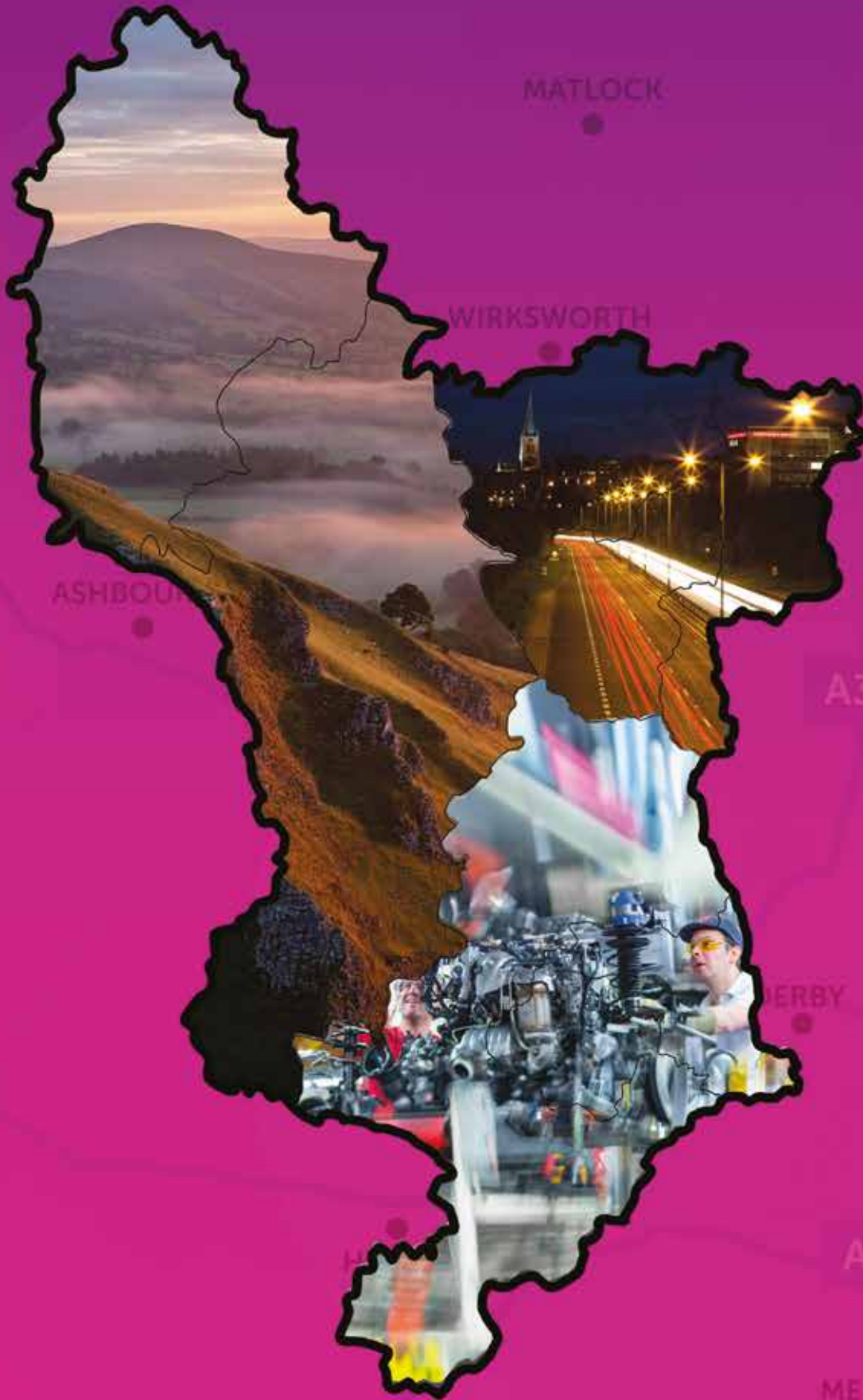


DERBYSHIRE

INVESTMENT PROSPECTUS



CHESTERFIELD

J29

MATLOCK

ALFRETON

J26

WIRKSWORTH

RIPLEY

ASHBOURNE

A38

DERBY

A52

A50

MELBOURNE

J2

J24

J2

Welcome to Derbyshire – A Strategic Location for Growth and Lifestyle

Derbyshire sits at the heart of the UK, offering unrivalled connectivity to national and international markets. With excellent transport links by road, rail, and proximity to five international and cargo airports, Derbyshire is a prime location for ambitious businesses and investors.

But Derbyshire is more than just a central location—it's a place of extraordinary opportunity. From billion-pound regeneration schemes to grassroots innovation, Derbyshire is undergoing a transformation powered by devolved investment through the newly established East Midlands Combined Authority and its first elected Mayor. This marks a pivotal moment to reverse historic underinvestment and unlock growth across every sector.

Join the growing number of world-class companies who have chosen Derbyshire. With access to a skilled workforce, infrastructure, a supportive business environment, and a commitment to innovation, Derbyshire is ready to power your next chapter. We can discuss your specific requirements on an individual basis to enable you to join the growing number of world-class companies and leaders in their field of work who have already 'found' Derbyshire.



Cllr Robert Reaney
Deputy Leader of the Council
Cabinet Member for Economic and Regeneration

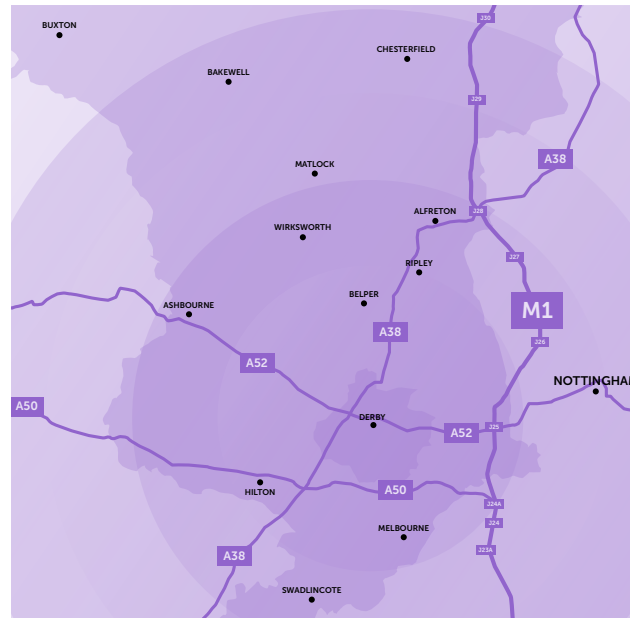


Why Invest in Derbyshire?

Derbyshire is a hidden gem—a place where quality of life meets commercial opportunity. It's where investors can find value, variety, and vision. Whether you're seeking high-growth sectors, lifestyle appeal, or strategic location advantages, Derbyshire stands out as a place that offers everything, everywhere, all at once—but with less risk and more reward.

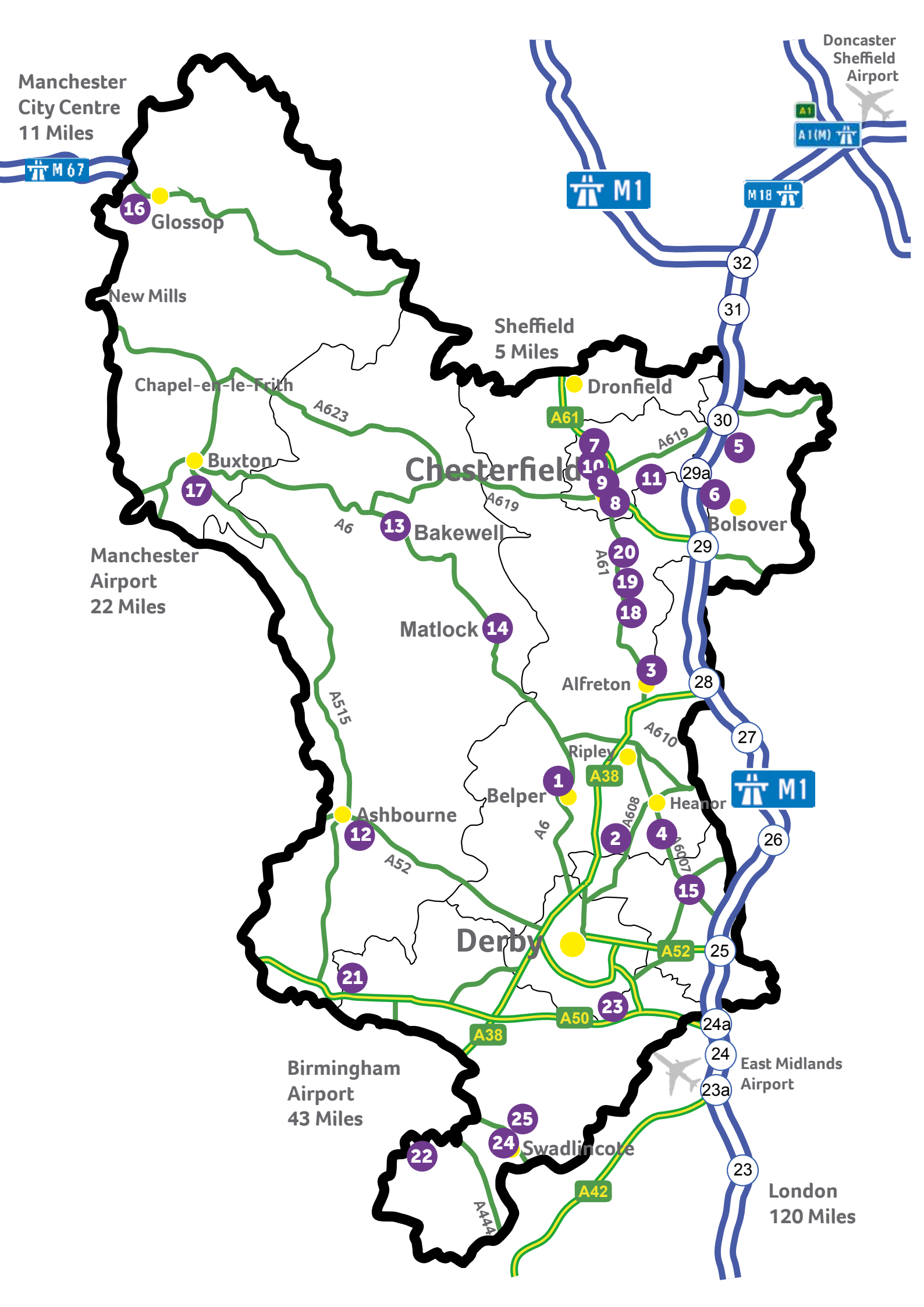
- **Diverse Sector Opportunities:** From advanced manufacturing and the tech industry to health, retail, and energy innovation, Derbyshire offers exciting prospects for businesses of all sizes and budgets.
- **Innovation & Heritage:** As the birthplace of the Industrial Revolution, Derbyshire blends historic legacy with cutting-edge innovation. While iconic buildings are being restored, many heritage sites remain untapped, offering unique investment potential.
- **Education & Talent:** Surrounded by leading universities driving innovation and skills development, Derbyshire benefits from a highly educated workforce and strong industry-academic partnerships.
- **Culture, Creativity & Hospitality:** Home to world-class festivals, music, art, and some of the UK's finest pubs and restaurants, Derbyshire's cultural scene is thriving. The food and drink sector is a major draw for visitors and investors alike.
- **Tourism & Experiences:** Research shows tourism is Derbyshire's fastest-growing sector. From cave adventures and castle visits to murder mystery nights, steam railways, canal communities, gliding clubs, and motoring heritage museums, the county offers unforgettable experiences.
- **Nature and Sustainability:** With the Peak District National Park, tree planting initiatives, nature preservation projects, and countryside-based enterprises, Derbyshire is a leader in green growth and environmental stewardship.
- **Lifestyle & Value:** Derbyshire offers everything the South of England does—at half the price. With stunning landscapes, vibrant towns, and a welcoming community, it's the ideal place to live, work, raise a family, and build a business.

Make Derbyshire your location of choice in which to live, work and invest.



INVESTMENT OPPORTUNITIES

1. BELPER NORTH & EAST MILLS
2. CINDERHILL
3. LILY STREET FARM
4. SHIPLEY LAKESIDE
5. CLOWNE GARDEN VILLAGE
6. HORIZON 29
7. PEAK RESORT (BIRCHALL ESTATE)
8. CHESTERFIELD TOWN CENTRE
9. CHESTERFIELD WATERSIDE
10. SHEEPBRIDGE LANE
11. STAVELEY
12. ASHBOURNE BUSINESS PARK
13. BAKEWELL RIVERSIDE
14. SMEDLEY'S HYDRO MATLOCK
15. NEW STANTON PARK
16. GRAPHITE
17. HARPUR HILL AND STADEN LANE
18. BAILEYS SQUARE, CLAY CROSS
19. EGSTOW PARK
20. THE AVENUE
21. DOVE VALLEY PARK
22. FORMER DRAKELOW POWER STATION
23. SINFIN MOOR
24. SWADLINCOTE TOWN CENTRE
25. WOODVILLE REGENERATION AREA



Manchester City Centre
11 Miles

Doncaster
Sheffield
Airport

16 Glossop

New Mills

Sheffield
5 Miles

Chapel-en-le-Frith

M1

M18

32

31

Buxton

A623

Dronfield

Chesterfield

A61

A619

30

17

A6

Bakewell

A679

29a

5

Manchester
Airport
22 Miles

Matlock

A61

29

6

Alfreton

28

A515

14

27

Ripley

A670

28

3

Belper

A38

M1

27

26

Heanor

A608

26

4

A6

12

A52

Derby

A607

25

15

A52

21

Derby

A52

25

2

A50

23

Derby

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1

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A444

22

Derby

A444

25

24

A42

24

Derby

A42

25

23

A42

24

Derby

A42

25

23

Birmingham
Airport
43 Miles

Swadlincole

East Midlands
Airport

London
120 Miles



1. BELPER NORTH & EAST MILLS

This investment opportunity reflects that Derbyshire was the birthplace of the Industrial Revolution, as the Belper Mills complex was developed towards the end of the 18th century and became the world's largest mill complex under single ownership, transforming Belper into the world's first cotton mill town.

Today, the site is at the heart of the established UNESCO Derwent Valley Mills World Heritage site and Belper is a thriving market town whose high street has been named the best in Britain in the Great British High Street awards.

Adjacent to the town's beautiful river gardens and leisure amenities, Belper Mills offer the opportunity to redevelop and reuse the largely vacant building for a mix of high quality residential, employment, retail and leisure use (subject to planning permission) in a prime riverside location

QUICK FACTS

Location: The Belper Mills complex lies at the northern entrance to the town on the A6.

Planning Use: Investment is sought to reinvigorate and activate the ground floor uses by enhancing the existing offer that tenants such as the North Mill Museum, Thai Restaurant, Gym and Play Gym already offer.

Partner(s): FI Real Estate Management.

Size: Historic mill complex within the Derwent Valley Mills World Heritage Site, comprising North Mill, East Mill, Strutt House, and Engine House.

Status: Planning application AVA/2018/0818 to be determined.

Development Value: Exact figures are undisclosed. The project includes significant investment in heritage restoration and conversion to residential, commercial, leisure, and cultural uses.

Delivery Timescale: Planning Addendum submitted August 2025. Commercial elements likely delivered within 1–2 years post-approval (2026–2027).



2. CINDERHILL

The site and its development has been recognised in Local Plans with the aim to bring forward a strategic mixed use site including business and industrial development that can contribute to meeting employment requirements at the regional, subregional and local levels.

The strategic scale of the employment development is aimed at companies with a requirement for industrial or distribution uses that meets the needs of the largest potential inward investors into the East Midlands, given the lack of similar space elsewhere in the region.

QUICK FACTS

Location: The site is located between the towns of Belper and Ripley adjacent to the A38 and north of Derby Road, Denby. It is situated to the east of Belper, southwest of Ripley and north of the villages of Denby Bottles and Rawson Green.

The site is bound by the A38 dual carriageway which runs in a north/south direction along the western boundary.

Planning Use: Outline planning application (Ref: AVA/2023/0182) to be determined for employment development (at least 30 hectares) for occupation within Use Classes B2/B8/E(g)(iii) and up to 300 dwellings, with associated infrastructure, landscaping and parking.

Partner(s): The Harworth Group PLC.

Size: 30 hectares of employment space.

Status: Outline planning permission granted (Ref: AVA/2023/0182)

Development Value: £214m

Delivery Timescale: Buildings available from 2027.



3. LILY STREET FARM

An opportunity exists for a mixed-use development in Swanwick, including 14 hectares of employment uses.

The site is within 5 miles of Junction 28 of the M1 Motorway where a number of well established businesses parks and international companies are located. The area sees high demand for industrial and logistics space and is a popular housing location due to its proximity.

QUICK FACTS

Location: Derby Road, Swanwick, near Alfreton, close to the junction with the A38.

Planning Use: Outline application submitted in 2014 for mixed use development which included the erection of a maximum of 55,000 sqm of employment floorspace, this included commercial units, hotel, public house, day nursery, and convenience store.

Applications have been submitted for the site, please refer to the Amber Valley planning portal for more information.

Partner(s): Peveril Securities Ltd.

Size: 14 hectares

Status: Development has started on site.

Development Value: Exact figures are undisclosed.

Delivery Timescale: Development over 15 years.



4. SHIPLEY LAKESIDE

Shipley Lakeside is a 44-hectare site located on the edge of Shipley Country Park between Heanor and Ilkeston and is the former home of the American Adventure Theme Park.

Set around 30 acres of lake and with land used for nature conservation immediately to the south of the site, the masterplan is for a sustainable mixed-use development and includes re-opening of the lakeside area for public use, residential and leisure developments, alongside other commercial uses.

QUICK FACTS

Location: To the south of Heanor and north of Ilkeston, the site has easy access to the M1 (J26) providing access to Sheffield, Nottingham and Derby.

Planning Use: Outline planning permission is in place for a small business park including office and industrial space to the east of the lake an area for training / leisure / education facilities / specialist retail development healthcare and potential retirement provision, pub, restaurant, hotel and conference suite.

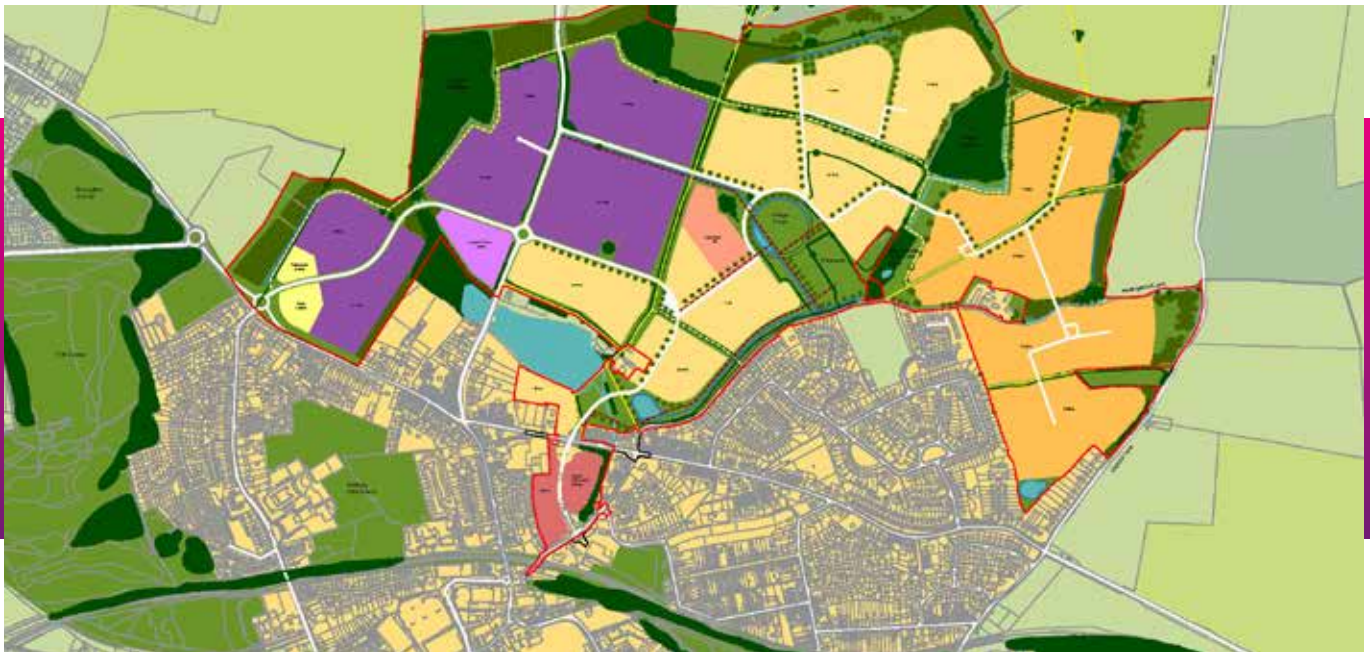
Partner(s): Waystone Developments, Harron Homes (residential)

Size: The Lakeside site is approximately 112 acres, comprising 81 acres of land and 30 acres of water.

Status: Site cleared, the residential side of development site is well underway.

Development Value: £22.7m

Delivery Timescale: Commercial plots (neighbourhood centre, hotel, conference facilities) to be delivered during 2025–2026.



5. CLOWNE GARDEN VILLAGE

Clowne Garden Village is a 140-hectare strategic site, providing the principal growth point in Clowne. It is being promoted by Waystone Developments Limited and the Sitwell Estate.

The development presents the opportunity to provide circa 1,500 to 1,800 dwellings; 20 hectares of employment use; and 5 hectares of non-employment land including a town park, recreational space and cycling infrastructure.

The scheme will include a new town park with green corridors to the Linear Park, plus significant tree planting and a new primary school.

QUICK FACTS

Location: Clowne Garden Village is a 140 hectares development site to the north of Clowne town sited between the A616 and A619, and a short distance from Junction 30 of the M1 providing links through to Sheffield, Nottingham, and Derby.

Planning Use: Residential and commercial uses, delivering up to 1,800 new homes and 23.9ha of employment land respectively.

Partner(s): Waystone Developments Limited and the Sitwell Estate.

Size: The site boundary: 141.93 ha; Residential area (phase 1 – up to 1,000 dwellings): 29.42 ha; Residential area (phase 2 – up to 800 dwellings): 24.25 ha; Retail: 1.93 ha; Health and Care: 1.53 ha; Leisure: 1.30 ha; Education: 1.80 ha; Employment: 23.93 ha.

Status: Strategic site within the local plan with an approved Planning Permission subject to the conclusion of the Section 106 Agreement.

Development Value: TBC

Delivery Timescale: Improvements to the highway around Treble Bob Roundabout, along with the initial phase of 200 properties to be developed within the first 24-36 months of scheme starting on site.



6. HORIZON 29

A 140-acre strategic brownfield site in the Bolsover District, in close proximity to excellent transport links and access to several large population centres.

The site was bought in 2012 and planning was granted across the site (employment uses and residential permissions) in 2016. Development commenced with the first phase of development immediately available for occupation and phase 2 now on site.

With prime access to the M1 corridor and the wider motorway network, the extended areas of South Yorkshire and East Midlands are considered established logistics locations. The site is also adjacent to the Markham Vale industrial and commercial park.

The JV developers of the site have significant track record in bringing forward large strategic landholdings and expertise in brownfield land regeneration. In Q1 of 2022, land was acquired by BGO and Equation for speculative development.

QUICK FACTS

Location: Adjacent to the M1 (J29a) motorway with excellent transport links and access to several large population centres.

Planning Use: High spec strategically located industrial and logistics park. The development will provide jobs from the local area and new opportunities for an in-demand logistics and distribution sector.

Partner(s): A development by Equation Properties, ALMCOR, BGO, and St Francis Group.

Size: The total site area of 55 acres is split into 5 phases with over 1.1 million sqft of developable area for industrial and logistics uses.

Status: Phase 1 is immediately available. 5 units were speculatively developed with occupiers including Wesco Anixter and Wolseley Group. 3 units remain ranging in size from 73,239 – 137,206 sq ft. Phase 2 is under construction offering two further units of 251,607 and 251,716 sq ft due for completion June 2025.

Development Value: Total gross development value ca. £182 million.

Delivery Timescale: Phase 1 units are immediately available to let, with phase 2 available summer 2025.



7. PEAK RESORT (BIRCHALL ESTATE)

The long-awaited PEAK gateway resort situated on the eastern boundary of the Peak District has broken ground. Phase One is scheduled to open to visitors 2027/8.

Consented on 283 acres (114 hectares) of reclaimed former opencast land, PEAK proposes the UK's first purpose built national park gateway 'resort town'

PEAK Gateway will offer visitors world class facilities and services as a base from which to access the trails and attractions of the 550 square mile National Park. Similar to a ski resort, PEAK Gateway has visitor mobility at its heart. PEAK's mobility system will link up the trails and country lanes of the Peak District without the need for a car and help establish the area as the largest integrated off and on road cycling and hiking region in the UK.

Planning approvals totalling 1.8mft² (168,000m²) have been granted to facilitate a multi-branded mixed use development available to both day and stay visitors. The approvals offer extensive experiential retail, a wide range of leisure and educational facilities, a wellness clinic with operating theatres, 2,850 car parking spaces and up to 2,000 hotel rooms and 250 holiday lodges. The development has consent for its own energy park.

PEAK Gateway will be delivered by way of an incremental and phased ground leasing strategy. Heads of terms have already been agreed for the first two anchor plots, with Colliers acting as Real Estate Adviser and leasing agents for Birchall Properties, the land owner. Phase One represents in the region of 30% of the consented development and is scheduled to open 2027/8.

QUICK FACTS

Location: S18 4DB Chesterfield Borough Planning Authority

Planning Use: Mixed Use tourism focus, Accommodation, Retail, Holiday Homes, Energy Park, Car Free Mobility System. Outline and reserved matters granted.

Partner(s): Birchall Properties (Landowner), Colliers (Real Estate Advisor), Milligan (Masterplan Developer). Working with strategic partners including Chesterfield Borough Council, Peak District National Park Authority, University of Derby, and others.

Size: 250 acres.

Status: Land Reclaimed and Fenced, Highway Access Constructed, Connection to Regulated Utility Networks. Revised Phase One Reserved Matters submitted September 23, resolution expected Spring 24. Subject to leasing strategy groundworks could commence Autumn 2024.

Development Value: All Phases in excess of £500m. Options for phase one of between £50m and £150m are being finalised.

Delivery Timescale:
Phase One: Public Launch 2027.



8. CHESTERFIELD TOWN CENTRE

Chesterfield town centre's exciting transformation is underway, with refurbishment plans taking place across several key sites. The look, feel and flow of the town's main public spaces and the connections between them will be revitalised, as a result of the £20 million Revitalising the Heart of Chesterfield Project. The works include a revamped marketplace, alongside a refurbished cultural offering at the Stephenson Memorial Hall.

There are a range of opportunities available for investment, including retail and leisure, residential, office, end-user occupiers, health and hotel operators.

Units are now available at Elder Way, a premium development that offers street-level leisure, retail, dining and drinking spaces. Units from 1,420 sq ft are now available on the ground floor, along with 16,000 sq ft of gym/D2 space in the basement.

Chesterfield Borough Council is also keen to speak to developers of residential space to create attractive places to live in and around the town centre, contributing towards a thriving and sustainable town centre for the future.

QUICK FACTS

Location: Chesterfield Town Centre is well connected to the midland mainline rail network, and is accessible via the M1, A61 and A619.

Planning Use: Opportunities available for retail and leisure, residential, office, end-user occupiers, health and hotel operators.

Partner(s): Chesterfield Borough Council, Jomast Developments Ltd.

Size: A range of opportunities are available.

Status: A range of opportunities are available, subject to planning.

Development Value: £0 to £100 million

Delivery Timescale: Units available now. Work to revitalise the heart of Chesterfield is expected to be completed in 2026.



9. CHESTERFIELD WATERSIDE

A high-quality, mixed-use, sustainable regeneration scheme on the edge of Derbyshire's largest market town, set in a canal-side environment, adjacent to the River Rother and Chesterfield Canal.

Chesterfield Waterside boasts design and quality unrivalled in and around the local area, as well as an enviable position next to Chesterfield's mainline train station.

Future phases include the opportunity for a hotel and further residential development.

Elsewhere within the masterplan area, are the Riverside East, Riverside West and Station Place character areas which will see the delivery of up to 1,000 new homes alongside associated public realm and transport links.

Avant Homes has successfully delivered 173 two, three and four-bedroom homes in the Waterside Quarter character area.

A seven-storey Grade A office building, known as One Waterside Place, has also been delivered at Basin Square. The new office block is fully let and is home to BHP Chartered Accountants, global fashion brand Varley Clothing, global equipment supplier Anixter and Rosewood Wealth Management.

The office building was forward-funded by Chesterfield Borough Council and delivered by local developer Bolsterstone Group.

QUICK FACTS

Location: Adjacent to Chesterfield Mainline Railway Station (London St Pancras 1hr 55) and alongside the A61 with easy access to the M1 as well as the Peak District.

Planning Use: Mixed-use featuring commercial and residential occupiers set amongst high-quality leisure/retail. The scheme will also feature high-quality public realm at its heart, centred around Basin Square.

Partner(s): Chesterfield Waterside Ltd; Avant Homes; Chesterfield Borough Council, Bolsterstone Group.

Size: 39.5-acre site (16 hectares).

Status: Opportunities available for hotel and residential development.

Development Value: Total site value £340 million.

Delivery Timescale: Open to conversation regarding the next phase of development.



10. SHEEPBRIDGE LANE

Sheepbridge Lane will be a speculatively developed scheme by Coverland UK Ltd, providing approximately 68,500 sq ft of much needed industrial / business accommodation, bringing new life to a historic, well-known industrial area of Chesterfield.

The site is situated in the heart of Sheepbridge – offering excellent transport links across Derbyshire, South Yorkshire and out to the M1 corridor, which will appeal to a multitude of end users.

The development will reflect a circa £10m investment and consists of five detached units providing a mix of unit sizes with yards.

A range of unit sizes are available, subject to planning.

QUICK FACTS

Location: Sheepbridge Lane, Chesterfield.

Planning Use: Industrial / Warehousing / Trade.
Class B2 / B8 / E.

Partner(s): Coverland UK Ltd.

Size: Development area 4.25 acres. Building area circa 68,500 sq ft (6364 sq m) – subject to planning.

Status: Designs and architectural plans pending ahead of planning submission. – Layout plans prepared with planning submitted Q1 24.

Development Value: Circa £10 Million.

Delivery Timescale: 24 months.



11. STAVELEY

The future development and regeneration of 150 hectares of former industrial land in the Staveley area of Chesterfield is a long-term vision to create an opportunity for new housing, significant employment opportunities and green infrastructure.

Staveley is situated two miles from M1 Junction 29A, three miles west of M1 Junction 30 and six miles north-east of Chesterfield, Derbyshire's second largest town which benefits from its proximity to the Peak National Park. Staveley is also located in an extensive amenity area which includes Pools Brook Country Park, with walks, fishing lakes and nature reserves.

The East Midlands Investment Zone has two sites in Staveley, which include incentives for green sectors and advanced manufacturers.

Part of the East Midlands Investment Zone, Hartington Commerce Park, a 20-hectare site with outline planning permission for industrial and warehouse development. This project will create around 65,000 sq m of new commercial floor space.

Also part of the Investment Zone, Hartington Business Park has proven popular, with the development's first phase already fully let. Phase two will bring forward a further 70,000 sq. ft. of industrial and warehouse units, ranging from 2,000 sq. ft. – 10,000 sq. ft.

The Moorings is the first phase of development centred around the Staveley Canal Basin. It comprises 8000sq. ft. of flexible office, workshop and commercial units for small businesses and restaurant / café uses.

QUICK FACTS

Location: Staveley is ideally located next to J29A of the M1 motorway, and is less than an hour's drive from four major airports, 90 minutes from four east coast ports.

Planning Use: Mixed-use including industrial units, office space, retail and leisure opportunities.

Partner(s): Chesterfield Borough Council, Derbyshire County Council, SUON, Tawnywood Ltd, The Devonshire Group.

Size: More than 100,000 sq ft. total space available.

Status: Conversations are welcome for end users looking for Industrial, office and retail space.

Development Value: £80 million+

Delivery Timescale: The Moorings will be available in 2025.



12. ASHBOURNE BUSINESS PARK

New 10-hectare business park with the potential to accommodate over 35,000 m² / 376,000 ft² of commercial employment floorspace, including a mix of fully-serviced plots and flexible buildings comprising B2 uses with ancillary B8 development plus E (g) uses particularly, modern light industrial workspace with the option for mezzanine floors.

This largest new employment site in the Derbyshire Dales is accessed via a new roundabout and link road from the A52 Ashbourne to Derby road delivered in partnership by the landowner, Derbyshire County Council and Derbyshire Dales District Council with funding support from the D2N2 Local Enterprise Partnership. The new infrastructure also provides access to the first phase of 367 new homes.

The new development links to the existing adjacent Ashbourne Airfield Industrial Estate - fully occupied with 70+ businesses and 2,000+ employees - and the focus of the District's manufacturing economy. The existing Airfield Industrial Estate is an important location for food and drink manufacturing and is occupied by several of the district's largest employers including Moy Park and Artisan Biscuits.

QUICK FACTS

Location: Adjacent to A52 - a key east-west route linking Derby and Nottingham to the M1, the A1 to the east, and the M6 to the west; 1.5 miles south-east of the market town of Ashbourne.

Planning Use: Mix of fully-serviced plots and flexible buildings comprising B2 uses with ancillary B8 development plus E (g) uses particularly, modern light industrial workspace with the option for mezzanine floors.

Partner(s): FW Harrison Estates Ltd. (Developer); Derbyshire Dales District Council; Derbyshire County Council, D2N2 LEP.

Size: Business Park 24.7 acres / 10 hectares

Status: New A52 roundabout and link road completed.

Development Value: New infrastructure plus first 5,575 m² / 60,000 ft² commercial floorspace - £10.3m.

Delivery Timescale: New link road completed with first phase of commercial development 2022.



13. BAKEWELL RIVERSIDE

5.7 hectare site in the Peak District National Park with redevelopment facilitated by a new bridge and access off the A6.

Planning consent for hotel, retail and industrial uses totalling c12,000m² / 130,000 ft² with capacity for 85,000 ft² high quality new and replacement floorspace including hybrid units comprising E(g) office and light industrial space, B2 general industrial and B8 storage and distribution. Industrial units to range in size from 93 – 1,394 m² (1,000 - 15,000 ft²)

The new bridge access to Riverside Business Park from the A6 has been completed.

The first 11,000 ft² building was completed in June 2021 and first lettings agreed. A further phase of new industrial buildings is planned.

QUICK FACTS

Location: Situated on the edge of Bakewell, with access from a new bridge off the A6 - the main arterial road through the Peak District, connecting Manchester and Derby.

Planning Use: Hybrid units comprising E(g) office and light industrial space, B2 general industrial and B8 storage and distribution.

Partner(s): Litton Properties with funding support for new infrastructure from D2N2 Local Enterprise Partnership.

Size: 14 acres / 5.7 hectares

Status: New bridge in place. First 11,000 ft² building completed in June 2021. Further space becoming available in 2025.

Development Value: Estimated project value of £23 million

Delivery Timescale: Further phase of new industrial buildings is progressing with additional space becoming available in 2025.



14. SMEDLEY'S HYDRO MATLOCK

John Smedley created one of the UK's largest hydropathic hotels overlooking Matlock and the Derwent Valley. Derbyshire County Council has occupied the listed buildings since the late 1950s and is now looking to work in partnership with the private sector to a hospitality-led, fit for the future mixed development, centred on a hotel.

Set in almost 6 hectares, the vision for Smedley's Hydro includes almost 100 new homes, much needed space for local business enterprises, a new (and much smaller) net zero office for the council, together with open spaces for users of the site and local residents.

Another genuinely unique feature of the existing complex is a fabulous Winter Gardens, that hosted dances, musical performances and similar for hotel guests. Its future lies in catering for hotel guests but also acting as a community-oriented venue of choice for weddings and other events.

The scale of the existing buildings presents an opportunity to integrate a variety of other uses – such as a cinema, craft studios and perhaps a micro-brewery to complement the various independent businesses to be found on Smedley Street.

QUICK FACTS

Location: On the edge of the Peak District, Matlock is linked to Manchester and Stockport to the north-west and Derby to the south-east via the A6. Junction 28 of the M1 is only 10 miles to the east and East Midlands airport is less than one hour's drive.

Planning Use: A suite of planning applications was submitted in March 2025 for the change of use of the listed buildings to provide hotel, residential and business spaces, and an outline application was submitted for the proposed new offices for the council as well as new townhouses. The applications provide flexibility to accommodate a range of complementary uses. A Conservation Strategy for the site and buildings has been prepared by Derbyshire County Council in consultation with Derbyshire Dales District Council.

Partner(s): Derbyshire County Council is seeking a partner with imagination and ambition to deliver Smedley's Hydro as an integrated project.

Size: The existing buildings on site extend to 275,000 sq ft (26,000 sq m) set within a 5.8-hectare (14.3 acre) site.

Status: Planning applications submitted March 2025 for change of use and outline consent for new build components (offices and up to 50 new townhouses).

Development Value: Approximately £150m

Delivery Timescale: Phased development over 5 years commencing with selection of development partner Q1 2026.



15. NEW STANTON PARK

New Stanton Park is the largest market-ready opportunity in the East Midlands for occupiers in the manufacturing, logistics and distribution industries. It already has outline planning consent for B1, B2 and B8 use, road and power infrastructure have been completed. There is already significant interest in the site from national and international occupiers. Food & drink chains Starbucks and McDonald's are also opening to provide on-site services.

New Stanton Park covers c.80 Hectares (195 acres) of permitted employment land situated between Derby and Nottingham, just 2.5 miles and a 10-minute drive from Junction 25 of the M1. The new development plans include reintroducing the direct Midland Mainline rail connection and developing out a range of warehouse and industrial units that will total c.2.2 million ft² of highly efficient space.

The development will see the proposed expansion of the existing rail hub, accessible by all occupiers on the park and offering direct mainline rail connectivity for goods and logistics movements direct to and from the UK's key ports. The proposal is capable of accommodating the largest of goods locomotive, with an 935-metre-long siding on a site of c. 16.7 acres.

The strategic location of New Stanton Park pulls in a large potential labour catchment within a 45-minute drive to work time, with the key East Midlands cities all within a 30-minute drive time. Blended with good public transport links and a regular bus route serving the site on Lows Lane, combined with local rail services from nearby Ilkeston railway station, c. 2.5 miles, New Stanton Park is able to deliver employees for occupiers from both a skilled and un-skilled background.

QUICK FACTS

Location: Located midway between Derby and Nottingham, New Stanton Park is ideally positioned to access the UK national infrastructure. C.10 minutes (2.5 miles) to the M1 with a HGV drive time of less than 4.5 hours to access the majority of the UK's key logistics routes, ports and airports.

Planning Use: The site is strategically located for industrial and logistics occupiers.

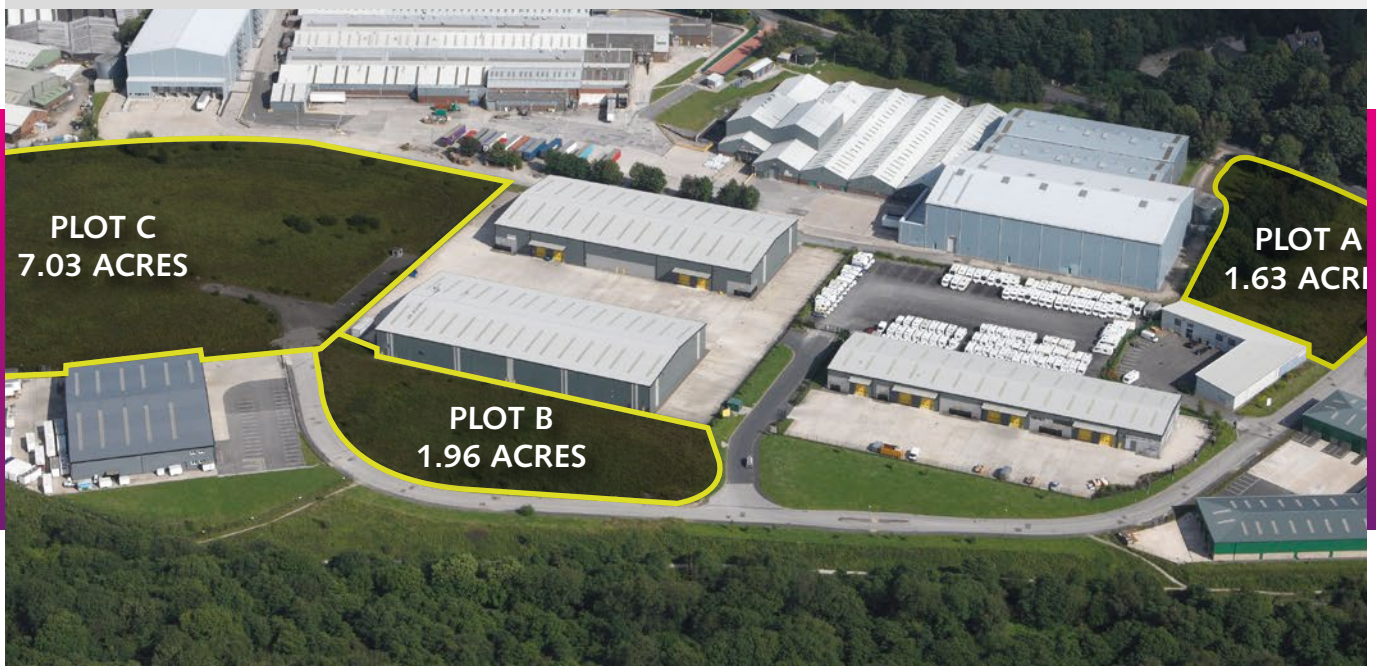
Partner(s): Verdant Regeneration; Erewash Borough Council.

Size: 200-acre site.

Status: Building underway.

Development Value: In excess of £165m.

Delivery Timescale: From June 2022 for 5 years.



16. GRAPHITE

Three development plots are available for build and lease or freehold sale for flexible industrial and distribution space on established well maintained business park in Hadfield, Glossop.

The site provides an opportunity for businesses to co-locate with other High Tech engineering & science-focused companies such as Pressuretech, Maelstrom and RevoluGen as well as LD Trailers specialist vehicle manufacturers and larger scale distribution companies.

High Peak has a highly skilled workforce, with a strong engineering and manufacturing bias, making it an attractive place for companies looking to expand or relocate in a desirable location, with excellent transport links to Manchester and Yorkshire.

QUICK FACTS

Location: Located within 1 mile of A57/A628 intersection with direct access to Junction 4 M67 (2 miles). Established business/industrial site 2.5 miles from Glossop town centre. Manchester city centre 12 miles. Manchester airport 18 miles.

Planning Use: B1, B2 and B8.

Agent(s): BC Real Estate or WHR. bcrealestate.co.uk
whrproperty.co.uk

Size: Plots A : 1.63 acres (0.66 Hectares) - up to 30,000 sqft/2,787sqm development (approx.)
Plot B: 1.96 acres (0.79 Hectares)- up to 35,000 sqft/3,251sqm of development.
Plot C: 7.03 acres (2.84 Hectares) - up to 120,000 sqft/11,148sqm of development.

Total 10.62 acres (4.3 Hectares).

Status: Plots available for leasehold/freehold. All plots are fully serviced with Gas, Water and Electric.

Development Value: TBC

Delivery Timescale: To be developed as bespoke build on demand. No current proposals for speculative development.



17. HARPUR HILL AND STADEN LANE

Two established business parks, home to the Health & Safety Executive and Seldon Research.

Both estates have approved allocations for expansion under the adopted Local Plan of 2ha and 1.36ha respectively.

High Peak has a highly skilled workforce, with a strong engineering and manufacturing bias, making it an attractive place for companies looking to expand or relocate in a desirable location, with excellent transport links to Manchester and Yorkshire.

QUICK FACTS

Location: Both sites are located just to the south of Buxton town centre approximately half way between Manchester M60 orbital (25 Miles) and Chesterfield M1 (30 Miles). Buxton is linked to Manchester city centre with ½ hourly service.

Planning Use: Under planning for B1,B2 and B8 uses

Partner(s): Consideration to be given through negotiation

Size: Harpur Hill 4.9 acres (2 hectares)
Staden Lane: 3.36 acres (1.36 Hectares)

Status: Both sites are allocated with an adopted local plan for B1/B2/B8 use.

Owners are not actively developing sites themselves but can be approached by potential developers/investors.

Development Value: TBC

Delivery Timescale: Subject to Developer/business investor interest.



18. BAILEYS SQUARE, CLAY CROSS

Baileys Square will be in the heart of Clay Cross regeneration as part of the £24.1m town deal. The new town square will become a public space to be used for markets, seasonal events and as a public forum. The improvements to the town will be transformational, ensuring Clay Cross is a thriving place for people to live, work and visit. There will also be focus on skills and infrastructure, supporting the investment and development of small businesses, and creating opportunities for training and economic growth. Baileys Square will be pedestrianised whilst aiming to improve wider connectivity through local transport links.

New units, aimed at the food and drink and leisure sectors, will be constructed to a shell level and available for rent to a mix of national and international brands, and also independent artisan retailers. Units can be let as a self-contained single shell or as multiple shells (multiple of 50 square metres) for businesses that require more floorspace. All units will have a dedicated delivery space to the rear of the building and an on street area for additional tables or seating where desired. Short and long term leases will be available with free parking nearby.

QUICK FACTS

Location: Situated in the centre of Clay Cross town, approximately 6 miles south of Chesterfield.

Planning Use: Retail and leisure uses including the sale of food and beverages.

Partner(s): North East Derbyshire District Council.

Status: Development to begin March 2024 with an expected completion of December 2025

Development Value: TBC

Delivery Timescale: 2024 onwards.



19. EGSTOW PARK

The brownfield site at Egstow Park is undergoing significant redevelopment into a high-quality mixed-use scheme, bringing in 825 new homes alongside green spaces and 8-hectares of employment land to include offices, to include a mix of high-quality commercial space, retail and food & drink to create a new community and employment opportunities.

The site is within close proximity to Chesterfield and the town of Clay Cross which has recently been awarded £24.1m from the Clay Cross Town Deal to help transform the town through a range of regeneration projects.

Egstow View Business Park is suitable for a range of occupiers on a leasehold/freehold basis for Design and Build premises.

QUICK FACTS

Location: Situated on the A61, between Junctions 28 and 29 of the M1; five miles south of Chesterfield and one mile from Clay Cross town centre.

Planning Use: Planning approval has been secured for a mix of residential and commercial development.

Partner(s): North East Derbyshire District Council; St Modwen.

Size: 204 acres.

Status: Costa, Home Bargains, Marstons Public House and McDonalds are all now complete and trading on the wider site. Phase 2 of the residential development is underway. Business Park opportunities are expected to progress during 2025.

Development Value: TBC

Delivery Timescale: 2024 onwards.



20. THE AVENUE

The Avenue has undergone a significant remediation programme, resulting in a 51-hectare development platform in a site with a total area of 120 hectares.

Planning permission has been granted for 469 homes, a new school, leisure and community facilities, commercial development and a country park.

The first phase of housing is now complete including a village green and country park, phase two is currently being progressed. Opportunities exist within the North East Derbyshire District Council owned land for phase three. This land is available for a mixed-use development, including residential and commercial, with a new access proposed from the A61.

QUICK FACTS

Location: The Avenue is located along the A61, approximately 3.5 miles from Chesterfield town centre, and approximately 6 miles from Junction 29 of the M1.

Planning Use: Phase three opportunities for a mixed residential and commercial development.

Partner(s): North East Derbyshire District Council, Homes England.

Size: The site is approximately 28 hectares in size.

Status: Phase one complete with Country Park in place and proposal for new school submitted.

Development Value: TBC

Delivery Timescale: 2024 onwards.



21. DOVE VALLEY PARK

Dove Valley Park is a major 200-acre industrial/distribution development site to the south west of Derby and home to Futaba Manufacturing, JCB Power Systems, GXO Logistics, Terinex Flexibles and Truma.

A 50,000 sq m water processing, bottling and distribution facility for Lidl has recently been opened on the site as the MEG Group's first production plant in the UK.

The Park is a master-planned scheme with on-site infrastructure and all mains services installed, able to accommodate businesses requiring 24/7 working and secure plots. It offers high specification premises ranging from 32,130 sqft to 195,679 sqft (2,984 sqm to 18,179 sqm) with fast track construction solutions.

The site is an ideal location for national and regional distribution companies as well as manufacturing businesses and is within easy access of some of the UK's leading advanced manufacturing businesses including Alstom, Nestlé, Rolls-Royce and Toyota.

QUICK FACTS

Location: South Derbyshire - Dove Valley Park is located on the A50 East-West link, connecting Junction 24/24a of the M1 to the A500 serving Junctions 15 and 16 of the M6.

Planning Use: Strategically-located site for high-specification industrial and distribution units.

Partner(s): Clowes Developments

Size: 200 acres.

Status: Development underway with units available.

Development Value: Total development value across all phases: £150 - £200 million

Delivery Timescale: 5 years.



22. FORMER DRAKELOW POWER STATION

Formerly home to three coal-fired power stations, the 282-hectare Drakelow site is one of the largest brownfield sites in the region, including the 110-hectare Drakelow Park scheme which has approval for an employment park, over 2,000 homes and a local centre with retail, leisure and education facilities.

The area has one of the fastest growing populations in the country and is home to global businesses such as Alstom, JCB, Nestlé, Rolls-Royce and Toyota.

Bounded by the River Trent and a nature reserve, the site encompasses a National Grid sub-station and a large area anticipated for further employment opportunities in the future. The site has been substantially cleared and preparatory works completed for new infrastructure. Residential development is underway with housebuilders including Countryside Homes, Bovis Homes and David Wilson Homes on site. Countryside Homes and David Wilson Homes on site.

To improve connectivity a new bridge over the River Trent and bypass of the village of Walton upon Trent are under construction linking the site directly to the A38 at Barton Turn.

Permission also exists on the site for new power generation facilities, alongside an existing solar farm.

QUICK FACTS

Location: Drakelow is located close to the A38/A50 intersection of the national road network in South Derbyshire.

Planning Use: Large-scale residential and commercial development, including the potential for access to the River Trent and the National Grid.

Partner(s): Countryside Homes, David Wilson Homes, E.ON

Size: 282 Hectares.

Status: Development underway.

Development Value: Total estimated value £400–£500 million

Delivery Timescale: Ten years.



23. SINFIN MOOR

The site offers 30 hectares of employment land in South Derbyshire to the south of the commercial and technology park Infinity Park Derby and Rolls-Royce's global civil aerospace headquarters.

Over the last decade, the area has had one of the fastest growing populations in the UK outside the South East, with further extensive residential land allocated across sites adjoining the southern edge of Derby.

The site has the potential to create a comprehensive, coordinated and well-integrated extension to Infinity Park Derby which includes the Nuclear Skills Academy and the Nuclear Advanced Manufacturing Research Centre Midlands, part of the UK's High Value Manufacturing Catapult, and home to the University of Derby's Institute for Innovation in Sustainable Engineering.

A number of global Original Equipment Manufacturers including Rolls-Royce, Alstom, JCB and Toyota Manufacturing UK are in close proximity. These businesses, along with their supply chains, draw on the area's strengths in traditional and innovative manufacturing, R&D and engineering, plus its academic strengths in engineering and technology.

QUICK FACTS

Location: South Derbyshire - located to the south of Derby, adjacent to the A50 with links to the M1 and M6, and close proximity to East Midlands Airport.

Planning Use: It is anticipated that the site with its relationship to Infinity Park Derby will be particularly attractive to supply-chain companies in the advanced manufacturing sector, not only indigenous and UK-based organisations but also international businesses.

Partner(s): Consortium of landowners and developers.

Size: 30 hectares

Status: Allocated employment site in the local plan, part of the East Midlands Investment Zone.

Development Value: Total estimated value £540 million

Delivery Timescale: Ten years.



24. SWADLINCOTE TOWN CENTRE

Swadlincote is the most southerly market town in Derbyshire and at the heart of the National Forest.

Over 200 business premises are located in the core of the town centre, where a central shopping area mixes independent retailers, high street names and a thriving street market. The town centre has been sensitively expanded to encompass larger modern units and to improve the convenience offer, including Morrisons and Sainsbury's supermarkets. More recently, the 112,000 sqft 'Pipeworks' mixed-use scheme has attracted numerous national retailers, together with an Odeon cinema, Prezzo Italian restaurant and other food and drink outlets.

A multi-million pound programme of public realm and landscaping works has been undertaken, including repaving the historic centre, whilst the Swadlincote Townscape Heritage scheme has enhanced numerous historic building facades on the main streets.

New residential development has led to the rapid growth of Swadlincote in recent years and house building is ongoing with schemes under construction and further extensive sites allocated in the Local Plan.

QUICK FACTS

Location: South Derbyshire - with excellent road links to M1, M42, A38.

Planning Use: Potential for residential and commercial development on a number of town centre sites. Investment opportunities are available for retail, leisure, overnight visitor accommodation, office and residential uses.

Partner(s): South Derbyshire District Council, Derbyshire County Council.

Size: N/A

Status: Underway.

Development Value: N/A

Delivery Timescale: Five years.



25. WOODVILLE REGENERATION AREA

Once the industrial heart of the Swadlincote urban area and home to numerous ceramics factories and industrial facilities, the Woodville Regeneration Area is now a mixture of active businesses and underused, vacant, or derelict land and buildings. It encompasses approximately 35 hectares of land for mixed-use redevelopment across a number of sites in an area of high demand and limited land supply.

Swadlincote has grown rapidly in recent years, with the population now exceeding 40,000, and has attracted high levels of inward investment from global companies and seen the growth of indigenous enterprises.

This much needed residential and employment land has been opened up by the construction of a new road linking the site to the A511 and the M42 at Ashby-de-la-Zouch. The Woodville Regeneration Route creates a new arterial route into Swadlincote from the east and greatly improves the prominence and accessibility of the Regeneration Area. Construction of the final section of the Regeneration Route was completed in December 2021.

Proposals exist for a mixed-use scheme including 300 homes, a local centre, 14,000 sqm (150,000 sqft) of employment space for a range of uses and new areas of public open space and landscaping on the key 20-hectare site at the heart of the Regeneration Area.

QUICK FACTS

Location: South Derbyshire - with new road infrastructure providing links to M42/A511.

Planning Use: Woodville Regeneration Area offers a range of residential and commercial development opportunities.

Partner(s): Harworth Group.

Size: 35 hectares.

Status: Underway.

Development Value: TBC

Delivery Timescale: Five years.

Join the businesses which have already invested in Derbyshire





FURTHER INFORMATION

For more details on any of the opportunities listed in this prospectus, please contact:

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