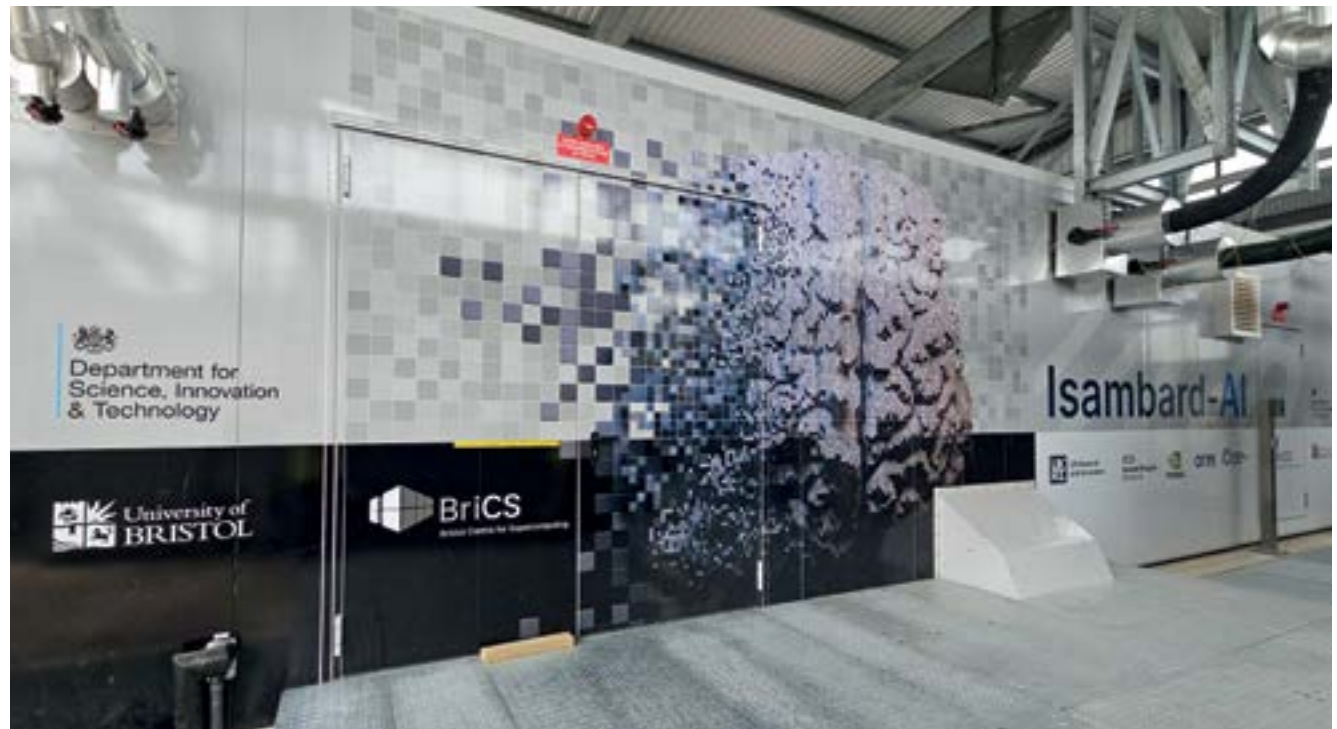
Across the region, major development opportunities are connected to established employers, specialist supply chains, research institutions and training routes that help turn new space into productive economic activity. This wider regional platform helps sustain demand beyond the quality of individual sites, supporting long-term occupancy, commercialisation and growth.

## Universities West

The West of England is home to the University of Bristol, University of Bath, UWE Bristol, and Bath Spa University, with more than 112,000 students and 28,000 graduates each year.

## Colleges West

Regional colleges include Bath College, City of Bristol College, SGS College, St Brendan's Sixth Form College, and Weston College. Over 50,000 learners are supported, together with sixth forms and 45+ independent providers.



© University of Bristol

## Innovation & R&D

Three Catapult centres at Bristol & Bath Science Park – NCC, Compound Semiconductor Applications Catapult, and Digital Catapult – sit alongside a £225m investment in Isambard-AI, the UK's most powerful supercomputer, supporting the UK's largest aerospace and defence cluster.

# Growth opportunities in the West of England

**Future Places Fund:** An opportunity to invest in a £500m fund that will pool private and public sector investment to unlock land for comprehensive, high-quality development – building the homes and places fundamental to our economic growth ambitions.



**Unlocking Mass Transit:** Delivering mass transit will be driven by catalytic devolved infrastructure funding but will also represent a major investment opportunity for the private sector. From construction, to rolling stock, to service provision – Mass Transit will deliver returns on investment.



**Engine West:** Grow the West Innovation Arc as the UK's home of advanced engineering, unlocking billions in private and institutional investment, sustaining thousands of high-value jobs, and positioning the UK as a global leader in future flight, resilient space and AI-enabled engineering.



**Clean Energy West:** Investment opportunities linked to the rapid growth plans for floating offshore wind and nuclear energy. Building on regional experience at Hinkley, skills and supply chain investment opportunities will come forward, alongside direct investment in new energy generation.



**West of England AI Supercluster:** Establishing the supercluster will create investment opportunities across the industrialisation of AI, where new business investment will follow the growth of university and industry-led R&D institutions clustered around Isambard AI.



**Rural Productivity Incubator:** A national testbed for rural productivity, ensuring this vital part of our economy grows. Investment opportunities for innovative new businesses and construction will come forward.



**Create Growth West:** Investment opportunities across the region will include a proposed film and TV production centre at Bristol's Bottle Yard Studios, creative industries scale-up investment, and investment in new and existing heritage and cultural institutions across the West of England.



**Innovation in digital technologies, production and logistics:** Dual opportunity of investment in innovative production and manufacturing, and growth opportunities in digital technology and its supply chain, stemming from the new Epic Campus.



**THE FASTEST  
GROWING  
REGIONAL  
ECONOMY**

An aerial photograph of a city during sunset or sunrise. The sky is filled with soft, golden light and scattered clouds. In the foreground, a river flows through the city, with a large construction site on its bank. The construction site features a large, modern building under construction, surrounded by cranes and construction equipment. The city extends into the background, showing a dense urban landscape with various buildings and infrastructure. The overall scene conveys a sense of active development and investment in the city.

# FLAGSHIP INVESTMENT OPPORTUNITIES

These opportunities tell a clear story about a high-performing region with established economic centres, new growth locations, strong university assets and the infrastructure needed to connect them into a larger investment proposition.

Bristol Temple Quarter and the Bath Riverside Innovation District will intensify growth in two highly connected urban locations.

Bristol Temple Quarter is one of the UK's largest regeneration programmes, with the potential to deliver over 10,000 homes and up to 22,000 jobs, while Bath Riverside Innovation District is a £2 billion innovation-led regeneration opportunity, building on Bath's strengths in research, enterprise, culture and high-value employment.

Together, they create a strong east-west corridor of city-centre investment, linked to national markets through 3 mainline railway stations that can reach London in 73 minutes.

Brabazon adds a new growth location at the heart of the West Innovation Arc, one of the region's most productive economic areas and a nationally significant cluster for aerospace, advanced engineering and manufacturing.

The 380-acre former Filton Airfield site will deliver a new town with up to 40,000 new homes, nearly 3 million sq ft of commercial space, a new rail station and a 20,000-capacity arena. It strengthens an existing industrial and innovation cluster and creates new capacity for homes, jobs and commercial activity in a location already attractive to major employers and investors.

Mass transit and the Future Places Fund turn these individual opportunities into a connected, deliverable pipeline. Mass transit will improve access to jobs, skills and markets, link major growth locations and unlock new corridors for development.

The Future Places Fund provides the delivery mechanism, using public leadership and patient capital to unlock sites, address viability and accelerate development at scale.

**Together, these flagship projects offer investors a joined-up proposition: proven markets, nationally significant assets, strong connectivity, and a public sector partner focused on turning strategic growth locations into investable opportunities.**

# Future Places Fund

The Future Places Fund is a £500 million vehicle to unlock growth across the West of England's strategic growth zones.

It will use early land acquisition and proactive development to accelerate housing and mixed-use regeneration in locations with established demand, strong connectivity and proven innovation assets.

The fund combines public leadership with institutional capital, creating a long-term platform for pension funds and other partners to invest alongside the West of England Combined Authority. A proposed split capital model would allow investors to hold preference shares, offering stable lower-risk returns, while the Combined Authority takes common equity with greater exposure to upside.

By targeting brownfield and mid-market schemes with viability gaps, the fund can unlock senior finance and crowd in around £2 of private investment for every £1 of public funding.



- Typical schemes: >100 homes
- Typical Private Sector IRRs: higher, commercial-rate returns (mid-teens for development equity; 6–9% for senior debt)
- Opportunity to invest at both a fund and scheme Level
- Aligned to the region's priority pipeline in partnership with Homes England
- £45 million patient capital from the Combined Authority

# Mass Transit

Mass transit will open new investment corridors across the West of England, increasing land and property values and enabling significant housing and employment delivery.

Transit-oriented development will support a series of investable locations for residential, commercial and leisure uses, underpinned by long-term demand and public sector backing. Devolved funding provides delivery certainty, while partnership models enable value to be shared across investors, developers and local stakeholders.

Innovation will be central to the programme, with digital integration, smart ticketing, data-driven transport systems and new mobility services creating new commercial opportunities. Improved connectivity to Bristol Airport will strengthen international links, support trade and inward investment, and enable land value uplift.

Private partners can participate through joint ventures, integrated delivery vehicles, station development and corridor-based investment, combining infrastructure returns with longer-term development upside.



- Only 50% of the region can currently access a major centre within 30 mins on public transport
- £752m secured through Transport for City Regions
- A 15-year plan for mass transit with total development cost in excess of £1bn
- First projects commence in 4-5 years
- 7,000 additional morning peak hour journeys to Bristol by 2055

# Bristol Temple Quarter

Bristol Temple Quarter is one of the UK's largest regeneration programmes, creating a mixed-use innovation district around Bristol Temple Meads.

It offers investors access to a major brownfield growth opportunity in one of the country's most productive city centre locations.

The programme brings together employment space, new homes, transport infrastructure and public realm, supported by substantial public and private investment. The University of Bristol's Temple Quarter Enterprise Campus, new government hub and growing professional services presence are strengthening the area's research, skills and commercial base, with particular opportunities in deep tech, health and life sciences.

With major station investment, strong rail connectivity and phased development already underway, Bristol Temple Quarter provides a long-term platform for institutional capital and occupiers seeking exposure to a high-demand urban innovation market.



- 135ha regeneration area
- £5 billion total development value
- More than 10,000 homes
- Up to 22,000 jobs
- £500m University of Bristol Enterprise Campus anchoring long-term demand and regeneration
- Delivery programme extending into the 2040s

# Bath Riverside Innovation District

Bath Riverside Innovation District is one of the West of England's most significant regeneration and innovation programmes, combining a £2 billion pipeline with delivery already underway.

It links sites across the city to create a coherent innovation district, bringing together workspace, research, housing, culture and public realm within Bath's World Heritage setting.

The district is structured around hubs along the River Avon, anchored by Bath Quays, where new Grade A workspace, flood alleviation, riverside public realm and improved north-south links have already been delivered. Further opportunities include Milsom Quarter, the Production Quarter and Manvers Street, supporting growth in creative industries, digital and technology, professional services, engineering and R&D.

For investors, the district offers near and longer-term opportunities across office, innovation, hospitality and mixed-use schemes, with potential for joint ventures, pre-lets and partnerships.



- £2 billion gross development value
- Five innovation hubs along the River Avon
- 100,000 sq ft of office and workspace delivered at Bath Quays South
- 1,000 additional jobs supported at Manvers Street
- 10,000 high-value roles across the wider project area
- 90 minutes to London Paddington

# Brabazon

Brabazon is a new urban centre for the West of England, transforming the former Filton Airfield into a major mixed-use district within the region’s most productive growth zone.

It offers investors a rare opportunity to participate in a long-term, single-owner development anchored in advanced manufacturing, engineering and innovation.

The scheme combines homes, commercial space, leisure, retail and social infrastructure in a connected, sustainable new town. Its position within the West Innovation Arc gives direct access to major employers, research assets and high-value supply chains across advanced manufacturing, digital technologies and clean energy.

The Aviva Arena will establish Brabazon as a major cultural and entertainment destination, strengthening footfall and place value. With rail connectivity, phased delivery already underway and an overall programme exceeding £5 billion, Brabazon offers scale, momentum and long-term growth potential.



© YTL

- 380-acre single owner/ developer site
- £5 billion projected economic value
- Up to 40,000 new homes
- Nearly 3 million sq ft of commercial space
- Up to 40,000 new jobs
- 15-minute rail connection to Bristol Temple Meads

**28% PLANNED  
GROWTH OVER  
THE NEXT  
DECADE**

# Investment opportunities



Map is for illustrative purposes only and is not to scale.

### **Brabazon**

380-acre new town

### **Parkway Station and Surrounds**

Station-led mixed-use regeneration around one of the region's busiest rail hubs

### **Bristol & Bath Science Park**

Established R&D campus with final development plots

### **UWE Campus Regeneration**

£150m ten-year campus programme

### **North Lyde Eco-Tech Village**

157ha net zero settlement opportunity

### **Hempton Court**

Final 10-acre development site at Aztec West

### **Bristol Temple Quarter**

One of the UK's most significant regeneration programmes

### **Bath Riverside Innovation District**

£2bn innovation-led riverside district

### **Bristol City Centre and Frome Gateway**

City centre regeneration area

### **Western Harbour**

Major waterfront regeneration opportunity

### **Whitehouse Street Industrial**

City centre fringe opportunity

### **Spring Street**

1ha brownfield site in Bedminster

### **Plot 5, Bedminster Green**

Final 1ha Bedminster Green development site

### **Wapping Wharf North**

£60m+ harbourside mixed-use extension

### **Bath Quays North**

Flagship Bath Riverside site

### **Milsom Quarter**

50-year city centre masterplan to create a fashion and creativity destination

### **Fashion Museum Bath**

Cultural regeneration project

### **Production Quarter**

Bath riverside employment district

### **Stadium for Bath**

18,000-capacity city centre stadium

### **North Keynsham**

Strategic development delivering 2,000 homes and hectares of employment land

### **Keynsham Regeneration**

£35m+ regeneration masterplan for the Bristol to Bath corridor

### **Oldbury**

New nuclear power generation

### **Tidal Energy**

600mw from the Severn

### **Axis Works**

£350m+ Severnside logistics opportunity

### **Hallen Marsh**

16ha strategic employment site in Avonmouth

### **Bristol Wind Terminal**

Operational offshore wind logistics hub at Avonmouth Docks

### **Indurent Park**

High-spec Avonmouth industrial and logistics park

### **Cabot Park**

Established Prologis logistics park with direct access to the M5

### **Somer Valley Enterprise Zone**

£250m+ regeneration programme

### **Food WorksSW**

Phase 2 opportunity for 30,000 sq ft of food-grade grow-on space

### **Weston Business Quarter**

36ha flagship employment site

### **Weston Gateway Business Park**

£50m+ business park opportunity

### **Locking Parklands**

Major mixed-use community

### **Westland Distribution Park**

10ha industrial estate

### **South Gate**

£20m+ Weston-super-Mare employment site

### **Anstey's Road site**

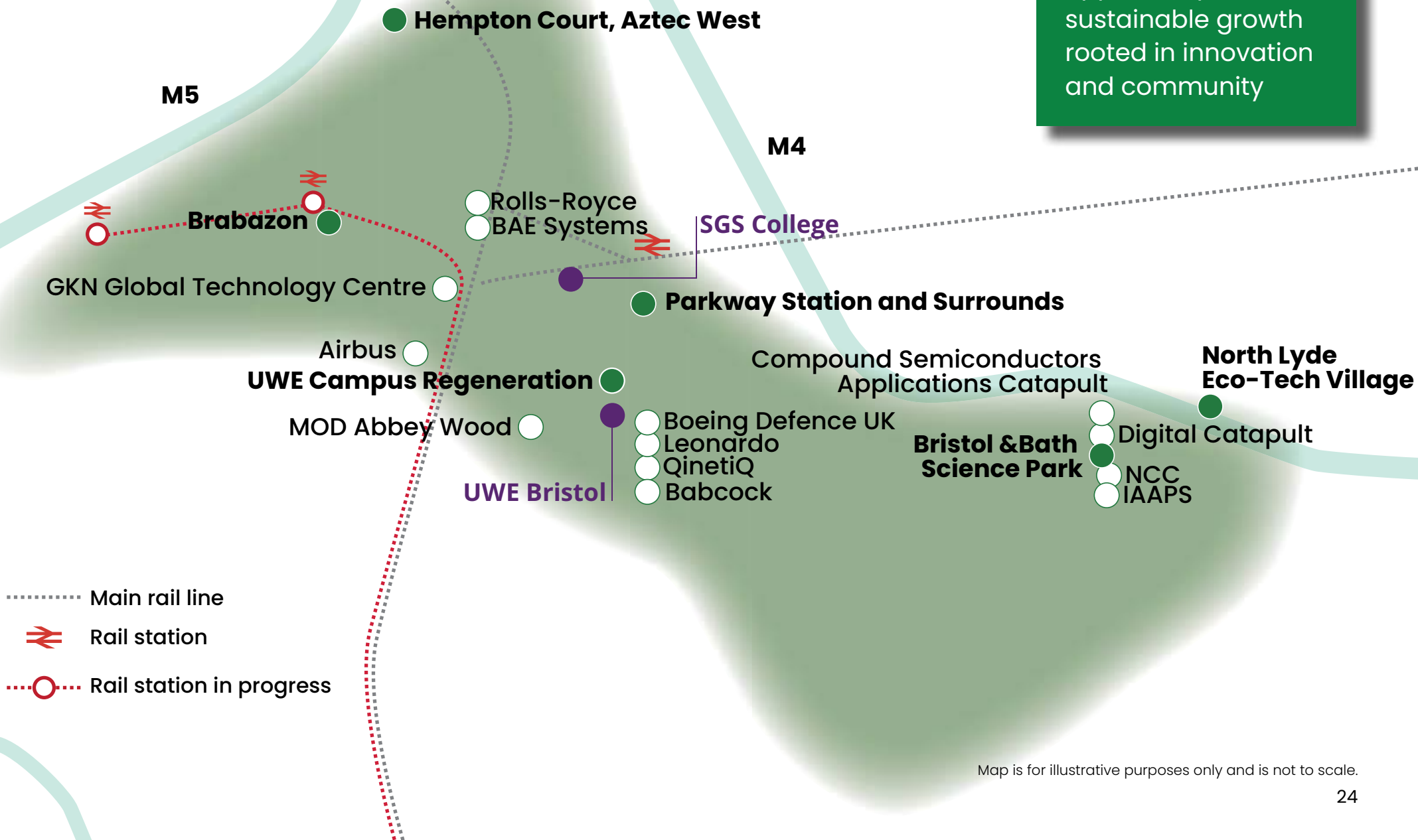
2.34ha Homes England brownfield site

### **Kingswood**

Town centre regeneration opportunity

# The West Innovation Arc

The West Innovation Arc is a once-in-a-generation opportunity to deliver sustainable growth rooted in innovation and community



Map is for illustrative purposes only and is not to scale.

**Stretching across North Bristol and South Gloucestershire, the West Innovation Arc is the region's largest and most strategically significant innovation district.**

Rooted in over a century of aerospace and engineering excellence, it combines a globally recognised industrial base with major R&D assets, innovation infrastructure and development sites capable of supporting long-term growth.

Major employers such as Babcock, Leonardo, MBDA and AtkinsRéalis sit alongside a dense network of specialist engineering firms and SMEs. The Arc brings together advanced manufacturing, digital technologies and clean energy capabilities, supported by nationally significant assets including NCC, IAAPS and Bristol & Bath Science Park.

This creates strong conditions for cross-sector innovation and commercialisation, reinforced by a pipeline of brownfield regeneration, new communities and employment space for R&D, advanced manufacturing and high-growth firms.



Investment is already underway at Brabazon, part of the government's new towns programme, where private capital is delivering a new city district combining homes, employment space and cultural assets. Wider sites across the Arc are creating a network of innovation-led locations, anchored by Brabazon, Parkway and the Bristol & Bath Science Park.

The Arc is supported by major enabling infrastructure, with direct access to the M4, rapid links to London and Heathrow, and high-frequency intercity services from Bristol Parkway.

Bristol Brabazon rail station, under construction on the Henbury Line, will serve the new city district, Aviva

Arena and surrounding employment areas. Planned mass transit along the A4174 will strengthen the transport spine between key employment and innovation sites.

With a £2 billion+ pipeline of housing, transport and environmental projects, the West Innovation Arc offers scale, sector strength and deliverability, building on an established economic cluster.

It is positioned to become one of the UK's leading innovation districts, attracting global investment and driving productivity growth across the West of England.

**PARKWAY  
STATION AND  
SURROUNDS**



**USE:** Transport investment, connectivity and employment

**CURRENT STAGE/STATUS:** Masterplan finalised and approved in December 2022

**LOCATION:** Patchway/ Stoke Gifford

**PLANNING AUTHORITY:** South Gloucestershire Council

**Station redevelopment:** Creating a new, modern station building with significantly improved passenger facilities, better accessibility and a seamless mobility hub for buses, taxis and cycling.

**The Station Quarter:** Redesigning the land immediately surrounding the station (currently largely surface car parking) into a high-density, mixed-use district featuring offices, housing and retail.

**Connectivity and public realm:** Breaking down the barriers created by the railway tracks and busy roads. This includes new green bridges/ links to Hatchet Road and Hunts Ground Road, making the station reachable by foot or bike from local communities like Stoke Gifford and Bradley Stoke.

**Climate and nature response:** Integrating blue and green infrastructure to address the climate emergency and improve the biodiversity of the West Innovation Arc.

**KEY FACTS**

- Centred around one of region’s busiest transport hubs/stations
- Links to Bristol Temple Quarter and Brabazon
- Train to London in 73 minutes

**INVESTMENT PROPOSITION**

The masterplan is a long-term vision (15+ years) that relies heavily on private sector investment to unlock the value of the surrounding land across:

- Commercial real estate (office and innovation hubs)
- Residential development
- Retail/hospitality and amenities
- Infrastructure
- End users

**BRISTOL & BATH SCIENCE PARK**



**GDV:**  
c.£150m

**USE:** R&D campus

**LOCATION:** Emersons Green

**PLANNING AUTHORITY:** South Gloucestershire Council

**CURRENT STAGE/STATUS:**

The BBSP Gateway policy is for R&D/technology based activity

In operation, with some vacant plots available for development

Outline consent exists for site – South Gloucestershire Council renewing

Subject to (full) planning permission, permitted uses will be either B1, or where complementary to the growth of the science park B2, B8 and other uses within class E

Transactions may depend on the buyer securing planning permission

Bristol & Bath Science Park is a hub for science and technology businesses, offering space, flexibility and support to accelerate growth.

The park hosts a variety of science and R&D companies, including major organisations like the NCC and IAAPS, which provide 312,000 sq ft of R&D space. New premium, commercial development land is for sale, with potential for individual buildings up to 90,000 sq ft (subject to planning).

South Gloucestershire Council manages the Forum and Innovation Hub buildings, offering 55,000 sq ft of serviced office and grow-on space for start-ups and SMEs in the knowledge sector.

**KEY FACTS**

- At the centre of a significant research and innovation cluster
- Metrobus links to central Bristol
- South Gloucestershire Council offering site sales on a new 250-year term basis – long leasehold
- Peppercorn ground rental
- Service charge for the maintenance and management of common parts

**INVESTMENT PROPOSITION**

Opportunity to purchase or develop plots for R&D, innovation and science-led commercial uses. Flexible opportunities for support and investors seeking space close to major research assets, specialist firms and transport links.

**UWE CAMPUS REGENERATION**



**GDV:**  
£150m

**USE:** Mixed

**LOCATION:** UWE campus (Frenchay)

**PLANNING AUTHORITY:** South Gloucestershire Council

**CURRENT STAGE/STATUS:** Lapsed planning currently in feasibility concept design

The University of the West of England (UWE) campus presents a significant regeneration opportunity within the West Innovation Arc, centred on the reuse of a currently vacant exhibition and conference centre.

The focus is on transforming the building into a major public-facing leisure and social destination, combining fitness, wellbeing, sport and entertainment uses. A central atrium provides a flexible venue capable of hosting events, conferences and live entertainment, supported by food and beverage offers.

The development is designed to operate as a year-round destination, serving both the university population and the wider region. It addresses a clear gap in amenity within the West Innovation Arc, complementing the area's existing concentration of employment and residential growth.

It forms part of a wider opportunity across the campus, including Enterprise Park redevelopment and low-carbon retrofit of older campus buildings.

**KEY FACTS**

- c.97,000 sq ft existing building, offers near-term delivery potential
- Fitness suite (c.14,000 sq ft), wellness hub (c.7,500 sq ft), and studios
- Padel/pickleball courts (c.25,000 sq ft)
- Competitive socialising space (c.10,500 to 15,500 sq ft)
- Flexible atrium venue (c.5,000 sq ft) with capacity for events and esports
- Dedicated esports space (c.3,200 sq ft)

**INVESTMENT PROPOSITION**

Leisure-led adaptive reuse opportunity, suitable for partnerships with operators, developers and institutional capital.

Potential for phased delivery, combining an activated leisure destination with longer-term commercial and residential investment opportunities across the wider campus.

**NORTH LYDE  
ECO-TECH  
VILLAGE**



**GDV:**  
£500m+

**USE:** R&D,  
sustainability,  
residential

**LOCATION:** Emersons  
Green/Lyde Green

**PLANNING  
AUTHORITY:** South  
Gloucestershire  
Council

**CURRENT STAGE/STATUS:**  
Allocated in the  
Draft Local Plan,  
submission of  
outline consent by  
beginning of 2027

**SITE AREA:** c.157 ha

North Lyde Eco-Tech Village could accommodate up to 2,000 new homes, with mixed-use economic development opportunities, including an 'extension' of the Bristol & Bath Science Park.

The development is being promoted by an institutional master developer with a long-term stewardship model alongside a legacy landowner, ensuring quality, resilience and coherence across phases.

Sustainability is embedded throughout, with North Lyde allocated as an employment-led, net zero energy settlement, delivering extensive green infrastructure, sustainable mobility and a minimum 10% biodiversity net gain, directly supporting regional clean growth and net zero objectives.

The site is between Yate and Bristol, and has excellent links to the M4 and M32.

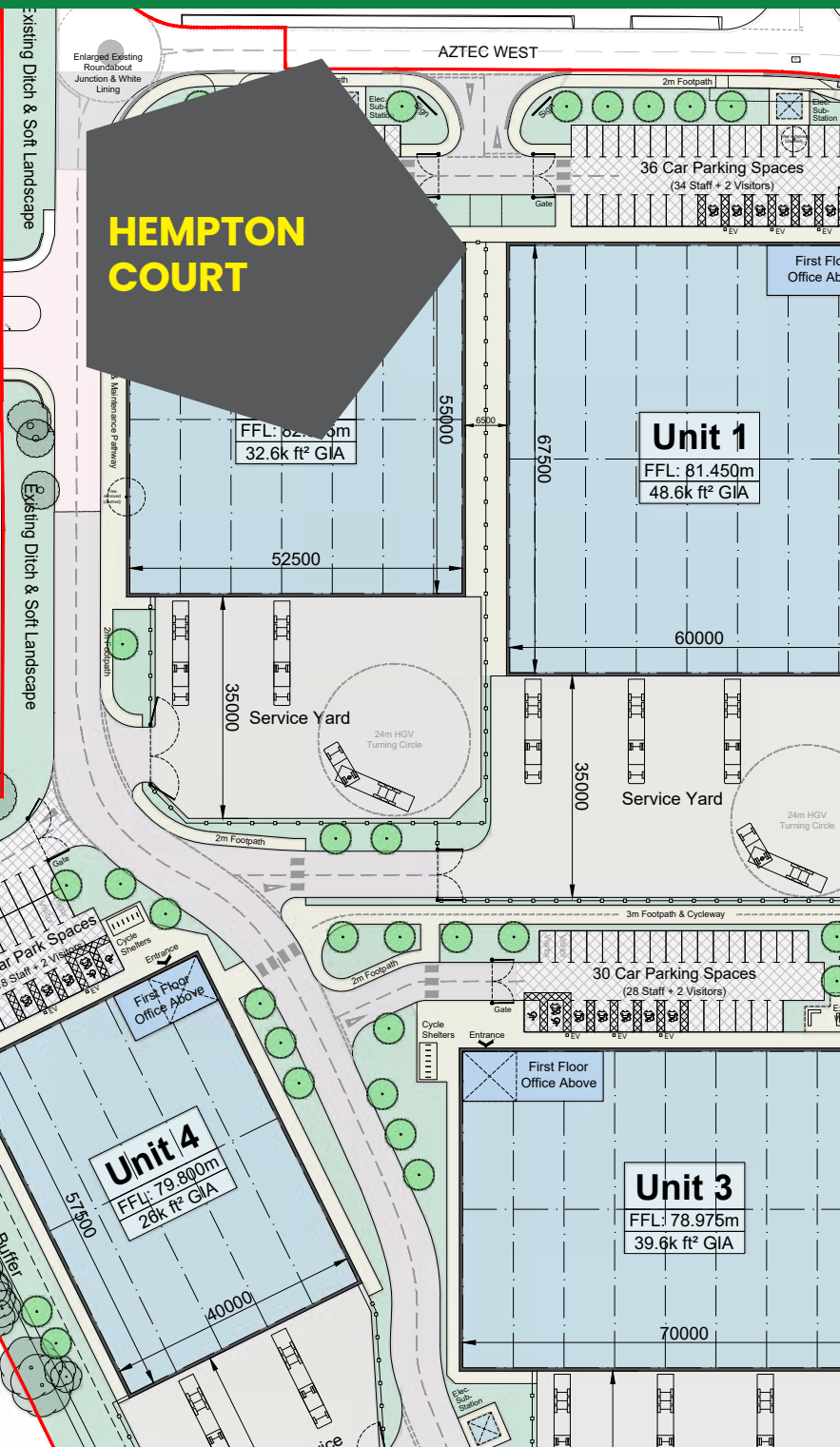
**KEY FACTS**

- c.2,050 dwellings (1,050 within the plan period; remainder beyond)
- c.80ha including country park, SuDS and biodiversity corridors delivering a minimum 10% biodiversity net gain
- 1,000 to 2,000 high-value jobs enabled over time
- c 15.1 ha employment land

**INVESTMENT  
PROPOSITION**

This offers a flexible investment opportunity for institutional investors, developers and occupiers, centred on advanced manufacturing and AI-enabled growth sectors. It supports joint ventures, phased land deals and forward-funded delivery, alongside build-to-suit options for end users.

The scheme enables phased capital deployment aligned with demand, allowing investors and occupiers to scale over time while maintaining a coherent, high-quality masterplan.



**GDV:**  
£50m+

**USE:** Consent for office

**LOCATION:** Aztec West

**PLANNING**

**AUTHORITY:** South Gloucestershire Council

**CURRENT STAGE/STATUS:**

Existing implemented consent for up to 250,000 sq ft on c.10 acres

Potential for occupation of individual buildings from 35,000 sq ft

**KEY FACTS:**

- Aztec West is home to over 100 companies and over 7,000 jobs
- 10-acre site
- Can accommodate 35,000 to 250,000 sq ft
- Key employment site in the West Innovation Arc

**INVESTMENT PROPOSITION**

Hempton Court offers a flexible final-phase development opportunity within Aztec West, suited to developers, funding partners and occupiers.

The site can be delivered through design and build, pre-let or phased development, with scope for alternative uses subject to planning. Existing consent enables early delivery with reduced planning risk, while its location within an established employment cluster supports strong occupier demand and long-term value.

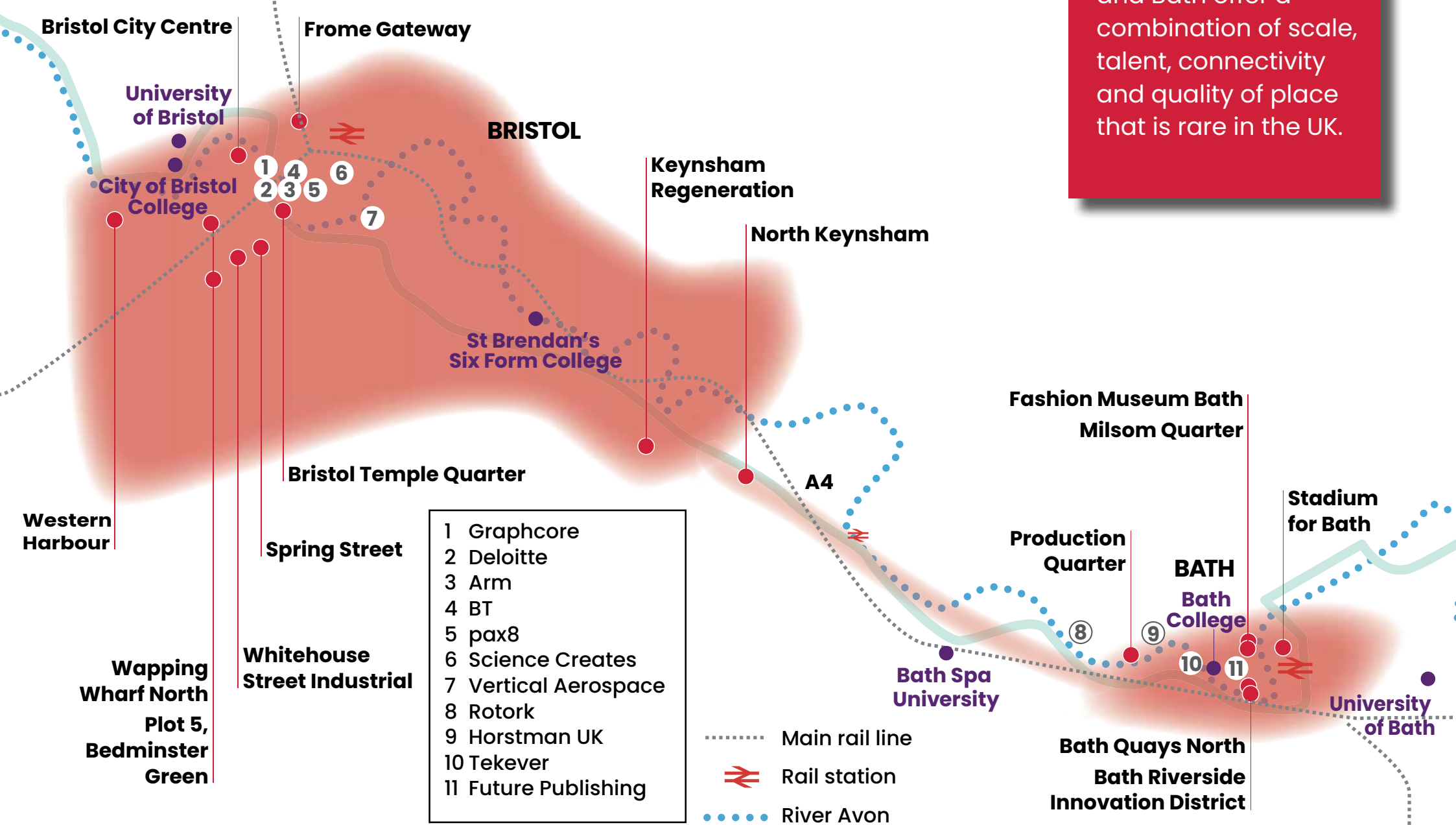
Hempton Court is the last site on Aztec West, totalling c.10 acres with an outline planning consent for offices. Design and build opportunities are also available from 20,000 sq ft on a freehold or leasehold basis. Alternative uses will be considered subject to planning.

Aztec West Business Park is served by several buses and is close to junction 16 of the M5 and within a mile of the M4/M5 interchange. Bristol Parkway rail station, with regular services to London Paddington (73 minutes) is less than 2 miles away. Bristol city centre is 6 miles to the south via the A38 and the MOD is 2 miles to the south-east. Other major amenities within 5 minutes of Aztec West include Cribbs Causeway, which offers a huge range of retailers and entertainment from John Lewis and M&S to a cinema and several restaurants including Café Rouge and YO! Sushi.

**THE MOST  
PRODUCTIVE  
REGION OUTSIDE  
THE CAPITAL**

# CENTRAL BRISTOL & BATH

Together Bristol and Bath offer a combination of scale, talent, connectivity and quality of place that is rare in the UK.



Map is for illustrative purposes only and is not to scale.

**At the core of the regional economy, central Bristol and Bath form a connected urban growth zone that drives investment, innovation and productivity across the West of England.**

Separated by a 12-minute train journey, the equivalent of 4 tube stops, the two cities combine globally recognised cultural assets with a dense concentration of knowledge-based industries, creating a highly attractive environment for businesses, talent and visitors.

The area brings together strengths in digital technologies, creative industries and professional services, supported by a strong ecosystem of universities, research institutions and innovation assets.

Facilities like the Temple Quarter Enterprise Campus, Bristol and Bath Science Park, Science Creates and the Studio provide space for collaboration, enterprise and commercialisation, while a steady pipeline of skilled graduates supports business growth. This concentration of capability leads



to high levels of intellectual property generation that supports new and growing businesses.

The diversity of the economy is a strength that creates resilience, where the everyday economy plays a critical role in sustaining vibrant city centres, supporting local enterprise and enabling wider economic activity. Retail, hospitality, healthcare and education all contribute to a dynamic urban environment that attracts both residents and visitors, with around 32 million annual visits across the region.

Significant regeneration and development will shape the next phase of growth. In Bristol, Temple Quarter represents one of the UK's largest urban

regeneration programmes, delivering new homes, employment space and infrastructure in a highly accessible city centre location.

In Bath, a series of developments in the Bath Riverside Innovation District, Bath Quays and the Production Quarter will expand commercial space and strengthen links between research, business and the creative economy. Across the corridor, new housing and infrastructure will improve connectivity and support sustainable growth.

Central Bristol and Bath is where culture, innovation and commercial activity intersect, creating a compelling proposition for investment and long-term economic growth.

**BRISTOL CITY  
CENTRE AND  
FROME  
GATEWAY**



**USE:** Mixed-use, transport infrastructure, public realm

**LOCATION:** Central Bristol

**PLANNING AUTHORITY:** Bristol City Council

**CURRENT STAGE/STATUS:** City Centre Development and Delivery Plan endorsed in 2023; Frome Gateway Regeneration Framework endorsed in 2024

The city centre regeneration area and Frome Gateway together form a major opportunity to extend and renew Bristol’s central core. Focused around Broadmead, the city’s retail centre, and the industrial land immediately to its north, this will transform dated, single-use and underused areas into connected, mixed-use neighbourhoods supporting new homes, workspace, culture, retail and evening activity.

At Broadmead, regeneration will create active ground floors, diverse retail and cultural facilities, with secured funding to prepare detailed designs for the transformation of Castle Park as the area’s public realm and green space anchor. At Frome Gateway, renewal will bring forward much-needed homes, affordable housing, workspace, community facilities and enhanced green space, supporting Bristol’s growing economy while creating a more inclusive and liveable city centre.

**KEY FACTS:**

- Potential to deliver 10,000 to 11,000 new homes in key central locations
- Employment space for 8,500+ jobs
- Improving links between Broadmead, the old city, waterfront and surrounding neighbourhoods

**INVESTMENT PROPOSITION:**

Investment across Frome Gateway and Bristol’s central core is creating timely opportunities for funders, developers and occupiers, supported by public landholdings, transport improvements, cultural anchors and retail renewal in one of the UK’s leading regional cities.

# WESTERN HARBOUR



**GDV:**  
**£800m**

**USE:** Housing, transport infrastructure, public open space, local services

**LOCATION:** Western edge of Bristol city centre

**PLANNING AUTHORITY:**  
Bristol City Council

**CURRENT STAGE/STATUS:**  
Pre-planning/master planning stage

Western Harbour is a major regeneration initiative focused on the transformation of the Cumberland Basin and surrounding areas at the western gateway to Bristol city centre.

Led by Bristol City Council, the project aims to modernise ageing transport infrastructure while unlocking land for new housing and public spaces. The area currently contains complex road systems and underutilised land, presenting a significant opportunity for redevelopment.

The vision is to create a new, well-connected neighbourhood with thousands of new homes, enhanced waterfront access, and high-quality public realm. Western Harbour will act as a key western gateway into the city, complementing wider regeneration initiatives across Bristol.

It is anticipated that work could start on site in the late 2020s subject to approvals and funding.

## KEY FACTS:

- Early estimate potential for 2,500 to 3,500+ homes
- Significant transport infrastructure reconfiguration required
- Focus on sustainable travel and reduced car dominance
- Flood risk mitigation and climate resilience central to design
- Waterfront regeneration with new public spaces
- Long-term, infrastructure-led delivery

## INVESTMENT PROPOSITION:

Western Harbour is a potential large-scale, long-term opportunity for investors and development partners specialising in complex urban regeneration.

The primary investment focus is expected to be residential-led development, with potential for mixed-use elements including local services and community infrastructure.



**WHITEHOUSE STREET INDUSTRIAL**

**USE:** Light industrial, local distribution, flexible workspace

**LOCATION:** Bedminster

**PLANNING AUTHORITY:** Bristol City Council

**CURRENT STAGE/STATUS:** Feasibility/concept development

**PRACTICAL COMPLETION:** The first phase could be completed in the late 2020s, with longer term development opportunities available across the site

The Whitehouse Street regeneration area is a key development zone located immediately to the south-west of the wider Bristol Temple Quarter area. It comprises a collection of underutilised brownfield plots that are being brought forward for redevelopment on a phased, site-by-site basis.

The vision for Whitehouse Street is to deliver a high-density, residential-led neighbourhood that supports Bristol’s growing demand for city centre living.

Development proposals typically include a mix of private residential units, build-to-rent schemes, and purpose-built student accommodation, alongside active ground-floor uses that contribute to street vitality.

New industrial space will be an important part of the development mix, supporting the transition to mixed-use while providing accommodation for existing businesses who wish to remain in the area and confirmed demand from elsewhere in the city.

**KEY FACTS:**

- 5-minute walk from Bedminster, 15-minute walk from Bristol Temple Meads
- Brownfield redevelopment and industrial land intensification
- Provides much needed new industrial space in the city
- Complements nearby residential development planned across the wider regeneration area, creating demand for space

**INVESTMENT PROPOSITION:**

Potential to deliver c.85,000 sq ft of new and/or refurbished industrial and flexible workspace on council owned land.

Opportunity to deliver new industrial and employment space across strategically located city centre sites, with potential for development, funding and operational partnerships.



**USE:** Housing, employment space

**LOCATION:** Bedminster

**PLANNING AUTHORITY:** Bristol City Council

**CURRENT STAGE/STATUS:** Feasibility and market testing

A development partner is being sought for the residential-led mixed-use development of this 1ha site located 12 minutes' walk from Bristol Temple Meads by Goram Homes, Bristol City Council's housing company.

The site features in the central Bedminster area of growth and regeneration in Bristol's draft local plan, which proposes the delivery of 3,500 new homes.

The popular Victoria Park is located just a short walk to the south. Vehicular and pedestrian access is provided from multiple points surrounding the site, with the main access via Spring Street and St Luke's Road.

The site is currently occupied by the Department of Education as a temporary school. The school is on track to re-locate to its permanent location at the new Silverthorne Lane development near Bristol Temple Meads in September 2027.

## KEY FACTS:

- 1ha. brownfield site
- 12 minute walk from Bristol Temple Meads
- Part of Whitehouse Street regeneration area
- Suitable for high-density residential-led mixed-use development

## INVESTMENT PROPOSITION:

Opportunity to bring forward a residential-led, mixed-use scheme, including affordable housing and active ground floor uses.

Flexible delivery structure, with scope for joint venture or alternative partnership models.

Open to market engagement to shape the optimal delivery and funding approach.

**PLOT 5,  
BEDMINSTER  
GREEN**



**USE:** Housing, employment space

**LOCATION:** Bedminster

**PLANNING AUTHORITY:** Bristol City Council

**CURRENT STAGE/STATUS:** Feasibility and market testing

Located in the heart of Bedminster Green, Plot 5 site extends around 1ha. The land comprises Hereford Street car park, a community centre, an area of green space and a number of tenanted industrial buildings within the St Catherine’s trading estate.

The surrounding context offers a mix of uses including residential, student accommodation, industrial and more. To the west, it sits adjacent to the Pring and St Hill site which is currently in construction for 484 student bedspaces, while the new Metalworks scheme by Watkin Jones with 819 student bedspaces sits to the east.

The site is approximately 0.3 miles south of the city centre, and is well connected to local transport being approximately 100 metres walk from Bedminster rail station and approximately 1 mile from Bristol Temple Meads.

**KEY FACTS:**

- 1ha. brownfield site
- Part of Bedminster Green regeneration area
- Suitable for high-density residential-led, mixed-use development

**INVESTMENT PROPOSITION:**

Early-stage residential opportunity with no consent, offering scope to shape design, planning and delivery.

Seeking a delivery partner, with flexible partnership approach.

WAPPING WHARF NORTH



**GDV:**  
£60m+

**USE:** Residential apartments, independent retail, food and beverage, public realm

**LOCATION:** Central Bristol

**PLANNING AUTHORITY:**  
Bristol City Council

**CURRENT STAGE/STATUS:**  
Pre-construction/early delivery (subject to final approvals and market conditions)

**PRACTICAL COMPLETION:**  
Late 2020s

Wapping Wharf North is the next phase of the highly successful Wapping Wharf regeneration at Bristol’s harbourside, extending the transformation of a former industrial dockside area into a vibrant mixed-use neighbourhood.

The development will deliver new residential units alongside ground-floor commercial space, continuing the emphasis on independent businesses and active frontages.

A key feature of Wapping Wharf has been the innovative use of converted shipping containers for retail and food outlets, creating a distinctive destination that attracts both locals and visitors.

As part of Bristol’s wider regeneration strategy, the project contributes to city centre living, supports small businesses, and enhances the vibrancy of the waterfront. It is widely seen as a model for successful mixed-use, community-led urban regeneration.

**KEY FACTS:**

- Located on Bristol harbourside waterfront
- Developed by Umberslade
- High-quality public realm and placemaking
- Supports city centre living and local economy

**INVESTMENT PROPOSITION:**

Wapping Wharf North presents a mid-scale, mixed-use investment opportunity in a prime waterfront city centre location.

It’s particularly attractive to investors seeking exposure to residential-led urban regeneration combined with experiential retail and leisure uses.

Opportunities may include forward funding, private rented sector investment, or acquisition of completed assets.



**BATH QUAYS NORTH**

**USE:** Employment, R&D, innovation, retail, hotel

**LOCATION:** Bath city centre

**PLANNING AUTHORITY:** Bath & North East Somerset Council

**CURRENT STAGE/STATUS:** Outline consent exists for office, hotel, housing and public space

**DELIVERY START ON SITE:** Ongoing phased delivery, with multi phases completing between 2026-2030

**PHASING:** Waterside Park and Quays Bridge complete. Residential (plots 6 and 7) to commence in summer 26. Employment and further mix of uses to follow

A flagship element of the Bath Riverside Innovation District, Bath Quays North is transforming prime city centre riverside land into modern workspace, R&D, hotel and civic space, homes and public realm.

Designed to attract inward-investing occupiers, support high-skilled employment and complement Bath’s heritage core, the scheme sits at the heart of an emerging innovation ecosystem that expects to generate hundreds of new jobs and strengthen local economic diversity.

Bath Quays North is designed to unlock Grade A office and innovation space, attract inward investment and enable firms to co-locate with world class research and talent in a new £30m business accelerator/scale up facility.

**KEY FACTS:**

- Part of the wider Bath Quays regeneration along the River Avon
- Mixed-use scheme:
  - offices (172,000 sq ft)
  - retail, food and drink, hotel (c.130 beds)
  - c.180 homes in 2 phases
- New streets, pedestrian connections, and public realm to improve city centre flow
- Detailed planning permission obtained

**INVESTMENT PROPOSITION:**

Pre-let office and innovation space offering routes for institutional capital into hotel and office assets, with long-term mixed-use value creation. The scheme could support an estimated 1,900 high-value roles, targeting EPC A and BREEAM Excellent standards.

MILSOM QUARTER



**GDV:**  
 Fashion Museum and public realm:  
**£54m**  
 Broad Street Yards:  
**£10.2m**  
 Cattlemarket:  
**£30m+**

**USE:** Mixed-use, urban regeneration, cultural

**LOCATION:** Bath city centre

**PLANNING AUTHORITY:**  
 Bath & North East Somerset Council

**CURRENT STAGE/STATUS:**  
 Adopted Masterplan and allocated sites. Individual projects in planning or pre-planning

The Milsom Quarter programme will regenerate the northern part of the city centre, where Bath & North East Somerset Council is a major landowner and can use its public sector assets to create opportunities for change and lead the redevelopment of the area. It is made up of approx 6.5ha, including Fashion Museum and public realm (107,300 sq ft), Broad Street Yards (16,000 sq ft) and Cattlemarket (105,000 sq ft).

The Milsom Quarter programme includes:

- Relocation of Fashion Museum Bath to the centre of the Milsom Quarter
- Support and infrastructure for SMEs, reinforcing retail and design strengths
- Upwards of 180 homes in total

KEY FACTS:

- Site covers a large proportion of Bath’s primary retail and urban core
- £1.75m secured for initial works
- Part of a 20-year masterplan to increase city centre residential and creative density
- Start on site in Q2 2027 with practical completion in 2030

INVESTMENT PROPOSITION:

A high-profile, culture-led regeneration opportunity anchored by a world-class Fashion Museum, with immediate demand for creative workspace developers at Broad Street Yards, hospitality investors for hotel and food/beverage uses, and residential partners for Cattlemarket.

There will be future opportunities at Manvers Street, South Bank and Green Park, including up to 100,000 sq ft of office space.



**FASHION  
MUSEUM BATH**

**GDV:** 54m

**USE:** Cultural, urban regeneration, public realm

**LOCATION:** Central Bath

**PLANNING AUTHORITY:**  
Bath & North East Somerset Council

**CURRENT STAGE/STATUS:**

Adopted Masterplan and allocated site in the Local Plan

Awaiting planning decision. Practical completion 2030

**KEY FACTS:**

- 250,000 visitors expected each year
- Northgate Street will be transformed into a high-quality civic square

**INVESTMENT PROPOSITION:**

A publicly backed, de-risked cultural anchor project with clear routes for private capital to capture value from footfall, place uplift and commercial activation in central Bath.

With planning progressing and delivery targeted for 2030, early investors have the opportunity to shape the commercial offer and secure prime positions ahead of value uplift associated with the wider Milsom Quarter transformation.

The Fashion Museum has embarked on its largest ever philanthropic appeal to transform the Old Post Office into a groundbreaking new museum that brings fashion to life for local and global audiences.

It will be a welcoming and accessible space that invites everyone to explore the world of fashion. Its new home, the Grade II listed Old Post Office, will be carefully restored and reimaged to showcase the museum’s internationally renowned collection which features 100,000 items spanning 400 years of human creativity from 1600 to the present day.

Funding has been secured from local and regional government, National Lottery Heritage Fund, Arts Council England.

**PRODUCTION QUARTER**



**USE:** Industrial, manufacturing, R&D

**LOCATION:** West of Bath city centre

**PLANNING AUTHORITY:** Bath & North East Somerset Council

**CURRENT STAGE/STATUS:** Production Quarter Masterplan adopted and opportunities for intensification being taken forward. Planning granted for new Rotork HQ (80,000 sq ft)

The Production Quarter brings together Locksbrook, Brassmill and Weston Island to form Bath’s primary location for industrial, manufacturing and R&D activity. It is an established industrial location with major occupiers already in place, supported by a strong engineering and manufacturing base. This creates a clear opportunity to retain and expand productive uses in a city where employment land is constrained and demand for well-located industrial space remains strong.

The area is a strategically significant employment cluster on the River Avon, identified for long-term intensification through the new Local Plan. Its riverside setting within a high-value heritage city gives it a distinctive investment proposition, combining access to skilled labour, universities and R&D assets with the potential to modernise existing space, increase employment density and support long-term value creation.

**KEY FACTS:**

- 500,000 sq ft of existing employment floorspace, with clear support for intensification and renewal
- Capacity to significantly increase employment density and floorspace through redevelopment and modernisation
- Practical completion: 2043

**INVESTMENT PROPOSITION:**

Opportunity to deliver modern industrial and manufacturing space in a supply-constrained city, including redevelopment and estate intensification

Scope for phased investment, combining asset repositioning with new development to drive long-term value growth

# STADIUM FOR BATH



**USE:** Stadium, community hub, Bath Rugby Foundation HQ

**LOCATION:** Central Bath

**PLANNING AUTHORITY:** Bath & North East Somerset Council

**CURRENT STAGE/STATUS:** Fully approved, moving into next stage of detailed design

The Stadium for Bath is a once-in-a-century opportunity to secure the future of professional sport in the city centre. By replacing the temporary stands at The Recreation Ground with a permanent, architecturally sensitive 18,000-capacity stadium, the project will create a year-round destination.

Beyond match days, the stadium will host community events, educational programmes through the Bath Rugby Foundation, and international-standard conferencing - while opening up the riverside to the public for the first time.

Construction is expected to start in May 2027 following the 2026/27 season, with phased delivery allowing Bath Rugby to continue playing during construction, and practical completion targeted for 2029.

## KEY FACTS:

- 18,000-capacity stadium
- New “Spring Gardens Walk” riverside path
- Permanent home for the Bath Rugby Foundation and local school programmes
- Estimated £50m+ annual boost to the local visitor economy

## INVESTMENT PROPOSITION:

Seeking commercial partners for naming rights, hospitality management and conferencing operations. While the project is privately led by Bath Rugby, there are opportunities for social impact funders to support the community hub and educational facilities.

**NORTH  
KEYNSHAM**



**GDV:** £600-700m

**USE:** Residential-led mixed-use including local centre, primary school and strategic green infrastructure

**LOCATION:** Keynsham

**PLANNING AUTHORITY:**  
Bath & North East Somerset Council

**CURRENT STAGE/STATUS:**  
North Keynsham masterplan and vision established, progressing through planning and delivery strategy

North Keynsham is one of the largest housing-led growth opportunities in Bath and North East Somerset, with capacity for new homes alongside a new local centre, primary school and extensive green infrastructure. It is designed as a high-quality, climate-resilient neighbourhood that integrates with the existing town while maintaining a distinct identity.

The site benefits from strong strategic connectivity, located between Bristol and Bath with access to the A4 corridor and rail connections at Keynsham station. Planned improvements to walking, cycling and public transport infrastructure will support sustainable travel patterns, linking the development to employment centres and regional growth zones.

Subject to planning and enabling infrastructure, delivery is expected to begin in the late 2020s, with phased completion through the 2030s as North Keynsham comes forward as a major residential-led growth location.

**KEY FACTS**

- Up to 2,000 new homes within a strategic growth location
- 143ha site, with 38ha of accessible green space
- Integrated active travel and sustainable transport connections to Bristol and Bath
- Clear public sector leadership with an established masterplan and delivery framework

**INVESTMENT PROPOSITION**

North Keynsham offers a policy-backed, large-scale residential opportunity with clear public sector support and strong delivery fundamentals, suited to a master developer, joint venture or phased housing delivery partner.

Alongside infrastructure and long-term capital investment, it supports sustainable, climate-resilient place-making.

**KEYNSHAM  
REGENERATION**



**USE:** Mixed residential, office space, innovation and infrastructure improvements

**CURRENT STAGE/STATUS:** Strategic planning/consultation

**LOCATION:** Keynsham

**PLANNING AUTHORITY:** Bath & North East Somerset Council

Keynsham has been identified as part of the Bristol to Bath corridor where strategic growth could support both new housing and jobs, drawing on its transport links and proximity to existing services.

The regeneration action plan includes repurposing vacant and under-used sites, public realm and active travel projects, park and weir improvements.

Delivery, strategic planning and consultation are underway, and practical completion targeted for 2035.

**KEY FACTS:**

- Part of a coordinated £35m+ regeneration masterplan
- Repurposing of significant ground-floor units for independent "Maker-Retailers"
- Includes removal of the weir to enable fish passage and significant urban greening (Targeted 20% biodiversity net gain)
- Strategic overspill for the Bristol-Bath "Connected Corridor"

**INVESTMENT PROPOSITION:**

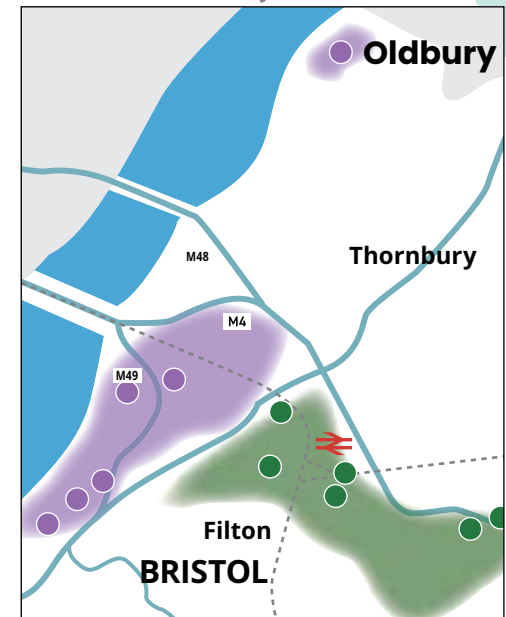
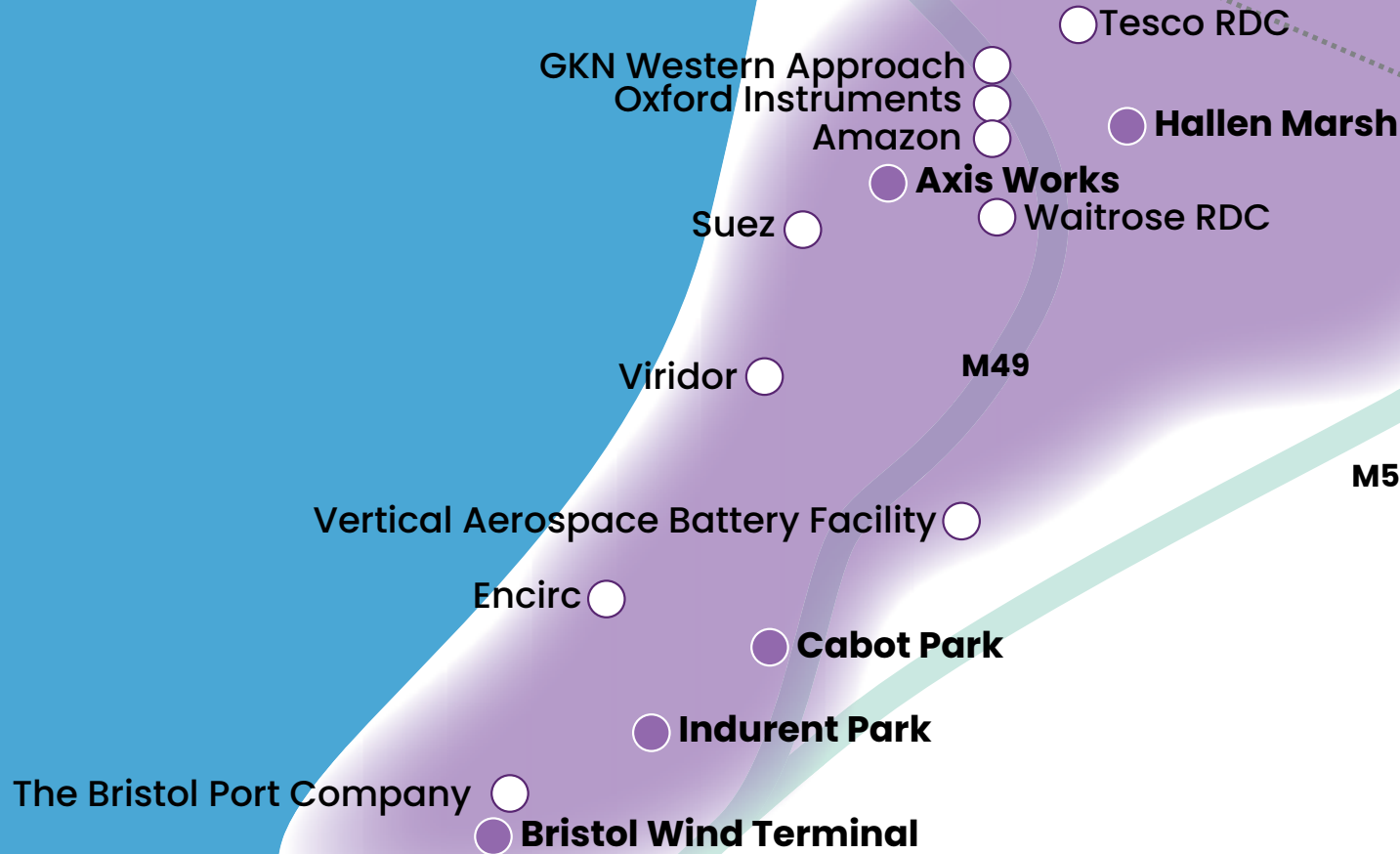
Seeking commercial occupiers and social impact capital, with refurbished flagship units offering immediate opportunities for leisure and boutique workspace operators.

Longer-term growth will be enabled by new employment land and strong alignment with Bristol and Bath's sector strengths.

**AMBITIONS  
TO BUILD 7,750  
NEW HOMES  
A YEAR**

# SEVERN ESTUARY

Spanning North Somerset, South Gloucestershire and Bristol, it is a real demonstration of the interdependency of regional economy.



Map is for illustrative purposes only and is not to scale.

**Located on one of the UK's most strategically important coastlines, the Severn Estuary Growth Zone combines nationally significant energy assets, major logistics infrastructure and emerging opportunities in clean growth.**

The area is central to the UK's transition to a low-carbon economy. Opportunities span new nuclear at Oldbury, tidal energy, hydrogen, floating offshore wind and carbon capture, supported by industrial land, grid connectivity and proximity to key assets. Together, these position the Estuary as a major location for clean energy generation, storage and distribution, with the potential to unlock over £3.5bn in economic value and create more than 15,000 jobs.

Alongside this, the zone is a critical hub for freight and logistics. Bristol Port, the UK's most centrally located deep sea port, connects the region to global markets and supports national supply chains. This is reinforced by strong road and rail connectivity, access to an international airport, and the ability to reach the majority of the UK population within a single day.



The Estuary also benefits from its proximity to advanced digital infrastructure and innovation assets, linking it closely to the West Innovation Arc and wider regional strengths in advanced manufacturing, AI and engineering. This creates opportunities to integrate clean energy generation with industrial activity, supporting the development of supply chains and new technologies.

As one of Europe's most ecologically significant environments, the Severn Estuary creates a distinct opportunity to align economic growth with environmental leadership. Its unique

tidal range, ecological importance and exposure to climate risk provide a testbed for innovation in climate resilience, nature-based solutions and sustainable infrastructure. This includes opportunities in tidal energy, flood management, habitat restoration and green infrastructure, alongside the development of low-carbon industrial activity.

By integrating environmental stewardship with investment, the Estuary can act as a national exemplar for how coastal regions drive clean growth while enhancing natural capital.



## OLDBURY NEW NUCLEAR

**GDV:** up to £10bn  
indicative, subject to  
financing model and  
site scope

**USE:** New nuclear  
power generation, SMR  
deployment, clean  
energy infrastructure  
and associated supply  
chain activity

**LOCATION:** Oldbury-on-  
Severn

**PLANNING AUTHORITY:**  
South Gloucestershire  
Council

**CURRENT STAGE/  
STATUS:** Early-stage  
private investment  
proposition, with  
Oldbury positioned  
alongside Berkeley as  
a linked Severn Estuary  
nuclear opportunity

Oldbury is one of the UK's strongest private new nuclear opportunities, combining an existing nuclear site, strategic grid potential and proximity to major industrial electricity demand across Severnside, Avonmouth and South Wales.

The site is owned by Great British Energy Nuclear and remains a candidate for privately financed SMR deployment, with government support expected through the Advanced Nuclear Framework. Up to six SMRs could be developed at Oldbury, creating a nationally significant source of secure low-carbon power and a long-term platform for skilled jobs, supply chain investment and clean industrial growth.

Linked with nearby Berkeley's emerging science and technology proposition, Oldbury can anchor a Severn Estuary nuclear cluster, connecting generation, R&D, skills and industrial offtake in one of the UK's most important clean energy corridors, with major opportunities for institutional capital and supply chain partners.

## KEY FACTS:

- Existing nuclear site in public ownership through Great British Energy Nuclear
- Candidate for privately financed new nuclear development
- Potential to support more than 1,000 jobs during construction and early operation, with longer-term operational employment
- Strong alignment with Severnside industrial energy demand and potential electricity offtake from major regional users
- Existing nuclear infrastructure in place

## INVESTMENT PROPOSITION:

Oldbury offers a nationally significant opportunity for private investment in secure low-carbon power generation, with potential across SMR deployment, enabling infrastructure and grid connection.

Construction and specialist supply chain opportunities are supported by Severn Estuary industrial demand and coordinated public sector delivery.

TIDAL ENERGY



© Richard da Costa

**GVA:** £3.5bn  
estimated UK

**USE:** Tidal range energy generation

**LOCATION:** Between Aberthaw and Barry, South Wales

**PLANNING STATUS:** Early-stage development. The planning phase is expected to run from 2027 to 2032

**CURRENT STAGE/STATUS:** Preferred commercial demonstration project identified following work by Cardiff Capital Region and the West of England Combined Authority

**START ON SITE:** 2032, subject to planning, funding and regulatory approval

The Aberthaw Tidal Lagoon would establish the Severn Estuary as a predictable renewable power source and create a commercial pathway for a wider UK tidal range industry. The project would use the Estuary’s exceptional tidal range to generate around 1.3TWh of low-carbon electricity each year, enough for 450,000 homes.

The lagoon would create 41,000 job years across planning, construction and early operations. Its position next to Aberthaw Clean Energy Park links long-life renewable generation to brownfield industrial land and grid infrastructure.

A publicly backed development vehicle would de-risk planning, design and consenting before private capital enters at, or before, final investment decision for construction and long-term operation, with strong supply chain potential across South Wales and the west.

KEY FACTS

- One of the world’s strongest tidal resources, with tidal ranges up to 14.5 metres
- 600MW expected installed capacity
- c.£3.25bn construction cost at 2025 prices
- The wider Severn Estuary lagoon pipeline is modelled at £27bn capital cost

INVESTMENT PROPOSITION

Aberthaw Tidal Lagoon offers a major private investment opportunity in predictable renewable power, with potential across construction, operations and grid-linked infrastructure.

A publicly backed development vehicle would help de-risk planning, design and consenting before construction investment.



**GDV:** £350m+

**USE:** Storage, warehousing, logistics

**LOCATION:** Central Park, Severnside

**PLANNING AUTHORITY:** South Gloucestershire Council

**CURRENT STAGE/STATUS:**

Planning consent for 2,000,000 sq ft industrial and logistics

**PRACTICAL COMPLETION:**

Deliverable Q2 2026

## KEY FACTS:

- Strategic location
- Port access
- Can accommodate units up to 1m sq ft
- Up to 24 MVA power capacity

## INVESTMENT PROPOSITION:

Flexible, future-ready space for occupiers and investors seeking a proven industrial location with strong market demand, major occupier momentum and the ability to support long-term growth across advanced logistics, manufacturing and supply chain operations.

Axis Works is a 101-acre industrial and logistics development within the Avonmouth-Severnside enterprise area. With hybrid consent for around 2 million sq ft of B2 and B8 floorspace, the scheme offers flexible build-to-suit and institutional logistics opportunities, with eaves heights up to 30m. It is in close proximity to the new Junction 1 of the M49 connecting to the national motorway network, with nearby rail stations for workforce access.

The site is already attracting major occupier and investor interest. A 390,000 sq ft M&S logistics facility is under construction, alongside a further 209,319 sq ft last-mile logistics unit. Designed to meet modern logistics and manufacturing requirements, Axis Works combines scale, connectivity, power and sustainability credentials, making it one of the West of England's strongest propositions for industrial, distribution and supply chain investment.



**USE:** Clean energy production, low-carbon manufacturing, warehousing, distribution

**LOCATION:** Avonmouth

**PLANNING AUTHORITY:** Bristol City Council

**CURRENT STAGE/ STATUS:** Promoted for adoption as new development land in the draft Bristol Local Plan, early-stage planning and site promotion for industrial and energy uses

Hallen Marsh is a 16ha strategically important employment site located within Avonmouth, which together with Severnside and Portbury, makes up one of the south-west's largest industrial and logistics hubs with the Port of Bristol at its core.

This site comprises undeveloped land with strong potential for large-scale employment uses and is attractive to the clean energy production sector. It is also well placed to meet the requirements of low-carbon industries, as well as logistics and distribution.

Bristol City Council is the site owner and is looking for this significant site to play a key role in delivering employment land to meet demand in the Bristol city region and especially the Severn Estuary area.

## KEY FACTS:

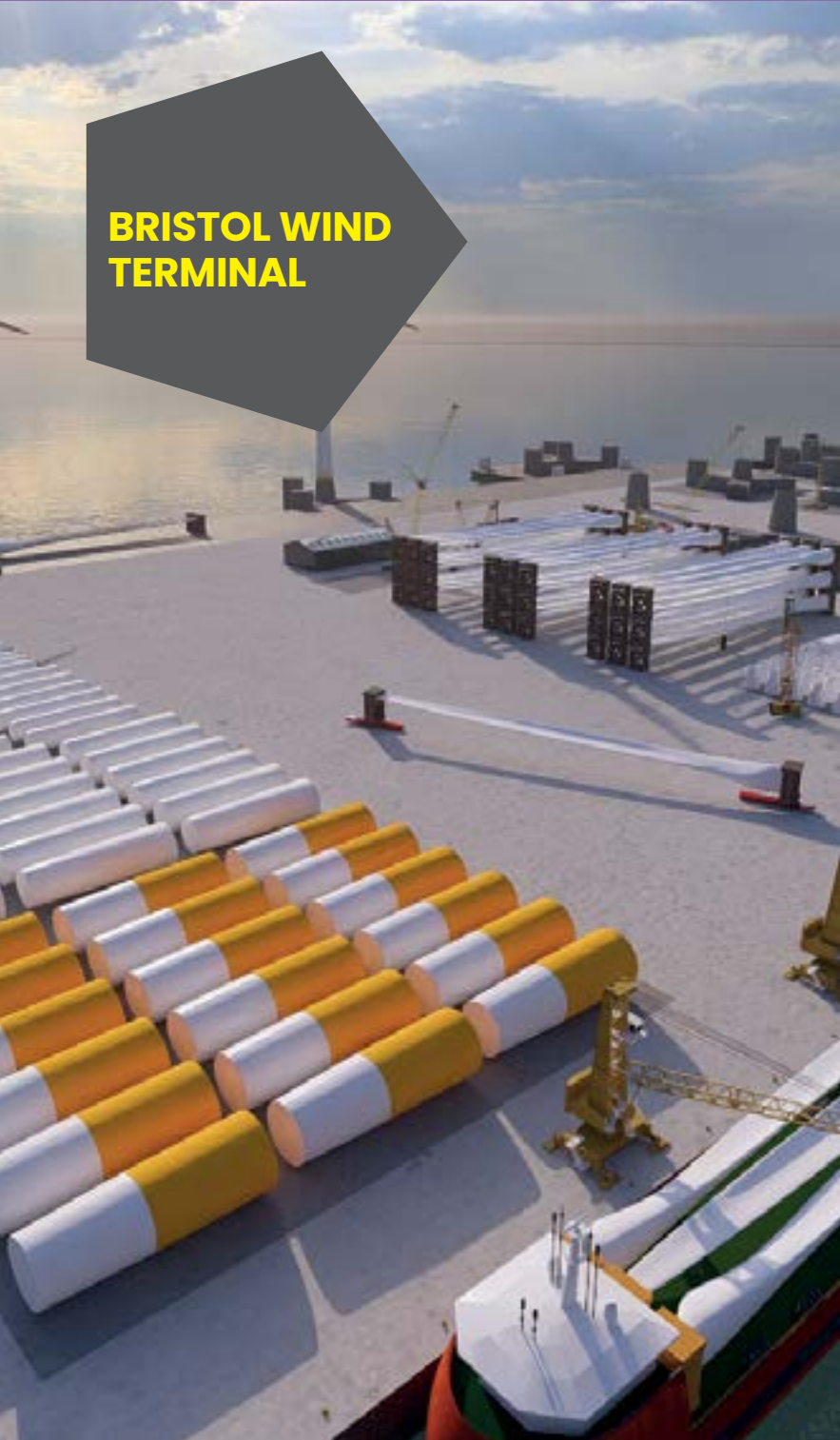
- Large strategic employment site
- Suitable for logistics, distribution, and industrial uses
- Potential for energy and low-carbon infrastructure
- Strong connectivity to M5 motorway and port facilities at Avonmouth and Portbury docks
- Potential for creation of thousands of jobs

## INVESTMENT PROPOSITION:

Hallen Marsh presents a significant opportunity for investors, developers and occupiers targeting the clean energy production and low-carbon manufacturing sectors.

Its scale and strategic location also make it attractive for large-format warehousing and distribution centres.

# BRISTOL WIND TERMINAL



**USE:** Offshore wind turbine assembly, storage and logistics hub

**LOCATION:** Avonmouth Docks, Bristol

**PLANNING AUTHORITY:** Bristol City Council

**CURRENT STAGE/STATUS:** Operational with ongoing expansion to support offshore wind growth

This is a key renewable energy logistics hub supporting the UK’s rapidly expanding offshore wind sector. Operated by The Bristol Port Company, it provides specialised infrastructure for the storage, assembly and transportation of wind turbine components, including towers, blades and nacelles.

Its strategic location on the Severn Estuary allows direct access to offshore wind farm sites in the Bristol Channel and wider UK waters. The terminal is equipped with deep-water berths, heavy-lift quays, and extensive laydown areas capable of handling oversized components required for modern wind turbines and next-generation equipment.

The facility plays an important role in the UK’s transition to low-carbon energy, supporting supply chains for major offshore wind projects and contributing to regional economic growth. It also strengthens Bristol’s position as a centre for renewable energy and green industry. With continued investment and expansion, the Bristol Wind Terminal is expected to remain a critical piece of infrastructure in delivering the UK’s net zero targets.

## KEY FACTS:

- Major offshore wind logistics hub in south-west England
- Supports floating and fixed-bottom offshore wind deployment
- Handles turbine components

## INVESTMENT PROPOSITION:

The Bristol Wind Terminal offers a specialist infrastructure investment opportunity aligned to the growth of offshore wind, with increasing demand for facilities handling large-scale turbine components.

Opportunities focus on quay strengthening, storage and logistics, with potential for long-term revenue through leasing and supply chain partnerships. Its operational status provides a relatively lower-risk entry point for infrastructure and energy investors.

**INDURENT  
PARK**



**USE:** Warehousing, distribution, industrial units, logistics

**LOCATION:** Avonmouth

**PLANNING AUTHORITY:** Bristol City Council

**CURRENT STAGE/STATUS:** Active development and occupation (phased delivery)

Indurent Park is a modern industrial and logistics development located at Avonmouth. Developed by Indurent, the scheme provides a range of high-specification units designed to meet strong demand for logistics, warehousing and last-mile delivery space in the Bristol area.

The park benefits from excellent connectivity, with direct access to the M5 motorway and proximity to port operations run by The Bristol Port Company.

This strategic location makes it attractive to national and international occupiers seeking efficient supply chain links. Units are designed with modern sustainability features, including energy-efficient construction, EV charging infrastructure, and the potential for rooftop solar installations.

**KEY FACTS:**

- Prime industrial/logistics development
- Range of unit sizes for flexible occupier demand
- High-spec, sustainable industrial units
- Supports e-commerce and logistics sector growth
- Significant job creation across phases
- Part of a wider cluster of industrial and distribution developments

**INVESTMENT PROPOSITION:**

This is a relatively low-risk, income-generating investment opportunity within the UK's strong industrial and logistics sector.

With high demand for well-located distribution space, the scheme is attractive to institutional and logistics-focused investors.



**CABOT  
PARK**

**USE:** Large-scale logistics units, warehousing, distribution centres

**CURRENT STAGE/STATUS:** Operational, mature logistics park

**LOCATION:** Avonmouth

**PLANNING AUTHORITY:** Bristol City Council

Cabot Park Avonmouth is one of the south-west’s largest and most established logistics and distribution parks, forming a key part of Avonmouth. Developed and managed by Prologis, the park comprises a wide range of large-format warehouse units designed to accommodate national and international occupiers.

The site benefits from excellent strategic connectivity, with direct access to the M5 motorway and close proximity to port operations run by The Bristol Port Company. This makes it an ideal location for distribution networks, import/export logistics and e-commerce fulfilment. Over time, Cabot Park has attracted a strong occupier base across retail, third-party logistics, and manufacturing sectors.

Units are built to modern specifications, with ongoing upgrades to improve sustainability performance, including energy efficiency measures and renewable energy integration. The scale and maturity of the park make it a cornerstone of Bristol’s industrial market, supporting significant employment and economic activity.

**KEY FACTS:**

- Established multi-phase industrial park since the early 2000s
- Major occupiers in logistics, retail, and distribution
- Large-format, high-spec warehouse units
- Significant employment hub

**INVESTMENT OPPORTUNITY:**

As a mature and well-established park, it is particularly suited to institutional investors seeking reliable rental income from high-quality tenants.

Investment opportunities are primarily focused on acquiring standing assets, forward funding any remaining plots, or undertaking asset management initiatives such as refurbishment, lease restructuring, and ESG improvements. The strength of the Avonmouth location supports low-vacancy rates and steady rental growth.

**100,000 JOBS  
CREATED IN THE  
LAST 10 YEARS**

# SOMER VALLEY



Historically shaped by coal mining, engineering and manufacturing, the area has retained a strong industrial identity.

**South of Bristol and Bath, the Somer Valley offers a distinct opportunity to deliver growth in a semi-rural setting, combining industrial heritage, strong communities and a high-quality natural environment.**

it will help reposition the Somer Valley as a centre for productive, low-carbon and innovation-led activity.

There are opportunities to support wider regeneration in Radstock, Midsomer Norton and surrounding communities. New employment, infrastructure and business activity can increase local spending, improve access to skilled work and strengthen town centres, while retaining the area's distinctive character and quality of life.

This provides a platform for a new phase of growth focused on modern industry, rural productivity, net zero and skilled employment.

With opportunities for woodland, grassland and river restoration, the Somer Valley can demonstrate how economic development, nature recovery and community regeneration can work together, creating a distinctive model of growth for market towns and rural communities.

The Somer Valley Enterprise Zone will be the catalyst for this change. It provides the major employment intervention needed to unlock new growth, creating space for businesses, supporting local supply chains and delivering around 1,300 jobs. By bringing forward a sustainable business location with modern commercial floorspace,



Map is for illustrative purposes only and is not to scale.

SOMER VALLEY  
ENTERPRISE  
ZONE



**GDV:** £200m+

**USE:** Rural productivity incubator and sustainable business location

**LOCATION:** Midsomer Norton

**PLANNING AUTHORITY:** Bath & North East Somerset Council

**CURRENT STAGE:** Land acquisition

**KEY FACTS:**

- Around 40,000 sq m commercial floor space
- Around 1,300 jobs
- Local Development Order in place

**INVESTMENT PROPOSITION:**

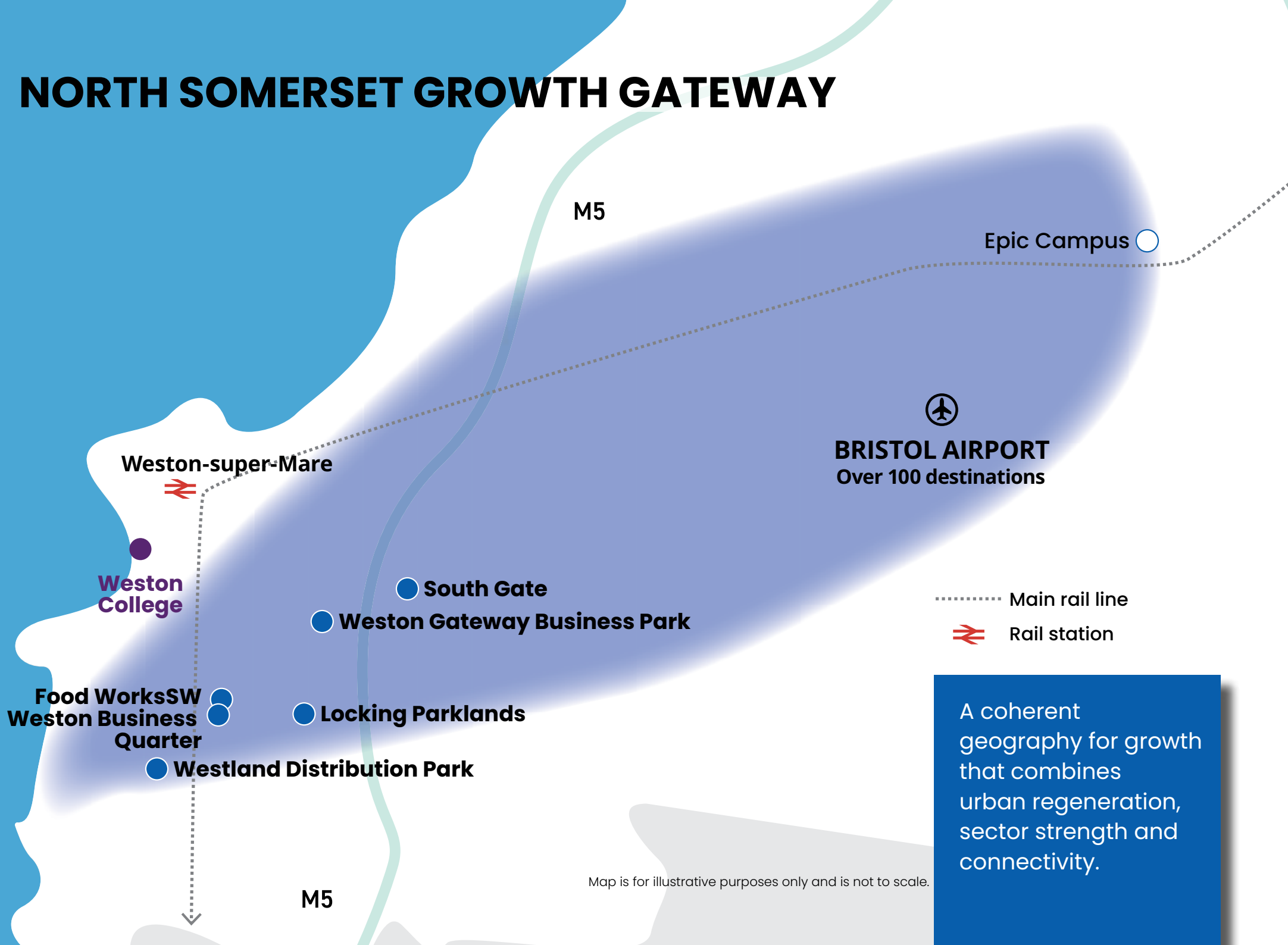
Investment opportunities include joint venture delivery, design and build plots, and employment and roadside uses, supported by infrastructure funding and a flexible planning route to help partners bring forward a sustainable business location rooted in the Somer Valley's industrial strengths.

The Somer Valley Enterprise Zone is a planned sustainable business location in Bath and North East Somerset, designed to create new employment space, attract investment and support the next phase of growth in the Somer Valley.

The site will include an Innovation Centre proposed to support business growth, collaboration and new activity linked to rural productivity. Its focus on high-quality design, sustainability and modern employment space will help meet demand from businesses seeking a flexible location with strong local identity and access to regional markets.

Key funding is also in place for road infrastructure, helping to unlock the site and prepare it for future occupiers and delivery partners. Future development will build on the Somer Valley's engineering base and emerging opportunities in agritech, net zero and the proposed Heat from Mines scheme.

# NORTH SOMERSET GROWTH GATEWAY



Map is for illustrative purposes only and is not to scale.

A coherent geography for growth that combines urban regeneration, sector strength and connectivity.

## Stretching from Weston-super-Mare to Long Ashton, the North Somerset Growth Gateway forms a strategic corridor linking Bristol to the south-west.

Anchored along the A38 and A370, and encompassing Bristol Airport, it offers a coherent geography for growth that combines urban regeneration, sector strength and connectivity.

The Gateway brings together a diverse set of economic opportunities. Strengths in digital technologies, advanced food and drink manufacturing, creative industries and logistics are complemented by emerging capabilities in clean energy, particularly in sustainable fuels and hydrogen linked to the airport.

This mix of sectors creates a platform for low-carbon, high-value growth across a range of industries.

Momentum is already building. Major private investment, including Epic's Long Ashton Campus, is being reinforced by expansion at established employment locations and innovation assets.



In Weston-super-Mare, regeneration is driving population growth and creating new demand for housing, employment space and services, while existing business locations continue to support company growth and inward investment.

Future development will focus on strengthening urban centres and delivering significant new homes and jobs, supported by infrastructure investment along the corridor.

Improvements to transport, including enhanced connections to Bristol Airport and the wider region, will be critical to unlocking growth and improving access to employment.

Alongside this, investment in renewable energy, biodiversity and green infrastructure will support a more sustainable pattern of development.

With the potential to attract over £5bn of private investment, the North Somerset Growth Gateway offers a clear proposition for investors seeking scale, connectivity and alignment with the UK's clean growth ambitions. It is positioned to deliver a new model of corridor-based growth, linking urban centres, infrastructure and sector strengths to drive long-term economic transformation.



## FOOD WORKS SW

**USE:** Food and drinks innovation and manufacturing

**CURRENT STAGE/STATUS:** Phase 2 in concept design

**LOCATION:** Weston-super-Mare

**PLANNING AUTHORITY:** North Somerset Council

The Food WorksSW is a state-of-the-art food and drink innovation centre based in Weston-super-Mare, offering food-grade business units and development kitchens, plus hands-on food technical and specialist business support.

National and international companies use the technical support and equipment and units, including Thatchers, Butcombe Group, the NHS, Peppadew and Oggs.

Within the wider Weston Business Quarter, Food WorksSW phase 2 will create high-quality food-grade grow-on space and wider manufacturing, storage and a distribution hub for the region.

On-site tech support, specialist facilities and food-grade units are a proven North Somerset model for high-growth food and drink manufacturers and an exciting opportunity for phase 2 investment companies.

## KEY FACTS:

- Located near M5 junction 21
- Phase 1 is built and operational: 28,405 sq ft across 16 food-grade units and a business engagement hub
- Phase 2: A further 30,000 sq.ft grow on space with units ranging between 3000-10,000 sq ft
- 250 jobs to be created

## INVESTMENT PROPOSITION:

Food WorksSW phase 2 offers a unique opportunity to capital investors and food and drink manufacturing site developers to create grow-on high-quality food and drink manufacturing and innovation space for an existing pipeline of growing businesses.

This is part of the wider Weston Business Quarter investment opportunity.



**USE:** Broad employment-use opportunities including office, advanced manufacturing, digital technology, R&D units

**LOCATION:** Weston-super-Mare, near M5 junction 21

**PLANNING AUTHORITY:** North Somerset Council

**CURRENT STAGE/STATUS:** Some parcels built and operational, some built on spec, majority of site available for development

A 36ha commercial site which forms part of the wider Haywood Village development, a partnership between Persimmon Homes, KMW Properties, North Somerset Council and St Modwen.

The Weston Business Quarter houses Food WorksSW phase 1 food and drink innovation hub with ambitions and opportunity for development of Food WorksSW phase 2 grow-on space with a pipeline of growing companies. Also, the site is home to a cluster of knowledge-intensive technology, media, telecoms and manufacturing businesses and is allocated for use classes E, B2 and B8.

A significant parcel of land is available for further development on this site, perfectly located for the M5 motorway, Avonmouth international port and Bristol International Airport.

## KEY FACTS:

- Growing and innovative businesses have already relocated to this sought after development site
- 36ha site
- Potential to create 1,700 jobs and c.£140m GVA by 2036

## INVESTMENT PROPOSITION:

Weston Business Quarter offers capital investment and employment developer opportunities for this strategically important site.

**WESTON  
GATEWAY  
BUSINESS  
PARK**



**GDV:** £50m+

**USE:** Uses classes E, B2 and B8 and development opportunities for office, R&D, storage and distribution, and industrial, commercial and office space

**LOCATION:** Weston-super-Mare

**PLANNING AUTHORITY:** North Somerset Council

**CURRENT STAGE/  
STATUS:** Ongoing development

Site infrastructure is in place, phase 2 development is ongoing, with further plots available

Weston Gateway Business Park offers impressive connections via road, rail and air, providing easy access to a dynamic, thriving region. For businesses looking for a new hub for their activities, the site presents an exciting opportunity.

The developer has:

- Installed £1.8 million of infrastructure throughout the site, including roads, lighting, water, fibre optic cabling, telecommunications and other utilities
- Organised the site into 7 main plots
- Completed the construction and sold 5 plots including 40,000 sq ft office space, a Police Authority rapid response centre and a popular family pub restaurant

**KEY FACTS**

- Units are available between 1,500 sq ft to 4,000 sq ft, and 15,000 to 40,000 sq ft
- Hotel investment and development opportunity within a rapidly growing commercial and residential area
- A 13-acre site located close to Junction 21 of the M5 and adjacent to the A370
- Gateway to Weston and the newly created Junction 21 Enterprise Area ("J21EA") zone

**INVESTMENT PROPOSITION:**

Leasehold and freehold opportunities are available, including for a hotel investment and development opportunity.



**LOCKING  
PARKLANDS**

**GDV:** £400m

**USE:** Residential development associated commercial, retail and leisure uses

**LOCATION:** Weston-super-Mare

**PLANNING AUTHORITY:** North Somerset Council

**CURRENT STAGE/STATUS:** Operational. Ongoing and being delivered in phases, with a substantial part already built

**PRACTICAL COMPLETION:** 2030

**PHASING:** St. Modwen delivered phase 1 to 3. Curo will deliver phase 4

Locking Parklands is designed to support the community and help the local economy thrive, while offering families a sustainable and modern place to live, work, relax and play.

With its rich local history, convenient city connections and rolling countryside, Locking Parklands is a unique mix of quaint and modern, countryside and community.

Locking Parklands represents a large, long-term mixed-use development opportunity anchored by around 1,450 new homes, along with offices, restaurants and leisure, primary and secondary schools, a doctor's surgery and retail outlets.

The retail sites face the new 'High Street' which forms part of the new road which runs from the A371 through Locking Parklands and the adjacent North Somerset Council controlled development to the north. Eventually, it will be extended and link to the A370 at the West Wick roundabout.

**KEY FACTS:**

- 7,535 to 87,126 sq ft units available
- Between 2,000 to 4,000 jobs to be created
- Up to 1450 new homes
- 30-minute drive to Bristol

**INVESTMENT PROPOSITION:**

Freehold units will be available for commercial use.



**WESTLAND  
DISTRIBUTION  
PARK**

**GDV:** £20m+

**USE:** Mixed (new business, warehouse and industrial units)

**LOCATION:** Weston-super-Mare

**PLANNING AUTHORITY:** North Somerset Council

**PLANNING STATUS:** Granted, part of site is operational

**CURRENT STAGE/STATUS:** Operational

**PRACTICAL COMPLETION:** Parcels are available to let

**PHASING:** Development is almost complete with most units occupied

Adjacent to Weston Business Quarter and Locking Parklands, Westland Distribution Park benefits from prominent road frontage and is accessed off Winterstoke Road, the principal industrial area within Weston-super-Mare.

The multi-let industrial estate is partly let to 14 tenants including North Somerset Council (as the largest occupier), Biffa Ford Fuels and Avanti Gas. Large parcels are available to lease.

This 10ha site offers a flexible industrial development opportunity, with 345,200 sq ft of consented space and capacity to accommodate new buildings of up to 70,000 sq ft.

**KEY FACTS:**

- Community of logistics and public sector businesses on site
- The park is located on the main route into Weston-super-Mare, with exceptional connectivity via road, rail and air
- Sector focus on technology, skilled manufacturing and professional services

**INVESTMENT PROPOSITION:**

Open storage and buildings available to let.



**SOUTH GATE**

**GDV:** £20m+

Use: Mixed (office, industrial, and research and development space)

**LOCATION:** Weston-super-Mare

**PLANNING AUTHORITY:**  
North Somerset Council

**CURRENT STAGE/  
STATUS:** Ongoing development

**PHASING:**

Phase 1: business units will complete in 2026

Phase 2: ready for investment and development

The northern plot of South Gate Phase 2 provides a design and build opportunity for up to 70,000 sq ft adjacent to the M5. The site allocates 4.7ha for use classes E, B2 and B8.

**KEY FACTS:**

- Pinnacle is a new development of business units suitable for a range of occupiers
- Units available from 689 to 2,390 sq ft – easily combined to suit specific larger requirements
- Less than one minute away from Junction 21 of the M5

**INVESTMENT PROPOSITION:**

Phase 2, the northern plot, provides a design and build opportunity for up to 70,000 sq ft.



## ANSTEY'S ROAD SITE

**USE:** Residential and  
Class E light industrial

**LOCATION:** Hanham

**PLANNING AUTHORITY:**  
South Gloucestershire  
Council

### KEY FACTS:

- 2.34ha site
- Up to 200 homes

### INVESTMENT PROPOSITION:

Available for freehold, for the delivery of outline consent scheme: up to 200 homes and over 650sqm Class E employment space.

Homes England has cleared the former factory site after purchasing it in 2020, and it is now a vacant brownfield plot in the east fringe of Bristol, with easy access to strategic transport corridors. Homes England has put the site up for sale.

There is outline planning permission for up to 200 dwellings, and not less than 7,000 sq ft (GEA) of workspace (Class E, except Class E (a) Retail), to include new access from New Walk, Martins Road and Ansteys Road with access to be determined.



## KINGSWOOD

**GDV:** c£100m

**USE:** Town centre regeneration

**LOCATION:** Kingswood

**PLANNING AUTHORITY:**  
South Gloucestershire Council

**CURRENT STAGE/STATUS:**  
Planning applications for residential and commercial space

South Gloucestershire Council purchased the Kings Chase Shopping Centre – a mixed commercial quarter in 2021.

The council has since made significant improvements, including new signage, lighting and feature wall cladding. In addition, a new mural, seating, planters and kiosks have been introduced.

The regeneration of Kingswood town centre continues through targeted investment, including improvements to shop fronts and building facades as well as associated public realm works.

The Kingswood masterplan promotes “urban lifestyle” principles, encouraging higher-density, energy-efficient residential developments within the town centre so residents can access work, shops and parks on foot.

There is also significant investment planned for Kingswood Park and improved walking and cycling routes to better connect the town to surrounding areas.

## KEY FACTS:

- Redeveloped shopping centre plans
- Multi-storey car park
- Population of 83,000
- 3.5 miles north-east of Bristol city centre

## INVESTMENT PROPOSITION:

Opportunities for investment across commercial and retail redevelopment including Kings Chase shopping centre, residential development, leisure and nighttime economy, innovation and small business hubs, and capital and programme partnerships.

**WE ARE  
THE WEST  
OF ENGLAND**

**THE FUTURE  
STARTS  
HERE**



**GET IN TOUCH**

Email us at: [Fastest-growing-region@westofengland-ca.gov.uk](mailto:Fastest-growing-region@westofengland-ca.gov.uk)