



ACCESS TO  
**2.1M**  
People



30 MINUTES  
TO



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pure cargo hub.



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15 MINUTES  
FROM  
Significant  
transport corridors  
M1, A38, A50, A6



## RAILWAY STATIONS

- Alfreton
- Ambergate
- Belper
- Duffield
- Langley Mill
- Whatstandwell



# AMBER VALLEY

Located at the heart of the UK



# Key Sites



**Belper North and East Mills** offer the opportunity to redevelop and reuse a largely vacant building for a mix of high quality residential, employment, retail and leisure use.



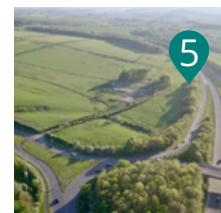
**Cinderhill Development** located adjacent to the A38 benefits from outline planning permission for 30 hectares of Grade A Industrial and Logistics space and up to 300 new homes.



**Denby Hall** site for industrial units/warehouses from 5000 - 120,000 sq.ft will be built to a high specification and design and suitable for employment use, subject to planning permission.



**Derwent Works** (former Ambergate Wireworks) is situated north of Ambergate. This site has been proposed in the emerging Local Plan for mixed use development, including employment uses (B1, B2 and B8).



**Lily Street Farm** located in Swanwick within close proximity to the A38 benefits from outline planning permission for 14 hectares for employment uses (B1, B2, B8).



**Shipley Lakeside** this 44-acre site benefits from outline planning permission for mixed use development including offices, commercial and specialist retail, along with healthcare, leisure, housing and potentially retirement accommodation.