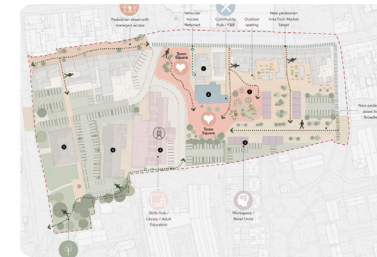




Market Towns Investment Opportunities

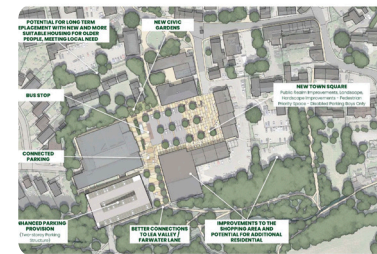


Clay Cross

Clay Cross has a rich industrial heritage, with much of the older industrial areas to the north of the town (along Bridge Street and at Egstow Park) redeveloped for retail, housing and other uses. It has a vibrant base of small business activity along with key employers who are fully invested in the local area. With attractive landscape features including Kenning Park and Sharley Park as well as a largely rural hinterland and good access to the Peak District, Clay Cross enjoys a strategic location on the A61, very close to the M1 corridor.

The £24.1m Clay Cross Town Deal provides an opportunity to ensure that the benefits of growth are maximised for the wider community and future generations, including developing a new leisure facility. It provides Clay Cross with the opportunity to transform the heart of the town and unlock its potential as a focus for community pride, investment, enterprise, living and learning.

The Clay Cross Town Deal Town Investment Plan will focus on key projects with the aim of creating an effective and cohesive town centre regeneration, providing opportunities for investment and growth.



Dronfield

Dronfield is an ancient settlement with a strong industrial past. It is a vibrant, safe and attractive town with a strong sense of place and an active community who contribute much to its quality of life. The town sits at the edge of the Peak District National Park with a railway station on the Midland Main Line between Chesterfield and Sheffield, sitting alongside the Sheffield to Chesterfield road. The main retail locations are in Dronfield Bottom and around the High Street and Civic Centre, which also contains the town's leisure, civic and cultural facilities. With a number of high quality parks and recreation grounds, such as Sindelfingen and Cliffe Park, Dronfield also benefits from having a significant breadth of employment opportunities across a range of sectors.

A vision for Dronfield Civic Centre has been produced to help shape the future of Dronfield, providing a mix of retail, leisure and food and drink in a high quality public space to ensure that the town remains an attractive and vibrant place to live, work and enjoy.



Eckington

The town of Eckington has a wealth of landscape and heritage assets situated in close proximity to the town centre. Eckington Park and Moss Valley provide countryside walks in woodland setting whilst the wide network of national trails, heritage walks and public footpaths connect Eckington to nearby towns and villages. The town is well connected by road network, with a primary road (A6135) running to the east and providing connection to Sheffield and to the M1 motorway. Renishaw Park and Gardens, located between Eckington and Renishaw village, is nationally recognised as one of the most beautiful country estates in the UK, whose grounds include the Grade I listed Renishaw Hall, museum, a cafe with farm shop, local businesses and a vineyard.

The proposed masterplan for Eckington Town Centre will provide a focus on improving the streets and spaces, creating a new heart to the town and promoting new employment opportunities and access to the town's central swimming pool and fitness centre, theatre and Civic Centre.



Killamarsh

Killamarsh is a town located in the north of the district between Sheffield and Chesterfield. It is well connected by road, with a primary road (A618) running to the east and providing connection to Sheffield and the nearby M1 motorway network. The Chesterfield Canal towpath links to Chesterfield in the south and the Rother Valley Country Park to the north, with a wide network of national trails, cycleways and public footpaths connecting Killamarsh to other parts the surrounding countryside. The town has a wealth of recreational assets, with a newly refurbished leisure centre in the heart of the town as well as a theme park, golf course, nature reserve and facilities for water sports nearby.

An options appraisal for the town centre has been created to explore all possibilities for transformational change to capture future funding and investment opportunities.



KEY EMPLOYMENT SITE

Westthorpe Business Innovation Centre

Located near the town of Killamarsh, Westthorpe Fields provides office and light industrial property opportunities. Westthorpe Business Innovation Centre, a multi-million pound bespoke business centre offering top quality office units in a managed workspace environment, has units ranging in size from 185sqft to 2000sqft and is within 10 minutes of Junction 30 of the M1.



KEY EMPLOYMENT SITE

Callywhite Lane Industrial Estate

Callywhite Lane Industrial Estate in Dronfield is approximately 35 hectares in size and provides a wide range of commercial premises in a popular location. The Estate is conveniently located for Sheffield, has good access to the national road network, and is within walking distance of Dronfield railway station.



KEY EMPLOYMENT SITE

Coney Green

Located on the outskirts of the market town of Clay Cross, Coney Green provides a variety of opportunities for businesses. Coney Green is also home to Coney Green Business Centre, a multi-million pound facility operated by North East Derbyshire District Council, providing high quality office workshop and industrial units in a managed workspace environment, as well as meeting and conference facilities. Coney Green is situated approximately 10 minutes from Junction 29 of the M1.



NEAREST AIRPORT

East Midlands Airport from 30 miles - 40 minutes travel time



KEY EMPLOYMENT SITE

Holmewood Business Parks

Providing logistics and business premises to a number of nationally and internationally significant businesses, these two business parks are located within 5 minutes of Junction 29 of the M1.



INVESTMENT OPPORTUNITIES MAP

NE Derbyshire

Invest in
Derbyshire

investinderbyshire.co.uk



Invest in
Derbyshire



GET IN TOUCH

01332 201 860

info@marketingderby.co.uk
investinderbyshire.co.uk

01246 231111

economic.development@ne-derbyshire.gov.uk

KEY SECTORS

Construction

Retail

Manufacturing

Health and Education

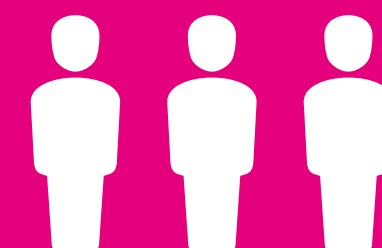
Tourism

Business Services



TO LONDON

2 hours
by train, reducing
with HS2



POPULATION

102,000

WORKING

47,000