



DONCASTER

THE PLACE THAT HAS IT ALL



wearedoncaster.co.uk

WELCOME TO DONCASTER



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DONCASTER IS THRIVING

“Doncaster Council remains committed to supporting the delivery of major investment projects, development and regeneration activity across the borough of Doncaster with a wide portfolio of projects already taking place, in the pipeline and completed.

The scale, variety and borough-wide coverage of our economic development continues to deliver a huge transformation and ensure Doncaster is a place of local, national and international significance where companies want to invest, people choose to live and to visit.

Our economy has great potential to grow and thrive, despite challenging and uncertain times, with a huge programme of investment underway including new and improved housing, roads and infrastructure investment, connectivity and targeted business support for our key growth industries.

In this brochure, you will learn about the recent developments, projects already underway and the proposals set to transform Doncaster and its future.”

Ros Jones
Mayor of Doncaster



THE HIGHLIGHTS

Superb central location with outstanding connectivity

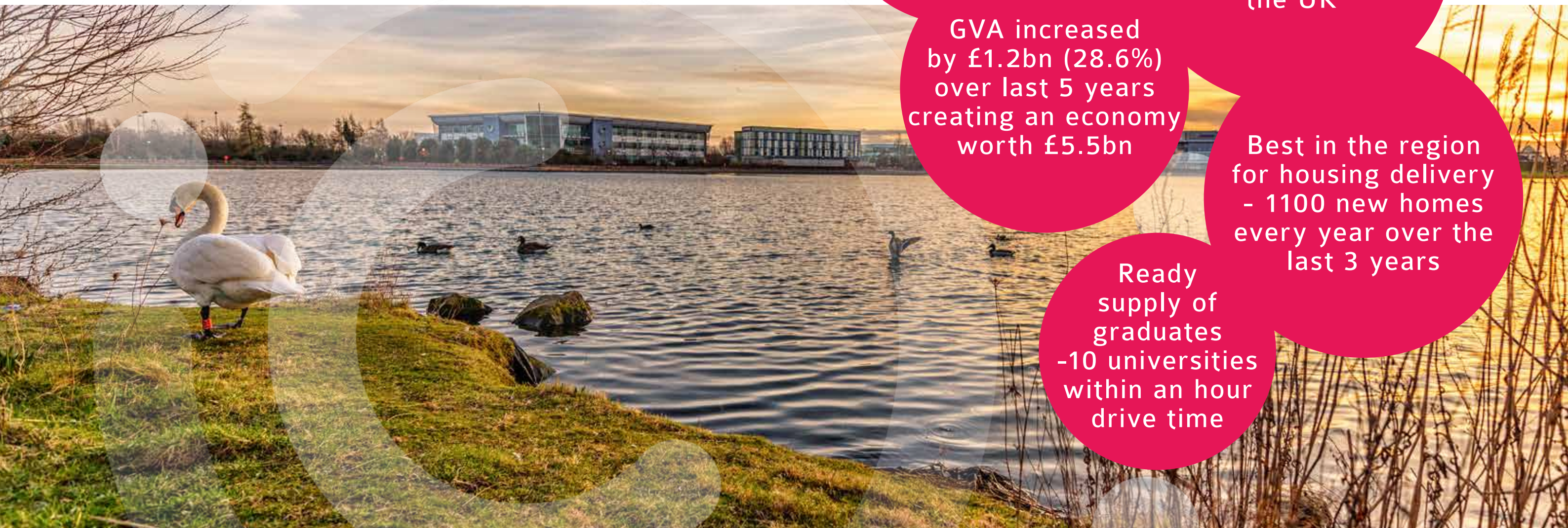
Doncaster is one of the fastest growing economies in the north

Best in the region for business growth - second to Manchester in the UK

GVA increased by £1.2bn (28.6%) over last 5 years creating an economy worth £5.5bn

Best in the region for housing delivery - 1100 new homes every year over the last 3 years

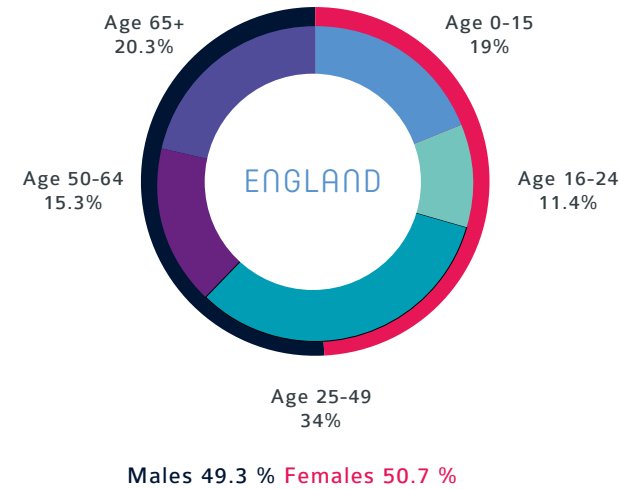
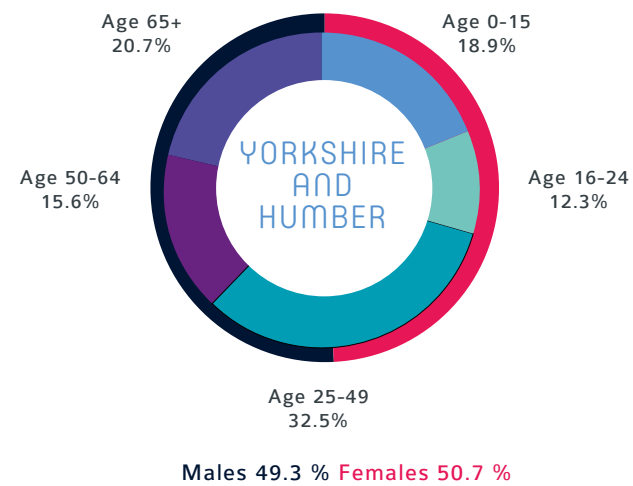
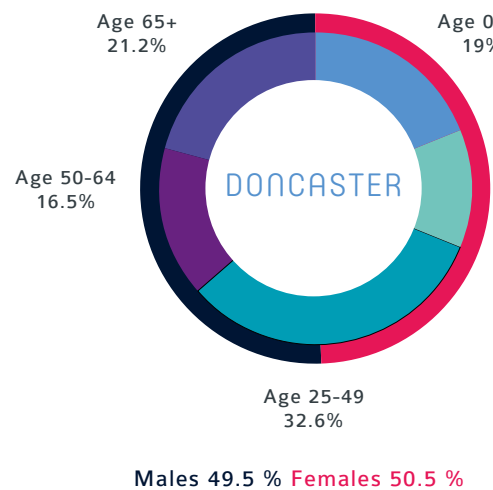
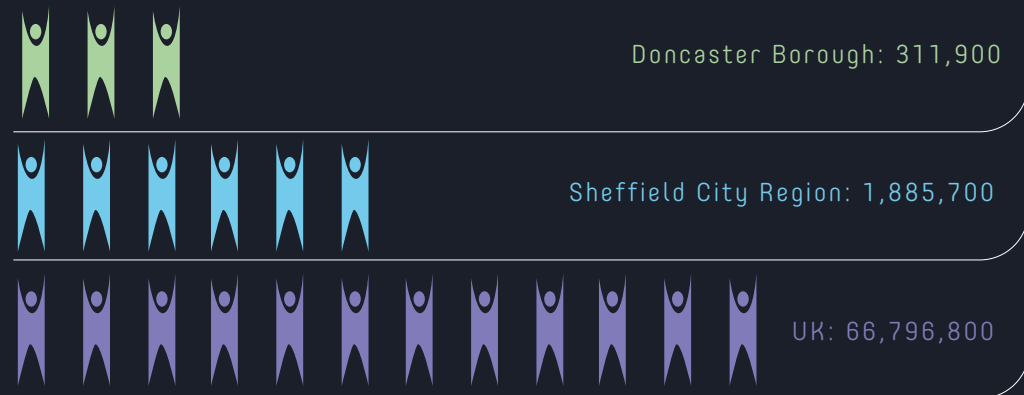
Ready supply of graduates - 10 universities within an hour drive time



DID YOU KNOW?



Doncaster is the fourth largest settlement in South Yorkshire.
 Doncaster Borough is the 15th largest in terms of population in the UK (outside London.)
 Doncaster has a population of 311,900 people living within the Boroughs boundary.
 Yorkshire & Humberside (approx.40 miles radius) has a population of 5,503,000



Location and Catchment

- Track record in new investment over last 3 years... £460m and 4000 jobs
- Housing numbers grown steadily since 2004: 1100 new houses built each year for the last 3 years
- Better than the national average for housing affordability: ratio of 5.87 national average = 9.82
- 77.4% of working age population in employment.

A SUPERB LOCATION

EVERYTHING CENTRAL TO YOUR NEEDS

When you locate in Doncaster you plug into the most perfectly connected network in the north of England/UK.

PASSENGER JOURNEY TIMES

To Doncaster from:	Times
York	20mins
Sheffield	22mins
Leeds	30mins
Manchester	80mins
Newcastle	83mins
Birmingham	88mins
London Kings Cross	93mins
Edinburgh	178mins

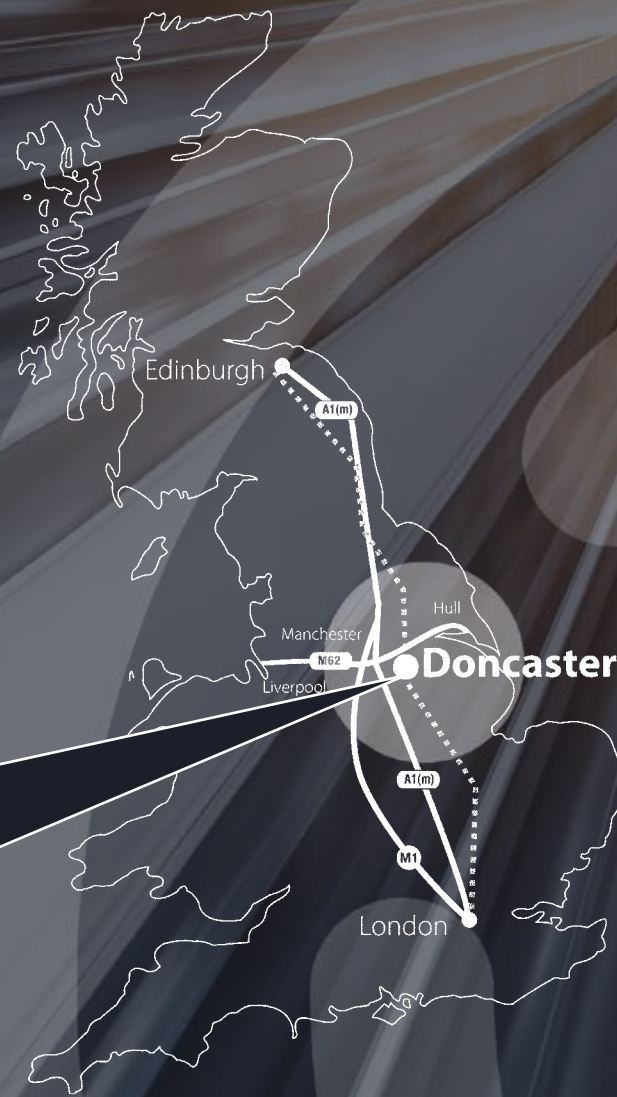
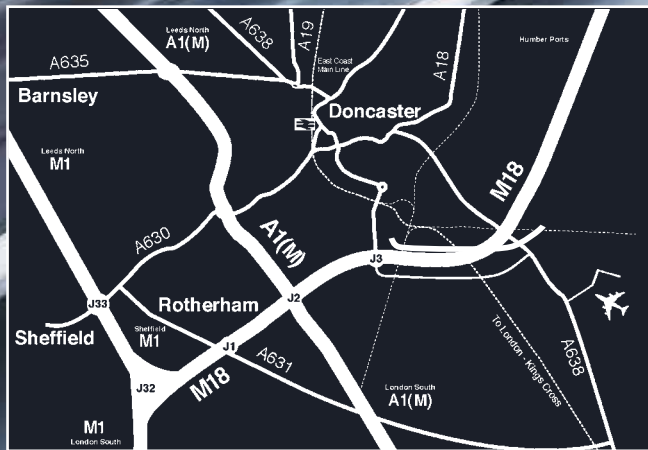
Rail links

The East Coast Main Line is one of Europe's most important rail routes, linking the capitals of England (London) and Scotland (Edinburgh) and passing directly through our region.

Doncaster to London by train is just over 93 minutes away with an average of 67 trains a day.

Freight rail corridors in the East of the region link the Humber ports complex to the two inland container terminals at Doncaster railport, which currently handle 37,000 deep sea containers a year. The iPort intermodal rail freight facility offers a superb logistics rail connection from and to the iPort.

- Doncaster is a major station on the UK's high-speed, north-south main line
- Excellent connectivity to all major UK cities & Europe



FREIGHT JOURNEY TIMES

INGHAM PORTS UNDER  HOUR

LONDON GATEWAY UNDER  HOURS

TEESPORT  HOURS

FELIXSTONE UNDER  HOURS

SOUTHAMPTON UNDER  HOURS

NOSEND (GLASGOW)  HOURS

A SUPERB LOCATION

MOTORWAY NETWORK

Doncaster is at the heart of the UK's motorway network. Its excellent proximity to the country's main arterial routes including 5 major motorways (M18, M1, A1(M), M62, M180) has helped to create a thriving transport and logistics sector, centred around the region's key motorway access points.

Over 50% of the UK's manufacturing base is less than 2 hours 15 minutes drive from the region.

- At the heart of the UK's motorway network
- 5 major motorways (M18, M1, A1 (M), M62, M180)
- Excellent regional and national connectivity

Drive time to Doncaster from eastern sea ports:

Destinations	Miles	HGV Travel Times
Goole	21.2	31mins
Grimsby Docks	46.5	54mins
Hull	46.5	54mins
Immingham	44.46	51mins

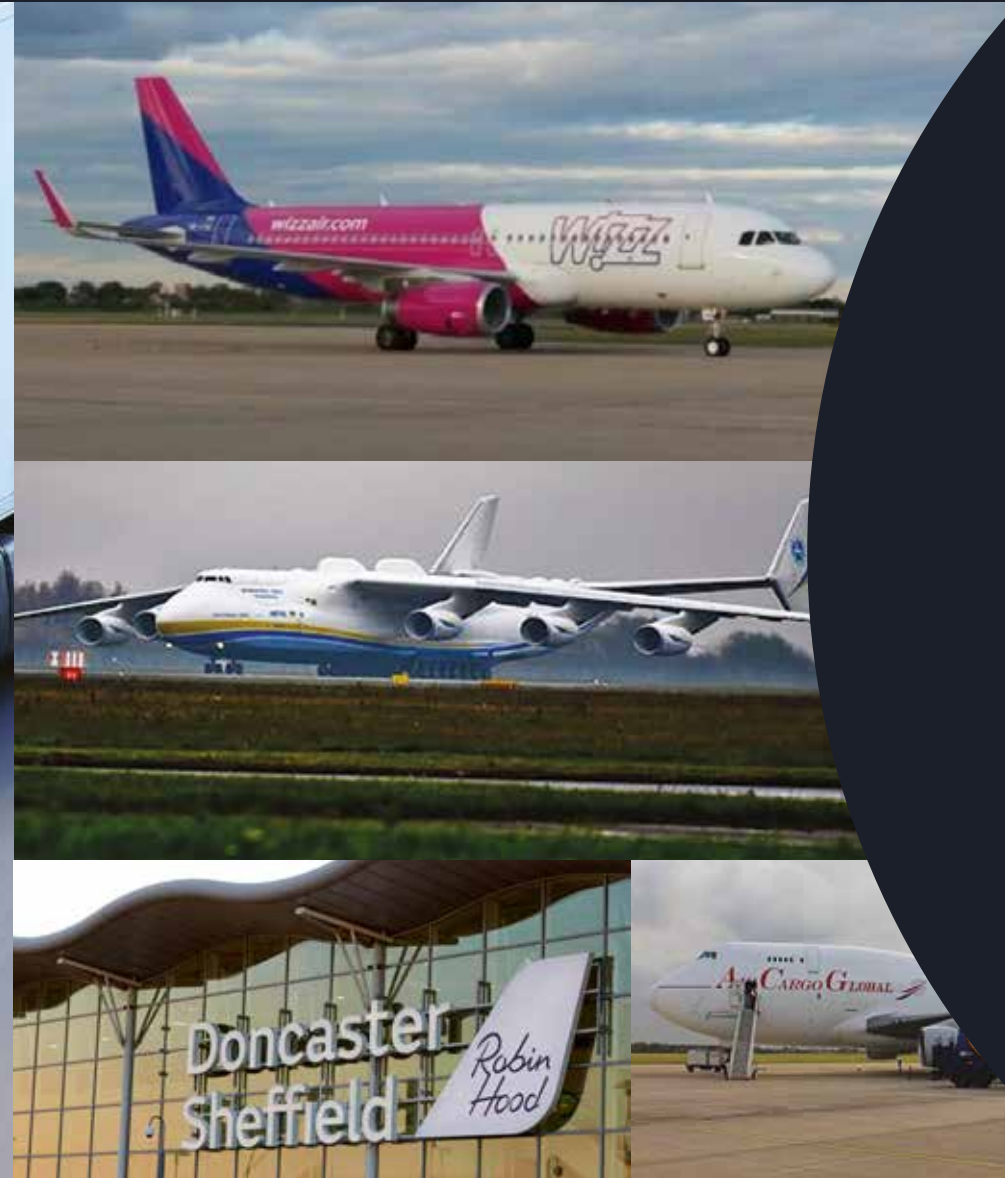
Drive time to Doncaster from:

Destinations	Miles	HGV Travel Times
Rail Freight Depot	0.7	10mins
iPort	3.3	8mins
Doncaster Sheffield Airport	7.7	18mins
Sheffield	22	42mins
Leeds	34	60mins
Hull	43	75mins
Manchester	55	104mins
Birmingham	98	168mins
Newcastle	116	209mins
London	175	296mins



DONCASTER SHEFFIELD AIRPORT

Doncaster Sheffield Airport (DSA) is the UK's fastest growing airport outside of London. DSA features a 3,000m, 60m wide runway making it one of only a handful in the UK capable of hosting long haul and freight plane services and one of the UK's largest aviation business parks.



↑ Arrivals

- A 3,000m runway capable of handling the worlds largest cargo aircraft
- Flights from Europe and beyond with named operators such as Tui and Wizz Air
- Caters to over 1.3 million passengers per year
- Business Destinations include: Alicante, Gdansk, Krakow, Lublin, and Warsaw
- Benefits from a new direct link from the M18 motorway
- 880 acre site with no aviation restrictions

DONCASTER'S DEVELOPING NICELY

DONCASTER IS UNDERGOING A MULTI MILLION POUND REGENERATION INITIATIVE

Doncaster is an ambitious borough with huge growth potential. Very few places in the UK come close to Doncaster in terms of delivering major regeneration projects over the last ten years, with exciting changes taking place now and for the future.

With numerous major projects in the pipeline, Doncaster is under transformation in becoming an even greater place to invest, live, work and visit.

Doncaster is committed to creating investment opportunities and identifying substantial regeneration and development projects.



MAJOR DEVELOPMENTS

CREATING A SUCCESSFUL URBAN CENTRE

MASTER PLAN VISION DELIVERING A £300M REGENERATION SCHEME

Developments in the town centre - a priority area for investment are taking place and gathering momentum. The Urban Centre Master Plan is a package of sites comprising retail, leisure and office space for regeneration and new build opportunities.

The plan will transform the way Doncaster looks and the way residents and businesses use the town centre by maximising existing retail, leisure and residential assets whilst supporting enterprise, business and employment opportunities.

The town centre sits at the heart of Doncaster and is easily accessible from the network of towns and communities across the borough. By working with partners and private investors we are committed to providing the right conditions to support its continued economic growth.

We feel there are great opportunities to succeed in Doncaster for businesses of all types and sizes.

57 acres of brownfield site



CULTURAL QUARTER SIR NIGEL GRESLEY SQUARE

Sir Nigel Gresley Square is a vibrant new development comprising over 250,000 sq. ft. of commercial and leisure facilities. With the construction of the £20m Civic Office and the £22m Cast performance venue, this square is quickly becoming a destination for families, students and social event gatherings.

Key Features

- 157,500 sq ft of Civic Offices employing over 1,500 people
- State-of-the-art-CAST performance venue
- University Technical College
- New 6 Screen cinema
- 1000 Car parking spaces
- 100 residential properties (The Gables)
- 37 Apartments at the Village Waterdale
- Danum Gallery, Library and Museum



AN EXCITING NEW CENTRAL BUSINESS DISTRICT

The challenge is to maximise the energy created by building on this for the wider development of the area.

This location is envisaged as the new 'corporate face of Doncaster', with a focus for new office investment, becoming the Central Business District.





CITY GATEWAY



ENTERPRISE MARKET PLACE



WATERFRONT



DANUM GALLERY, LIBRARY AND MUSEUM

MAKING A GREAT FIRST IMPRESSION

Doncaster's great transport links and particularly its location on the East Coast Main Line represent a significant opportunity.

In a networked city the point of arrival is so important. The main train station entrance is being transformed into an open, vibrant and easily accessible new arrival point. It will be of a scale and standard that reflects the city ambitions for Doncaster. This is an ideal investment area for residential and office development.

TAKING AN AWARD WINNING MARKET TO A NEW LEVEL

As one of the town's key assets the vision aims to ensure the area is vibrant not just on current market days but 7 days a week.

The ambition is to protect and evolve the nature of the markets into a 21st century place of enterprise through new development opportunities, enhancing the competitiveness of the retail core and by breathing new life into the area.

SETTING THE SCENE WITH A STUNNING MARINA

At over 118 acres this is the largest development location in Doncaster's city core and one of the largest brownfield developments in the UK.

Part of the site has been redeveloped to accommodate the £70m Doncaster College Hub Campus already on site.

There has also been significant investment made in recent years to create the right conditions for future mixed use developments. This includes the creation of a 90 berth marina and a new access road which opens up the site.

A QUALITY CULTURAL AND LEARNING CENTRE

This £14 million, iconic 21st century combined museum and library building will complete the transformation of this area. The offer will be a high quality learning, training and cultural destination on the former Doncaster Grammar School for Girls site.



MAJOR DEVELOPMENTS

AIRPORT GROWTH CORRIDOR



Doncaster Sheffield Airport's central location and direct motorway access means it is well positioned to serve most regions of the UK.

The opening of the £56 million link road, Great Yorkshire Way connecting the airport to the M18 has provided a gateway befitting of an international airport of Doncaster Sheffield Airport's potential, bringing over 7 million people within an hour's drive and truly unlocking the airport's central UK position.

In addition to the road links, there is development potential for a transformational rail scheme to bring services directly to Doncaster Sheffield Airport from the East Coast Main Line (ECML) linked to the terminal via a covered walkway.

DONCASTER SHEFFIELD AIRPORT BUSINESS PARK

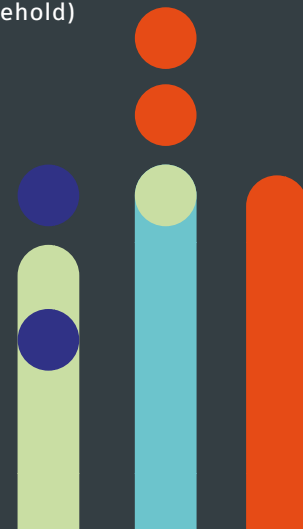
There are few sites across the UK that provide this scale of integrated opportunity offering multimodal connectivity and ready assembled contiguous land with modern infrastructure in place.

Doncaster Sheffield Airport Business Park is recognised as one of the top propositions in the Northern Powerhouse consisting of 1,600 acres of land offering both airside and landside development opportunities. The 800 acre land bank is free of major restrictions to development such as green belt or flood risk and there are already over 100 businesses operating on site.

All-inclusive development plans include hangars, manufacturing units, commercial development, logistics, skills, education and residential.

Key Features

- Full service international airport
- Continuous announcement of new routes
- Centralised location with strong catchment area
- 1,600 acre site available for immediate development
- Design and build opportunities (freehold or leasehold)
- 128 acres of potential employment space



DONCASTER SHEFFIELD AIRPORT

Doncaster is home to the UK's fastest growing international airport outside London and currently supports over 1,000 jobs with connections to over 50 destinations.

Doncaster Sheffield Airport is in a unique position of having the capability and the land to facilitate its growth. Possessing one of the largest drive-time populations of all UK regional airports. The site, infrastructure and available aviation capacity are all primed to accommodate growth.

The airport has an established position in the freight and cargo market resulting in an investment programme to deliver a fully equipped 50,000 sq. ft. transit shed. This will allow a significant increase in capacity, facilitating throughput up to 50,000 tonnes of freight per annum.

Key Features

- Strong growth in cargo operations handling over 10,000 tonnes of freight each year with potential to increase to 250,000 tonnes - new cargo capacity
- Officially the UK's best small airport and first commercial airport to open in the UK in over 50 years
- Potential to link existing rail direct to the airport – by 2023

UNPARALLELED CONNECTIVITY

87% of the UK within a 4 hour drive-time



iPORT RAIL TERMINAL

The iPort rail terminal is an international bonded intermodal development offering secure modern rail freight handling facilities.



iPORT

From bespoke mega warehouses on an accelerated programme, to speculative units for immediate occupation, iPort offers logistics space that is built to suit your business. Amazon, CEVA Logistics, Fellowes, Lidl, Kingsbury Press and Maritime are already thriving here.

Key Features

- The UK's largest international bonded intermodal development – 6 million sq.ft.
- Direct access to UK National Rail network, Channel Tunnel to Europe and M18 motorway
- Flexible units ranging from 50,000 – 1.2 million sq.ft
- High volume and secure container facilities
- Dedicated iPort Academy providing training and recruitment support

Units up to 1.2 million sq. ft. available

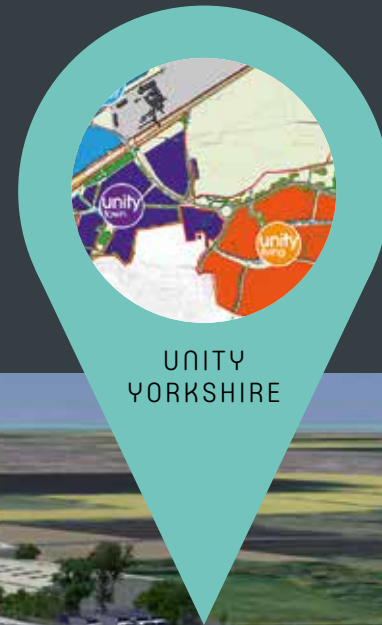


Key Features

- Direct access to the UK National Rail network and direct services to Europe via the Channel Tunnel
- Daily, frequent rail services providing access to all major UK ports
- Channel Tunnel bonded specifications
- An open access terminal with flexible single or shared train loads
- Competitive terminal turnaround times
- Direct motorway access (Junction 3, M18)
- High volume and secure container storage facilities
- A terminal site of 35 acres
- Apron for 50 tonnes axle weight HGV traffic and 115 tonne front axle load reach stacker
- Accommodation for trains up to 775 metres in length
- Close proximity to Doncaster Sheffield Airport



THINK BIG - THINK UNITY



Unity Yorkshire

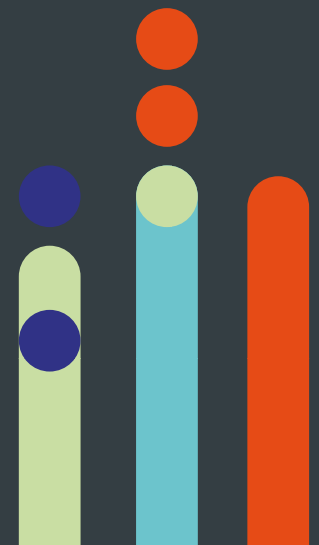
This award winning scheme is one of the largest regeneration and infrastructure projects of its kind in the UK and will deliver a mixed-use development of regional importance.

Covering an area approximately 618 acres, this site presents an unprecedented opportunity for developers to invest in commercial space for manufacturing, industrial, warehousing and 2,100 residential units.

The long term project will create a thriving and sustainable new community incorporating homes, shops, learning and healthcare facilities, attractive open space and new public infrastructure.

Key Features

- One of the UK's largest mixed use regeneration schemes
- Planning permission granted for 3,100 dwellings and over 100 acres of employment land
- Direct link road to M18 junction 5 - opens 2021
- Private ownership
- Freehold and leasehold development opportunities available





OTHER KEY DEVELOPMENTS HAPPENING IN DONCASTER



EUROPEAN TOUR GOLF DEVELOPMENT

WORLD-CLASS GOLF

This international development is one of only 25 in the world offering a world-class tournament 18 hole championship course over a 490 acre site surrounded by 350 aspirational homes, a superb nine hole academy club course, a club house and leisure facilities all backed against the parkland setting of Rossington Hall.

This is a fantastic opportunity for leisure and residential developers to be part of this prestigious mixed use development.

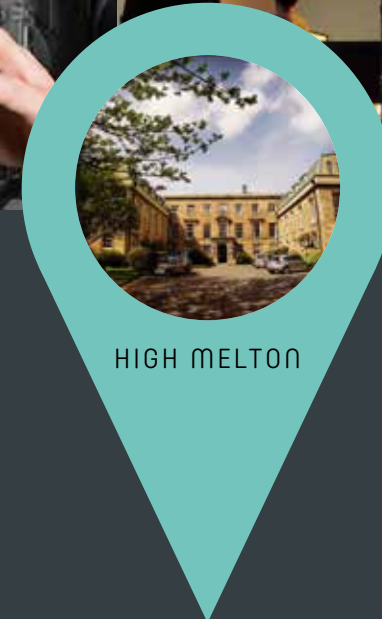


LAKESIDE DONCASTER

A DESIRABLE LOCATION

One of the North's most prestigious mixed use development sites, with high quality retail, residential and offices surrounding a 44 acre purpose built lake.

- Home to the National College for Advanced Transport & Infrastructure
- 10,000 employees already on site
- Expanding leisure, residential and education offer
- Featuring Herten Triangle - £8m restaurant scheme adjacent to the Vue Cinema
- Location of Lakeside Village - outlet shopping



HIGH MELTON

LIGHTS, CAMERA, ACTION!

One of the biggest creative, digital and media schemes in the country is taking place on the former High Melton, Doncaster College Campus. This £64m investment will see the development of 7 sound stages for filming and a dedicated visual FX studio.

- The creation of over 1,000 jobs
- Providing over 750 new academic student places
- Great opportunities for investors to develop the site including student accommodation



BAWTRY GOLF CLUB



YORKSHIRE WILDLIFE PARK

A WHOLE NEW GOLF COMPLEX

Bawtry Golf Club, Austerfield will soon feature a new pro shop, changing suite, a driving range, sports bar and academy zone Centre of Excellence.

Plans also include a 76 room hotel with adjoining conference venue, main reception and health and fitness suite together with a bar and dining restaurant. The proposal also includes the build of 18 executive homes along the boundary.

A ROARING SUCCESS

Yorkshire Wildlife Park was founded in 2009 and with over 800,000 visitors per year, it has gained an international reputation for creating innovative animal reserves and championing conservation and animal welfare.

The park is undergoing a 150-acre expansion as part of a £50m investment that will create further jobs. New ground breaking animal reserve and species are already attracting visitors such as the red panda, as well as enhancing visitor facilities and providing a huge boost for the local economy.

“ Doncaster, or ‘Donny’ as it is known locally, is a Yorkshire town just off the A1 with its roots firmly entrenched in mining and engineering but has reinvented itself as a north-eastern hub for business and a prime investment location.

With a £5.2 billion economy supporting around 8,800 businesses and over 122,500 jobs and record investment from both the government and private sector, investors should consider Doncaster’s property market.

Locations such as Doncaster offer huge potential for investors willing to explore what the UK property market has to offer beyond its major cities. While it is certainly true that ‘it’s cheaper up north’ that does not mean the returns you receive will be.

Do a little research, and you will see for yourself that Doncaster is a jewel in Yorkshire’s crown! ”

Reece Mennie, Founder and Chief Executive, HJ Collection



A GREAT PLACE FOR ALL KINDS OF BUSINESSES TO PROSPER

“Doncaster is already a thriving place to do business with increased business confidence, coupled with ambitious long term growth and regeneration plans for the future.

The nature of our work means we have to operate not just locally but nationally and sometimes internationally. We truly believe that Doncaster's location with its excellent national transport links and connectivity by road, rail, air or sea is a huge asset to our business needs.”

8 Point 8 Group



THE AVIATION INDUSTRY IS OFF TO A FLYING START

The aviation sector plays a key role in the UK economy, contributing some £20 billion per annum and directly supporting around 230,000 jobs. The national and international connectivity it provides supports trade in goods and services, enabling inward and outward tourism whilst connecting friends and families around the world.

Doncaster is keen to bring investment in to the area by developing MRO activity and attracting associated supply chains, new based aircraft operators, scheduled passenger and cargo services and ultimately create skilled jobs.

With the ability to offer highly competitive commercial terms and an efficient, uncongested airfield serving Northern and Central England, the development opportunities are second to none.

We encourage any potential investor to take a look at what is on offer. From onsite new build projects to existing hangar stock, the potential to succeed is endless.

The region already has significant strength in the aerospace sector with a range of world leading companies calling us home including Boeing, Rolls Royce, ATI Allvac, Tata Steel and 2Excel Aviation. Close by is the Advanced Manufacturing Park delivering leading research and technology.



Further infrastructure development focuses on a direct link to the East Coast Main Line (ECML) which will allow the airport to deliver a nationally significant aviation asset and significantly transform the Business Park's potential.

With direct on-site access to air cargo handling facilities, a fantastic passenger terminal and on-site electricity substation, what's stopping you?

LOGISTICALLY IT COULDN'T BE BETTER

EVERYTHING WITHIN EASY REACH

With millions of customers right on your doorstep, 87% of the population reachable within a 4/5 hour drive time, the right supply chain skills, low operating costs and a readily available workforce – Doncaster really is the perfect location for your business.

Our ever-growing logistics sector has an economic output of £930 million, employs 31,000 people in the Sheffield City Region and is continuing to expand at a fast pace, creating hundreds of additional jobs every year.

Doncaster is the preferred logistics hub providing quality warehousing and distribution solutions to many global brands such as Amazon, Ikea, Next, The Range, B&Q and BMW and for logistics companies; Wincanton, DHL and Armstrong Logistics.

We understand that logistics is more than sheds, forklifts and warehouses, that's why we have a dedicated recruitment academy for the new iPort and a business team specialising in providing upskilling and training for existing employees.

With competitive operating costs and a wide choice of business parks, Doncaster is the logical choice for logistics.





“Sitting within the wider iPort logistics hub, iPort Rail is a state-of-the-art rail terminal designed to serve the Yorkshire region with excellent road, rail and air connections for national and international freight transport.

With an experienced team already in place, everything designed to help companies move goods quickly and minimise supply chain downtime.”

Verdion

HOME TO MANUFACTURING AND ENGINEERING EXCELLENCE

A SKILLED WORKFORCE ON HAND

Doncaster is at the forefront of the UK's advanced manufacturing and engineering sector thanks to our rich heritage, tradition and world-class expertise.

Key disciplines include aerospace, component manufacturing, rail and automotive, food and drink and consumer goods. With several hundred years of manufacturing and engineering excellence employing a workforce of over 10,000 people, the foundations are certainly laid for a successful and thriving industry.



Home to Bridon Bekaert, Pegler Yorkshire Group, Polypipe, Donasonic, Bawtry Carbon, Ardagh Glass and Wavin, manufacturing and engineering plays a vital role in Doncaster's economy. This sector continues to provide a quality employment base whilst developing and implementing some of the key solutions to major global challenges.

Businesses are supported in product development and research with links into local centres of excellence and the region's universities including the National Materials Technology Centre, The Welding Institute, The Castings Technology Institute, AMRC and NAMRC and the National College for Advanced Transport and Infrastructure.



SUPERB TECHNOLOGICAL ADVANCEMENTS...



“Having worked in Doncaster most of my working life over the last few years business Doncaster has helped Agemaspark access numerous organisations to help the company develop and prosper and introduced me to a network of people that I can call upon to give advice and guidance whenever I needed it.

At this time in the evolution of Doncaster it is a very encouraging and interesting time to be in business and the development of a diverse business community for all the people and young generation of Doncaster and surrounding area.”

Agemaspark



WE ALSO LIKE TO GO GREEN

EMBRACING ENERGY AND THE ENVIRONMENT

The energy and environment sector is fast becoming one of prominence and unrivalled importance in Doncaster and across the wider economy. It provides the foundation for sustainable development and is constantly changing in line with developing technologies, policies and markets.

The sector is inclusive of energy generation and use, renewable energy, emerging low carbon energy technologies and environmental goods and services and is expected to grow further as the demand for renewable and innovative forms of energy generation increase in line with policy and targets. Doncaster wants clean and efficient energy along with the jobs and investment that brings.

Revolutionary changes in the way energy needs are met are inevitable, which brings with it a wealth

of opportunity and we want to ensure Doncaster is ready and capable of maximising its potential.

Doncaster's past history of mining combined with its importance within the national rail sector has equipped the town with great connectivity enabling large volumes of material to be moved in a low carbon manner providing generators with easy access to grid connection points.

READY TO POWER THE FUTURE...

Our vision for Doncaster is to have a clean, efficient and resilient energy system, which supports a healthier environment for people to live, work and visit.

The estimated total investment to meet the targets equates to £28.8bn. With an average of £1.7bn per year this will result in a £2.8bn increase in GVA and the provision of 25,000 jobs across the national economy.

Our region has a significant offering in regards to world-leading research, development and innovation, including the soon to open UK Atomic Energy Authority.

Our region is home to England's most northern hydrogen refuelling station and the world's largest electrolyser factory.

OVER THE NEXT 20 YEARS WE AIM TO ACHIEVE THE FOLLOWING GOALS:

GOAL 1:



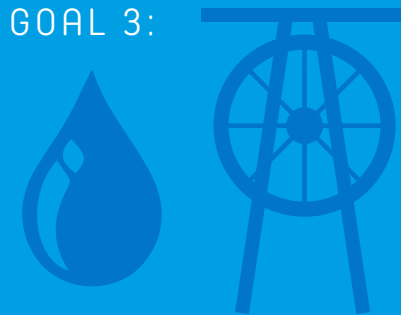
Achieve zero carbon emissions by 2040, ten years ahead of the goal set by Government!

GOAL 2:



Zero-emission public transport fleet by 2035

GOAL 3:



To create at least five mine water energy schemes

GOAL 4:



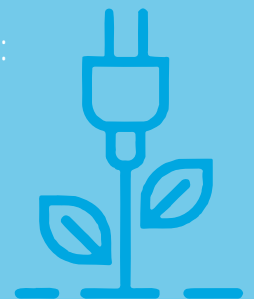
Create jobs and training opportunities in the low carbon and renewable energy sector

GOAL 5:



Create more than 1000km of cycling and walking routes in the region

GOAL 6:



Create investment opportunities for growth in the low carbon and clean energy sectors



A MAJOR PLAYER IN THE RAIL SECTOR

FROM A GLORIOUS PAST TO A FABULOUS FUTURE

Doncaster is at the forefront of keeping the UK's rail network moving and building the infrastructure of tomorrow. The town that built the world famous Flying Scotsman and Mallard is today established as one of the most important rail hubs in the UK.

With a world-leading cluster of rolling stock and rail infrastructure businesses, Doncaster will play a major role in the delivery of a £100bn investment programme for the UK rail sector including HS2 and Northern Powerhouse Rail.

Doncaster is also home to the National College for Advanced Transport and Infrastructure, developing skills for the future and working closely with Transport for the North, Department for International Trade and Department of Business, Energy and Industrial Strategy.



Rail Investment Opportunities

- Part of Government's modern Industrial Strategy looking to generate £30 billion investment across 68 projects over UK
- Focusing on rail supply chain and railway stock
- Deliver business growth where it's most needed
- Businesses investing will join the many rail companies already located in Doncaster

A COLLEGE DEDICATED TO THE FUTURE OF THE RAIL INDUSTRY

The National College for Advanced Transport and Infrastructure (NCATI) provides the higher-level skills needed to transform the UK rail and transport infrastructure network including HS2, Northern Powerhouse Rail and other rail projects. This award winning facility supports employers facing skills challenges such as digitalisation of the railway and an ageing workforce.



Key facts

- 30% of the current railway workforce require training to deliver HS2
- NCATI delivers technical and professional courses using the very latest industry technology
- 8,700 graduate – level engineers per year are needed by businesses over the next 10 years
- British businesses need 182,000 skilled engineers ever year until 2022
- 1 in 5 rail engineers are over 55

Doncaster is in a great position to inspire future generations to a career in rail and maximise the existing workforce by upskilling resources that already exist.

PERFECT FOR THE SERVICE SECTOR

DONCASTER OFFERS GREAT FLEXIBILITY

Strong office based services sector located at Lakeside, Doncaster Sheffield Airport and the town centre. Doncaster is home to a number of global head offices, call centres and regional financial and legal services companies.

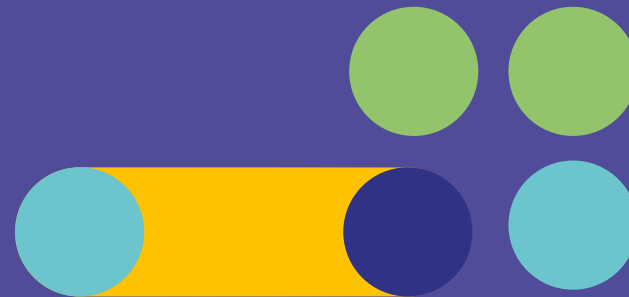
We have a number of serviced offices available with major plans in place to deliver a new central business district embracing state-of-the-art office buildings at the heart of the town centre and close to the railway station.



If you're looking for high quality offices in fantastic surroundings with easy access to road, rail and air connections, then Doncaster is the perfect location for your business.

Office prices start from £10 - £18 per sq. ft. which makes it an affordable destination in comparison to other areas, both regionally and nationally. Doncaster Lakeside is one of the north's most prestigious mixed use development sites with a beautiful waterside location. Leasehold or freehold plots available.

There are also a number of managed office spaces, for those who want easy in, easy out with all the facilities that you would expect including manned reception, meeting space and conference facilities. The civic district in the town centre is set to become a professional quarter with first class office accommodation.



PLENTY OF OFFICE OPTIONS

“We are one of Doncaster’s largest employers in our field and the decision to move our business in to the town centre only strengthens Doncaster’s commitment to supporting business growth.

With the train station 300 metres away, employees and business partners across the UK can enjoy much easier access to our headquarters.”

My Pension Expert



THINKING CREATIVELY

CREATIVE, CULTURAL & DIGITAL

Doncaster's position as a home for creativity has shown significant improvements with the development of the new Danum Gallery, Library and Museum on its prominent site within the Civic and Cultural Quarter.

The announcement that 360 Degrees Media intend to redevelop the former Doncaster College High Melton site into a state of the art TV and film production centre with 7 sound stages and associated support infrastructure is particularly exciting too. This gives local businesses until summer 2020 to prepare for this major change to the local creative landscape.

Associated with the film studio development is the establishment of a new VFX Academy being developed in partnership by 360 Degree Media and Doncaster College which will provide training up to Masters level.

Local businesses are also actively seeking to raise the creative temperature with the likes of Doncopolitan, Helm, Queens Road Design Centre and C-View being particularly active in reaching out and engaging with other creatives locally.



A SUPERB RETAIL ENVIRONMENT

FROM A MULTI-AWARD WINNING MARKET TO MULTIPLE RETAIL OUTLETS

Doncaster continues to be a retail destination providing a strong retail offer and has weathered the challenging years the High Streets have and are facing.

Already boasting a wealth of brands, high street names, retail parks and an award winning market bringing in visitors from across the UK.

As retail on the high street changes, Doncaster town centre is determined to change with it. We have exciting developments underway to provide the all-important unique, modern experience for shoppers and visitors. As areas are improved with investment the town centre looks to build a centre for the future.

Our Town Centre

- Frenchgate Shopping Centre - attracts over 17m visitors per year, constantly striving to build upon its existing profile and presence
- Sir Nigel Gresley Square - a new leisure complex featuring a 6 Screen cinema development with 4 restaurants & bars
- The Village at Waterdale - a new 180,00 sq. ft. retail / leisure scheme to complement our cultural quarter
- Priors Walk - a pedestrianised high quality leisure and retail offer
- Market Square - an award winning, international meat & fish market incorporating the historical Corn Exchange



An Abundance of Retail Therapy

What contributes to making Doncaster stand out are the towns of Bawtry, Tickhill and Mexborough, with delightful boutiques, quality restaurants, cafés and markets. In addition to this, Doncaster also boasts quality retail parks such as Lakeside Village, York Road and Wheatley Hall Road offering a wide range of high street names and well-known brands.



THE SPACE TO GROW

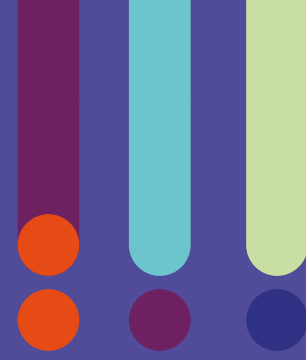
“Bradley Knipe, Menswear first opened in 1962. Having spent 50 great years on Wood Street we moved to a busier street in 2013. We’ve been part of the town centre community for over 54 years. We have grown and changed with Doncaster, building a loyal customer base and couldn’t imagine being in any other town or city as we are proud of our roots and the Doncaster heritage.”

Carl Bradley



AT YOUR LEISURE

FROM GIANT BEARS TO ZOMBIE ARCHERY



Visitor Economy

Doncaster is an attractive, affordable market town with first class amenities surrounded by open green spaces and beautiful countryside to explore.

Doncaster has a lot to be proud of, from its racing calendar including the classic St Leger Festival, its rich railway heritage and wealth of Georgian and Regency architecture through to the UK's No. 1 Walk-through Wildlife Adventure.



As a host town for the Tour de Yorkshire, visitors to Doncaster can experience a unique blend of old and new attractions, whether it's stunning countryside, a first class shopping experience or sporting activities.

Whether its cycling at the Lakeside velodrome, teeing off at the planned PGA golf course or enjoying a spa weekend; as a tourist destination, Doncaster has so much to offer.

Doncaster also prides itself on having Yorkshire Wildlife Park – one of the UK's top 20 visitor attractions and home to the only polar bears in England. With over 6.4 million day visitors, the tourism sector including overnight stays is worth £223m per year, more than Bradford, Canterbury and Peterborough.

Doncaster boasts more day visitors than Harrogate, Lincoln, Oxford or Windsor.

(Source: Visit England 2017)



YORKSHIRE WILDLIFE PARK IS
HOME TO THE ONLY POLAR BEARS
IN ENGLAND



“ I would strongly suggest that people look at relocating their business to Doncaster, obviously primarily check out the competition which is what we did, but the area is in a great phase of regeneration at the moment.

Doncaster is brilliant, the people are welcoming, the support is great, and there is a great will for the town to be great, a belief that it has a very bright future. There is a wide variety of different things to do, wonderful tourist attractions around and about and it's a good vibrant place to live.

We're amazed at how quickly the park has grown and we're very grateful for all the support we have.”

Yorkshire Wildlife Park

TOP SITE SUMMARY



MARKET SECTORS

Office Based Services

- Waterfront
- Marshgate
- Central Business District
- St Sepulchre Gate West
- Lakeside
- Balby Carr

Logistics

- iPort
- Redhouse Interchange
- Unity Yorkshire
- Doncaster Sheffield Airport Business Park
- Doncaster Distribution Park
- First Point
- Gateway 4
- Nimbus Park
- M18 Junction 6, Thorne

Manufacturing and Engineering

- Kirk Sandall Industrial Estate
- Thorne Park
- Doncaster Sheffield Airport Business Park
- iPort
- First Point
- Quest Marrtree Business Park
- Unity Yorkshire
- St Modwen Park

Retail

- Waterdale
- Frenchgate
- Lakeside Village
- York Road
- Wheatley Hall Road
- Mexborough
- Thorne
- Bawtry
- Tickhill
- Crompton Retail Park

Leisure

- Lakeside
- PGA European Tour Development
- Waterfront
- Waterdale
- Doncaster Town Centre
- Civic and Cultural Quarter
- Yorkshire Wildlife Park
- Bawtry

Housing

- Waterfront
- Rossington, Harworth Estates
- Riverdale Park
- Eden Grove, Hexthorpe
- Unity Yorkshire

Creativity

- High Melton
- C-View
- Woodfield Park
- Queens Road Design Centre
- Doncaster Sheffield Airport Business Park





A GREAT PLACE TO LIVE, WORK AND ENJOY

HIGHLY AFFORDABLE HOUSING

Whether you are considering a rural or urban location, Doncaster and the immediate surrounding area has a great deal to offer. With lots of towns and villages, full of history, opportunities and friendly locals there is something for everyone.

A 3 bedroomed semi detached can be purchased for as little as £105,000 (2018)

Every type of accommodation is readily available from large detached houses and picturesque cottages, to modern estates and cosmopolitan apartments.

But that's not all, house prices in Doncaster represent excellent value for money and deliver a great return on investment when comparing like for like with other areas in the UK.

LIVING HERE

A SUPERB PLACE OF LEARNING

WE'VE GOT EDUCATION COVERED,
FROM NURSERY TO POST GRADUATE STUDENTS

When you have a family it's one of your top priorities to ensure that you find your children the best education possible. Where you live plays an important part in what you can offer them and Doncaster has a fantastic range of schools and colleges from early years through to graduate studies.

Doncaster boasts a network of primary schools catering for all faiths and beliefs. There are over 30 secondary schools with several attaining outstanding scores from Ofsted. With a mix of state run, academy, comprehensive and independent educational establishments including XP - one of the UK's best free schools, there are many options available.

Doncaster College and University Centre has some of the best higher and further educational facilities in the UK. Courses on offer range from vocational qualifications and diplomas to under graduate and post graduate degrees.

- 37 Nursery and Childcare Facilities
- 56 Primary Schools
- 32 Secondary Schools
- 15 Specialist and Alternative Schools including the highly acclaimed Doncaster School for the Deaf
- 6 Independent Schools
- 2 Further Education Facilities
- Doncaster and Bassetlaw Teaching Hospital NHS



YOU CAN COUNT ON OUR SUPPORT



STRONG ECONOMIC DRIVE FROM THE MAYOR, CHIEF EXECUTIVE AND THE LOCAL AUTHORITY.

Business Doncaster is the first point of contact for any business looking to locate in Doncaster and to businesses already here.

A partnership consisting of the local authority and business support partners, including Doncaster Chamber of Commerce, the team is here to help you through every aspect of doing business within the area. Whether you are seeking supply chain assistance or help with international trade, help is at hand.

RELATIONSHIP MANAGEMENT

All Business Doncaster services are completely free and confidential.

Core services include:

- Public and private sector partnership support
- Identification of sites and premises
- Exemplar planning service
- Identifying and securing financial support
- Unique HR business consultancy service
- Assistance with international trade
- Introduction to local business networks
- Supply chain and local labour opportunities
- Maximisation of PR opportunities
- Sector specific knowledge
- Excellent track record of delivery
- Referrals and brokerage to the Sheffield City Region network

For further information:

Call: 01302 735 555

Email: info@businessdoncaster.com

Free
confidential
support

“The support from the Business Doncaster team has been really important to us in terms of demonstrating that Doncaster supports business and the rail sector in particular.”

Karl Schwiede, owner Schwihag



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wearedoncaster.co.uk



Doncaster
Council