

Manchester
city centre
← 12 miles



Sheffield
12 miles →

Key Sites



SK13 1QH
Graphite

Two plots on well-maintained established business park 2.5 miles from J4 of M67 and 12 miles from Manchester city centre. Plots of 1.6 to 7 acres which could accommodate units between 30,000 - 120,000sqft development.



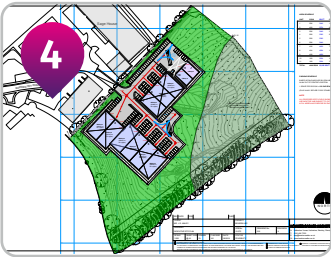
SK13 8HB
Wren Nest Road

Employment allocation site of 6.18 acres, adjacent to a well-established business park and retail units. Close to Glossop town centre and located on main Manchester - Sheffield link road. Suitable for industrial use office or retail uses, subject to planning permission.



SK17 6DF
Spring Gardens Shopping Centre

Redevelopment of a key town centre site as part of Future High Street Fund improvements. Development opportunity to deliver the scheme with a number of housing units and new office/workshop space, subject to planning permission.



SK23 0QZ
Chapel Business Park

- Three opportunities in popular high skilled business park in Chapel-en-le-Frith, with adopted employment allocation adjacent to advanced engineering and bio-tech companies.
- Land for bespoke employment/ commercial development (all tenures considered), over 13 acres available, subject to planning permission.



SK17 9JL
Harpur Hill Business Park

Various small and medium sized opportunities in a popular business park to the south of Buxton – home to UK Health & Safety Executive Laboratories, Xpo Logistics and Buxton & Leek College Skillbase training centre. Land for bespoke employment / commercial development subject to planning policies.



KEY EMPLOYMENT SITE

Allocated sites in Adopted High Peak Local Plan seeking potential investors/developers.



SKILLED WORKFORCE

- Proximity to Greater Manchester attracts professional, highly skilled workforce.
- 42% with level 4+ qualifications.

MARKET TOWNS

Glossop

Glossop is a stylish market town in the High Peak with a thriving high street, creative/ digital community and strong engineering/ manufacturing centre. Located just 12 miles (20km) from Manchester City Centre, and 24 miles (39km) from Sheffield, Glossop has a population of 33,000. Being just a stone's throw from the rugged moorland of the Dark Peak, yet with excellent transport links to Manchester's Media City, makes Glossop popular as a place to live, work and visit.



RETAIL

- District wide retail occupancy at 91% compared to UK average of 88.2%
- Thriving market towns and high streets provide investment opportunities
- In 2020 Ensana opened Buxton's iconic Georgian Crescent as a five-star thermal spa hotel.



DEVELOPMENT MAP

High Peak

Invest in
Derbyshire

investinderbyshire.co.uk



MARKET TOWNS

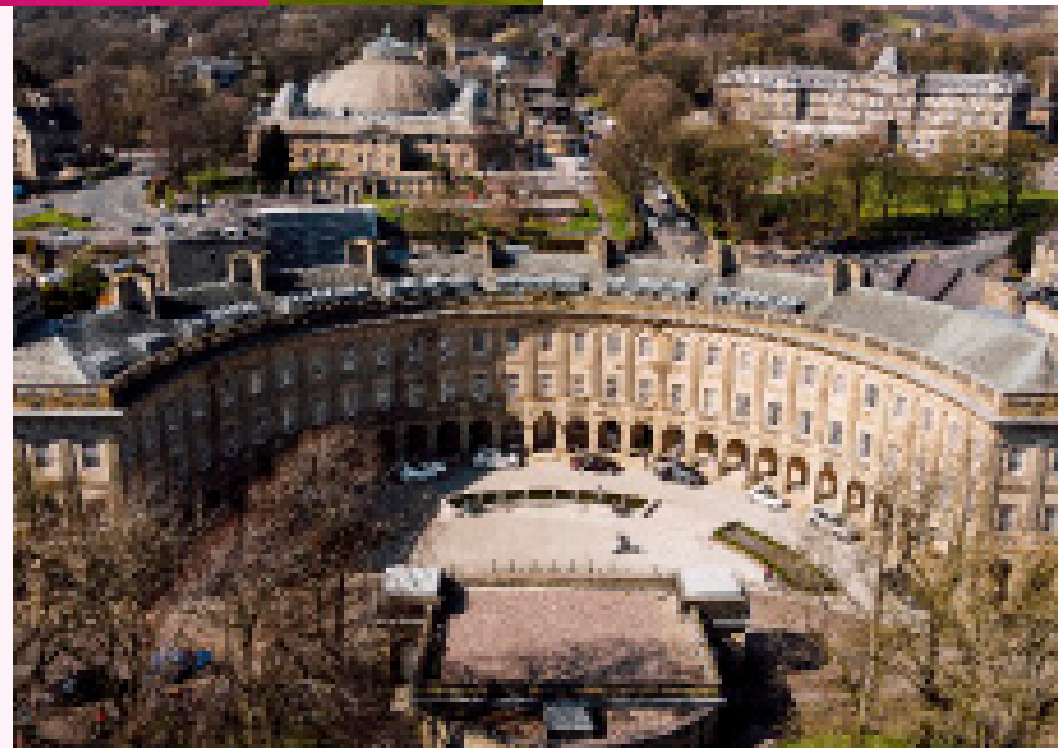
Buxton

Buxton, home to Buxton Water™, is an elegant Georgian Spa town and highest market town in England. Located 24 miles from Manchester City Centre with ½ hourly train service, the town is both a popular professional and employment location with 22,000 residents. As the principle large town in the Peak District, home to International Buxton Opera Festival & Fringe, University of Derby's Buxton Campus and a wealth of independent shops and restaurants, the town is an extremely popular tourist destination. The development of the Five-star Buxton Crescent and Thermal Spa Hotel, opened in 2020, has further increased the towns profile.



THRIVING BUSINESSES

- 3940 enterprises in the district
- 13% of high growth enterprises in Derbyshire are based in High Peak
- New speculative business units under development
- Strong business survival rates with 3-year rate 13% above UK averages.



NEAREST AIRPORT

Manchester International Airport from 12 miles - 24 minutes travel time

(30 minutes from Glossop; 45 minutes Buxton)

Invest in
Derbyshire



High Peak Borough Council
working for our community



European Union
European Regional Development Fund

GET IN TOUCH

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investinderbyshire.co.uk
regeneration@highpeak.gov.uk



TO LONDON

2.45 hours
(3 hours Glossop,
2.45 hours Buxton)



KEY SECTORS

Bio-Research

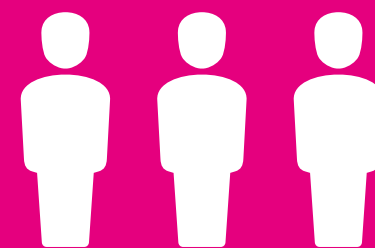
Creative industries

Advanced manufacturing

Visitor economy

Engineering

Minerals & aggregates



POPULATION

90,900

WORKING

76.3%

HIGH SKILL

42%