



Key Sites



DE56 1YD

Belper North and East Mills

Belper Mills offer the opportunity to redevelop and reuse the largely vacant building for a mix of high quality residential, employment, retail and leisure use (Subject to planning permission). This is a prime attractive riverside location at the heart of the established Derwent Valley Mills World Heritage site.



DE55 1BH

Lily Street Farm

This site benefits from planning permission for mixed use development, including around 14 hectares for employment uses.

Once completed the whole development is proposed to include residential and commercial units.



DE56 2HE

Derwent Works

This site has been proposed in the emerging Local Plan for mixed use development, including employment uses. Located directly on the A6 road network the site offers a riverside location within the Derwent Valley Mills World Heritage Site with vacant space and land.



DE5 8NN

Denby Hall

The remaining parts of this site to come forward for employment development continue to be promoted in the Local plan.

Industrial units/warehouses from 5000 – 120,000 sq. ft. will be built to a high specification and design and will be suitable for employment use, subject to planning permission.



DE55 7AS

Shipley Lakeside

This 44-acre site (the former American Adventure Theme Park) benefits from outline planning permission for mixed use development. Plans include office and business type use, commercial and specialist retail sectors, along with healthcare, leisure development, housing and potentially an element of retirement accommodation.

MARKET TOWNS

Amber Valley

Amber Valley is an attractive location in which to do business and many market-leading companies call it home. With excellent transport links, affordable properties, and a skilled workforce it is easy to see why Amber Valley makes an excellent business base. With an area of 65,577 acres and a population of 126,200 (ONS) Amber Valley has the largest local authority population in Derbyshire.

Amber Valley covers an area of over 265 square kilometres and includes the four main market towns of Alfreton, Belper, Heanor, and Ripley as well as other villages and smaller settlements.

Alfreton

Alfreton is thought to be the site of the ancient town of ‘Elstretune’ as mentioned in the Domesday Book. Local legend says that King Alfred gave the town its name and who is said to have lived in a house on King Street. Today, Alfreton has a range of national high street shops, small local businesses plus a traditional Indoor Market Hall open Tuesday, Thursday, Friday and Saturday.

Belper

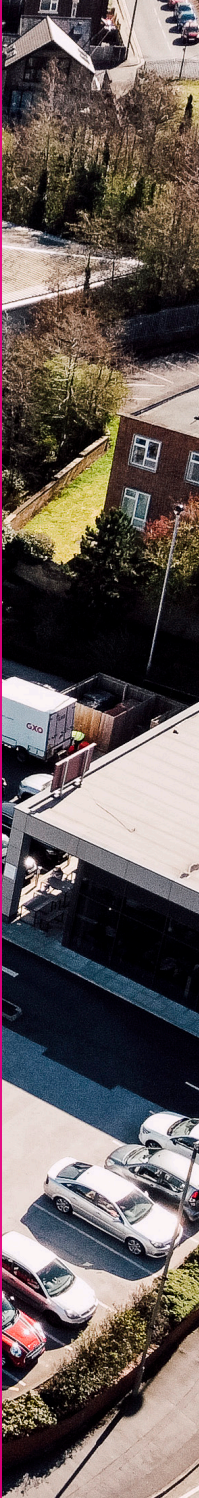
Belper is a bustling market town, seeped in history with a thriving tourist trade and community spirit along with excellent commercial opportunities making it a destination for business development and growth. The historic Belper Mills sit within the World Heritage Site, the towns legacy and connections is where much of the tourism is based.

Heanor

An historically important market town with excellent connections to the cities of Nottingham and Derby. Heanor secured significant funding in 2022 to regenerate the town, with several projects getting underway. This includes turning the derelict Grammar School into a mixed-use development, improving the Market Place to reflect current needs and redeveloping a Brownfield site in the town for new homes.

Ripley

Established by Henry III by royal decree in 1250, the Charter Market is one of the oldest in Derbyshire. The market town of Ripley continues to offer a small traditional outdoor market on Friday and Saturday. Independent shops established over generations continue to flourish and offer speciality goods with a friendly personalised service.



KEY EMPLOYMENT SITE

Access 26

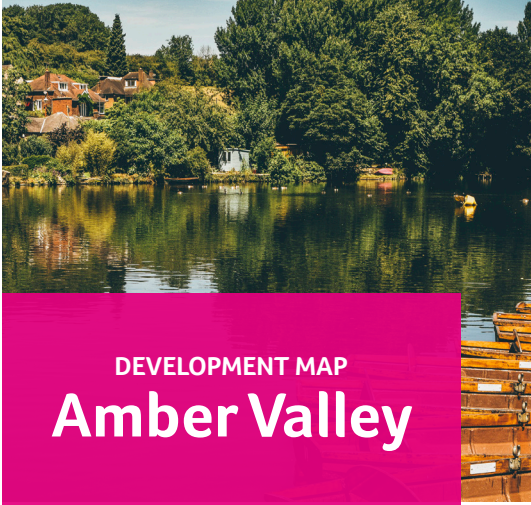
- Located adjacent to the A610 dual carriageway which provides rapid direct access to Junction 26 of the M1 motorway and the A38 and A50 dual carriageway. With excellent access to both Derby and Nottingham.
- Development opportunities exist on the site.
- Existing occupiers: DHL, logistics operator, Bidfood, Warburtons and TBC.



KEY EMPLOYMENT SITE

Cotes Park Industrial Estate

- Located close to Alfreton, with easy access to both A38 dual carriageway and J28 of the M1 Motorway
- Warehouse, industrial and office premises available within a large fenced and gated site.
- There are flexible leasing terms available at competitive rental levels.



DEVELOPMENT MAP Amber Valley

Invest in
Derbyshire

investinderbyshire.co.uk



TOURIST VISITORS

2m

ANNUAL SPENDING

£53m



NEAREST AIRPORT

East Midlands Airport from 22 miles - 43 minutes travel time



GET IN TOUCH

01332 201 860
info@marketingderby.co.uk
investinderbyshire.co.uk
regeneration@ambervalley.gov.uk

KEY SECTORS

Logistics

Construction

Advanced Manufacturing

Retail

Health and Education

Visitor Economy



TO LONDON

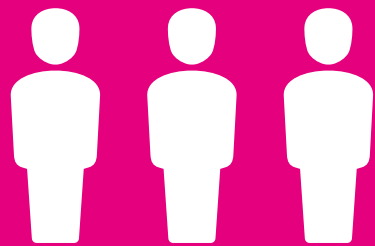
1.5 hours



KEY EMPLOYMENT SITE

Lily Street Farm

Located close to Alfreton, with easy access to both the A38 and J28 of the M1 Motorway. 10.5 hectares employment site for mixed use development.



POPULATION

126,200

WORKING

66,300