

BOLSOVER DEVELOPMENT MAP

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

- Advanced manufacturing and engineering
- Logistics and distribution
- Mixed-use and regeneration



FUTURES CLOWNE, M1 J30

Asset class Residential / employment / leisure / health and care / retail
Investment type Investor / funder / long term partner
Site 1,800 new homes plus 24 hectares of employment land and 5 hectares commercial / health care
Project value £692m
Project stage / timeline 25 year project, anticipated development delivery commences 2027
Size 140 hectares



FORMER WHITWELL COLLIERY SITE Whitwell

Asset class Residential / employment
Investment type Investor / occupier
Site Former colliery, 450 dwellings, 6 hectares employment
Project stage / timeline Outline permissions granted, remediation work required
Size 47 hectares
Project value Undisclosed



Sheffield
14 miles

Clowne
Bolsover

Shirebrook

A617

Nottingham
14 miles

Derby
26 miles

East Midlands Airport
40 minutes

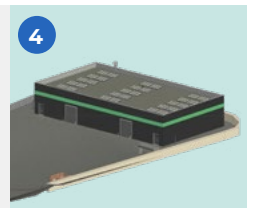


Asset class Industrial / logistics
Investment type Occupier
Site Prime M1 (J29a) location; speculative units available
Project value £182m
Project stage / timeline Phase 1 and 2 built out and available now
Size 22 hectares (over 102,200 m² developable)



HORIZON 29
Bolsover District

Asset class Industrial / training / employment
Investment type Investor / funder / long term partner
Site 2 industrial units, 22 parking spaces to include HGV
Project stage / timeline Planning permission obtained, construction to commence Summer 2026
Size 0.5 hectares
Project value £5m



GREEN SKILLS HUB AND REGIONAL TRAINING CENTRE
Shirebrook

£875m
OPPORTUNITY PIPELINE

210
HECTARES INVESTMENT LAND



BOLSOVER COMMERCIAL PROPERTY SEARCH

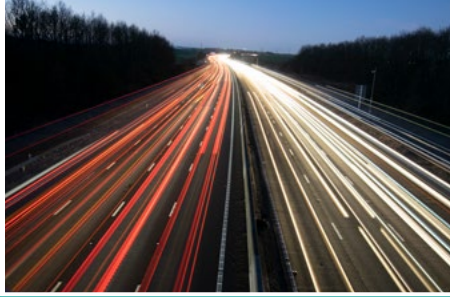
For all land and property opportunities bolsovercommercialproperty.co.uk

KEY SECTORS

- Advanced manufacturing
- Technical and scientific
- Health and education
- Logistics
- Retail

BOLSOVER

KEY FACTS



Bolsover District is evolving into a resilient, multi-sector economy with strong foundations in manufacturing, engineering, logistics, tourism and emerging low-carbon industries. Its strategic position in the East Midlands, with excellent access to national transport networks, makes it an attractive hub for businesses seeking connectivity and growth.

Surrounded by some of the region's most beautiful countryside, the District also attracts over a hundred thousand visitors every year to its major tourist attractions, Bolsover Castle, award-winning Artisan Market and annual Lantern Parade.

GREAT CONNECTIONS



AIRPORTS

40
mins drive to East Midlands Airport and East Midlands Air Freight

RAIL
20
minutes drive to Chesterfield station

<2
hours to London

MOTORWAYS / KEY ROAD NETWORKS

M1 / M18
A38
A57 to Manchester
A1

SKILLED WORKERS



POPULATION
84,000

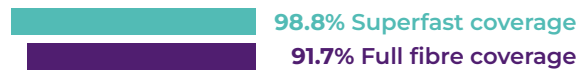


North Derbyshire University Academy (NDUA) sixth form coming soon

THRIVING BUSINESSES

2,240
businesses

DIGITAL CONNECTIVITY ABOVE UK AVERAGE



MAJOR EMPLOYERS



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

A GREAT PLACE TO LIVE

- Great connectivity
- Rich heritage and scenery
- Affordable housing
- Community and family focussed towns - Bolsover, Clowne, Shirebrook and South Normanton



GET IN TOUCH

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