



SOG Limited

**Expression of Interest
Invitation Letter
CATALOGUE NUMBER 1.04**



**HEATH
PARK**

GREEN INNOVATION

WWW.HEATHPARK-UK.COM



Dear [Insert name Here],

HEATH PARK - Runcorn

This letter is to make you aware of an opportunity to invest in a ground-breaking real estate regeneration programme in the Northwest of England. Heath Park has been identified as one of the UK's leading 'Green Innovation' projects which is profiled in the UK's inaugural '[Global Investment Atlas](#)', just launched by the Department of International Trade (DIT).

Heath Park's owners SOG Group invite expressions of interest from high value investors, who share the vision outlined in the attached brochure, to be part of a unique real estate and existing business proposition with world class environmental, social and governance credentials comprising:

- A 56.8-acre (23 Hectare) UK Real Estate Regeneration Proposal
- A mixed-use development integrating an established and successful income producing Business and Science Park
- A long-established internal Facilities Management business
- The inclusion of a world leading Carbon negative Vertical Farm
- A unique residential, business and leisure commercial venture built around sound ecological and social values in a net CO2 zero environment.

The inspiration for Heath Park evolved from a global competition, organised by RIBA (The Royal Institute of British Architects) which attracted ideas on how the existing Heath Business and Science Park could be regenerated to meet the challenges of climate change. Architects, designers, planners and forward thinkers from across the world predicted fascinating trends in future living over the next 10-30 years...in employment, housing, leisure, community, transport and energy consumption.

The result is a scheme that has been adopted as a 'Beacon Project' by Liverpool City Region Combined Authority and has support from local planners. It has also been validated by the UK Government's DIT. This is a fully master-planned and investment ready scheme that will deliver the continuance and upgrade of the long and well-established business and science park. Key attributes of this element are as follows:

- Existing business and science park with customer base and FM operation
- Existing turnover generating an annual net income of £1.3m
- High levels of tenant and customer loyalty ranging from SMEs to blue chips
- Mixed customer base not critically dependent upon one customer
- Highly skilled workforce
- Business model scalable for duplication and growth
- Consultancy growth potential through exploitation of existing intellectual property

Offers are invited for the entire share capital of the company including the freehold site and development masterplan. This is an opportunity for ethical investors to be part of a dynamic programme that will revolutionise future living with sound commercial returns on investment.

ALL enquiries should be directed to Tim Metson, Property Advisor Heath Park

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Yours sincerely,

SOG Group

FURTHER INFORMATION

Heath Park Property Specialist

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