



Hunterston PARC

Ayrshire • Scotland

hunterstonparc.com

Peel Ports Group
More Than Ports

Scotland's renewable energy campus, a unique opportunity for developers

On Scotland's west coast, Hunterston PARC offers a rare opportunity to be part of a nationally and internationally significant industrial hub. Perfectly positioned to support the blue and green economies across the UK, Ireland and beyond. This world-class campus has already attracted developers ranging from cable manufacturing to renewable energy generation and storage, to aquaculture. Here, visionary projects find the space, infrastructure, and strategic location to thrive.





A unique national asset with global potential

Across the UK and Ireland, too many major infrastructure and energy projects are on hold — held back by the shortage of large-scale, development-ready coastal sites.

70% reserved, just 30% remaining

Hunterston PARC changes that. Here, opportunity meets readiness, with the space, location, and infrastructure to turn big ideas into reality.

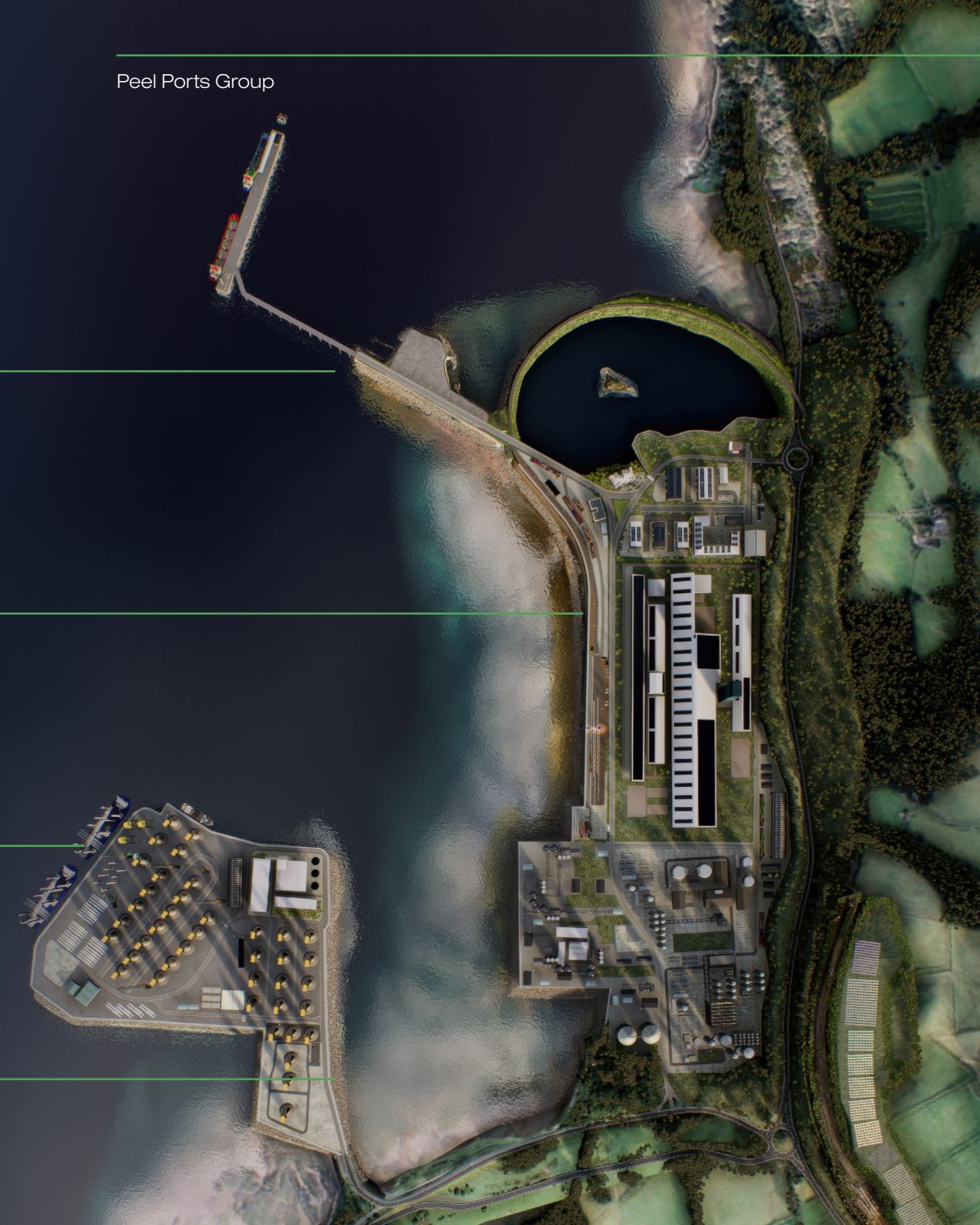
- Over 350 acres of development land.
- Deep-water jetty (36m draught x 450m).
- On-site grid and rail connections.
- National Planning Framework designation.
- £3.5bn projected inward investment.
- Up to 5,000 jobs.
- Approved Masterplan.
- Highly supportive planning frameworks.

Deep water jetty

Excellent rail access

Unique marine yard opportunity

Secure port site



A superb location with transformational potential

Hunterston PARC offers unrivalled connectivity and critical infrastructure on a single integrated site:

- **Direct access to deep water port**
- **National grid access**
- **On-site rail connectivity to major rail networks**
- **Road links to Glasgow and central Scotland**
- **Proximity to major developments**

Hunterston PARC

Major projects taking shape.

350

acre Industrial park.

£3-4bn

of inward investment.

National Planning Status

NPF4.

c5,000

permanent jobs, once fully operational.



Fully consented offshore wind farm terminal
Ideal for fixed and floating developments

Green Hydrogen
Major UK facility for the production of Hydrogen

Slipform
Offshore wind R&D facility

Ba
Onsh

Bakkafrost

Core fishfarm (RAS).



Greenwheel

EV charging and retail



Hydrogen.

Highview Power

World's largest liquid air energy storage facility.



Solar Farm

10 MVA solar farm facility.

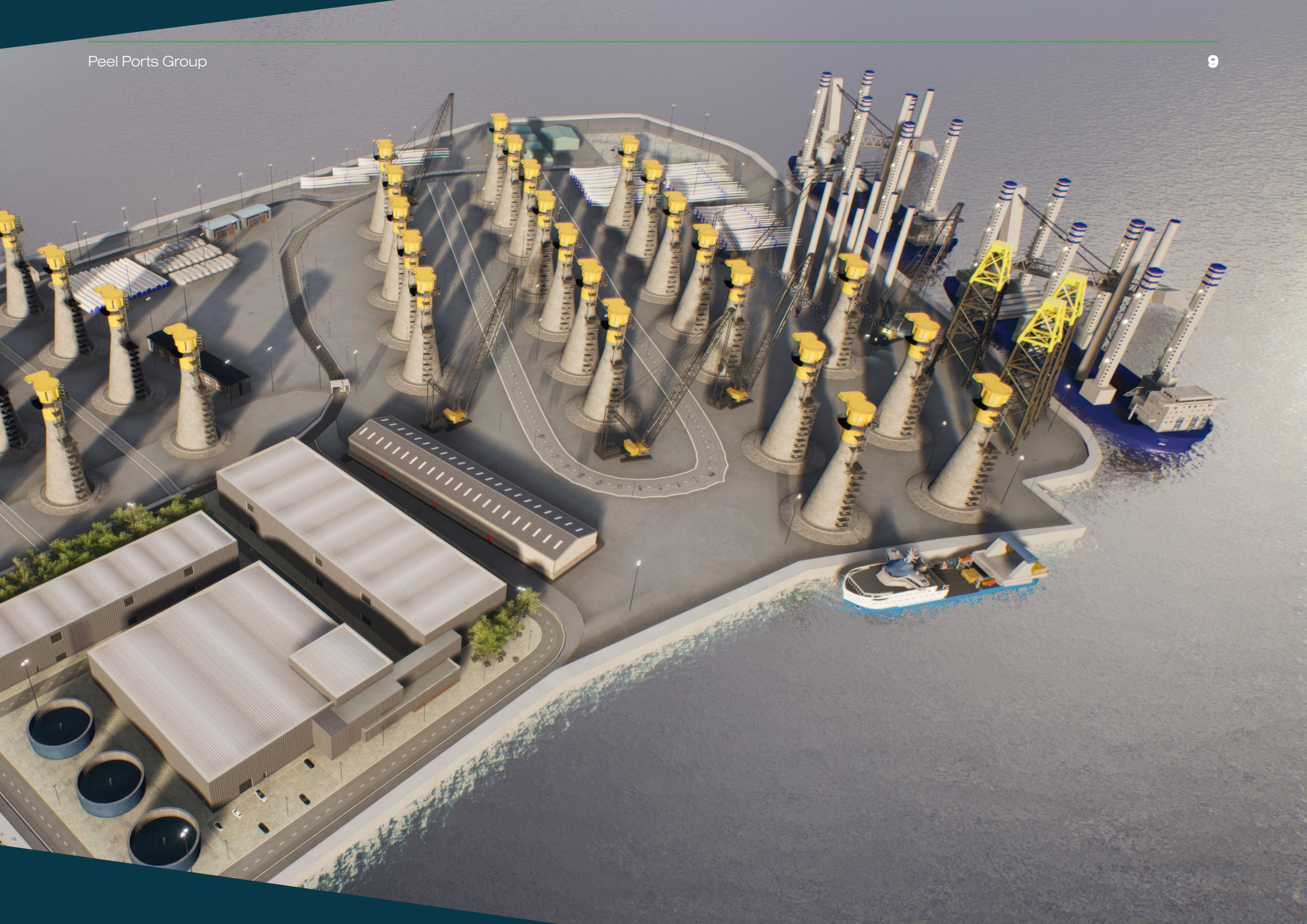
Artistic Impression

Powering the UK's energy transition

Hunterston PARC has been recognised as a key national asset and investment site for the blue and green economies with the flexibility to support multiple clean renewable technology developments from offshore wind to hydrogen, hydroelectricity to solar and much more.

- Infrastructure-ready for turbine assembly, floating foundations, and project staging.
- Ideal for power generation, decommissioning, and O&M.
- Deep water anchorage and heavy lift capabilities.







Built for industry

With over 350 acres of scalable development land, grid and rail connections, and a strong developer-friendly planning framework already in place, Hunterston PARC is designed to support advanced manufacturing industries.

- Tri-modal connections with deep-sea, rail and strategic road connectivity.
- Limited number of plots left: flexible plot sizes available.
- Tailored occupation models.
- Co-location benefits with access to renewable on-site power.

- Available
- Under Offer
- Reserved



World - class port services and logistics

Hunterston PARC is a natural choice for marine logistics, lay-up and repair—with on-site energy and multimodal access.

- Cargo handling, marine services, and vessel lay-up
- Fresh water, waste water, and onshore services
- Logistics-ready platform for UK and global markets



Attracting local talent and skills

Hunterston PARC is built for the future workforce, providing sustainable jobs through partnerships with local educational institutions.

- Up to 5,000 jobs to be created
- Proximity to major universities
- Focus on skills, apprenticeships and positive post-school opportunities







Leading environmental credentials

The site is underpinned by an ESG framework that aligns with Scotland's 2045 net zero goals.

- Net zero campus operation by 2040.
- Enabling a circular economy infrastructure approach to minimise waste and maximise resources throughout the site.
- SSSI protection and biodiversity preservation, across 700 acres.

NET ZERO 
2040

Marine Yard, Hunterston PARC

A unique opportunity for offshore wind development

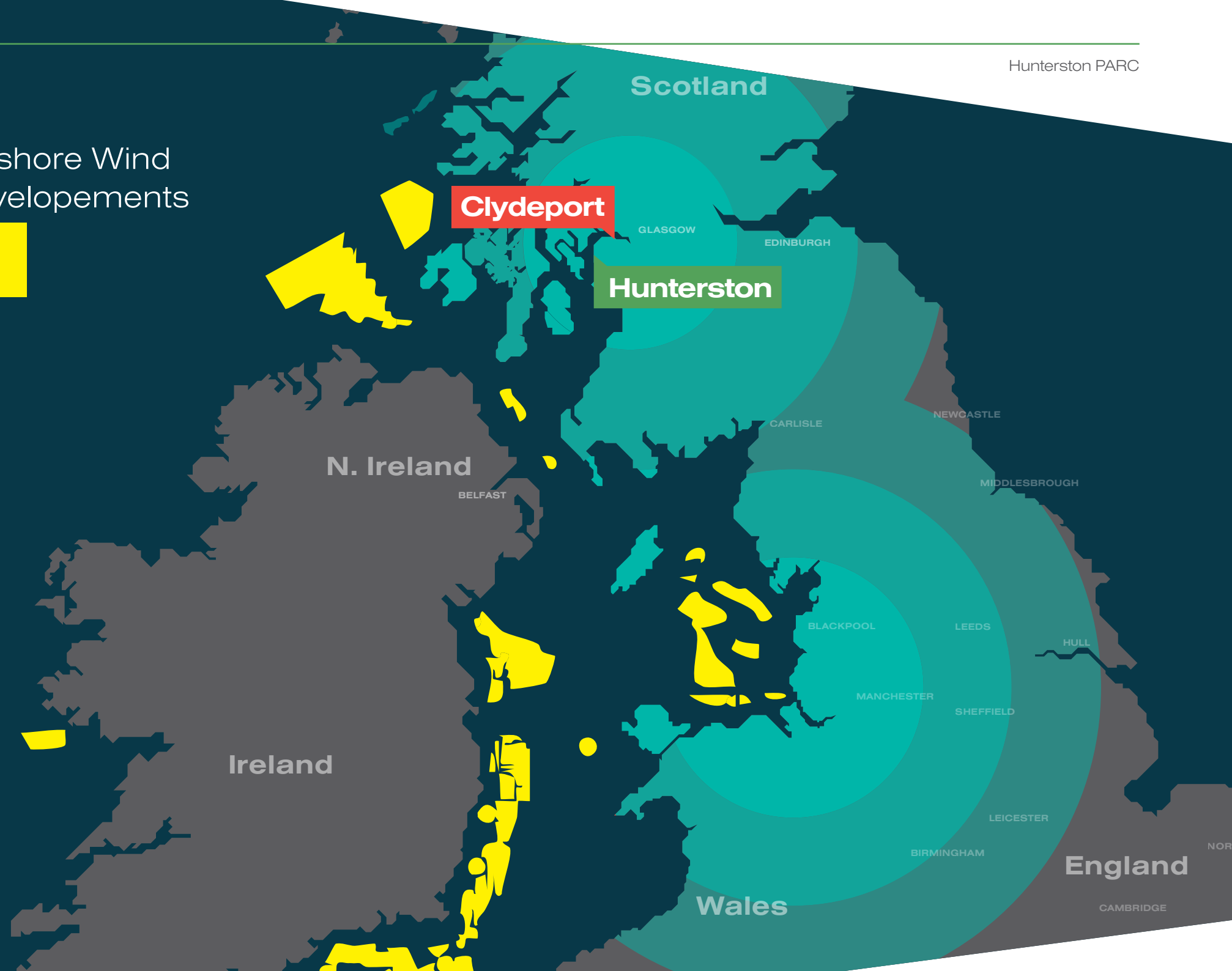
- Fully consented - both land and marine approvals in place.
- Fully designed offshore wind terminal.
- Fully costed development.
- Deep water quay.
- Flexible to support multiple activities; from manufacturing to assembly and much more.





Artistic Impression

Offshore Wind Developments



Clydeport

Hunterston

Scotland

GLASGOW

EDINBURGH

N. Ireland

BELFAST

CARLISLE

NEWCASTLE

MIDDLESBROUGH

Ireland

BLACKPOOL

LEEDS

HULL

MANCHESTER

SHEFFIELD

Wales

BIRMINGHAM

LEICESTER

England

CAMBRIDGE

NOR

Hunterston PARC

Ready to support the UK and Ireland's offshore wind developments

Hunterston Parc is on Scotland's west coast and close to Irish Sea wind developments, offering excellent opportunities for full end-to-end developments, logistics, heavy-lift fabrication and sustainable and efficient port services for Irish offshore wind.

Site Specifications

Planning

Site has planning permission for the following under planning reference:

- » No N/24/00444/PPM
- » Construction of new quay wall, infilling of dry dock basin to upgrade existing marine construction yard, together with ancillary works, to include, site security fencing, lighting, removal of existing bund and sections of stone revetment, and surface water drainage work

Site Forms Part of Wider Hunterston PARC Site which is:

- » Allocated in NPF4 adopted by Scottish Government in 2023 (see overleaf)
- » Allocated in Local Development Plan No 2 as Port and Energy Hub
- » Local Development Framework Approved by North Ayrshire Council December 2021

Available Area

- » Gross 91.82 acres / 37.16 Ha
- » Net Developable: 82.89 acres / 33.54 Ha

Marine Licence

Site has a marine licence under the reference:

- » Licence No. MS – 00010868
- » Site has a Marine Licence to construct, alter or improve works in the Scottish Marine area

Technical Specifications

- » Quay Length – min 250m
- » Quay Width – c.28m
- » Quay Draft – 12m
- » Bollards – 100 tonnes
- » Storage Area Loadings – 10 tonnes/m²
- » Quay Loadings:
 - Central Heavy Lift Area 50m long – 20 tonnes/m²
 - Multi-Purpose Quay Slab (200m long) – 15 tonnes/m²

Design Vessel no.	Vessel type	LOA (m)	Loaded Draft (m)	Beam (m)	Deadweight (mt)	Deck Submersion (m)	Hull Depth (m)
1	Barge	165.00	6.50	42.00	42,000	N/A	N/A
2	Jack-up	169.30	7.50	60.00	21,500	N/A	N/A
3	Ro-Ro	141.51	6.90	23.60	8,521	N/A	N/A
4	Semi-Submersible	231.10	10.90	46.00	65,000	13.00	14.50
5	Semi-Submersible	216.70	9.68	43.00	48,480	13.00	13.00
6	Semi-Submersible	255.00	10.50	68.00	97,690	16.00	14.50
7	Semi-Submersible	216.70	10.00	63.00	72,148	13.00	TBC
8	Semi-Submersible	225.00	10.64	48.00	63,581	15.00	TBC

Site Specifications

Infrastructure

Power

- » 11.8MV via 11KV Electrical Connection – Connection Agreed & Substation to be constructed Q2/Q3 2026
- » Private Primary 11KV Distribution Infrastructure
- » Private Secondary LV Distribution Infrastructure

Water

- » Scottish Water Potable Water Infrastructure
- » Private Potable Water Infrastructure with CAT 5 backflow protection
- » Private Fire Main

Telecoms

- » Openreach Fibre Connection and FTTP infrastructure

Lighting

- » Street & Quayside Lighting

Access

- » Private Security Controlled Road with direct access to A78

Security

- » Security Controlled Access & Egress
- » ISPS Port
- » CCTV



Let's build the future here

We're ready to grow with you. To explore investment opportunities, development options or to arrange a site visit, speak to our team.

Contacts

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2040

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THE FUTURE



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