

↑  
**Sheffield**  
14 miles

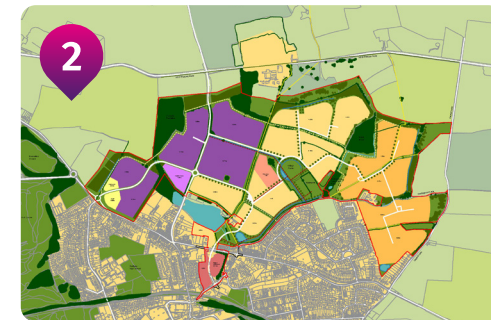


## Key Sites



### **S44 6HV** **Horizon29**

A new and exciting industrial / warehousing development, strategically located close to Junction 29A of the M1, with access to Sheffield, Nottingham and Derby. Providing 8 new units rated BREEAM 'Excellent' with substantial green infrastructure and set in an enhanced landscaped estate with secure fencing and independent gates. Economically active workforce of over 500,000 individuals within 30 minutes' drive time.



### **S43 4TD** **Clowne Garden Village**

The Clowne Garden Village site covers an area of circa 140 ha of land situated immediately to the north of Clowne and approximately 2km from junction 30 of the M1. The proposals are set to deliver up to 1,800 new homes and 23.9 ha of employment land split between E, B2 and B8 uses. Proposals also include space for retail, hotel, restaurants and community green spaces. The direct job estimates for the projects are up to 2,764 across a range of sectors.



### **S80 4UJ** **Former Whitwell Colliery site**

A masterplan has been prepared for the redevelopment of the former Whitwell Colliery site, including 5.5 ha of B and E classes employment.



### **NG20 8SJ** **Portland Drive, Shirebrook**

New high quality industrial development with shell specification, 3 phase power, electric roller shutter door and forecourt car parking, ranging from 236m<sup>2</sup> (2,033 sq ft) to 2,538m<sup>2</sup> (21,885sq ft). Available individually or combined. Excellent industrial location close to Shirebrook.



MARKET TOWNS

# Bolsover

Bolsover is surrounded by some of the region’s most beautiful countryside, with a wide range of footpaths, trails and country parks to enjoy. Home to major tourist attractions, Bolsover Castle and the Bolsover Food and Drink Fair, this market town attracts over a hundred thousand visitors every year.

# Clowne

Clowne is an ancient town which frequently makes it onto lists of unusual place names. It has been called Clown (with no e) in the past but has been spelled Clowne for just over 100 years.

The town is a great place to explore with the Clowne Greenway opening in 2020, the path runs through the town to Creswell in one direction and Poolsbrook Country Park in the other. With multiple access points the greenway is a lovely way to explore the area in all seasons.

# Shirebrook

Shirebrook is a busy town with a brilliant market on Tuesdays, Wednesdays, Fridays and Saturdays. The market place also often hosts special events like car shows which attract exhibitors from far and wide.

Willow Tree Family Farm is a great day out for the family with farm animals, birds, exotic animals and reptiles to enjoy as well as a play park, jumping pillows (open only in the summer), crazy golf and under 5s play area.

# South Normanton

South Normanton could well be the shopping capital of the area. With the East Midlands Designer Outlet sitting on the edge of the town it’s a great place to grab a bargain with a huge range of discounted designer goods on offer.

The town itself has a very busy community centre at The Post Mill Centre where you can pop along and find a whole host of events taking place.



KEY EMPLOYMENT SITE

**Castlewood Business Park**  
Prime industrial and distribution units from 15,000 to 370,000 sq ft, accessed direct from junction 28 of the M1 and the A38. Home to Alloga and the Co-operative’s regional distribution centre.



KEY EMPLOYMENT SITE

**Markham Vale**  
200 acres of prime industrial, distribution and commercial development that straddles the Districts of Bolsover, Chesterfield and North East Derbyshire. Located within an Enterprise Zone and serviced by a dedicated M1 junction 29A.



KEY EMPLOYMENT SITE

**The Tangent Business Hub**  
The Tangent Business Hub offers a mix of high spec offices, studio workshops and light industrial units, located a few minutes from M1 junction 29.



KEY EMPLOYMENT SITE

**East Midlands Designer Outlet**  
We have one of the six UK McArthurGlen Designer Outlets sited within the District at junction 28 of the M1, offering 160,900 sq ft of mixed retail, leisure and entertainment.



KEY EMPLOYMENT SITE

**South Normanton Industrial Estate**  
A large industrial/distribution centre less than 1 mile from the M1, via the A38. Home to XPO Logistics and Alliance Healthcare, and recently enhanced by Nickel 28, a brand new 261,000 sq ft distribution warehouse.



DEVELOPMENT MAP

# Bolsover

Invest in  
**Derbyshire**

[investinderbyshire.co.uk](http://investinderbyshire.co.uk)



NEAREST AIRPORT

# East Midlands Airport from 24 miles - 30 minutes travel time



GET IN TOUCH

01332 201 860  
[info@marketingderby.co.uk](mailto:info@marketingderby.co.uk)  
[investinderbyshire.co.uk](mailto:investinderbyshire.co.uk)

[regeneration@bolosver.gov.uk](mailto:regeneration@bolosver.gov.uk)

KEY SECTORS

Logistics

Technical and scientific

Advanced Manufacturing

Retail

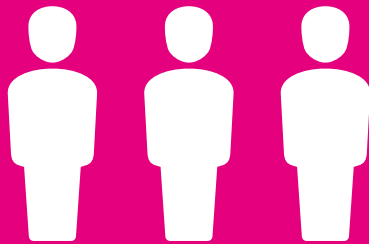
Health and education



TO LONDON

# 3 hours

by train



POPULATION

# 80,300

WORKING

# 42,400