

# North Yorkshire- Beyond Expectation

- Tourism in North Yorkshire accounts for 10 per cent of the county's overall economy, and 41,200 workers are employed in the sector.
- NY is attracting between 33 to 37 million visitors
- North Yorkshire has a bouyant and diverse economy and is home to over 35,000 businesses.





# Beyond expectation

- Thriving, entrepreneurial business base
- Strong and diverse economy
- Highly skilled workforce - qualification levels exceeding UK averages
- Strong connections to east coast ports and major cities like York, Leeds and Hull
- Access to world class research and innovation assets
- 6 Major sites ready to go



# Core 62

- Former Eggborough Power Station
- On A19 >1m from M62 Jn.34
- 5.1m people within 1 hour drive
- Hybrid consent for 2.2m sq ft
- Range of sizes 50k to 1.2m sq ft
- Spec build option
- Microsoft Data centre confirmed
- Potential phase 2





**MARSHALL**

# Konect 62

- Former Kellingley Coal mine
- Tri-modal: Road, Rail & Canal
- 57 Hectares
- >3m from M62 Jn.33 and 34
- 5m people within 1 hours drive
- Phase 2
- BREEAM Excellent





# Sherburn 2/42

- Former WWII Airfield
- 7 miles from A1(M) Jn.42
- 35 Hectares
- 4.5m people within 1 hours drive
- Compatible sites / different developers
- BREEAM Excellent







# Gascoigne Interchange

- Former colliery & coal depot
- Rail enabled Trans-Pennine main line
- 12km of railway sidings
- 55 Hectares
- Estimated 2629 jobs & £1.68bn GVA
- 7.2m from A1(M) Jn.42
- 4.5m people within 1 hour drive



# Harrogate 47

- Perfectly located at Jn.47 of A1(M)
- 3.5m people within 60 minutes drive
- 40 Hectares
- Estimated 2000 jobs & £900m GVA
- Mix of commercial, office, roadside retail and hybrid uses



# J53 – Scotch Corner

- Perfectly located at Jn.53 of A1(M)
- 27.4 Hectares
- Designer village / garden centre
- Employment site



# Aerial view of construction site

Scotch Corner intersection  
A1(M)/ A66

North  
South



# Today's Sites

# Summary

Site	Area (ha)	Jobs	GVA (£m)
Core 62	50	2000	900
Konect 62	57	1500	1100
Sherburn 2/42	35	2241	500
Gascoigne Interchange	55	2629	1680
Harrogate 47	40	2000	900
J53 - Scotch Corner	27	1000	300
<b>TOTAL</b>	<b>264</b>	<b>11370</b>	<b>5380</b>

- 6 Locations - ready to go – 264 ha
- Total allocated sites, a range of sizes and locations – 660 ha
- Local Plan call for sites is open – please engage
- North Yorkshire – a great place to live, work ... and invest