



# Future Park

Harrogate, Yorkshire

## Opportunity

**The promoters for this project Fallons, are looking for investment of c.£110 million which could consist of project funding, forward funding, equity or co-investment. The partnership is prepared to provide a lease guarantee for the project income.**

Future Park will be supported by Eataly World UK as an anchor tenant and this development will be a further addition to their portfolio and building on the success of their site in Italy, which is the largest food park in the World and registered 2 million visitors in their first 12 months.

**Project Promoters:**

Fallons

**Scale:**

£250 million+ GDV

**Sector:**

Food Manufacturing, Leisure, Retail, Technological and Commercial

**Location:**

Yorkshire

**Investment Type:**

Development funder or similar

**Planning Status:**

Outline planning application submitted

[futureparks.co.uk](http://futureparks.co.uk)

# Overview

## Background

**This will be the first food showcase of its kind in the UK and will be located over 188 hectares which will deliver 160,000 m<sup>2</sup> of retail, commercial, leisure, educational space and research space. The development site sits just off the A1M, the main arterial route between Edinburgh and London and sits within the Leeds City Region. The location is strategically located between York, Leeds and Harrogate, offering excellent transport links with regional, national and international connectivity through Leeds Bradford Airport.**

Future park will showcase a whole range of innovative technologies from home and abroad with a special focus towards Agriculture and Environmental sectors. British produce will be at the heart of the development to increase the export market for British Food and Drink. The project benefits from off grid green power from the neighbouring waste to energy plant ensuring sustainable renewable energy use. Future Park will be built and strive to become the most energy efficient commercial park in the U.K.

## Project Description

**The project is an ideal investment for an institution that wishes to be at the forefront of new innovative technologies and world class food produce.**

Being a completely green and environmentally conscious development, this scheme is a pioneering project that can be replicated worldwide. Partnering with a leading world class food brand there is scope for further investment to help expand their current business.

Key points are as follows:

- 188 Hectares in single land ownership
- 18,600 m<sup>2</sup> of prime retail space
- 54,000 m<sup>2</sup> for innovative learning and education

- 60,000 m<sup>2</sup> of commercial and laboratory space
- 23,200 m<sup>2</sup> for leisure, food and beverage



## Project Promoter and Partnerships

**The project promoters for this site are Fallons, who are one of the UK's leading developers of major mixed use schemes, for clients and their own portfolio. With a heritage of over 50 years in heavy civil engineering including; major infrastructure of motorways, energy projects and defence frame works, Fallons have the experience, capacity and desire for larger projects. They bring a very well established design and build team with a proven track record of delivering similar size schemes across the country.**

This project also is being supported by the North Yorkshire and East Riding Local Enterprise Partnership. With Harrogate Borough Council being responsible for the planning within this area. The project is also located within The Northern Powerhouse and Leeds City Region.

