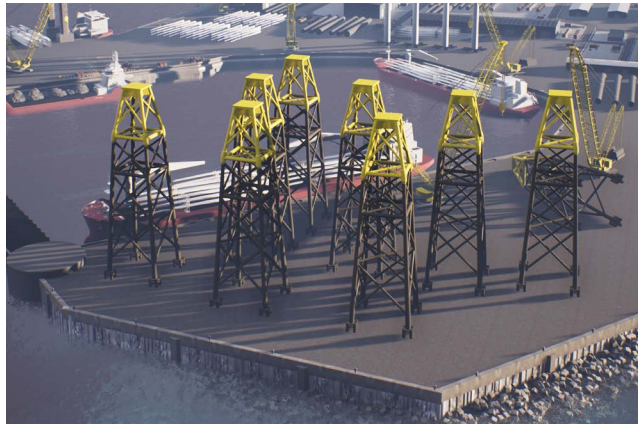


Hunterston PARC

The natural development choice
for the Blue and Green economies.

hunterstonparc.com | KA29 0AZ





Overview

Hunterston PARC's vision brings together energy intensive industries with low cost, on-site power and heat generation, offering a unique opportunity to development innovative, self-sustaining and cost-effective operations.

Features

- At nearly **1,000 acres**, the site includes over **300 acres** dedicated towards an Energy and Marine Campus, and **700 acres** dedicated to protecting and enhancing biodiversity
- Plot sizes can accommodate up to **6,000,000 sq ft**
- **On-site rail connectivity** / passenger within 0.7 miles
- On-site **deep water port and dry-dock**
- Significant **grid connections** (Western Link High Voltage Direct Current)
- On-site **water abstraction and discharge**
- Proximity to **Glasgow & Prestwick Airport**
- Favourable **planning status**
- **Significant support** from UK and Scottish Government



Connectivity

Air

Glasgow Airport is 26 miles away and Glasgow Prestwick Airport is located 22 miles from site

Rail

Quick links to Glasgow Central Belt and West Coast Mainline rail network

Road

A78 – Adjacent, M77 – 20 miles
M8 – 25.5 miles

Estimated Times & Distances by Road

| | | | |
|-------------------|-----------|---------------|---------|
| Glasgow Prestwick | 22 miles | 28 mins | Airport |
| Glasgow Airport | 26 miles | 37 mins | Airport |
| Glasgow | 36 miles | 49 mins | City |
| Edinburgh | 81 miles | 1 hr 41 mins | City |
| Aberdeen | 179 miles | 3 hrs 9 mins | City |
| Liverpool | 250 miles | 4 hrs 1 min | City |
| London | 443 miles | 6 hrs 51 mins | City |



Vision

A place with the blue and green economy at its heart

Our vision is to create a nationally significant Energy and Marine campus. Bringing together leading industry operators, world class universities and the latest innovators to deliver technological advances in areas such as power generation and aquaculture.

Hunterston Port and Resource Campus (PARC) strengths lie in its location with its deep water port, on-site rail connectivity, national grid connections and its sheer size, which allows for a broad range of options for occupation.

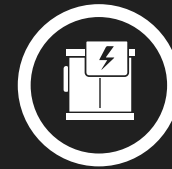
Over 320-Acres of available space:

- Land leasing
- Build to specification and lease
- Long leasehold sales
- Build to sell
- Build to own and operate
- 200-acres of contiguous land



Significant development opportunities

Hunterston PARC offers you the unrivalled combination of space, facilities and connectivity for Scottish industry with energy at its heart. It offers infrastructure that enables efficient logistics and is ideally suited to:



Energy & Power Generation



Offshore Manufacture



Recycling of Energy Assets



Vessel Inspection and Repair



Warehousing & Office Space



Aquaculture

- Support development of **new technologies**
- Develop and integrate international and UK **research and development** activity on site
- **Develop skills and training facilities** including parallel research programmes with Strathclyde University
- **Support links** with wider Ayrshire skills, productivity and innovation programmes
- Build a leading **international centre for advanced technology**, SMART systems and energy management

Hunterston PARC's vision is to bring together energy intensive

industries with low cost, on-site power and heat generation, offering a unique opportunity to develop innovative, self-sustaining and cost-effective net zero operations aimed at supporting the delivery of Scotland's 2045 climate change targets.

It allows for a broad range of options for occupation that sit within five zones and include:

- Marine yard
- Port activity
- Industry
- Aquaculture
- Innovation PARC

Campus capabilities

Whether you're a globally established brand, corporate or a start-up business Hunterston PARC could offer you:

Infrastructure

- Significant grid connections
- Large scale water abstraction available
- Renewable and low carbon on site energy
- Heliport
- Rail Hub

Enterprise investment

- Office space
- Warehousing
- Aquaculture facilities
- Marine yard
- Proximity to world leading research universities
- Data centre

Supporting Amenities

- Supermarket
- Hotel
- Filling station
- Convenience / Retail



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Marine Yard

Set over 88 acres, the marine yard boasts one of Europe's largest dry docks and offers flexibility and choice to operators in marine construction, decommissioning and offshore renewable energy.

The yard is ideally suited to serve the UK's north and west coasts and benefits from multimodal connectivity with good road connections, deep sea and rail terminal connectivity, providing direct access to Scotland and the rest of the UK.

Our vision includes full refurbishment of the marine yard, with significant investment in the installation of caisson gates, extending the quay side to 100m and increasing the draught to 10m.

Decommissioning presents significant opportunities for innovation, cost reduction and development of UK skills and capability.

Hunterston PARC has many advantages over other sites used for decommissioning vessels and oil and gas structures in the UK. Its combination of deep-water, large drydock, rail, road and sea access, extensive available development land, and grid connections make it unique as a national infrastructure asset.

Offshore wind

Floating offshore wind is expected to play a significant role in the growth of renewable energy. The UK and Scotland are now at the forefront of the development of the new technology for floating assets that can be used in deep-water seas to generate energy from wind.

Hunterston PARC is unique in the UK in its ability to offer the amenities that floating wind demands. More recently, the site has been identified within Crown Estate Scotland's commissioned report by Arup 'Ports for offshore wind' (Appendix D) in September 2020, as one of the few sites capable of being available for:

- Service operations
- Vessel based operations and maintenance
- Marshalling and assembly
- Maintenance and assembly to 200km
- Fabrication and manufacture
- Floating wind assembly, fabrication and marshalling manufacturing port.

Planning status

Hunterston PARC was identified in the 2010 Scottish Enterprise National Renewable Infrastructure Plan (N-RIP) (Appendix B), as a First Phase Site which can act as the catalyst for the development of the offshore renewables industry around three key infrastructure needs:

- Construction/installation
- Manufacturing – integrated and distributed sites
- Inspection, repair and maintenance/operations and maintenance

The site has favourable planning permissions for the future enhanced development of the marine yard and include:

- N/17/01273/PP Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to vary Condition 1 of Planning Permission ref 16/00268/PP to allow use of the site for decommissioning of large marine structures. Currently being refreshed under planning application number 21/00005/PP
- N/18/00132/PP Erection of caisson gates and subsequent removal of existing bund
- N/18/00134/PP Replacement and enlargement of existing jetty

Port Activity

Hunterston PARC is able to serve a variety of different businesses, improving the journey of goods from Scotland to the rest of the world. Our extensive 450m main outward jetty length, helipad and 36m draught is unparalleled in the UK and allows vessels to be accommodated alongside with ease and simplicity.

Services don't begin or end at the dockside when we offload or load cargo, we'll also assist with ensuring the maximum ease and efficiency throughout. We can also offer significant capacity at anchor including deep-water at Loch Striven and Firth of Clyde, between Cumbrae Gap and Cloch Lighthouse.

Deep-water jetty

The deep-water jetty has an outward length of 450 metres with a 36 metre draught, unparalleled in the UK allows vessels to be accommodated alongside with ease and simplicity. It offers importers and exporters opportunities to deploy the biggest carriers. It also benefits from not requiring maintenance dredging.

- Outer Quay length 450m
- Inner Quay length 300m
- Minimum Approach channel width 370m/depth 27.5m
- Quay side storage area of 1,883 m²

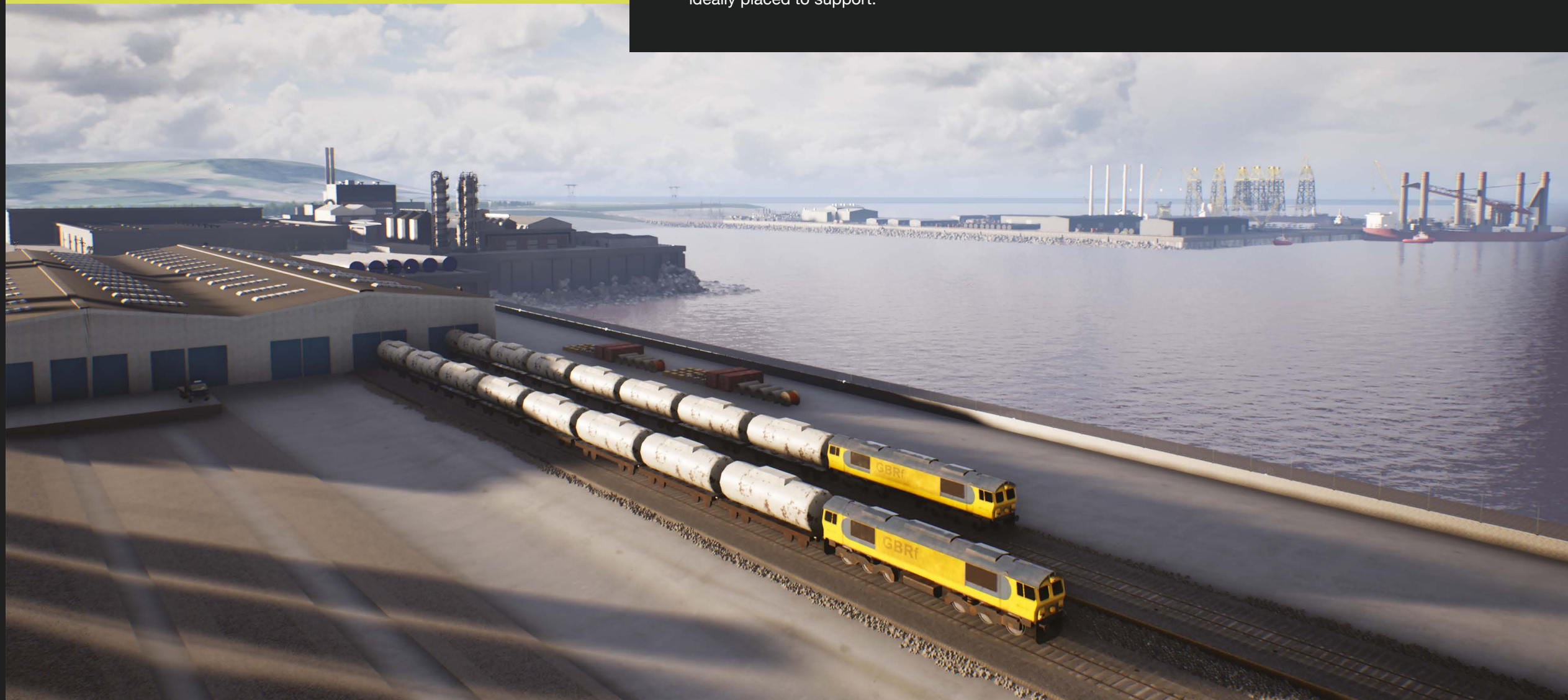
Port services

Hunterston PARC is able to serve a variety of different businesses, improving the journey of goods from Scotland to the rest of the world. It boasts rail connectivity for import, export and handling and is ideally placed to support:

- Short and long-term vessel lay-up opportunities
- Cargo handling
- Generated power provision
- Onshore activities (warehousing, workshops, accommodation, office facilities, offloading and storage of bagged cargo etc)
- Delivery of water uplift of waste
- Marine services
- Aquaculture

The ambition is to offer cargo handling services to tenants in areas such as aquaculture, renewable energy and handling of energy sources such as Hydrogen and LNG. Supporting laydown areas, handling and assembly of wind farm components is also envisaged.

Zone 2





Zone 3

Industry

Hunterston PARC's vision is to bring together energy intensive industries with low cost, on-site power and heat generation to develop innovative, self-sustaining and cost-effective net zero operations. With on-site rail connectivity, significant grid connections, favourable planning regimes and plot sizes that can accommodate up to 6,000,000 sq ft. It's ideally suited to:

- Power generation and storage
- Wind farm landing points and convertor station
- Hydrogen, biomass, waste-to-energy
- Digital landing point and data centres
- Circular economy

Energy generation

Hunterston PARC will enable businesses on site and the local community to benefit from onsite power generation. Its excellent location has the potential for storage and deployment of energy via grid stabilisation plants, whilst also ensuring that new economic activity does not draw on the nation's energy supply.

Its proximity to the West Link HVDC will give Scotland the opportunity to export energy to rest of UK. And makes it an excellent location for cable landing points for wind farms and associated convertor stations.

Connectivity and data centres

Given its geographical location, Hunterston PARC is an ideal landing point for subsea Internet cable between Scotland and Ireland or East Coast USA, housing co-located data centres and landing points, with onsite green energy whilst reusing any excess heat within our circular economy.

Material recycling and reuse

With decommissioning activity on site, Hunterston PARC is well positioned to support the circular economy and support activities that sort, store, recycle and reuse metals that can be reclaimed from structures and vessels.

Aquaculture

Hunterston PARC could have great potential to suit Scotland's fish farming industry - the majority of which takes place off the West Coast and islands. It can provide an ideal hub to support and promote innovation, research and collaboration as a valuable tool to support growth of SMEs as part of Hunterston PARC's transformation plans.

Applicable uses

We offer the perfect combination of key assets including marine infrastructure, electric power, large grid connections to the UK National Grid, as well as significant local private wire demand and access to salt water to support a number of opportunities and enable the growth of the aquaculture industry.

- Finfish farming
- Onshore fish trials unit – feed etc
- Production and value-added services to seaweed
- Centre of Excellence in manufacturing and engineering to support sector needs and development in deep water/off-shore fish farming
- Shellfish Centre of Excellence
- Processing value-added service to finfish and shellfish
- University-led R&D facility/lab focused 'onshore' aquaculture. Aquaculture is a vital industry and has the potential to feed the world of tomorrow.

Hunterston PARC works in partnership with seafood specialists Cumbrae Oysters Ltd, a family run company who own and operate their own oyster farm based on the West Coast of Scotland. They have a 15-year lease and currently occupy six acres on site. Cumbrae Oysters export their products worldwide, including to the Far East and China, and their recent expansion on site will see it double its production and

help create a further two jobs on site, with additional season opportunities.

Hunterston PARC's include the combination of marine infrastructure, energy and access to cold and very deep salt water in which the best shellfish flourish, provide an attractive opportunity to support the growth of the industry.

“Cumbrae Oysters Ltd has been cultivating oysters at the Hunterston Fairlie site for over 25 years. The Clyde Estuary provides ideal conditions for growing oysters, with its combination of rich estuarine and deep cold ocean waters.” Alan Forbes, Director, Cumbrae Oysters.



Zone 4



Zone 5



Innovation PARC

The priority afforded to Hunterston PARC in national and local policy, places it at the forefront of Scotland's strategy to be a major contributor to the local economy. It has the potential to transform its current economic prospects to drive regeneration and bring prosperity to the West Coast of Scotland.

Hunterston Innovation Park

Hunterston PARC has formed a tri-partite partnership with North Ayrshire Council and Scottish Enterprise to facilitate early release of Ayrshire Growth Deal funding to create an Innovation Centre which will:

- Offer market ready sites and facilities over 20 acres
- Stimulate research and innovation, attracting start-up businesses and world-class businesses
- Provide partnership opportunities with leading universities
- Centres of excellence being considered; Aquaculture, Energy, Decommissioning and Circular economy

Innovative new industry

Hunterston PARC situated within the Hunterston Strategic Development Area and is one of ten nationally and internationally important investment sites within the Scottish Government's Green Investment Portfolio. It has the potential to transform its current economic prospects to drive regeneration and bring prosperity to the West Coast of Scotland.

Key partners

Hunterston PARC has aligned with expert partners across Government, academia, ecology and other agencies to become a focal point for research, as well as, build key commercial partnerships to boost Scotland's sustainable economic future. These include:

- North Ayrshire Council
- University of Strathclyde
- University of Stirling,
- Scottish Enterprise
- Scottish Development International
- Offshore Renewable Energy Catapult (OREC)
- Crown Estate Scotland

Natural Capital

North Ayrshire provides a great workforce location, delivering a combination of amenities and attractions surrounded by natural beauty.

Hunterston PARC will be a showcase for how economic development from large-scale infrastructure investment can be achieved hand-in-hand with good ecology to co-exist with our natural environment. Sustained monitoring will maintain and enhance this on site proving that ecology plus economic growth are not mutually exclusive. Universities and agencies, such as the Field Studies Council, will bring academic scientists and research methodologies to the PARC and work with all parties on ground-breaking research.

Biodiversity

Hunterston PARC is adjacent to the nationally important Southannan Sands Site of Special Scientific Interest (SSSI) which is designated for its intertidal marine habitats and saline lagoons. As a land owner with responsibilities to the environment in which we operate, we are committed to protecting and enhancing biodiversity. The site will be developed with regard to these areas

and opportunities progressed to extend and enhance the natural environment, using wildlife corridors and sustainable drainage systems.

On site amenities

Hunterston PARC will combine office and industrial spaces along with a suite of amenities to support businesses and the local workforce.

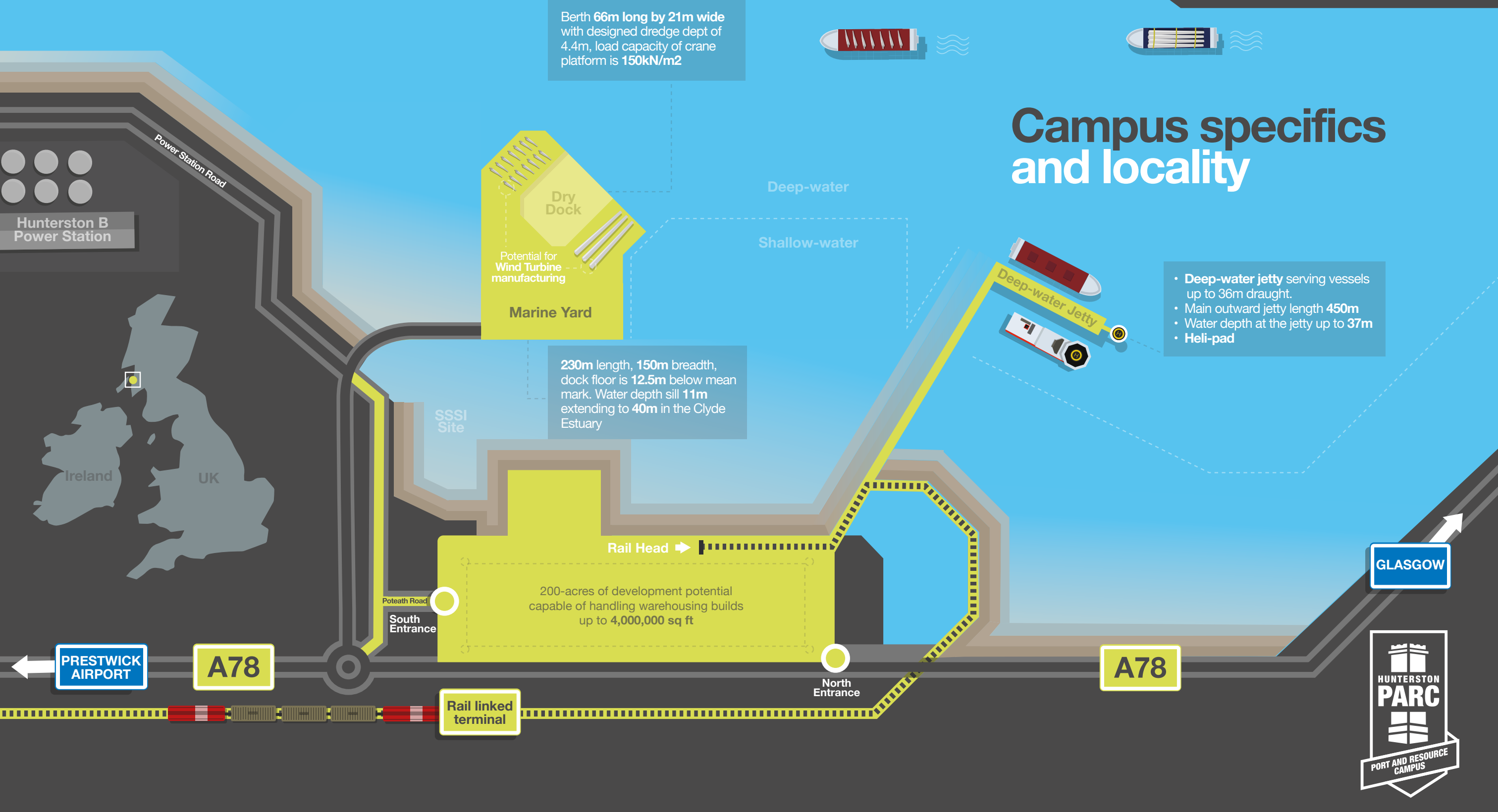
- Ample parking space
- Onsite food options
- Service station
- Onsite accommodation

Zone 6



Firth of Clyde

Great Cumbrae



Berth 66m long by 21m wide with designed dredge dept of 4.4m, load capacity of crane platform is 150kN/m2



Campus specifics and locality

Dry Dock

Potential for Wind Turbine manufacturing

Marine Yard

Deep-water

Shallow-water

- Deep-water jetty serving vessels up to 36m draught.
- Main outward jetty length 450m
- Water depth at the jetty up to 37m
- Heli-pad

230m length, 150m breadth, dock floor is 12.5m below mean mark. Water depth sill 11m extending to 40m in the Clyde Estuary

SSSI Site

Rail Head →

200-acres of development potential capable of handling warehousing builds up to 4,000,000 sq ft

Poteath Road

South Entrance

North Entrance

PRESTWICK AIRPORT

A78

A78

GLASGOW



Attracting tomorrow's talent

Hunterston PARC has the potential to support sustainable North Ayrshire communities for generations to come by:

- Providing up to **1,700 jobs** that will reduce the need for local people to travel long distances for employment (with the associated costs of that)
- Ideally positioned to benefit from a **strong supply of skilled employees and world-leading research universities**. Hunterston is within easy commuting distance from major Universities including the University of Strathclyde and the University of the West Coast of Scotland
- Retaining or even **attracting younger people** with high quality and long-term jobs
- **Creating the jobs** that will in turn maintain demand for supply services (e.g. local shops) and public services (e.g. schools and healthcare)
- Building a more **resilient economy** by introducing a variety of industry sectors to the region
- **Stimulating education**, training and skills development activities in the area
- Giving school leavers a **'positive destination'** locally to aim for
- **Attracting complementary economic activities** that will provide further opportunities for local people
- **Supporting Scotland's 2025 vision**, to have a world-leading working life where work drives success, well-being and prosperity for individuals, businesses, organisations and for society.



Future Growth

The priority afforded to Hunterston in national and local policy, places it at the forefront of Scotland's strategy to be a major contributor to the local economy.

Hunterston has the potential to transform its current economic prospects to drive regeneration and bring prosperity to the West Coast of Scotland.

At a regional level, the recently announced and signed Ayrshire Growth Deal - funded by both Scottish and UK Governments plus investment support from Scottish Enterprise who are partnering in the PARC development, and the newly adopted North Ayrshire local development Plan 2 - is expected to act as a major economic stimulus for Ayrshire. **Hunterston is central to this ambitious growth agenda.**



Local Attractions

North Ayrshire provides a great workforce location, delivering a combination of amenities and attractions surrounded by natural beauty.

The maritime theme is prevalent across the region and is a major centre for water sports including sailing – with the Firth of Clyde offering beautiful and sheltered sailing waters. Other attractions include:

- West Kilbride Golf Links
- Largs Golf Club
- Largs Yacht Haven
- Fairlie Quay Marina
- Kelburn Castle and Country Centre

Ryden

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WORKING WITH

