

Infrastructure Hub

In April 2005, Lincolnshire's communications network took an important step forward. Following an extensive planning and consultation process spanning more than a decade, Lincolnshire County Council's Planning and Regulation Committee finally approved the Lincoln Eastern Bypass.

This landmark for the Greater Lincoln area is one of a number of major infrastructure developments which have impacted on the county in recent years. The high level of investment in infrastructure and development is testimony to the priority being given to the dynamic, rapidly growing region, both at regional and national level.

The route of the proposed four-mile long eastern bypass – which will run from the northeast to the south of the city - will open up areas to the east of Lincoln for regeneration and development. The development will also help to make commuter villages around Lincoln more accessible by offering faster journey times and better public transport provision. As well as attracting more investment from businesses and housing developments, the bypass will alleviate traffic congestion in the city centre.

With discussions already underway to develop a third, southern bypass in the future, this road will bring major lifestyle changes and opportunities for those across the East Midlands.

Spalding Water Taxi sails into town

A relaxing thirty minute fenland cruise along the River Welland and Coronation Channel links the town centre of Spalding with Springfield's Outlet Shopping and Festival Gardens.

This innovative idea was born through a partnership between Broadgate Homes Ltd, Springfield's Outlet Shopping and Festival Gardens and South Holland District Council.

Recognising the fact that growing flower bulbs is an integral part of life and the economy of Spalding and South Lincolnshire, Spalding Water Taxi Company who operates the service has given the boats names of daffodils that were registered by growers from the area.



The service will operate daily from March to October with sailings throughout the day. The four boats are eco friendly and are powered by electric battery which does not have an impact on the environment along the riverside.

First flights take off!

Robin Hood Airport, the UK's newest purpose built International Airport in over 50 years has already smashed passenger forecasts.

Just 13 weeks after it opened its doors to the public for the first commercial flight on 28th April 2005 the airport welcomed its 250,000 passenger Robin Hood Airport, located just minutes from the Lincolnshire border in the north, goes from strength to strength as it continues to launch exciting new routes and destinations on a regular basis. Just days before the first flight the announcement of long haul flights to Mexico, Florida and the Dominican Republic delighted the airport operators. More recently non-stop flights to the United States and the Caribbean were announced for passengers to join Princess Cruises, the sister line to P&O Cruises in January 2007.

As well as Thomsonfly offering low cost scheduled services to Faro, Prague, Gran Canaria, Tenerife, Malaga, Palma and Ibiza; Easyjet has just announced a daily service to Geneva with Ryanair taking passengers to Dublin. A total of 33 destinations, across 20 different countries can be reached from Robin Hood Airport

But it's not only about passengers; freight handling is already achieving recognition within the industry. After only three months of commercial operation Robin Hood Airport received its first freighter operator when a Jetset Cargo DC8-62F aircraft touched down en route from Dubai.

The recent opening of Robin Hood Airport brings possibilities of new rail links from Doncaster to Gainsborough and onward connections to Lincoln, as well as increased opportunities for Lincolnshire-based businesses and employees.

We have big skies, big hearts and a big vision for a brighter future. Why not visit us, to find out for yourself how Lincolnshire could benefit your business.

Call the Invest Lincolnshire Team for further information.
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Lincolnshire awaits 'the big turn on'

With businesses in mind, the Lincolnshire County Council's broadband initiative delivered by onlincolnshire has developed with its partner BT a unique and innovative advance broadband service delivering 'business class' ICT applications

What is advanced broadband I hear you ask? If you're familiar with a typical broadband connection, you'll be aware that it provides quick access when downloading data from the internet. What is not well known is that the speed of that typical broadband connection is reduced dramatically when sending information to the internet.

What separates Advanced Broadband from other types of broadband services is the speed that data can be sent to the internet. It's fast – around eight times faster than a typical broadband connection and is shared between fewer users. Once only available in major urban areas, these advanced broadband services will be rolling out to businesses across the market towns and rural areas of Lincolnshire shortly.

Advanced broadband can help transform your business making it more efficient and giving you a competitive edge. With new applications such as Voice over Internet, video conferencing, security & surveillance, tele-working and remote data storage to name but a few, only working effectively over advanced broadband, there has never been a better time to establish your business base in Lincolnshire.

Not only can your business benefit from advanced broadband but there is further support available including free ICT advice and project funding.

Go on line and move to a County that means business! Visit www.investlincolnshire.com

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The commercial property market in Lincolnshire remains buoyant; all sectors have seen continued interest in both freehold and leasehold properties particularly in the western side of the county.

There is a considerable amount of development being undertaken in Lincolnshire – Henley Office Park, currently under construction by Melbourne Holdings Ltd at Doddington Road in Lincoln, The Point, soon to be started by Bournston Commercial Developments Ltd of Nottingham, in Sleaford.

Swinderby Industrial Park situated between Newark and Lincoln on the A46 has consent for one million square feet of B1, B2 & B8 space. At present there is 60,000 sq ft in the form of an aircraft hangar available. A large chunk of industrial units totalling 36,450 sq ft on Alma Park Industrial Estate, Grantham has recently been bought to the market.

In general the market to the east of the A1 is still seen as being competitive and there are both buyers and occupiers looking for land and units, yet there is a distinct lack of freehold land and industrial units within the vast majority of the County where land available is only for design and build opportunities, rather than speculative developments.

New offices for edge of city



Construction is well underway on the £6 million business park on the outskirts of Lincoln. To be named Alpha Court this development will provide up to 44,000 sq ft of high specification office space on a 2.3 acre site.

Comprising four office units Alpha Court is being built by Lincolnshire developer Alpha Teck Limited and will be completed and ready for occupation by the end of the year. Providing 21st century buildings that rival anything in the region, this development has a striking design, with open plan, climate controlled accommodation with all the features and facilities that are now built into top quality modern office buildings, set within a landscaped park with plenty of car parking.

The units in Alpha Court come in a range of sizes from 2,750 sq ft to 44,000 sq ft available for sale or to let. Freehold costs £140 a square foot and rental comes in at £12.50 a sq ft.

Already this development is attracting a lot of interest with agreed sales in respect of almost 50% of the space. This just demonstrates the pent up demand for modern good quality office space. Retained agents are Pygott & Crone and Savills.



Kingsley Court is another speculative development on the edge of Lincoln. The area known as Lincolnfields is set to become one of Lincoln's premier office park locations. This development is creating 2750 sq m (29,600 sq ft) of floorspace across four freehold units. Already three of the four units have been sold ahead of construction. The units have planning permission for B1, B2 & B8 usage. This development is being marketed by Pygott & Crone.

New Location, new colour for branding ...

Expanding Chartered Surveyors Hodgson Elkington have moved their Lincoln base from the city centre to high-tech headquarters on Doddington Road. The brand new office building has enabled the firm to install cutting edge computer and communications systems

including a state of the art broadband based telephony system - Voice over Internet Protocol.

The move to new premises has doubled the firm's space to over 5,000 sq ft at a time when the growing business is significantly increasing the size of its staff including recently recruiting two graduate surveyors. Clients will also notice

that the branding has changed colour from blue and red to blue and green

Partner Christopher Hodgson said: "We're delighted with our new home and the feedback from both clients and staff has been universally favourable. Accessibility and a large thirty space car park are undoubtedly the greatest advantages".

Evans Easyspace launches Lincoln development

Evans Easyspace, the UK's leading provider of flexible business, space for small and growing businesses, is developing its first centre in Lincolnshire at Gateway Park, on the southern end of the A46 Lincoln bypass.

More than £2 million is being invested in the two acre site purchased from Lindum. It will provide 18 offices between 450 and 750 square feet and 15 workshops between 750 and 2,000 square feet when the project is completed.

"We'll be providing much needed space for the small business sector, which needs the intensively managed, easy-in, easy-out terms, flexibility and no long-term commitment we offer throughout the UK," said Evans Easyspace Managing Director Tom Stokes. "Based on our experience around the UK, we expect around 30 businesses to locate in the new centre providing around 115 jobs and making a significant contribution to the local economy."



Evans Easyspace operates 28 business centres around the UK and, thanks to a £100million funding package with Kodak Pension Plan, is set to triple in size over the next five years through a mix of new build projects, refurbishment and purchase of existing centres.



The Maltings

A consortium plans to convert disused malthouses in Sleaford into a mixed scheme following consultation with nearly 1,000 people. This ambitious plan, a £55 million regeneration project will redevelop what is believed to be Europe's largest Maltings.

A partnership has been formed to take forward this project. It comprises Maltings owner Padley Properties; EMDA, through Lincolnshire Enterprise; Lincolnshire County Council, North Kesteven and the Prince of Wales's charity - The Phoenix Trust.

A development brief has been produced and will be supported by supplementary planning guidance by the local authority. "The brief will hopefully take out time and uncertainty from a planning application" said Peter Bright, Project Manager for the Sleaford Maltings

Incoming workers offered residential base

Migrant workers are getting a warm welcome from firms in Lincolnshire. One in particular, horticultural company Nocton Ltd, has spent £2million on a sports complex and three accommodation blocks housing 50 in each.

Staff can wind down with a dip in the 17 metre swimming pool, enjoy a game of volley ball or watch films in one of the two 20-seater cinemas.

These workers come for around six months mainly from eastern European countries such as Poland, Latvia, Lithuania and Bulgaria to work on the 7,000 acre site in Nocton just seven miles south of Lincoln. Nocton Ltd. grows 1,000 hectares of field flowers on its estate producing 20% of Britain's production of daffodils as well as sweet williams, gladioli, tulips, sunflowers, pinks and lilies.

Conditions are so good at Nocton that many workers return for a second season and there is always a waiting list for jobs!



Enriching our future by preserving our past

Visitors to the City of Lincoln can now enjoy a £12.5 million state of the art new museum – The Collection – which embraces the region’s premier Art Gallery – The Usher.

The new museum contains an archaeological collection of 2,000,000 objects spanning 300,000 years including a wealth of artefacts from the Iron Age, Roman, Saxon, Viking and Medieval eras.

The international artist Adinda van’t Klooster was chosen to make an audio piece for the orientation hall. Fifteen pieces of text are brought together in a varied mixture of recordings, including some local legends related



to Lincolnshire’s history such as Hereward the Wake and the Lincoln Imp and famous residents Isaac Newton and Alfred Lord Tennyson. The resulting sound installation closely reflects the nature of archaeology with its many layers of time that gradually become uncovered and re-formed.

At no point during the day is the recording the same with 100 hours of sound footage creating an experience to be revisited over and over again.



Studio Expansion

Success spells further expansion plans for an innovative business centre.

Plans are being worked up to provide more space for budding entrepreneurs at the Lincoln based Sparkhouse Studios – an incubator complex on the University of Lincoln campus.

Sparkhouse is a 7,000 sq ft development aimed at providing a low cost base for new creative enterprises and associated ventures, in particular graduates looking to stay in Lincoln rather than moving to London or big cities such as Newcastle or Manchester.

It is hoped to provide an additional 13,000 sq ft by 2007. Sparkhouse also offers under its Bright Sparks Programme a virtual office for entrepreneurs unable to rent space at the studios, to use the complex as their registered business address, make the most of the meeting rooms and tap into its advice and support.

The University continues to grow

The University of Lincoln continues to invest heavily in the quality of its estate and infrastructure. It is developing a new £6 million Student Centre which is due to open in 2006. It will include bars, food, shops and a music venue with a capacity of 1,500 and it is the intention to establish Lincoln as a top class national venue for bands and other student events.

The Student Centre will also provide accommodation for the much needed Student Union’s clubs and societies and will incorporate the historic railway engine sheds on the Brayford Pool campus in an innovative and exciting design.

At the same time the university is planning the development of the £6 million Lincoln Centre UK as a performing arts venue of regional and national significance.

Work also began in the summer on a £2 million extension to the Media, Humanities and Applied Computing building with state of the art media and computing facilities. The extension will feature a 250 seat conference auditorium, research and development laboratories in computing and media technologies, dedicated training suites and TV broadcast to satellite uplink facilities.



New restaurants for the Glassmill site



A landmark on the Brayford in Lincoln has been renovated to provide a glass fronted facility to house three new restaurants.

Designed by Lincoln architect Sam Scorer and built in 1959, this designated Grade II listed building with its concrete hyperbolic paraboloid roof structure has been converted with a million pound investment by the Lindum Group.

Part of the Brayford Waterfront Development, once a motor dealership then the County Council’s library this prominent building is set to



become home to Tuscany Pizza, Tootsies and Nandos in total providing 12,000 sq ft of restaurant space.

Lindum’s bought the site three years ago,

started building in January this year and completed in August. Banks Long & Co were the retained agents to let the restaurant space.

Everything Under the Big Skies of Lincolnshire Under the Hammer...

In the past eighteen months or so they’ve sold a windmill, the site of a medieval village, churches (in one case complete with a vacant grave), and a sizeable number of Britain’s now redundant underground nuclear bunkers!

The County Property Auction, a division of chartered surveyors JH Walter, was established two years ago to provide a bespoke regional auction alternative to that offered by national companies operating out of London or elsewhere.

“Whilst auction is not suitable for every property it does achieve remarkably good results, especially for unusual properties, properties that may otherwise be slow to sell or property that for various reasons may be difficult to value accurately,” says senior partner Ian Walter.

“The beauty of auction is the speed and ease of transaction. The process invariably raises the market profile of the properties to be sold. Auctions focus market attention by creating a deadline which in turn establishes an atmosphere of excitement and competition. The sale is not prolonged as the seller controls the deal structure

and timeline. Contracts are exchanged at the fall of the hammer. Done and dusted on the day.”

“Traditionally of course auction was the main way of selling property and my family were doing this in Lincolnshire way back in the early 1800s.

However two years ago no-one was really offering a regular service in the region and most of the property that was put up for auction was sent down to London. We did not think there was any reason why collective property auctions should not be staged here in Lincolnshire. A local service for local people, businesses and authorities.”

Ian added: “I’m delighted to say that the County Property Auction has proved a great success and has attracted a lot of attention. We have sold property worth many millions of pounds. Apart from some of the more exotic lots, we have auctioned many houses, including listed buildings, bungalows and flats for renovation, properties for the buy-to-let market, let and vacant commercial property, building plots, farmland, small holdings, lakes and woodland”The Lot !



High class accommodation for students

Lincoln University students will be able to enjoy improved campus living thanks to major new builds on the perimeter of Brayford Wharf. The recently completed Hayes Wharf development, situated adjacent to Carholme Road and overlooking the Brayford Wharf bridge, provides accommodation for 224 students. The accommodation features ensuite facilities, broadband provision and all inclusive rents, provided by innovative letting company ClubEasy Ltd.

Vying for the student pound in Lincoln is Bournston’s impressive new Pavillions build. The development, on course for early 2006 completion, will contain studios designed for mature students and couples, and cluster flats for shared accommodation. Situated adjacent to the University Sports Centre and in close proximity to commercial centres, including the new mixed-use development of Beevor Street, the build is ideally positioned to maximise ROI and present opportunities for professional skills retention in the future.

Ambitious plans for historic town

A blueprint for the future of Stamford has been published, revealing ambitious multi million pound plans to invigorate the town with 'redevelopment opportunities' in an area known as the Welland Quarter.

Thirty one acres of land to the east of the town centre and north of the River Welland has been identified as being ripe for housing, leisure, office and retail development.

The work was commissioned by Stamford Vision, a group whose members include businesses, councils, voluntary bodies and other interested parties. Its main aims are to bring jobs to the town, increase tourism and regenerate the 'declining' urban area of Stamford. The report will now be studied by members before deciding whether to take the plan forward.

Stressed out workers fuel boom in day spa demand

The Victorians used to visit Woodhall Spa for its therapeutic qualities and now stressed out business men and women will be heading to the Lincolnshire town to chill out.

Today's hectic lifestyles and work routines are pushing up the demand for day spas, offering people the chance to relax, unwind and be pampered for a day.

The Golf Hotel at Woodhall Spa is the latest to launch into the spa business. The hotel's owners spent around £90,000 searching for the spa water which made the town famous including bringing in equipment used for drilling operations in the North Sea.

The end result is the hotel's Aqua Sante Spa which uses the natural mineral water. It has a hydrotone capsule brought over from



Australia offering hydrotherapy and light therapy, pedicure thrones from America for hand and feet treatments, a flotation bath and relaxation room.

The natural mineral water was discovered last century when a speculator was digging for coal. He came across a spring and the shaft filled with water and overflowed into a ditch. Legend has it that cattle drinking from the ditch were cured of ailments and so local people started to use it as well.

Southfields Business Park



Construction by FE Peacock of a second office block has begun on Southfields Business Park. Located to the south of Bourne fronting the A15 this small office park is a first for this market town.

Phase One, a purpose built three storey office block is the headquarters for Larkfleet Homes and its related industries including Peacock Construction.

The Park, comprising three self contained two and three storey buildings, will provide high quality office accommodation in a landscaped environment with parking facilities. The second block is currently under construction and offers a total of 6,771 sq ft, which can be made available either as one unit or on a floor by floor basis.

Barker Storey Matthews, Peterborough are the retained agents and either leasehold or freehold terms are available.

New offices end Stamford famine

Meanwhile the first new office development in Stamford for several years is being built by Stamford based Croft Commercial Developments at Southview Business Park.

The development will comprise 12 individual buildings ranging from 65 sq m (700 sq ft) to 260 sq m (2,800 sq ft). First phase is complete and units are available on freehold and leasehold terms. The second phase of construction has begun and will be available by the end of the year.

Gavin Hynes, director of sole agent Budworth Brown said "There has been considerable interest in the project, especially the availability of freehold options. Strong demand for freehold offices in recent years has been unfilled because of difficulty in securing suitable sites."

Activity Centre at Caythorpe Court

Once part of De Montfort University, Caythorpe Court will come alive again with activity when it opens its doors in Spring 2006 as a residential camp for PGL.

Herefordshire based PGL was founded by Peter Gordon Lawrence in 1957 and currently operates activity holiday centres in UK, France, Spain and Austria. Over 250,000 children visit on school trips and multi activity holidays every year and since it began PGL has had 2.5 million guests.

So why Caythorpe Court?

Its location, historic buildings, large gardens and existing infrastructure all contribute to the reasons why PGL decided to make Caythorpe Court its next multi activity centre.

An investment of two million pounds in the first twelve months will allow PGL to develop



the site ready to take its first visitors at the beginning of the season. Improvements will include updating the accommodation blocks and providing many of the traditional activities on offer at the other camps such as zip wire, archery, trapeze, high ropes and kayaking with a further four million spend over the following two years. This will include restoring the

impressive main building within the listed building guidelines, providing new timber lodges sleeping guests in rooms of 4-6 beds; renovating the sports barn to include a climbing wall, space for football games etc; and development of a walled garden and small pond/lake.



Monitoring health by computer

Revolutionary technology which allows critically ill patients to be monitored from home is to be road tested in Lincolnshire

As part of a trial patients will be hooked up to a computer at home which will measure key health factors. Blood pressure, lung capacity, oxygen levels, body temperature, heart rate and weight will be recorded. Information will then be sent to a central computer, based in Lincoln, and changes in patient health will be picked up by new medical software. If a patient's health deteriorates a message will be sent to their GP who can then prescribe new treatment.

Private firm United Health of Lincoln is behind the trials and believes the technology could revolutionise patient treatment in Britain.

United Health has invested £2m in the trials and has installed a computer server, with a capacity for 140,000 patients, at its new office base in Lincoln's Carlton Boulevard.

Trials of the software, known as Telemed, have been carried out in Australia by the University of South Wales, and findings show improved patient care and a reduction in health costs.

Using Telemed costs £10 a day and reduces the chance of hospitalisation.

News in brief:

- Fashion house Jane Shilton and electrical retailers Remington open stores at Springfields, the outlet shopping centre in Spalding
- Tesco opens new store in Market Rasen with a computer linked tourist information centre and transport hub aimed at bringing coach passengers into the town for a shopping break on their way to the coast
- Only one unit remains at Chater Court, Northfields Industrial Estate, Market Deeping
- Premier Travel Inn invest in the county with a new 59 bedroom hotel in Grantham and an extension to the Lincoln Premier Travel Inn to add a further 20 bedrooms bringing their total to 60
- Stamford wins the role of Meryton in the recently released *Pride & Prejudice* with nearby Burghley House, famous for its annual three day horse trials, starring as the home of Lady Catherine de Bourgh, played by Dame Judi Dench