



Invest in
Derbyshire

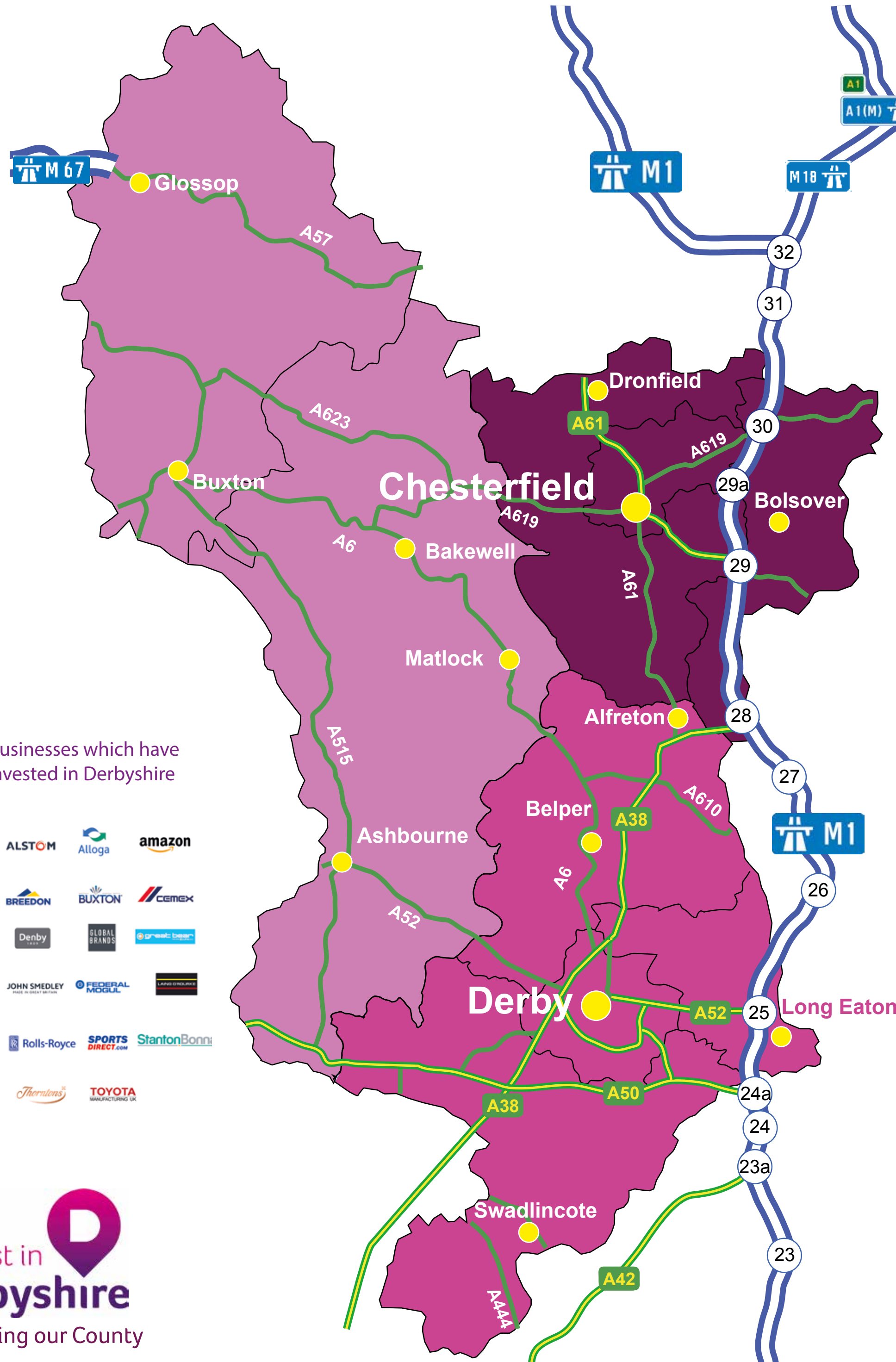
GET IN TOUCH

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Join the businesses which have
already invested in Derbyshire



Invest in
Derbyshire
Developing our County



DERBYSHIRE
CAPITAL FOR
INNOVATION



11 million
people reside within
an hour's travel of Derbyshire



80%
live within 4-hour
drive



£55.7mn in
GVA largest net exporter
of extractive minerals &
aggregates in the
country

Over
49,
Employed in manufacturing



Derbyshire's economy contributes
towards the
£18.5 bn UK economy



Neighbours
Four
international cargo and
passenger airports plus a freeport



of the
motorway
network

89 minutes
To London St Pancras



Derbyshire has over
42.1 million
tourist visitors each year



Home to

**PEAK
DISTRICT
NATIONAL
PARK**



**THE NATIONAL
FOREST**

Welcome to Derbyshire

Located at the heart of the UK, Derbyshire has a strong and diverse economy with global names including Toyota Manufacturing UK, Rolls-Royce, Nestlé, Federal Mogul, Tarmac, Amazon and Denby Pottery based here and continuing to invest in their operations and SME supply chains.

As the birthplace of the Industrial Revolution, we have a rich heritage of innovation and Derbyshire businesses continue to demonstrate their entrepreneurial spirit - from advanced engineers and scientists solving some of the world's biggest challenges to creative start-ups responding to the new ways in which we work, live and spend our leisure time.

With 9 million people living within 20 minutes of the county, and benefitting from the economies of Manchester, Sheffield, Nottingham and Derby, businesses in Derbyshire are able to access a high quality workforce. Local education providers work closely with companies to ensure a strong talent pipeline is tailored to their needs. Our central location ensures excellent connectivity across the UK's motorway and rail network and we have five

international and cargo airports within easy reach. The East Midlands Freeport will add to the county's reputation as a key logistics and distribution hub.

A range of sites are available across the county to suit businesses in diverse sectors and of varying size, and the regeneration of our market towns is enhancing the vibrancy of our communities.

Home to the Peak District (the UK's first National Park), world-famous stately homes and a UNESCO World Heritage Site, the local workforce is attracted by a superb quality of life and attractive places in which to live.

Make Derbyshire your location of choice in which to live, work and invest.



1. BELPER NORTH AND EAST MILLS

Iconic Grade I and II listed buildings which form part of the UNESCO Derwent Valley Mills World Heritage site. Situated adjacent to the thriving market town's river gardens and leisure amenities, Belper Mills offer the opportunity to redevelop and reuse the largely vacant buildings for a mix of high quality residential, employment, retail and leisure use (subject to planning permission).



2. CINDERHILL

The site and its development has been recognised in Local Plans with the aim to bring forward a strategic mixed-use site including business and industrial development. The strategic scale of the employment development (at least 30 ha) is aimed at companies with a requirement for industrial or distribution uses.



3. LILY STREET FARM

Opportunity for a mixed-use development in Swanwick, including 14 hectares of employment uses. The site is within 5 miles of Junction 28 of the M1 motorway where a number of well-established businesses parks and international companies are located. The area sees high demand for industrial and logistics space and is a popular housing location.



4. SHIPLEY LAKESIDE

A 44-Hectare site located on the edge of Shipley Country Park between Heanor and Ilkeston. Set around 30 acres of lake and with land used for nature conservation immediately to the south of the site, the masterplan is for a sustainable mixed-use development and includes re-opening of the lakeside area for public use, residential and leisure developments, alongside other commercial uses.



5. CLOWNE GARDEN VILLAGE

Clowne Garden Village is a 140-hectare strategic site, providing the principal growth point in Clowne. The development presents the opportunity to provide circa 1,500 to 1,800 dwellings; 20 hectares of employment use; and 5 hectares of non-employment land including a town park, recreational space and cycling infrastructure. The scheme will include a new town park with green corridors to the Linear Park, plus significant tree planting and a new primary school.



6. HORIZON 29

A 140-acre strategic brownfield site with prime access to the M1 corridor and the wider motorway network into the extended areas of South Yorkshire and East Midlands which are considered established logistics locations. The JV developers of the site have a significant track record in bringing forward large strategic landholdings and expertise in brownfield land regeneration. In Q1 of 2022, land was acquired by BGO and Equation for speculative development.



7. PEAK RESORT (BIRCHALL ESTATE)

The long-awaited PEAK gateway resort situated on the eastern boundary of the Peak District has broken ground. Phase One is scheduled to open to visitors 2027/8. Consented on 283 acres (114 hectares) of reclaimed former opencast land, PEAK proposes the UK's first purpose built national park gateway 'resort town'. PEAK Gateway will offer visitors world class facilities and services as a base from which to access the trails and attractions of the National Park. Similar to a ski resort, PEAK Gateway has visitor mobility at its heart. PEAK's mobility system will link up the trails and country lanes of the Peak District without the need for a car and help establish the area as the largest integrated off and on road cycling and hiking region in the UK.



8. CHESTERFIELD TOWN CENTRE

Chesterfield town centre's exciting transformation is underway, with refurbishment plans taking place across several key sites. The look, feel and flow of the town's main public spaces and the connections between them will be revitalised, as a result of the £20 million Revitalising the Heart of Chesterfield Project. The works include a revamped marketplace, alongside a refurbished cultural offering at the Stephenson Memorial Hall. There are a range of opportunities available for investment, including retail and leisure, residential, office, end-user occupiers, health and hotel operators. Units are now available at Elder Way, a premium development that offers street-level leisure, retail, dining and drinking spaces.



9. CHESTERFIELD WATERSIDE

A high-quality, mixed use, sustainable regeneration scheme on the edge of Derbyshire's largest market town, set in a canal-side environment and next to Chesterfield's mainline railway station. The development will feature commercial and residential occupiers set amongst high-quality leisure and retail. The scheme will also feature high-quality public realm at its heart, centred around Basin Square.



10. SHEEPBRIDGE LANE

Sheepbridge Lane will be a speculatively developed scheme by Coverland UK Ltd, providing approximately 68,500 sq ft of much needed industrial / business accommodation, bringing new life to a historic, well-known industrial area of Chesterfield. The site is situated in the heart of Sheepbridge – offering excellent transport links across Derbyshire, South Yorkshire and out to the M1 corridor. The development will consist of five detached units providing a mix of unit sizes with yards.



11. STAVELEY

The future development and regeneration of 150 hectares of former industrial land in the Staveley area of Chesterfield is a long-term vision to create an opportunity for new housing, significant employment opportunities and green infrastructure. Staveley is situated two miles from M1 Junction 29A. The East Midlands Investment Zone has two sites in Staveley, which include incentives for green sectors and advanced manufacturers. The Moorings is the first phase of development centred around the Staveley Canal Basin. It comprises of flexible office, workshop and commercial units and restaurant/ café spaces.



12. ASHBOURNE BUSINESS PARK

New 10-hectare business park offering a mix of fully-serviced plots and flexible commercial buildings. This largest new employment site in the Derbyshire Dales is accessed via a new roundabout and link road from the A52 Ashbourne to Derby road and links to the existing adjacent Ashbourne Airfield Industrial Estate. The new infrastructure also provides access to the first phase of 367 new homes.



13. BAKEWELL RIVERSIDE

5.7 hectare site in the Peak District National Park with redevelopment facilitated by a new bridge and access off the A6. Planning consent is in place for hotel, retail and industrial uses; further phase of new industrial buildings is progressing with additional space becoming available in 2025.



14. NEW STANTON PARK

The site is the largest market-ready opportunity in the East Midlands for occupiers in the manufacturing, logistics and distribution industries. It has outline planning consent for B1, B2 and B8 use, road and power infrastructure have been completed. It covers c. 80 hectares (195 acres) of employment land situated between Derby and Nottingham, just 2.5 miles and a 10-minute drive from Junction 25 of the M1. The new development plans include reintroducing the direct Midland Mainline rail connection and developing out a range of warehouse and industrial units that will total c. 2.2 million ft² of highly efficient space.



15. GRAPHITE

Development plots are available for build and lease or freehold sale for flexible industrial and distribution space on this established business park in Hadfield, Glossop. The site provides an opportunity for businesses to co-locate with other high-tech engineering and science-focused companies which tap into the highly skilled workforce, with a strong engineering and manufacturing bias, available in High Peak.



16. HARPUR HILL AND STADEN LANE

Two established business parks which have approved allocations for expansion under the adopted Local Plan of 2ha and 1.36ha respectively. High Peak has a highly skilled workforce, with a strong engineering and manufacturing bias, making it an attractive place for companies looking to expand or relocate in a desirable location, with excellent transport links to Manchester and Yorkshire.



17. BAILEYS SQUARE, CLAY CROSS

The Clay Cross Town Deal's town centre regeneration includes the creation of a new town square in the heart of Clay Cross. Baileys Square will be a transformational public space used for markets, seasonal events and community activities. Adjacent to this, high-quality, new units providing flexible accommodation aimed at the food and drink and leisure sectors, will be developed for rent to a mix of new start-up businesses, independent artisan retailers, along with national and international brands. The units will be let as self-contained single units or multiple shells for those that require more floorspace.



18. EGSTOW PARK

Brownfield site within close proximity of Chesterfield and the town of Clay Cross undergoing significant redevelopment into a high-quality mixed-use scheme. Phase 2 of the 825 new homes being built is now underway alongside green spaces and 29,500 sq. m; of employment land. Egstow Business Park is suitable for a range of occupiers on a leasehold/freehold basis and is expected to progress from 2024 onwards.



19. THE AVENUE

Situated on the A61 between Chesterfield and Clay Cross the first phase of this 51-hectare development is now complete, including a village green and country park. Phase 2 is currently being progressed and a proposal for a new school has been submitted. Opportunities exist as part of phase 3 with land available for a mixed-use development, including residential and commercial, with a new access road proposed from the A61.



20. DOVE VALLEY PARK

JCB Power Systems, MEG Group and Futaba Manufacturing already have operations on the park, which is an ideal location for national and regional distribution companies as well as manufacturing businesses. The park is located in one of the country's most important manufacturing areas with Rolls-Royce, Toyota Motor Manufacturing and Nestlé within easy reach. Individual units to be developed of up to 195,000 sqft (18,100 sqm).



21. FORMER DRAKELOW POWER STATION

282-hectare site including Drakelow Park which has approval for over 2,000 homes and a mixed use centre. The new settlement will encompass the site's mature landscape features and the historic remains of the stables and gardens of the former Drakelow Hall. Residential development is underway. A new road link will connect the site to the A38 at Barton Turn. Extensive further land is available for employment and energy purposes.



22. SINFIN MOOR

Part of the East Midlands Investment Zone, 30 hectares of employment land to the south of Infinity Park Derby and the Rolls-Royce aerospace headquarters at Sinfin Moor. Infinity Park Derby is a commercial and technology park, including the Nuclear Skills Academy and the Nuclear Advanced Manufacturing Research Centre Midlands. The site on the A50 offers great accessibility to Derby, East Midlands Airport and major employers including Alstom, JCB, Nestlé and Toyota.



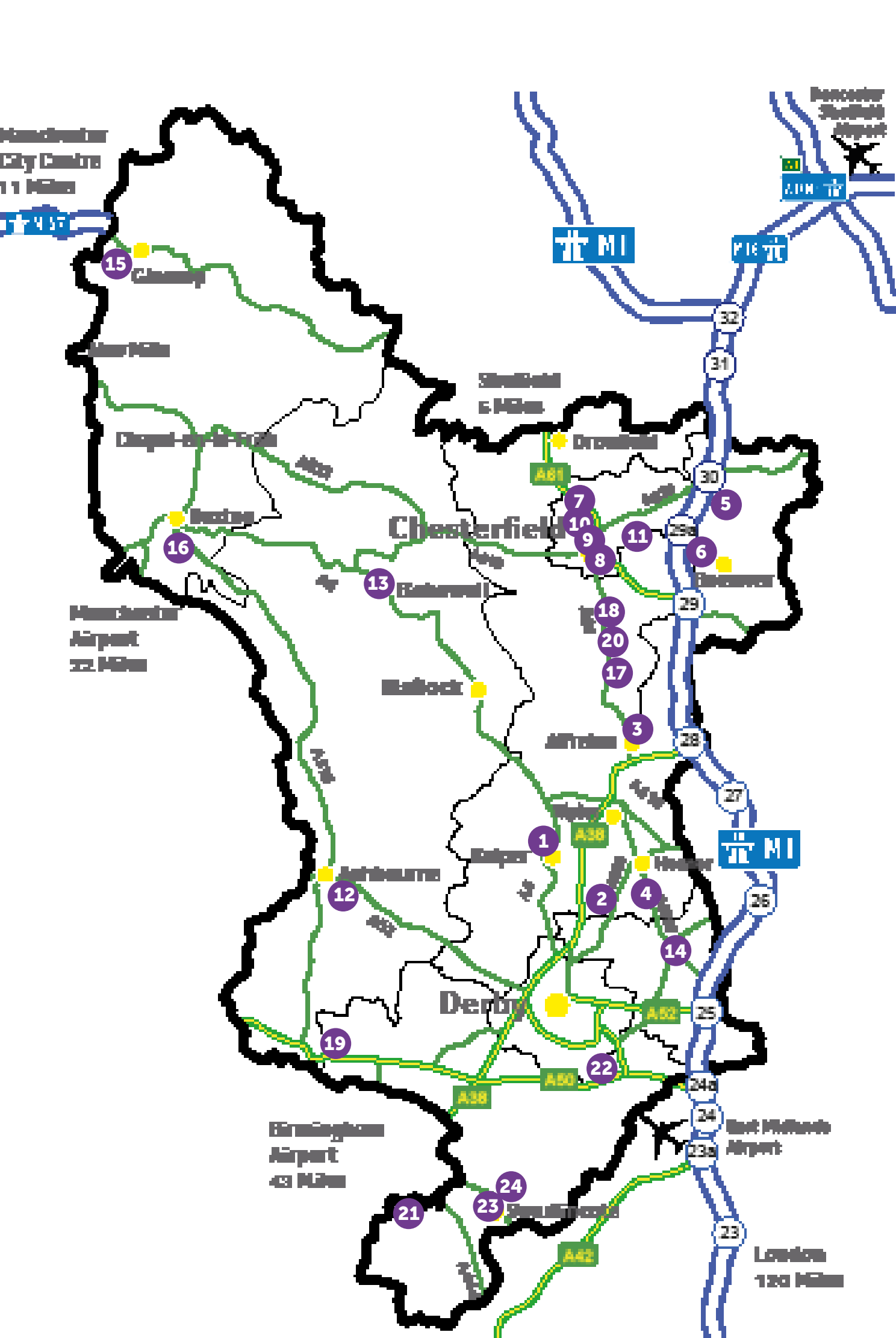
23. SWADLINCOTE TOWN CENTRE

As the most southerly market town in Derbyshire and at the heart of the National Forest, over 200 business premises are located in the core of the town centre, where a central shopping area mixes independent retailers, high street names and a thriving street market. A multi-million-pound programme of public realm and landscaping works has been undertaken and ongoing residential development has led to the town's rapid growth in recent years with further extensive sites allocated in the Local Plan.



24. WOODVILLE REGENERATION AREA

Approximately 35 hectares of land available for mixed-use redevelopment across a number of sites in an area of high demand and limited land supply. Proposals exist for a mixed-use scheme including 300 homes, a local centre, employment space and public open space/ landscaping on the key 20-hectare site at the heart of the Regeneration Area. A new road linking the site to the A511 and the M42 at Ashby-de-la-Zouch has been constructed as a new arterial route into Swadlincote from the east.



INVESTMENT OPPORTUNITIES

1. BELPER NORTH & EAST MILLS
2. CINDERHILL
3. LILY STREET FARM
4. SHIPLEY LAKESIDE
5. CLOWNE GARDEN VILLAGE
6. HORIZON 29
7. PEAK RESORT (BIRCHALL ESTATE)
8. CHESTERFIELD TOWN CENTRE
8. CHESTERFIELD WATERSIDE
10. SHEEPBRIDGE LANE
11. STAVELEY
12. ASHBOURNE BUSINESS PARK
13. BAKEWELL RIVERSIDE
14. NEW STANTON PARK
15. GRAPHITE
16. HARPUR HILL AND STADEN LANE
17. BAILEYS SQUARE, CLAY CROSS
18. EGSTOW PARK
19. THE AVENUE
20. DOVE VALLEY PARK
21. FORMER DRAKELOW POWER STATION
22. SINFIN MOOR
23. SWADLINCOTE TOWN CENTRE
24. WOODVILLE REGENERATION AREA