

# DERBYSHIRE DALES DEVELOPMENT MAP

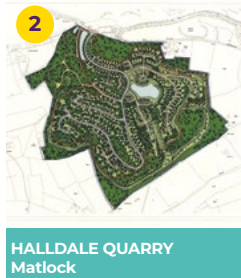
Discover the opportunities for investment in the Derbyshire Dales - the ideal location for ambitious enterprises to establish, expand and succeed.

- Manufacturing and engineering
- Mixed-use and regeneration
- Tourism, leisure and heritage



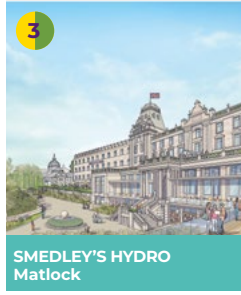
**1**

- Asset class** Light industrial / B2 / B8
- Investment type** Occupier / investor
- Site** Planning consent for hotel and employment space; Peak District location off A6; 5 mins walk into Bakewell
- Size** 5.7 hectares
- Project value** £25m
- Project stage / timeline** New employment space available now



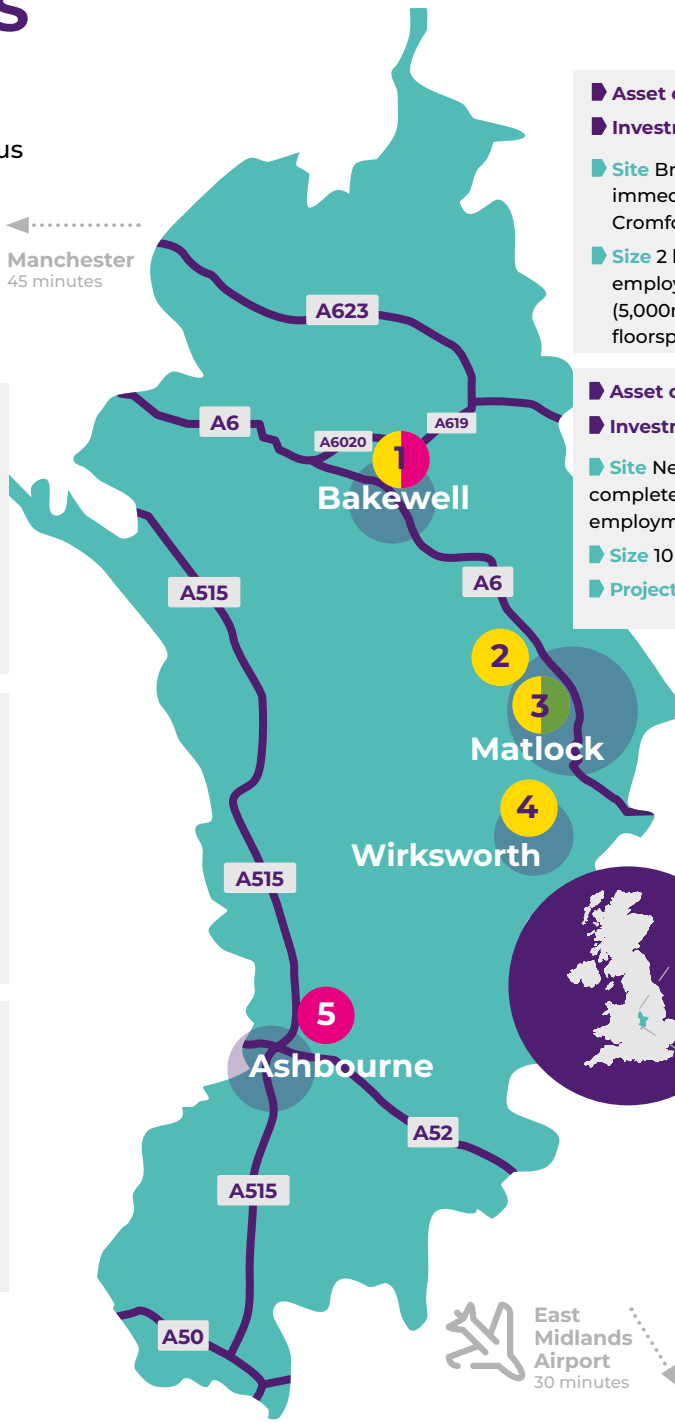
**2**

- Asset class** Mixed use
- Investment type** Developer
- Site** Brownfield site; former quarry; less than 1 mile from Matlock town centre
- Size** 27 hectares - 2 hectares of employment
- Project stage / timeline** land (6,400 m<sup>2</sup> B1 floorspace) and 220 new homes; Planning consent; residential underway



**3**

- Asset class** Mixed use: Hotel / residential / office / leisure
- Investment type** Development partner
- Site** Heritage site with redevelopment flexibility
- Size** 5.8 hectares (26,000 m<sup>2</sup> buildings)
- Project value** £150m
- Project stage / timeline** Procurement of a partner in 2026 and commencement of delivery in 2027



**4**

- Asset class** Employment / housing
- Investment type** Developer
- Site** Brownfield site immediately north of Cromford
- Size** 2 hectares of employment land (5,000m<sup>2</sup> B1a, B1c, B2 floorspace) and 150 new homes
- Project value** Undisclosed
- Project stage / timeline** New planning application



**5**

- Asset class** Light industrial / B2 / B8
- Investment type** Occupier / investor
- Site** New link road completed; major new employment area
- Size** 10 hectares
- Project value** £10.3m
- Project stage / timeline** March 2026 onwards for industrial space



**£185m**  
OPPORTUNITY PIPELINE

**50.5**  
HECTARES INVESTMENT LAND

## KEY SECTORS

- Manufacturing
- Food & drink
- Creative & digital
- Aggregates & minerals
- Visitor economy



**DERBYSHIRE DALES COMMERCIAL PROPERTY SEARCH**  
For all land and property opportunities  
[derbyshiredalescommercialproperty.co.uk](http://derbyshiredalescommercialproperty.co.uk)

# DERBYSHIRE DALES

## KEY FACTS



Derbyshire Dales has a strong, high-value economy with over 4,500 businesses contributing £1.52 billion annually, supported by a skilled workforce and excellent central UK connectivity.

The district is particularly well-positioned for growth in advanced manufacturing, green technologies and digital industries.

Investors also benefit from active local support, including free SME advice and District Council backed grants to help businesses scale and decarbonise. These initiatives, combined with ongoing regeneration of employment sites, make Derbyshire Dales an attractive, future-proof location for investment.

### GREAT CONNECTIONS



### AIRPORTS



**45**

mins drive to East Midlands Airport and East Midlands Air Freight

### RAIL

**2.5**

hours to London

### MOTORWAYS / KEY ROAD NETWORKS

M1 for Leeds / London

A52 for Nottingham / Lincoln

A6 for Manchester / Derby

### SKILLED WORKERS



POPULATION  
**71,500**



**56.2%**  
of 16-64 year olds have Level 4+ qualifications  
(HNC/HTQ/Higher Apprenticeship etc.)

### THRIVING BUSINESSES

**4,575**  
businesses

Business survival rates **above UK average**

### RELIABLE DIGITAL CONNECTIVITY

**94.4%**  
Superfast coverage

### MAJOR EMPLOYERS



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

### A GREAT PLACE TO LIVE

- Stunning countryside and outdoor lifestyle
- Vibrant towns and strong communities - Bakewell, Matlock, Ashbourne, and Wirksworth
- Rural living with urban access
- Rich heritage and culture
- High quality of life



Invest in Derbyshire

### GET IN TOUCH

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