

# CHESTERFIELD DEVELOPMENT MAP

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

## 1 PEAK RESORT Chesterfield

- Asset class** Tourism / leisure / mixed-use
- Investment type** Investor / operator / long-term partner
- Site** UK's first national park 'resort town'; Peak District National Park gateway; extensive planning approvals
- Size** 114 hectares
- Project value** £1bn+
- Project stage** Phase 1 opens 2027-28

## 2 MARKHAM VALE – ARK Markham Vale, Chesterfield

- Asset class** Industrial / logistics
- Investment type** Occupier
- Site** Ready to build, suited to manufacturing & logistics, rail link to Midland Mainline
- Size** 10,000 m<sup>2</sup> across 4 units
- Project value** £19m
- Project stage** Completed and ready for occupation

## 3 MARKHAM VALE – NOVA Markham Vale

- Asset class** Industrial / logistics
- Investment type** Occupier
- Site** Premium mid-box logistics hub; strong transport connectivity at M1 Junction 29A
- Size** 21,800 – 45,700 m<sup>2</sup> Grade A units
- Project value** £100m
- Project stage** Occupation available from 2027

## 4 HARTINGTON BUSINESS PARK Fallow Road, Staveley

- Asset class** Industrial / manufacturing
- Investment type** Occupier
- Site** 11 brand new, contemporary industrial / warehouse units
- Size** 371-743 m<sup>2</sup>
- Project value** £9m
- Incentives** Part of East Mids Investment Zone (grants, business rates retention and tax incentives)
- Project stage** Under construction, available Q4 2026

## 5 HARTINGTON COMMERCE PARK Staveley

- Asset class** Industrial / manufacturing
- Investment type** Investor / developer / occupier
- Site** Close to M1 J29a; 5mW power supply
- Size** 15 hectares; 65,000 m<sup>2</sup> commercial floorspace
- Project value** £90m
- Incentives** Part of East Mids Investment Zone (grants, business rates retention and tax incentives)
- Project stage** Work underway

## 6 CHESTERFIELD WATERSIDE

- Asset class** Residential / office / leisure
- Investment type** Investor / occupier / developer
- Site** Major regeneration next to mainline station
- Size** 16 hectares
- Project value** £200m
- Project stage** Next phases open to discussion

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



## 7 CHESTERFIELD STATION MASTERPLAN

- Asset class** Mixed use regeneration opportunities
- Investment type** Investor / developer
- Site** 850-job potential; major public realm and transport upgrades
- Size** Multiple development plots
- Project value** Part of £2bn regeneration pipeline
- Project stage** Masterplan adopted; phased delivery ongoing

## 8 CHESTERFIELD TOWN CENTRE & SPIRE NEIGHBOURHOOD

- Asset class** Retail / leisure / office / residential
- Investment type** Investor / developer
- Site** Regeneration; new housing opportunities
- Size** Over 6.2 hectares
- Project value** Part of £2bn regeneration pipeline
- Project stage** Progressive rollout over coming years

# CHESTERFIELD

## KEY FACTS



Chesterfield offers a thriving environment for business growth, combining strategic connectivity with strong economic momentum backed by public and private sector investment and supportive business-growth programmes.

Chesterfield's transformation into one of the East Midlands' most desirable places to live and work is further reinforced by national recognition for happiness, sustainability and economic resilience.

Together, these attributes create a stable, opportunity-rich environment where businesses can prosper and build long-term success.

**£2bn**  
OPPORTUNITY  
PIPELINE

**150+**  
HECTARES  
INVESTMENT  
LAND

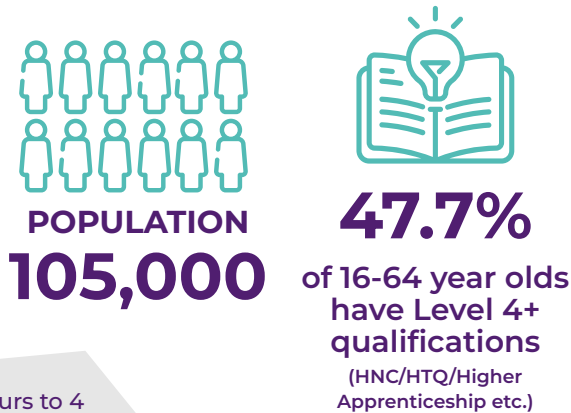
### KEY SECTORS



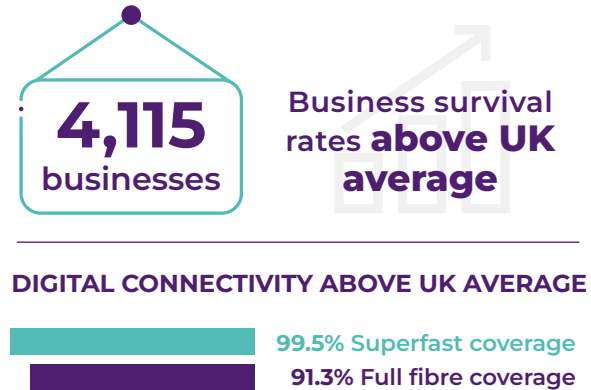
### GREAT CONNECTIONS



### SKILLED WORKERS



### THRIVING BUSINESSES



### A GREAT PLACE TO LIVE

- Urban convenience and rural calm
- Vibrant market towns with strong heritage
- Good value housing
- Excellent connectivity
- One of the 'happiest places to live in the East Midlands'
- Fantastic amenities, shopping and food culture

**AIRPORTS** **1.5** hours to 4 international ports

**40** mins drive to East Midlands Airport

**1** hour approx drive to Manchester Airport

### RAIL

**2** hours to London

**1** hour to Leeds

**35** mins to Nottingham

**20** mins to Derby

### MOTORWAYS / KEY ROAD NETWORKS

**M1** for Leeds / London  
**A61** for Sheffield  
**A6** for Derby / Manchester

### MAJOR EMPLOYERS

GLOBAL BRANDS

AVANTIGAS

ROBINSON

SUPERIOR WELLNESS



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

CHESTERFIELD BOROUGH COUNCIL DESTINATION CHESTERFIELD Invest in Derbyshire

### GET IN TOUCH

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