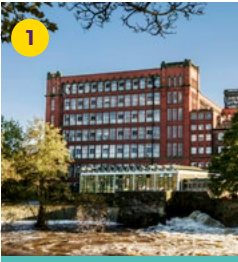


# AMBER VALLEY DEVELOPMENT MAP

Discover the opportunities for investment in the Amber Valley - the ideal location for ambitious enterprises to establish, expand and succeed.

- Advanced manufacturing and engineering
- Logistics and distribution
- Mixed-use and regeneration
- Tourism, leisure and heritage

Image Credit: Visit Peak District & Derbyshire



**BELPER NORTH & EAST MILLS**  
Belper

**Asset class** Residential / commercial / leisure  
**Investment type** Investor / developer

**Site** North Mill and East Mill part of Derwent Valley Mills World Heritage Site; residential; A1/A3-A4 commercial; B1 office space

**Project value** Undisclosed

**Project stage / timeline** Forecast completion 2029

**Size** 6,400m<sup>2</sup> commercial space;



**CINDERHILL A38**  
Denby, Derbyshire

**Asset class** Industrial / distribution / mixed use  
**Investment type** Investor / occupier

**Site** Strategic employment site; outline permission granted

**Project value** £250m

**Project stage / timeline** Buildings available from 2028

**Size** 30 hectares, 450k m<sup>2</sup> B2 / B8



**SHIPLEY LAKESIDE**  
Heanor / Ilkeston

**Asset class** Residential / leisure / commercial  
**Investment type** Developer / occupier / investor

**Site** Lakeside regeneration; outline approval in place

**Project value** £22.7m

**Project stage / timeline** Residential and care home development underway

**Size** 45 hectares (33 land and 12 water)



**£273m+**  
OPPORTUNITY PIPELINE

**75+**  
HECTARES INVESTMENT LAND



- ### KEY SECTORS
- Advanced manufacturing
  - Minerals & aggregates
  - Creative industries
  - Visitor economy
  - Bio-Research
  - Engineering



**AMBER VALLEY COMMERCIAL PROPERTY SEARCH**  
 For all land and property opportunities  
[ambervalleycommercialproperty.co.uk](http://ambervalleycommercialproperty.co.uk)

# AMBER VALLEY

## KEY FACTS



Amber Valley has a strong and diverse economy, home to market leading companies and a thriving entrepreneurial culture with a track record of attracting equity investment.

With over 4,600 small and medium-sized enterprises, many operating at the forefront of sectors such as construction, advanced manufacturing and food and drink, the borough offers a dynamic environment for business growth and innovation and an excellent logistics hub in the heart of the UK.

Amber Valley's position as a gateway to the Peak District and the wider Derbyshire countryside has helped it grow as a place to live, work and visit. Over the past five years, significant private-sector investment has flowed into the area, with more developments already planned.



### GREAT CONNECTIONS

### SKILLED WORKERS

### THRIVING BUSINESSES

### A GREAT PLACE TO LIVE



**POPULATION**  
**130,000**

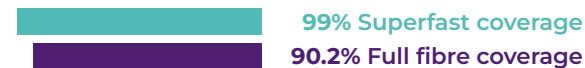


**43%**  
of 16-64 year olds  
have Level 4+  
qualifications  
(HNC/HTQ/Higher  
Apprenticeship etc.)



Business survival  
rates **above UK  
average**

**DIGITAL CONNECTIVITY ABOVE UK AVERAGE**



**MAJOR EMPLOYERS**

**BOWMER KIRKLAND** **FERRERO**



Scan for details of the financial support available to help you develop and grow your business

- Rural tranquility
- Close to the Peak District National Park
- Urban convenience
- Vibrant market towns - Belper, Heanor, Ripley and Alfreton
- In easy reach of Derby, Nottingham, Sheffield and Manchester

**AIRPORTS**



**30**

mins drive to East Midlands Airport and East Midlands Air Freight

**RAIL**

**1.5-2.5**  
hours to London

**MOTORWAYS / KEY ROAD NETWORKS**

A6 to Manchester  
A38 to Birmingham  
A52 to Nottingham/M1 J25

**AV** Amber Valley Borough Council

Invest in Derbyshire

**GET IN TOUCH**

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