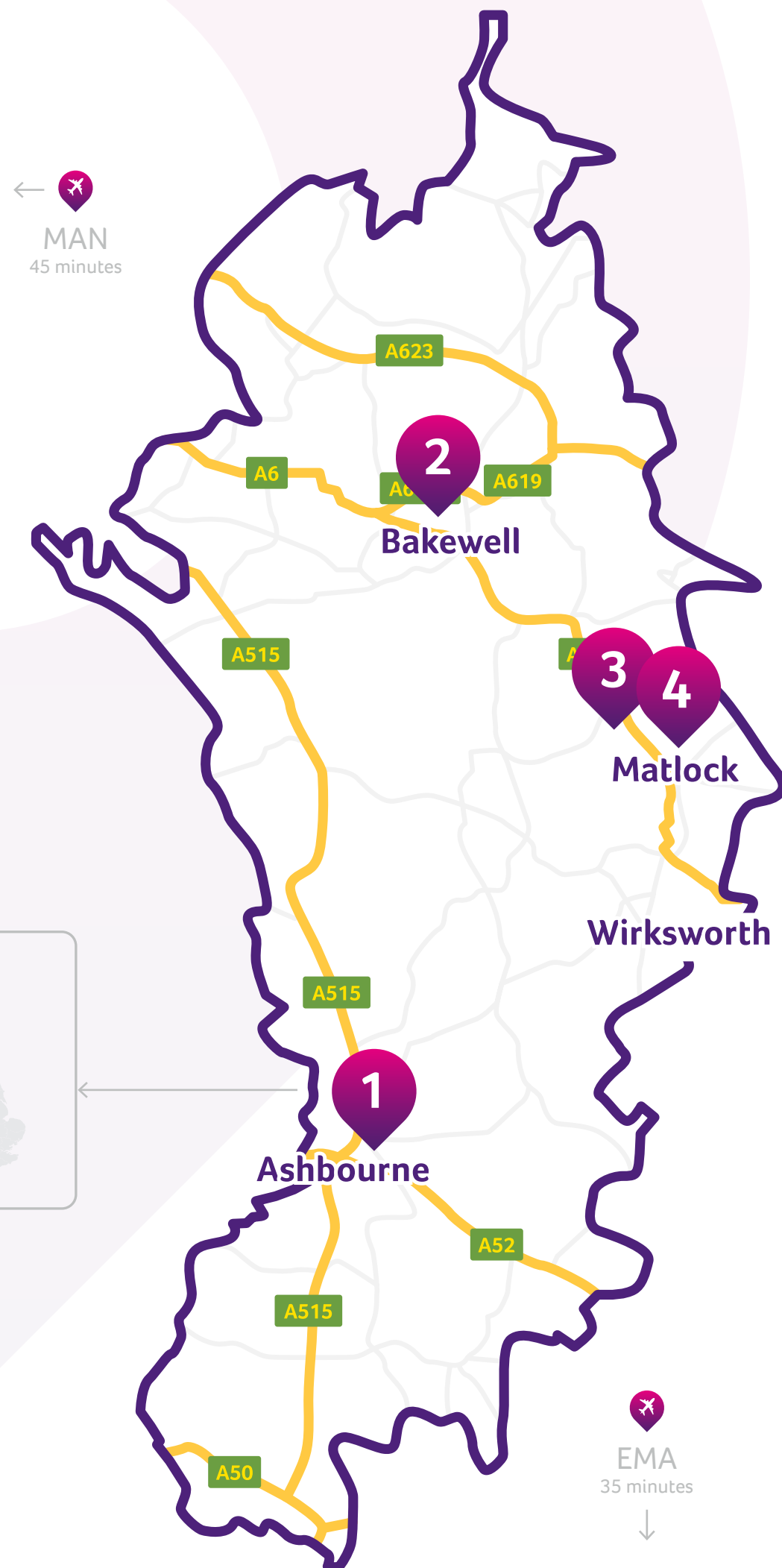


Investment Opportunities Sites



DE6 1HD

Ashbourne Business Park

The largest new employment allocation in the Derbyshire Dales served by a new access and link road from the A52 between Derby and Ashbourne. The site is adjacent to Ashbourne Airfield Industrial Estate – the focus of the District's manufacturing economy (70+ businesses and 2,000 employees). The new high quality Business Park will comprise c50,000 sq m commercial floor space for B1 and B2 uses with some ancillary B8 development, with the potential to support over 400 jobs. It is part of a 33 ha site allocated for mixed use development including 367 homes (planning permission granted March 2017).



DE45 1GS

Riverside Works, Bakewell

A 5.7 ha site on the edge of the market town with redevelopment facilitated by a new bridge and access from the A6, the main arterial route through the Peak District National Park. The site has planning consent for 11,428 sq m high quality new and replacement floorspace for B1, B2 and B8. A range of industrial units of 93 – 1395 sq m are being provided to support both new companies and expansion.



DE4 2JH

Cawdor Quarry, Matlock

A former limestone quarry occupying 17.8 ha on the edge of Matlock. Outline planning consent (June 2018) for 470 dwellings and 1 ha employment land with the capacity for 2,800 sq m B1c light industrial workshop accommodation. 70 dwellings (houses and apartments) completed.



DE4 3AU

Bakewell Road site, Matlock

A 0.42 ha town centre site with direct access from the A6, the main arterial route through the area. Plans for the site (a former market hall and bus station with rooftop carpark) include a two screen cinema and new food/beverage unit. Also new bus passenger and taxi waiting facilities and enhanced public realm.



MARKET TOWNS

Ashbourne, Bakewell, Matlock and Wirksworth

Ashbourne, Bakewell, Matlock and Wirksworth are the District's main towns. They are the primary focus for growth and development within the district.

The market towns provide significant levels of jobs and homes, together with supporting community facilities and infrastructure. The town centres act as a focus for the surrounding rural areas and function as hubs for rail, road and bus transport.

All four towns have strategic development sites within their boundaries which will increase employment opportunities in the District. In Ashbourne, Matlock and Wirksworth these sites also have a substantial allocation of housing which will contribute to the sustainable growth and prosperity of the town in the future.

The distinctive character of each town centre relies mainly on the concentration of heritage assets – the hydropathic/spa heritage of Matlock, the medieval origins of Bakewell on the River Wye, the legacy of a former lead mining industry in Wirksworth and the Georgian streetscape of Ashbourne. These attractive assets are key to the towns' strong visitor economy and provide a high quality living and working environment.

Surrounded by superb countryside, with high performing schools and leisure facilities, the four Dales market towns offer an unrivalled rural location for living and working, whilst benefitting from being on the doorstep of surrounding cities such as Sheffield and Derby and the Peak District National Park.



KEY EMPLOYMENT SITE

Deepdale Business Park, Bakewell

A 2 ha mixed development site on the edge of the town comprising quality offices and modern light industrial units. Direct A6 access, sixteen miles from the M1 (Junction 29). Offices range from 51 – 557 sq m; industrial units range from 70 sq m to over 465 sq m suitable for class B1, B2 and B8 usage.



KEY EMPLOYMENT SITE

Cromford Creative Managed workspace

Quality managed office space within the Derwent Valley Mills World Heritage Site. Flexible office space from 20 – 120 sq m, plus co-working space for creative and technology based enterprises. Includes a Creative Lounge for networking, fully equipped meeting rooms and all inclusive rental rates.



DEVELOPMENT MAP Derbyshire Dales

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KEY EMPLOYMENT SITE

Molyneux Business Park, Darley Dale

Quality office space (1,384 sq m) and modern industrial space (2,369 sq m) in nine buildings adjacent to the A6 at Darley Dale, between Bakewell and Matlock. The main building, Stancliffe House, has a 15 small all inclusive offices plus medium and larger units.



TOURIST VISITORS

5.8m

ANNUAL SPENDING

£484m



NEAREST AIRPORT

Central location with 2 major airports within 1 hour drive time



KEY EMPLOYMENT SITE

Hathersage Park

Quality business units and office space from 65 sq m, situated in a modern business park on the outskirts of Hathersage. Benefits from easy transport links (walking distance to railway station on Sheffield to Manchester line).

Invest in
Derbyshire



INSPIRED BY THE
PEAK DISTRICT



GET IN TOUCH

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KEY SECTORS

Manufacturing

Knowledge based, creative and digital industries

Visitor Economy

Food & Drink

Aggregates and Minerals



TO LONDON

2.5 hours

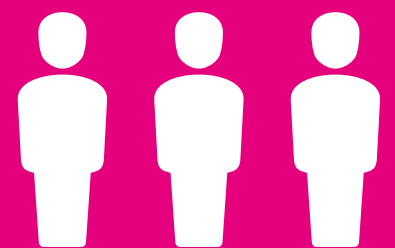
by train



KEY EMPLOYMENT SITE

Ashbourne Airfield Industrial Estate

This 35 ha site (a former RAF airbase) is now the largest employment location in the Derbyshire Dales and the district's manufacturing economy. The site is fully occupied with more than 70 businesses employing over 2000 people, including major employers such as Trow Nutrition, Artisan Biscuits and Nenplas.



POPULATION

72,000

SKILLED WORKFORCE

47%