



# SCAMPTON

Former RAF Scampton, Lincoln, LN1 2ST

For Sale: A landmark mixed-use development  
and investment opportunity

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# THE OPPORTUNITY

The sale of former RAF Scampton offers a rare opportunity to acquire a large and historically significant site with substantial potential for a combination of investment and redevelopment.

Covering 321 ha (794 acres) and accommodating over 102,595 sq m (1.1 million sq ft) of built space, the site includes a runway and has a rich aviation legacy as the former base of the Dambusters and Red Arrows.

Its scale and configuration support a wide range of future uses, while many of the existing buildings are suitable for refurbishment and re-use.



**Freehold for sale  
via informal tender**



**321 hectares**  
(794 acres)

.....  
**Total Site Area**



**102,595 sq m**  
(1.1 million sq ft)

.....  
**Total Floor Space**



**2,470m**

.....  
**Runway Length**



Site boundary is indicative only. Please refer to site plan on the data room for definitive boundary.

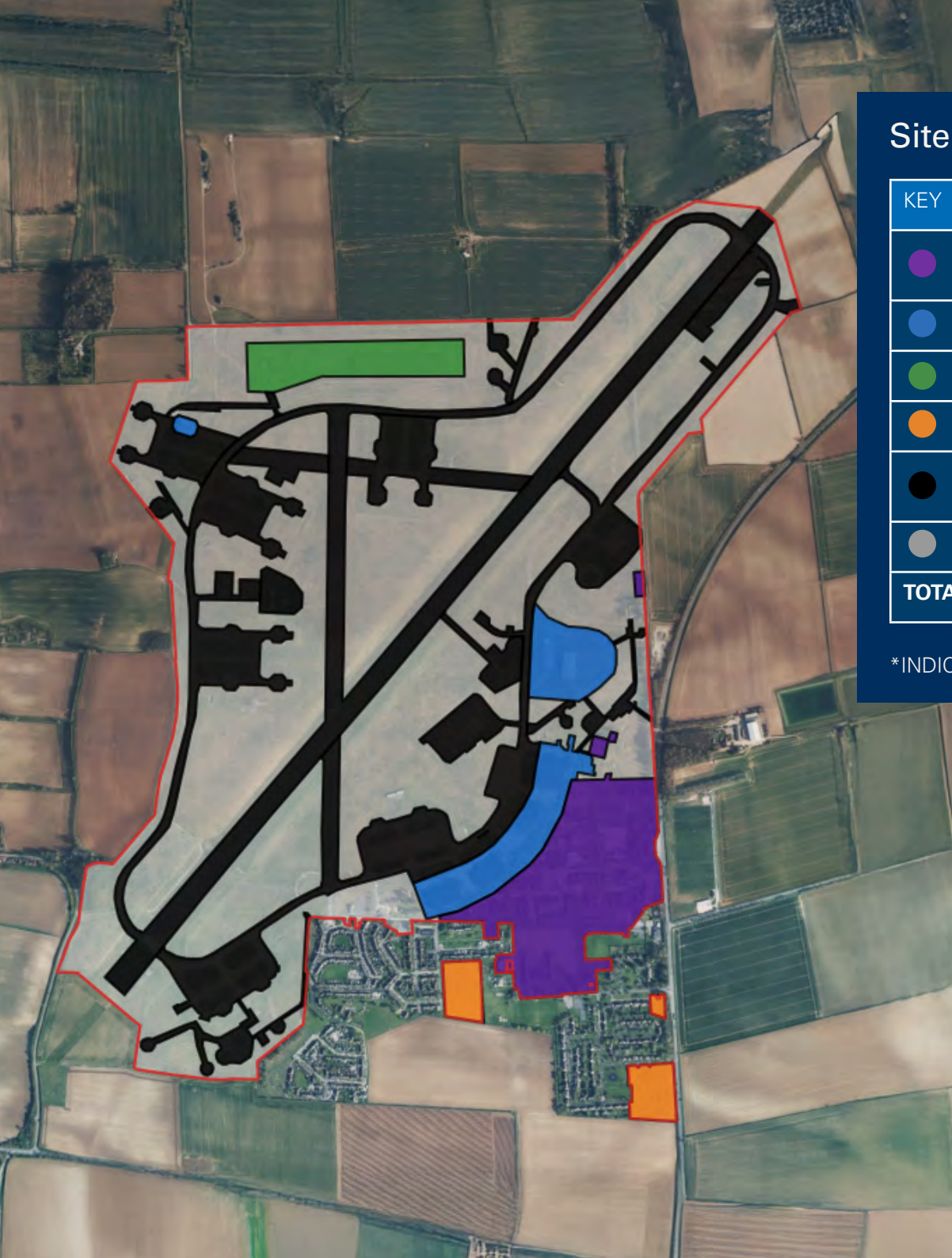
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# *SITE* DESCRIPTION

Scampton is a former Royal Air Force station covering about 321 hectares (794 acres). The site is divided into three main zones: the airfield and operational core, the technical and administrative area, and domestic and support facilities.

- The airfield dominates the central and western areas, with a main runway capable of handling most military and commercial aircraft (subject to obtaining the necessary consents), alongside extensive apron and taxiways, hardstanding, dispersal areas, and shelters.
- The technical and administrative area in the east of the site is home to large hangars, control buildings and workshops. Heritage assets here include four Grade II listed hangars, the listed Officer's Mess and memorials, notably those linked to 617 Squadron (the Dambusters).
- The southeast contains the domestic and support facilities, with former accommodation blocks, mess halls, offices and recreational facilities.





## Site Composition

KEY	USE TYPE	ACRES	HECTARES
●	COMMERCIAL, RESIDENTIAL, COMMUNITY AND LEISURE	55.3	22.4
●	HANGARS	33.5	13.6
●	BUNKERS	18.1	7.3
●	STANDALONE PARCELS (A, B & C)	10.8	4.4
●	RUNWAY, TAXIWAYS AND AIRFIELD OPERATIONAL BUILDINGS	216.1	87.4
●	REMAINDER (UNDEVELOPED LAND)	460.5	186.3
<b>TOTAL</b>		<b>794.3</b>	<b>321.4</b>

\*INDICATIVE ONLY



## Runway

The ICAO Code 4E runway is built to accommodate large, long-range aircraft. This classification means the runway can handle a wide range of military and civilian aircraft, including Boeing 747s and Airbus A330s.

The runway and supporting infrastructure make Scampton ideally suited for large aircraft operations, maintenance, testing, training, and aviation events.



RUNWAY SPECIFICATION	
LENGTH	2,470M (8.990 FT)
WIDTH	60M
SURFACE	ASPHALT
ALIGNMENT	04/22 NORTHEAST-SOUTHWEST
INTERNATIONAL CIVIL AVIATION ORGANISATION (ICAO) CODE	ICAO CODE 4E WINGSPAN <65M OUT MAIN GEAR WHEEL SPAN <14M
CROSS RUNWAY	NOT CURRENTLY USEABLE- INADEQUATE SURFACE

## Existing Buildings

The existing buildings at Scampton comprise a diverse mix of commercial, residential, leisure and aviation-related properties.

Several of these buildings have been fully maintained and/or refurbished, and are suitable for immediate occupation or letting, subject to obtaining the necessary consents.

USE	FLOOR AREA	
	(SQ M)	(SQ FT)
COMMERCIAL	707	7,610
COMMUNITY / LEISURE	7,641	82,247
OFFICES	11,281	121,428
HANGARS	20,575	221,467
RESIDENTIAL ACCOMMODATION	37,612	404,852
RUNWAY/AIRFIELD OPERATIONAL BUILDING	1,941	20,893
STORAGE	21,037	226,440
SECURITY	424	4,564
PLANT	1,377	14,822
<b>GRANDTOTAL</b>	<b>102,595</b>	<b>1,104,322</b>



## Hangars

The site includes a total of 7 hangar buildings. The hangars link directly onto the runway aprons, but could also be repurposed for storage and distribution (subject to planning).

HANGAR	CURRENT MAINTENANCE LEVEL	TYPE	FLOOR AREA (SQ FT)	EST. EAVES HEIGHT (FT)
HANGAR 1	MAINTAINED	C	53,260	35
HANGAR 2	WIND AND WEATHER MAINTAINED ONLY	C	64,583	35
HANGAR 3	WIND AND WEATHER MAINTAINED ONLY	C	TBC	35
HANGAR 4	MAINTAINED	C	53,658	35
MT HANGAR	MAINTAINED		32,744	
PACKAWAY HANGAR 1	MAINTAINED		8,611	
PACKAWAY HANGAR 2	MAINTAINED		8,611	





# Residential

The site includes a total of 17 blocks of former officer and junior ranks accommodation. Of these, the Home Office has refurbished or partially refurbished 10 blocks, providing approximately 550 beds.

BLOCK	REFURBISHED BY HOME OFFICE?	FLOOR AREA (SQ FT)	BEDS
CHESHIRE BLOCK	YES	16,533	40
COMBINED MESS BLOCK	YES	63,701	30
COMBINED MESS BLOCK ANNEXE	YES	12,443	40
EDWARDS BLOCK	YES	28,374	60
GARLAND BLOCK	YES	22,733	70
GIBSON BLOCK	YES	28,094	60
LEAROYD BLOCK	NO	16,038	0
MANSER BLOCK	YES	22,733	70
MIDDLETON BLOCK	YES	22,733	70
NETTLETON BLOCK	NO	13,864	0
PALMER BLOCK	YES	22,733	70
TRENT BLOCK	PARTIALLY	16,017	40
WARD BLOCK	NO	28,072	0
AIRMANS CLUB	NO	3,229	0
OFFICERS MESS	NO	45,833	0
OFFICERS MESS (EAST WING)	NO	21,377	0
OFFICERS MESS (WEST WING)	NO	20,344	0
<b>TOTAL</b>		<b>404,852</b>	<b>550</b>

# Residential Blocks



CHESHIRE

NETTLETON

COMBINED MESS

GARLAND

MIDDLETON

EDWARDS

AIRMANS CLUB

MANSER

GIBSON

LEAROYD

PALMER

TRENT

WARD

## Access

The site benefits from a total of 11 points of access. The primary vehicular access is via a direct junction onto the A15, which benefits from a small slip lane when approaching from the south. A plan showing the 11 points of access is available in the Data Room.



## Aviation Heritage

Scampton is steeped in aviation history. It was the launch site for the legendary Dambusters Raid in 1943, carried out by No. 617 Squadron. Scampton later became home to the Red Arrows, the RAF's world-famous aerobatic display team.

The site's rich legacy is reflected in its Grade II listed hangars, Officer's Mess, and memorials, including the grave of Wing Commander Guy Gibson's dog. These heritage assets offer a unique opportunity to celebrate and integrate aviation history into future development, creating a place that honours its past while building a distinctive destination for the future.



# LOCATION & SITUATION

## Rail

9km (5.7 miles) to Lincoln Station providing direct access to London Kings Cross, Leeds, Sheffield and Nottingham

Lincoln – Leeds

.....  117

Lincoln – London Kings Cross

.....  115

Lincoln – Sheffield

.....  81

Lincoln- Nottingham

.....  52

## Air

Strategically located to be served by a variety of commercial airports including Humberside Airport, East Midlands Airport, Doncaster Sheffield Airport and Leeds Bradford Airport.

Leeds Bradford Airport: 90.0 miles

.....  90

East Midlands Airport: 53.0 miles

.....  75

Doncaster Sheffield Airport: 62.0 miles

.....  50

Humberside Airport: 31.0 miles

.....  50

\*Travel time are in approximate minutes

\*\* Travel time by car

## Road

Immediately adjoining A15 providing direct links to Lincoln, Scunthorpe and the Humber Bridge.

Strong links to the national motorway network via the A1(M), providing onward access to Leeds, Nottingham, Sheffield and London.

London: 161.0 miles

.....  160

Leeds: 74.3 miles

.....  80

Nottingham: 42.7 miles

.....  55

Lincoln: 5.7 miles

.....  11

\*Travel time are in approximate minutes

## Location and Travel Times



# *DEVELOPMENT* **POTENTIAL**

## **Existing Use**

Scampton was subject to a Special Development Order (SDO) that granted temporary planning permission for asylum accommodation use. In October 2025 the Home Office confirmed Scampton will not be used for asylum accommodation use.

The site falls within the jurisdiction of the following authorities:

- Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) oversees Local Plan matters.
- West Lindsey District Council (WLDC) handles planning applications and encourages pre-application discussions and Planning Performance Agreements.

## **Alternative Use**

The scale of the site offers significant potential for an employment led mixed-use campus including aviation, defence related research & development, manufacturing, storage, industrial, office, educational, and mixed-use redevelopment, with flexibility to reuse existing buildings under their historic use classes. Parts of the site may be suitable for residential, hotel and leisure uses.

Scampton is allocated as an Opportunity Area under Policy S75 of the Central Lincolnshire Local Plan (2023). Redevelopment must be guided by a comprehensive Masterplan adopted by the Council before any planning application is determined. The Masterplan must address infrastructure, heritage, sustainability, and employment-led growth. Residential use may also be considered. A planning assessment is provided in the Data Room.

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# MARKET CONTEXT



**45 Million**

Tonnes of cargo handled annually at Ports of Immingham and Grimsby.



**Defence  
Technology Ecosystem**

Including 4 operational RAF bases and the University of Lincoln.



**£25-35 Billion**

Projected annual increase in defence related procurement by mid 2030s.

Lincoln is a growing regional centre with established strengths in agri-food, logistics, defence and aviation. It is home to one of Europe's largest concentrations of food manufacturing, storage, and distribution, supported by the ports of Immingham and Grimsby, which together handle around 45 million tonnes of cargo annually. This scale of infrastructure places Lincoln at the heart of UK and international supply chains.

The city also benefits from a strong defence and aviation cluster. Lincolnshire is home to four operational RAF bases (Waddington, Digby, Coningsby & Cranwell) providing a platform for advanced engineering, aerospace, and defence technology. The University of Lincoln plays an active role in this ecosystem, with specialist research and training programmes that directly support both the defence sector and the wider aviation supply chain. Newmark research suggests that the UK government's defence spending trajectory could translate into an additional £25–35 billion per year in procurement by the mid-2030s. This scale of investment will inevitably fuel demand across research and development, advanced manufacturing, and storage infrastructure. Scampton is strategically positioned to capture and support this anticipated demand.

Economic fundamentals are robust. Over the past five years, Lincoln has added more than 6,000 jobs, outperforming the national average, while population growth has kept pace with the UK average. With forecasts for continued growth, demand for housing, commercial space and services is expected to rise further.

Investment momentum is reinforced by regeneration initiatives such as the Greater Lincolnshire devolution deal and Be Lincoln Town Deal, alongside major transport improvements. In parallel, a strong pipeline of renewable energy schemes, including the 400MW Beacon Fen Energy Park and several large-scale solar farms, is positioning the area at the forefront of the UK's transition to green power.

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# *SITE* OWNERSHIP

The site is offered for sale freehold with the benefit of full vacant possession. The site is registered under title number LL4288990.



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# *SERVICES &* **UTILITIES**

## **Water & Attenuation Tanks**

Mains water supply available. On-site water management includes attenuation tanks.

## **Gas Supply**

Mains gas presently turned off and system drained for safety purposes. Supply readily available for reinstatement.

## **Electricity & Power Supply Capacity**

Mains electricity supply currently set at 200 kVA, having previously operated at 800 kVA, with capacity available to reinstate the higher load if needed.

## **Sewerage**

Connection to the mains sewerage system is in place, ensuring efficient wastewater management in compliance with local authority standards.



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# *SALE* PROCESS

## STAGE 1

Expression of Interest (Eoi) invited using the proforma provided via the data room.

## STAGE 2

Shortlisted parties invited to submit site proposal / summary business plan, financial offer, and evidence of funding

## STAGE 3

Clarifications and preferred purchaser selected

### Method of Sale

The freehold site is offered for sale via informal tender. The Home Office's strong preference is for unconditional offers for the whole site.

### Inspection

Viewings are restricted to designated viewing days only. Further information regarding viewing days is available via the Data Room.

### WHAT3WORDS

lake.cheaply.oxidation

### Data Room

Please contact Alex Bristow or Sophia Rees for data room access.

### EOI Deadline

Friday 06 March 2026.

### Stage 1 Data Room

- Location & site plan
- Access point plan
- Site area summary – whole site, developed areas, runways and aprons
- Airfield summary
- Title Plan & Register
- Planning Statement & SDO reinstatement
- Photos
- Eoi Proforma
- Aerial video
- Viewing days
- Viewing day proforma

### Business Rates

The current Rateable Value of Scampton is £890,000.

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