

# Key Sites



DE65 5BX

## Dove Valley Park

JCB Power Systems, MEG Group and Futaba Manufacturing already have operations on the park, which is an ideal location for national and regional distribution companies as well as manufacturing businesses. The park is located in one of the country's most important manufacturing areas with Rolls-Royce, Toyota Motor Manufacturing and Nestlé within easy reach. Individual plots available of over 32,000sqm (350,000 sqft).



DE15 9UA

## Former Drakelow Power Station

282 hectare site including Drakelow Park which has approval for over 2,000 homes and a mixed use centre. The new settlement will encompass the site's mature landscape features and the historic remains of the stables and gardens of the former Drakelow Hall. The first phase of housing has been completed. A new road link will connect the site to the A38 at Barton Turn. Extensive further land is available for employment and energy purposes.



DE73 7LJ

## Sinfin Moor

30 hectares of employment land to the south of Infinity Park Derby and the Rolls-Royce aerospace headquarters at Sinfin Moor. Infinity Park Derby is a commercial and technology park including the iHub innovation centre, which is a Centre for Supply Chain Innovation in Transport Engineering. The site on the A50 offers great accessibility to Derby, East Midlands Airport and major employers including Alstom, JCB, Nestlé and Toyota.



DE11 0AH

## Swadlincote Town Centre

South Derbyshire District Council is seeking partners to continue the growth of the town centre in the fast growing settlement of Swadlincote with land available for a mix of retail, leisure, office, hotel and residential uses. This will build on the success of The Pipeworks retail and leisure scheme. A significant proportion of the town centre is held in public ownership, in particular by the District Council.



DE11 8EX

## Woodville Regeneration Area

35 hectares of land for mixed-use redevelopment across a number of sites. The single largest site of some 20 hectares has been opened up by the construction of a new Regeneration Route linking the site to the A511 and M42 at Ashby de la Zouch. The new road has become a key arterial route into the fast-growing town of Swadlincote from the east, creating prominent residential and commercial sites with great connectivity.





#### KEY EMPLOYMENT SITE

##### Cadley Park

Opportunities for retail, hotel and food & drink development adjacent to a recently opened golf course/ driving range and new residential development, served by the A514 in the town of Swadlincote.



#### KEY EMPLOYMENT SITE

##### East Midlands Gateway

Intermodal Strategic Rail Freight Interchange (SRFI) providing direct access to the UK's network of Interchanges as well as major ports such as Southampton, Felixstowe, London Gateway and the Channel Tunnel. The terminal operates 24/7 and is able to accommodate up to sixteen 775m freight trains per day.



#### KEY INFORMATION

**60,000 students within easy reach at three leading universities**



#### KEY EMPLOYMENT SITE

##### Bradgate Park View

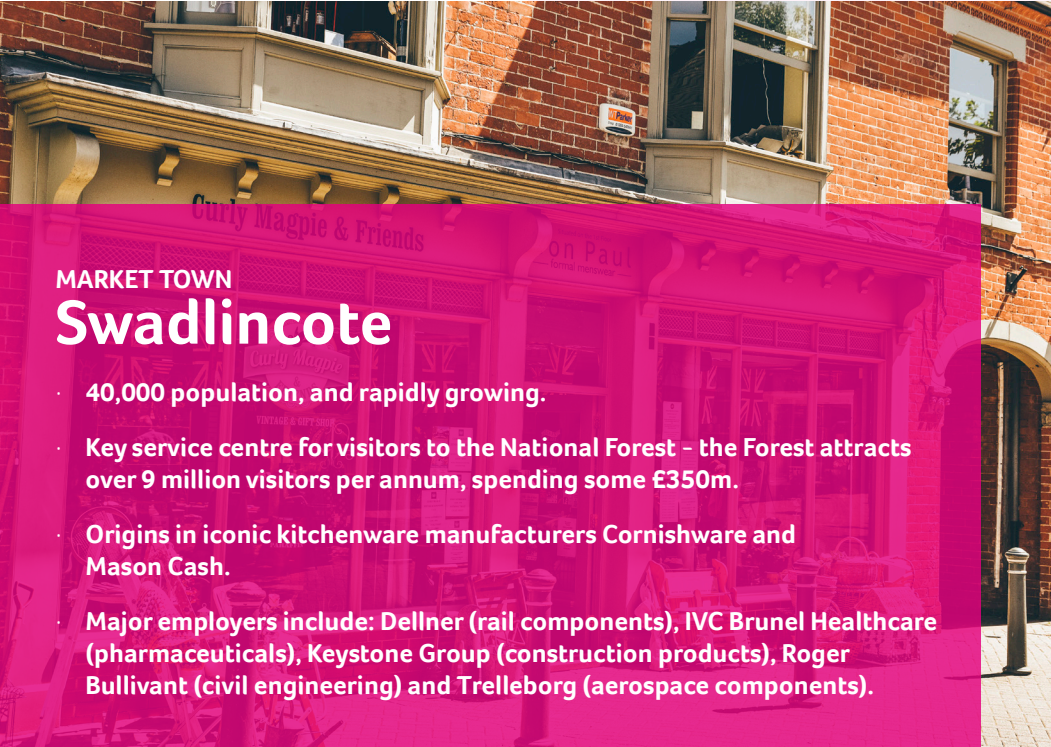
Grade A office development underway at Chellaston to the south of Derby, offering great accessibility to the national road network.



#### DEVELOPMENT MAP South Derbyshire

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#### MARKET TOWN Swadlincote

40,000 population, and rapidly growing.

Key service centre for visitors to the National Forest - the Forest attracts over 9 million visitors per annum, spending some £350m.

Origins in iconic kitchenware manufacturers Cornishware and Mason Cash.

Major employers include: Dellner (rail components), IVC Brunel Healthcare (pharmaceuticals), Keystone Group (construction products), Roger Bullivant (civil engineering) and Trelleborg (aerospace components).



#### KEY EMPLOYMENT SITE

##### Swadlincote Innovation Centre

The Centre provides entrepreneurs with the chance to accelerate the growth of their business, offering serviced offices with shared facilities available on flexible terms in a supported environment.



#### KEY EMPLOYMENT SITE

##### Bretby Business Park

35 acre business park on the A511 in Swadlincote with over 320,000 sqft of office, laboratory, industrial and warehouse accommodation, home to more than 60 businesses employing over 2,000 people.



#### NEAREST AIRPORT

**East Midlands Airport from 15 miles - 22 minutes travel time**



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**Derbyshire**



#### GET IN TOUCH

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#### KEY SECTORS

Transport Equipment

Construction

Food and Drink

Logistics

Visitor Economy

Low Carbon/Clean Growth

Digital



#### TO LONDON

**1.5 hours**  
by train



#### POPULATION

**107,000**

#### WORKING

**83%**

#### MANUFACTURING

**21%**



**One of the fastest growing areas in the country outside of the South East**

Population growing at approx. 1,250 pa