



HYNDBURN DATA

25MW AI-Ready Tier 4 Data Centre Facility

Freehold | On-site CHP Power | Grid-Connected Resilience |
Dual Fibre Security



EXECUTIVE SUMMARY

Hyndburn Data Centre presents a rare freehold investment opportunity in the UK's North-West digital corridor: a 25 MW AI-ready Tier 4 facility integrating on-site CHP power, secured grid access, and circular-energy heat reuse. With planning support already in place and a dedicated 71 MW gas-supply line ensuring lifetime operational resilience, the project offers investors early exposure to the fast-growing AI and HPC markets within a credible, policy-aligned framework.

Why now: the convergence of regional power security, high-density compute demand, and mandatory ESG disclosure creates a unique window to secure and deliver energy-autonomous digital infrastructure ahead of 2030 regulatory milestones.



OVERVIEW

Hyndburn Data represents one of the most advanced regional data centre opportunities in the UK. A 25 MW, AI-ready, Tier 4 grade facility designed for high-density compute and long-term operational independence.

Located in the North-West digital corridor, the project combines freehold land ownership, dual power and fibre resilience, and on-site Combined Heat and Power (CHP) generation supported by a dedicated 71 MW gas-supply feed operating 24 hours a day, 365 days a year throughout the asset's lifetime.

The scheme is designed to meet the requirements of hyperscale, enterprise, and GPU-as-a-Service operators seeking sustainable, high-availability capacity outside London.



POWER & ENERGY STRATEGY

Primary Supply: Modular Gas-CHP power plant providing up to 25 MW IT load, achieving total efficiency above 80 %.

- Fed by a 71 MW continuous gas-supply line already in place, guaranteeing full operational resilience and long-term energy security.
- Low-NOx, hydrogen-blend-ready engines compliant with the UK MCPD.
- Full heat-recovery loop delivering 60–70 °C hot water for local reuse.

Grid Connection: 25MW import connection at 33kV, supplied via two independent 33kV feeders to provide N - 1 security of supply

Fuel Transition: Future-ready for bio-methane or green-hydrogen operation.

Environmental Governance: Designed under EA permitting regime; air-quality, noise, and visual impacts mitigated through EIA screening and stack-dispersion modelling.

This hybrid approach provides energy autonomy with a credible pathway to net-zero operation for both Investors in the site and DC operators.



COOLING & EFFICIENCY

Liquid-cooling enabled (direct-to-chip and immersion) with CRAH/CRAC hybrid plant.

Target PUE ≤ 1.25 | WUE ≤ 0.5 L/kWh.

Closed-loop water system using recycled/non-potable make-up.

N + N cooling redundancy and dual MMR architecture for continuous maintainability.



OFFICE & SUPPORT SPACE

Hyndburn Data incorporates **30,000 sq ft** of dedicated office and operational accommodation across three levels, including a secure sub-level designed to support core site functions such as the **NOC, engineering teams** and **security operations**.

The layout provides the flexibility required for Tier 4, AI-ready environments, enabling on-site personnel to manage critical infrastructure, maintain resilience standards and coordinate around-the-clock operations. By integrating this space directly within the facility, the development ensures the operational capability and organisational capacity expected of a data centre of this scale and complexity, while allowing **future owners/operators** to configure the workspace in line with their own operational models.



HEAT-REUSE & DISTRICT-ENERGY INTERGRATION

Waste heat from the CHP engines will supply a 20 MWth thermal network connecting into surrounding commercial and municipal zones such as Whitebirk Industrial Estate and Altham Business Park.

This aligns with the **Hyndburn Local Plan 2040** and the UK Government's **Heat-Network Zoning policy**, creating a replicable model for circular-energy data centres. The recovered heat supports ESG goals and qualifies for incentives under the **Green Heat Network Fund**.



PLANNING & REGULATORY STATUS

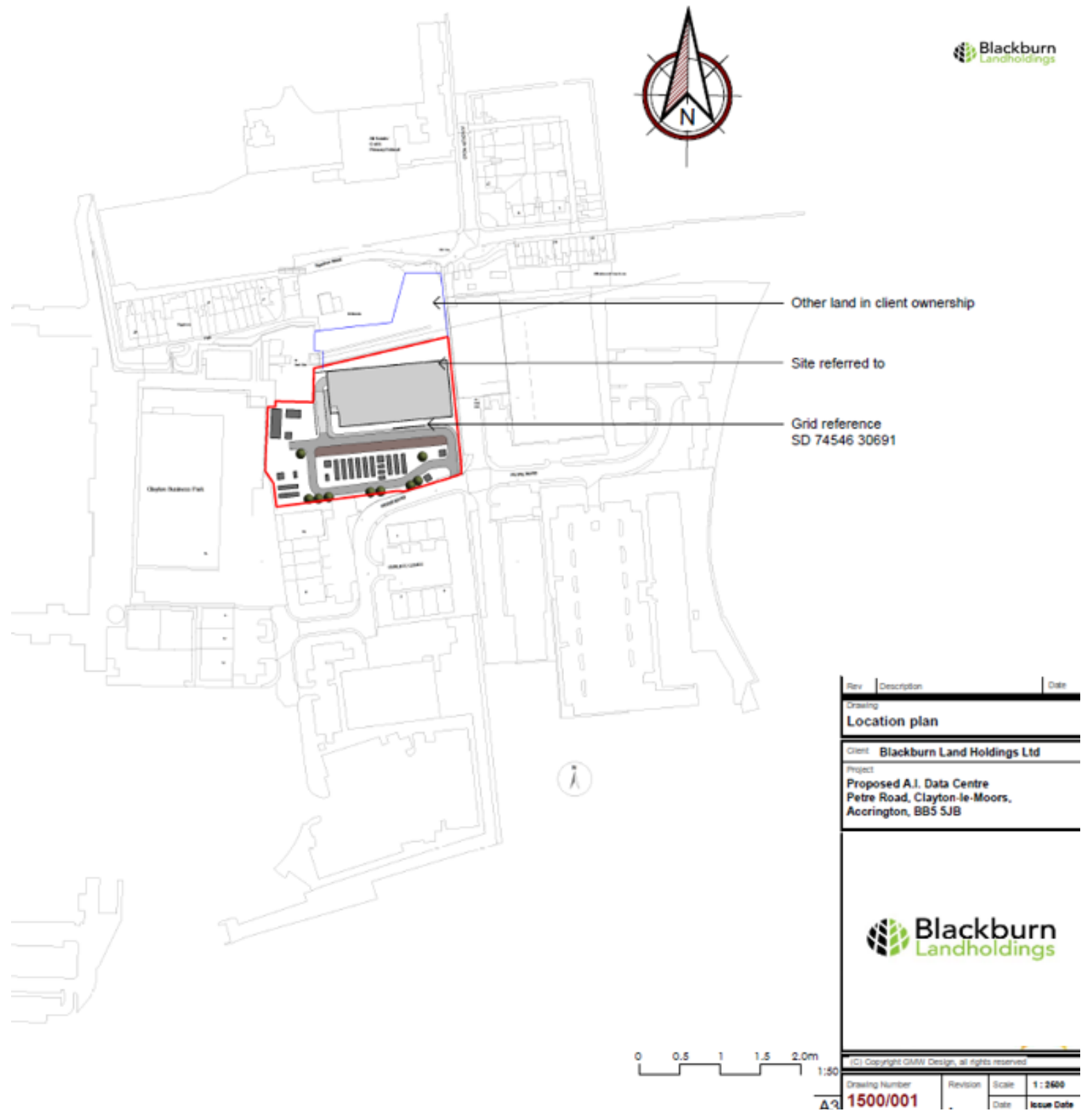
Section 73 Approval: local authority confirmed acceptance in principle for the data-centre use.

Local Plan 2040 Alignment: employment growth, low-carbon infrastructure, and climate-adaptation policies fully supported.

Environmental Permitting: EA Schedule 25A permit in preparation.

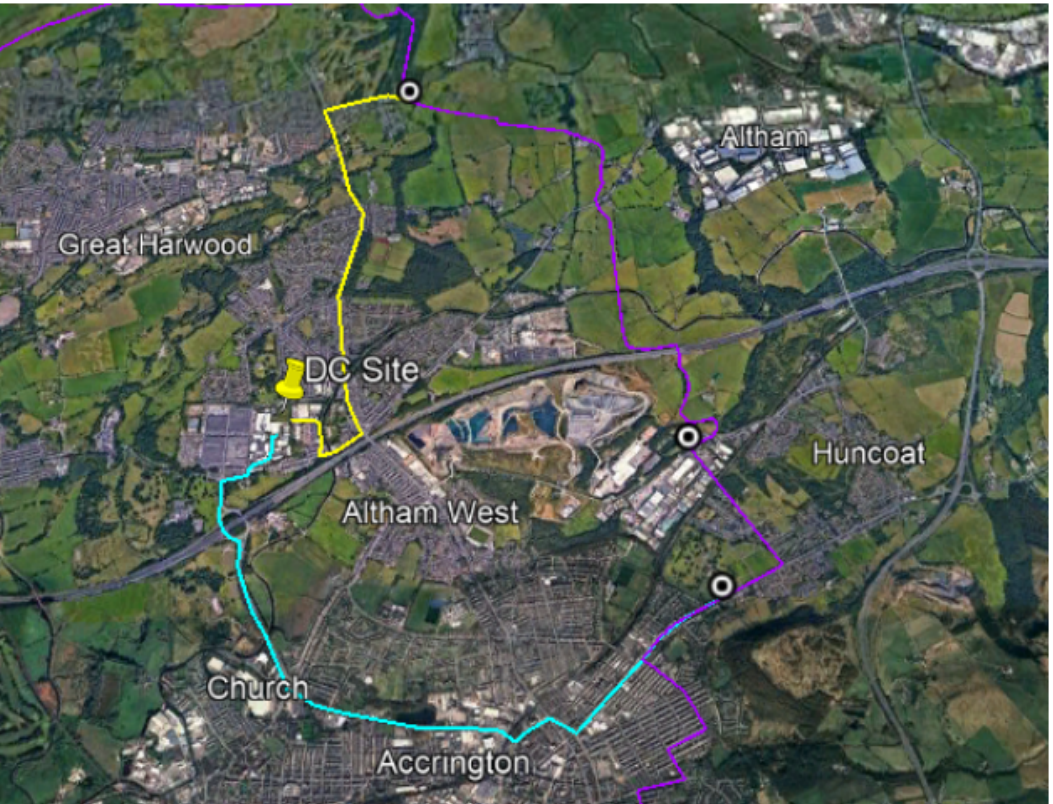
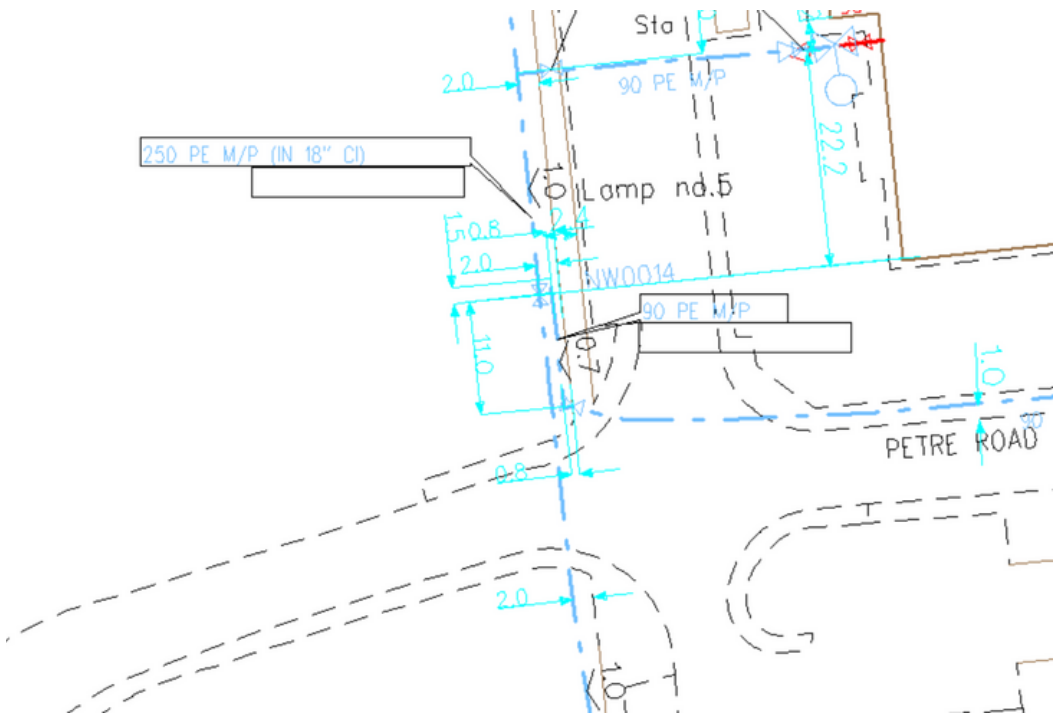
Biodiversity Net Gain ≥ 10 % and Sustainable Drainage Systems integrated.

Community Benefits: 250 construction and 40 permanent technical roles plus local apprenticeship programmes.



TECHNICAL SUMMARY

Parameter	Specification
IT Load	25MW
Power Topology	Gas - CHP primary / Grid backup (N - 1)
Gas Supply	71MW dedicated feed - continuous 24/7 supply for life of asset. The AQ value is 626,156,040 kWh based on the SHQ x 24hrs x 365 days.
Rack Density	25 - 80kW / rack (AI / HPC)
White Space	60,000 sq ft (3 levels incl. sub-level)
Connectivity	Dual dark-fibre routes - carrier neutral
Target PUE	≤ 1.25
Heat Reuse	20MWth @ 60 - 70 °C



INVESTMENT OPPORTUNITY

Hyndburn Data offers investors and operators:

Freehold control with secured grid pathway and continuous 71 MW gas supply for lifetime operation.

High-efficiency CHP system providing immediate energy independence and long-term decarbonisation flexibility.

Integrated heat-reuse network enhancing ESG credentials and unlocking additional revenue.

AI/HPC-ready infrastructure capable of supporting next-generation compute densities.

This project represents a benchmark for sustainable, energy-autonomous digital infrastructure in the UK regions. Offering investors secure exposure to the fast-growing AI and high-performance compute market within a proven, policy-aligned framework.



DESIGN GALLERY

