

DERBYSHIRE

Investment Prospectus





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WELCOME

Derbyshire offers investors a powerful combination of central location, exceptional connectivity and a long-established culture of industry and innovation. With direct access to the M1, A50 and A38, strong rail links and five international and cargo airports close by, businesses operating here gain the reach, resilience and supply chain access needed to grow with confidence.

Our county is home to global leaders in automotive, aerospace, transport engineering, quarrying, clean energy, logistics and the visitor economy - supported by a skilled workforce, extensive supply chains and leading research assets.

Across Derbyshire, investors will find a portfolio of opportunities in advanced manufacturing and engineering, logistics and distribution, clean growth and the visitor economy, with clear delivery

timelines, occupier fit and incentives. We are committed to supporting inward investment. Through Invest in Derbyshire, we provide an integrated service connecting investors, developers and occupiers to sites, partners, data, skills and the support needed to accelerate projects from concept to delivery.

This prospectus reflects our collaborative approach with regional partners and the East Midlands Combined County Authority (EMCCA), with sites benefiting from the East Midlands Investment Zone and the UK's only inland Freeport.

I encourage you to explore the opportunities highlighted and to engage with our team. Whether you need technical information, site visits or direct introductions, we are ready to support your investment journey in Derbyshire.



Councillor Alan Graves
Leader of Derbyshire County Council
Cabinet Member for Strategic Leadership

PARTNERSHIPS THAT UNLOCK GROWTH

Derbyshire's strength is built on partnership. The county works closely with EMCCA, district and borough councils, and regional delivery bodies to create the conditions for high quality, sustainable investment.

This joined-up approach ensures that infrastructure, planning, skills, innovation, and business support are aligned around the needs of investors and industry.

Through shared priorities - including the East Midlands Investment Zone and East Midlands Freeport - partners across the region are committed to unlocking development-ready sites, making Derbyshire a prime location for investment and business growth.

Whether you are a global manufacturer, a developer, or an innovation-driven business, you will find collaborative

support ready to help you scale with confidence.

Invest in Derbyshire, with the support of the EMCCA and local authorities across Derbyshire, ensures end-to-end support from region to location.

This prospectus emphasises inclusive and sustainable growth, prioritising advanced manufacturing, clean industries, logistics, regeneration of strategic brownfield sites, and improved digital/transport connectivity.



DERBYSHIRE

A place of opportunity

Derbyshire offers investors a powerful mix of central UK access, industrial strength and skilled talent. With **11 million people within one hour**, **80% of Great Britain reachable within four hours**, and **30,000 businesses employing 293,000 people**, the county provides scale, resilience and long-term stability.

INDUSTRIAL STRENGTH

- ▶ **Manufacturing = 20% of all jobs (49,000)** — double the national average.
- ▶ **£4.3bn manufacturing GVA, £665m construction GVA**, plus **£55.7m** from advanced manufacturing and quarrying.
- ▶ **Largest business sectors:** Construction, professional services, manufacturing.

GLOBAL ADVANCED MANUFACTURING BASE

- ▶ Home to global firms **Toyota Motor Manufacturing UK** and **JCB Power Systems**, with close proximity to **Rolls Royce** and **Alstom in Derby**.
- ▶ Supported by **Nuclear AMRC Midlands**, **Nuclear Skills Academy**, the **University of Derby** and its **Institute for Innovation in Sustainable Engineering (IISE)**.



NATIONAL CENTRE FOR CONSTRUCTION MATERIALS

- ▶ Significant proportion of UK's cement and lime produced in Derbyshire.
- ▶ Peak Cluster initiative leading the way in developing sustainable production.

DEEP SUPPLY CHAIN ECOSYSTEM

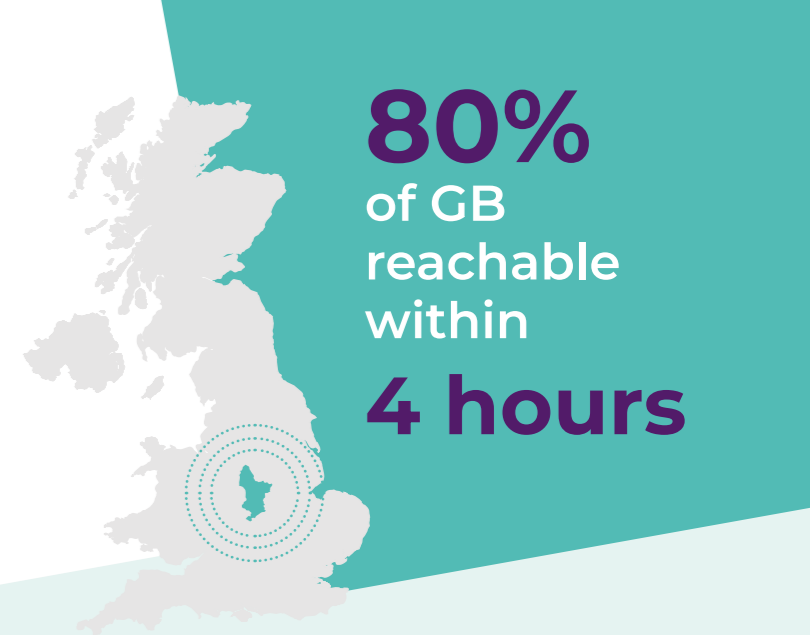
- ▶ Extensive clusters in aggregates, metals, materials, food and drink, ceramics and high precision engineering — strengthened by longstanding employers such as **Tarmac**, **Federal Mogul**, **Swizzels Matlow**, **Nestle** and **Ferrero**.

TALENT AND INNOVATION MAGNET

- ▶ Higher earnings than the regional average.
- ▶ More affordable housing than the East Midlands and England.
- ▶ Strong recruitment and retention environment.
- ▶ Proven R&D base including the **Health and Safety Executive's Science & Research Centre** and **Concept Life Sciences** in the High Peak.

A GREAT PLACE TO LIVE

- ▶ **Exceptional quality of life**, combining the Peak District National Park, Derbyshire Dales, vibrant market towns and a UNESCO World Heritage Site - Derwent Valley Mills.
- ▶ **Affordable homes and higher than average regional earnings**, helping employers attract and retain talent.
- ▶ **Superb connectivity**, with central UK location, major road links, mainline rail and multiple international airports close by.
- ▶ **Access to major cities** such as Derby, Nottingham, Sheffield and Manchester, offering big city amenities with Derbyshire's space and lifestyle.
- ▶ **Strong communities, good schools and abundant outdoor recreation**, creating an attractive environment for families and professionals alike.



80%
of GB
reachable
within
4 hours

1.1m
hectares
of investment
land



5
international
and freight
airports



UK's
largest
rail cluster



24k advanced
manufacturing
specialists



£21bn
GDP



49k manufacturing
workers



90-120
mins to
London

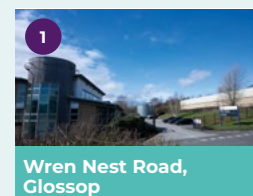


within
1 hour



Investment Prospectus

OPPORTUNITY OVERVIEW



1
Wren Nest Road,
Glossop

A fully serviced 2.5-hectare site offering 12,500 m² of efficient industrial space with bespoke build options, available for delivery on demand.



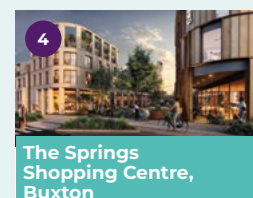
2
Graphite, Hadfield

Fully serviced plots offering bespoke build options for manufacturing, logistics and HQ operations, enabling on demand delivery in a well connected northern Derbyshire industrial environment.



3
Chapel Business Park,
Chapel-en-le-Frith

A fully serviced 5.6-hectare light industrial, warehouse and distribution opportunity with multiple build-to-suit options ready for occupiers seeking tailored, modern space.



4
The Springs
Shopping Centre,
Buxton

A £100 million town-centre commercial and leisure opportunity offering occupier-ready units of various sizes, scheduled for completion in March 2029.



5
Harpur Hill & Staden
Lane, Buxton

Local plan allocated industrial land for expansion, enabling developers to respond to investor demand within an established high value manufacturing area.



6
PEAK Resort,
Chesterfield

Flagship £1bn national park resort development delivering leisure, education and wellness facilities across 114 hectares, offering long term phased investment at the gateway to the Peak District.



7
Futures Clowne,
Bolsover

140 hectare new community providing up to 1,800 homes and 24 hectares of employment space, delivering phased development supported by major infrastructure upgrades.



8
Horizon 29,
Bolsover

Prime M1 J29a logistics and industrial park with speculative Grade A space immediately available, supporting large scale distribution, advanced manufacturing and supply chain operations.



9
Markham Vale

Immediately available Grade A units at ARK plus forthcoming high-spec NOVA logistics units from 2027 in a prime M1 J29a logistics location.



10
Hartington Business
Park & Commerce Park

Investment Zone industrial scheme delivering ready to occupy EV enabled units, supporting SMEs in logistics, manufacturing and clean tech growth sectors; and major commercial development site with flexible plots.



11
Chesterfield Town
Centre & Spire
Neighbourhood

Mixed-use and residential regeneration delivering new homes and commercial spaces in a multi phase programme reshaping the urban core.



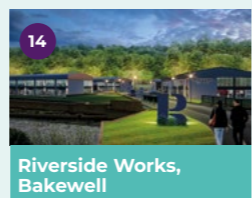
12
Chesterfield Waterside

Major £340m regeneration delivering residential, office and leisure uses next to the mainline station, offering long term, high value mixed use investment opportunities.



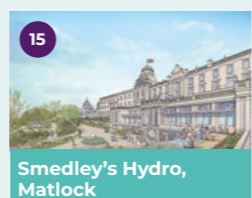
13
Chesterfield Station
Masterplan

Major public realm opportunities, development plots and improved connectivity, forming part of the £2bn Chesterfield regeneration pipeline.



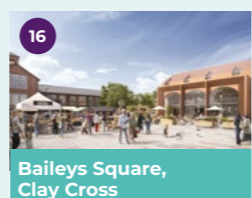
14
Riverside Works,
Bakewell

5.7 hectare Peak District site offering new employment space, hotel potential and strategic commercial development minutes from Bakewell town centre.



15
Smedley's Hydro,
Matlock

Heritage regeneration opportunity with 26,000m² of flexible buildings, enabling hotel, residential, leisure and commercial redevelopment starting procurement in 2026.



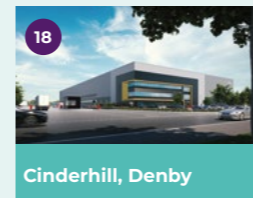
16
Baileys Square,
Clay Cross

Town centre regeneration delivering refurbished heritage units and new retail/leisure spaces by 2026, offering high street activation opportunities in a growing urban centre.



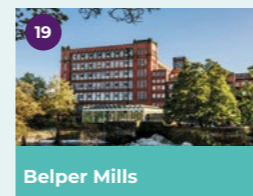
17
The Avenue,
Wingerworth

Remediated 6.5 hectare site delivering housing, leisure, green space and a proposed school, enabling phased mixed use growth from 2027 within a strategic Chesterfield growth area.



18
Cinderhill, Denby

Strategic mixed use site with 30 hectares of employment land and major industrial potential, offering strong A38 connectivity and phased delivery opportunities from 2028 onward.



19
Belper Mills

UNESCO context redevelopment opportunity providing residential, commercial and leisure potential within iconic historic mill buildings and surrounding riverside heritage fabric.



20
Shipley Lakeside,
Heanor / Ilkeston

45 hectare lakeside regeneration site delivering residential, leisure and commercial development within an established masterplan, already progressing with early phase construction.



21
New Stanton Park,
Ilkeston

Ready to build, rail linked industrial and logistics site with full infrastructure, outline consent and 101 hectares of developable land, offering significant regeneration and manufacturing opportunities.



22
Ashbourne Business
Park

Emerging employment hub with new link road, delivering modern industrial and logistics space from 2026 onwards, serving the region's strong manufacturing base and growing enterprise cluster.



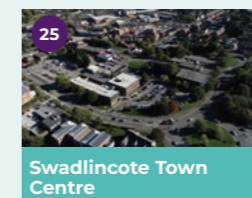
23
Dove Valley Park,
Foston

Major 24/7 industrial and distribution park. Large development plots, strong transport access and an established manufacturing cluster suited to occupiers and long term industrial growth.



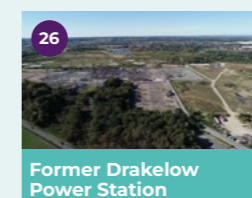
24
Sinfin Moor,
South Derbyshire

Advanced manufacturing and clean growth site positioned for R&D, supply chain growth and next generation technology businesses seeking a decade-long strategic development horizon.



25
Swadlincote Town
Centre

Major mixed use regeneration programme delivering residential, retail and public realm improvements over 10 years, supporting the town's rapid population and economic growth.



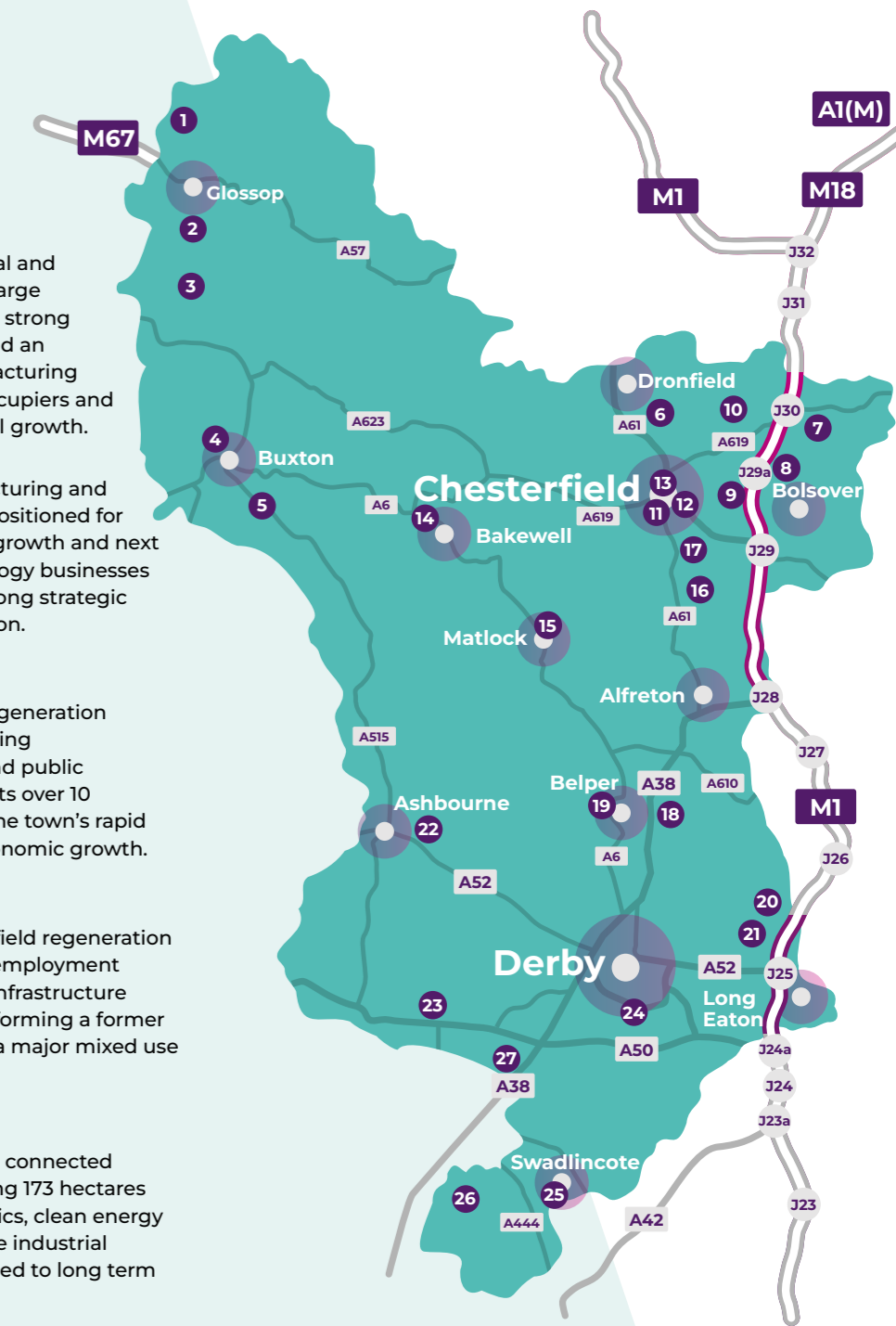
26
Former Drakelow
Power Station

282 hectare brownfield regeneration delivering homes, employment space and energy infrastructure over 10 years, transforming a former power station into a major mixed use growth zone.



27
East Midlands
Intermodal Park

Freeport linked, rail connected strategic site offering 173 hectares for advanced logistics, clean energy uses and large scale industrial development, aligned to long term phased delivery.



STRATEGIC DEVELOPMENT SITES



FORMER DRAKELOW POWER STATION

- **Location** Near A38/A50 intersection in South Derbyshire.
- **Size** 282 hectares.
- **Existing land use(s)** Former power station; cleared; National Grid substation; solar farm.
- **Context** Major brownfield redevelopment with new river bridge and bypass under construction.
- **Development potential** Employment park; 2,000+ homes; local centre; power generation.
- **Planning status** Residential development underway.
- **Key infrastructure** River Trent bridge; A38 links.
- **Potential uses** Residential, commercial, energy.
- **Housing units** 2,000+.
- **Commercial floorspace** 68 hectares.
- **Tenure** Freehold / leasehold.
- **Other interests** Strategic long-term growth.
- **Delivery timescales** ~10 years.
- **Investment type** Major long-term development opportunity.
- **Ownership / promotor** Vistry Group; E.ON.

CONTACTS

Cushman & Wakefield
 David Binks
 0121 697 7213
 david.binks@cushwake.com



EAST MIDLANDS INTERMODAL PARK

- **Location** Strategic Midlands site in South Derbyshire with strong logistics links and immediate proximity to Toyota Motor Manufacturing UK.
- **Size** 173 hectares of developable land.
- **Existing land use(s)** Planned rail-connected business park forming part of a major national logistics and manufacturing cluster.
- **Context** Located within the UK's only inland Freeport, targeting high-value sectors and supporting emerging clean-energy technologies such as hydrogen.
- **Development potential** Rail-linked manufacturing and distribution; advanced industrial space; hydrogen energy uses; integration into the Strategic Rail Freight Interchange network; major job and skills uplift.
- **Planning status** NSIP scheme progressing toward a Development Consent Order (DCO).
- **Key infrastructure** Direct rail-freight capability; excellent Midlands transport links; adjacency to Toyota; Freeport tax and customs benefits.
- **Potential uses** Advanced manufacturing, logistics (B2/B8), R&D, innovation and clean-energy production.

- **Housing units** N/A (employment-focused).
- **Commercial floorspace** Up to 173 hectares for bespoke industrial and logistics development.
- **Tenure** To be confirmed via Freeport and landowner agreements.
- **Other interests** Key clean-growth location with strong automotive supply-chain potential; advancing through Freeport business-case stages.
- **Delivery timescales** Phased delivery tied to the DCO programme.
- **Investment type** Large-scale, employment-led Freeport site for advanced industry, logistics and clean-energy projects.
- **Ownership / promotor** East Midlands Freeport partnership.

CONTACT

East Midlands Freeport
 0116 305 7770
 info@emfreeport.com

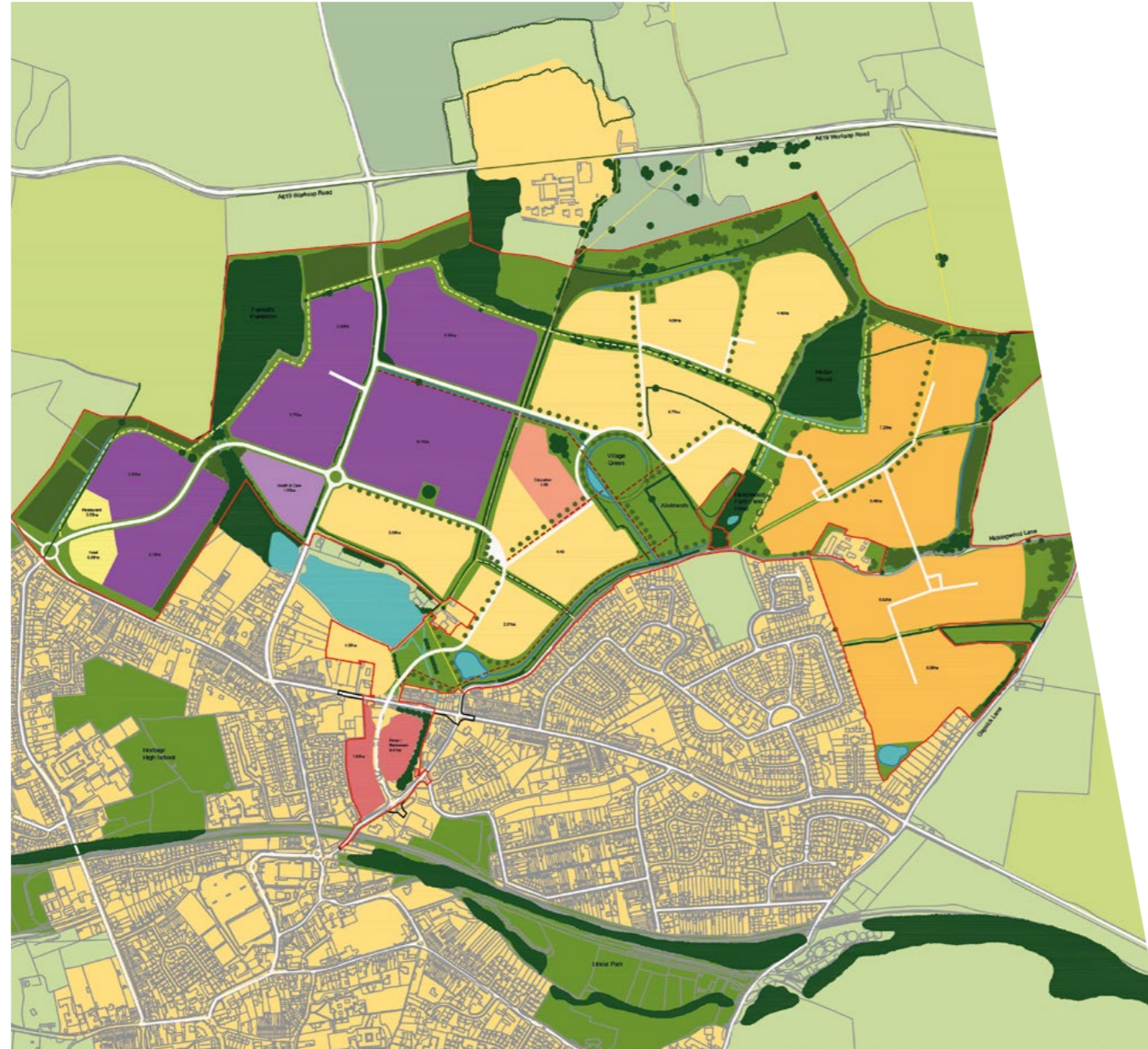


STRATEGIC DEVELOPMENT SITES



FUTURES CLOWNE, M1 J30

- Location** North of Clowne, between A616 and A619, near M1 J30.
- Size** 140 hectares.
- Existing land use(s)** Allocated strategic development site.
- Context** Strategic growth zone including school, park, green corridors.
- Development potential** Up to 1,800 dwellings; 24 hectares employment; 5 hectares non-employment uses.
- Planning status** Local Plan allocated strategic growth site with outline permission.
- Key infrastructure** Highway upgrades at Treble Bob Roundabout and M1 J30.
- Potential uses** Residential, employment, retail, leisure, education, health and care, pub, hotel, restaurant, retirement, education, community.
- Housing units** Up to 1,800.
- Commercial floorspace** 93,000m² commercial floorspace plus 130 bed hotel.
- Tenure** Freehold and leasehold opportunities available.
- Other interests** Well located site, sustainable, mixed use development based around 15 minute neighbourhood.
- Delivery timescales** Phased, 25 year project, anticipated development delivery commences 2027.
- Investment type** Investor / funder / long term partner.
- Ownership / promotor** Waystone Developments Ltd; Sitwell Estate.



CONTACT

Waystone Ltd
01246 381 301
enquiries@waystone.co.uk



NEW STANTON PARK, ILKESTON

- Location** Strategic site between Derby and Nottingham, 2.5 miles from J25 (M1), with sub-10-minute motorway access.
- Size** 101 hectares of developable land.
- Existing land use(s)** Former industrial site transitioning to a major rail-connected industrial, logistics and manufacturing park.
- Context** Midlands employment location with direct Midland Main Line rail connectivity supporting modern manufacturing and bulk logistics.
- Development potential** Rail-linked manufacturing, logistics and distribution; build-to-suit industrial units; high-bay automated warehousing; strong employment growth.
- Planning status** Outline consent for E(g)(iii), B2 and B8 uses, enabling up to 185,000m² of development, including a 93,000m² single unit.
- Key infrastructure** Dedicated rail hub with 935m of sidings; established road network; 36 MVA power; rapid motorway access.
- Potential uses** Manufacturing (E(g)(iii) / B2), logistics / distribution (B8), rail-served and advanced industrial operations.
- Housing units** N/A.
- Commercial floorspace** Up to 185,000m² across 101 hectares via phased, build-to-suit delivery.
- Tenure** Occupier / investor.
- Other interests** Institutional spec including EPC A, solar-ready roofs, EV charging, rainwater harvesting, high floor loads, net-zero options; on-site McDonald's and Starbucks; planned InstaVolt EV charging; green spaces with ponds, walkways and cycle routes.



- Delivery timescales** Development-ready with road infrastructure, amenities, power and outline consent in place.
- Investment type** Large-scale, employment-led industrial, logistics and manufacturing opportunity.
- Ownership / promotor** Verdant Regeneration.

CONTACT

M1 Agency
James Keeton
07812 250 857
james.keeton@m1agency.co.uk



STRATEGIC DEVELOPMENT SITES



SHIPLEY LAKESIDE, HEANOR / ILKESTON

- Location** Between Heanor and Ilkeston, with access to the M1 (J26).
- Size** 45 hectares.
- Previous land use(s)** Former American Adventure Theme Park.
- Context** Sustainable mixed-use masterplan centred around a 12 hectare lake.
- Development potential** Residential, leisure, business park, training/education, healthcare, retirement, pub, hotel, retail.
- Planning status** Outline planning permission in place, Local Plan employment allocation.
- Key infrastructure** Proximity to M1; public lakeside realm.
- Potential uses** Residential, leisure, education, retail, office/industrial, pub, healthcare.
- Housing units** 300-400+.
- Commercial floorspace** 6,500m² commercial space, 100 bed hotel and opportunities for a pub / restaurant.
- Tenure** Freehold and leasehold opportunities available.
- Other interests** Lakeside public access and nature areas, country park setting, extensive cycleways.
- Delivery timescales** Available now.
- Investment type** Developer / occupier / investor.
- Ownership / promotor** Waystone Developments Ltd.

CONTACT

Waystone Ltd
01246 381 301
enquiries@waystone.co.uk



CINDERHILL, A38 DENBY

- Location** Between Belper and Ripley, adjacent to A38, Denby.
- Size** 30 hectares.
- Existing land use(s)** Former industrial site.
- Context** Well-connected strategic employment-led site.
- Development potential** Employment development (B2/B8/E(g)(iii)) plus homes.
- Planning status** Outline planning permission granted.
- Key infrastructure** Direct adjacency to the A38 dual carriageway.
- Potential uses** Industrial and logistics; ancillary residential.
- Housing units** Up to 300 dwellings.
- Commercial floorspace** 130,000m² B2/B8/E(g)(iii).
- Tenure** Leasehold or freehold.
- Other interests** Phase 1 employment scheme.
- Delivery timescales** Buildings available from 2028.
- Investment type** Investor / occupier.
- Ownership / promotor** Harworth Group PLC.

CONTACT

Harworth Group PLC
Gemma Blacker
07729 095 290
gblacker@harworthgroup.com



STRATEGIC DEVELOPMENT SITES



ASHBOURNE BUSINESS PARK

- ▀ **Location** Adjacent to A52, 1.5 miles SE of Ashbourne.
- ▀ **Size** 10 hectares.
- ▀ **Existing land use(s)** New business park linking to Ashbourne Airfield Industrial Estate.
- ▀ **Context** Largest new employment site in Derbyshire Dales.
- ▀ **Development potential** B2 with B8 and E(g) uses; serviced plots and flexible buildings.
- ▀ **Planning status** Infrastructure complete; first phase delivered in 2022. Contract for first industrial base awarded March 2026.
- ▀ **Key infrastructure** New A52 roundabout and link road.
- ▀ **Potential uses** Modern light industrial, manufacturing, storage / distribution.
- ▀ **Housing units** N/A.
- ▀ **Commercial floorspace** 35,000m² potential; 5,575m² first phase delivered.
- ▀ **Tenure** Leasehold.
- ▀ **Other interests** Strong local manufacturing cluster.
- ▀ **Delivery timescales** 2026 onwards.
- ▀ **Investment type** Occupier.
- ▀ **Ownership / promotor** FW Harrison Estates Ltd; Derbyshire Dales DC; Derbyshire CC.

CONTACT

Joanne Harrison
01335 343 271
jo@fwharrison.co.uk



THE AVENUE (PHASE 3), WINGERWORTH

- ▀ **Location** A61, 3.5 miles from Chesterfield.
- ▀ **Size** 6.5 hectares, 20,000m² commercial development and 180 new homes.
- ▀ **Existing land use(s)** Remediated former industrial site.
- ▀ **Context** Phases 1 and 2 include housing, leisure, country park and a proposal for a new school.
- ▀ **Development potential** Mixed-use.
- ▀ **Planning status** Phase 1 complete; Phase 2 underway.
- ▀ **Key infrastructure** Improved A61 access in design phase.
- ▀ **Potential uses** Residential and commercial.
- ▀ **Housing units** 180.
- ▀ **Commercial floorspace** Up to 20,000m².
- ▀ **Tenure** Council / Homes England freehold.
- ▀ **Other interests** New school proposed in Phase 1.
- ▀ **Delivery timescales** 2027 onwards.
- ▀ **Investment type** Investor / developer.
- ▀ **Ownership / promotor** North East Derbyshire DC; Homes England.

CONTACT

North East Derbyshire District Council
Economic Development Team
01246 231 111
economic.development@
ne-derbyshire.gov.uk

Investment Prospectus

ADVANCED MANUFACTURING AND ENGINEERING

Derbyshire is one of the UK's strongest advanced manufacturing and engineering locations, anchored by global leaders such as JCB and Toyota.

With **manufacturing accounting for 20% of all local employment** - double the national average - the county offers unmatched depth in precision engineering, materials and high value production.

Derbyshire's proud to be home to cutting edge R&D centres, including DRIIVE in Staveley for rail supply chain businesses, Chesterfield College's Advance Manufacturing and Life Sciences Centre, both opening in 2026, and the Midlands Nuclear AMRC and Skills Academy for the county's thriving nuclear industry.



WORLD-LEADING INDUSTRIAL BASE

- JCB Power Systems
- Toyota Motor Manufacturing UK
- Federal Mogul
- Nestle
- Ferrero

UNRIVALLED INDUSTRIAL STRENGTH

- Manufacturing = **20% of all employment (49,000 jobs) — 2x national average**
- £4.3bn manufacturing GVA
- Rich ecosystem of precision engineering, materials, fabrication and production
- Strong SME supply chains surrounding global primes

R&D AND INNOVATION ASSETS

- **Advanced Manufacturing & Life Sciences Centre, Chesterfield** – A state-of-the-art teaching and innovation facility for cutting-edge skills in science, engineering, manufacturing, construction and automotive technologies.
- **DRIIVE, Staveley** – Advanced R&D facilities, digital labs, workshops and education space to develop skills and support rail-sector businesses, in partnership with Chesterfield College and the University of Derby.
- **Nuclear AMRC Midlands** – world-class innovation
- **Nuclear Skills Academy** – next generation technical talent
- **University of Derby's Institute for Innovation in Sustainable Engineering (IISE)** – applied research and prototyping
- **Health & Safety Executive Science & Research Centre and Concept Life Sciences**



MAJOR EMPLOYERS

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

INVESTMENT OPPORTUNITIES

Advanced manufacturing and engineering

DOVE VALLEY PARK
SOUTH DERBYSHIRE



Asset class Industrial / logistics
Investment type Investor / occupier

KEY FACTS

- Site** Major industrial / distribution development on a former airfield; for 24/7 operations
- Size** 81 hectares
- Project value** Undisclosed
- Project stage / timeline** Ongoing; 3 units plus build to suit opportunities
- Owner / developer** Clowes Developments Ltd

CONTACT
FHP Property Consultants
Darran Severn
07917 460 031
darran@fhp.co.uk

NEW STANTON PARK
ILKESTON



Asset class Industrial / logistics / manufacturing
Investment type Occupier / investor / lease

KEY FACTS

- Site** Ready to build, suited to manufacturing and logistics, rail link to Midland Mainline
- Size** 101 hectares
- Project value** £200m
- Project stage / timeline** Development ready with road infrastructure and amenities in place, 36 MVA power and outline consent
- Owner / developer** Verdant Regeneration Ltd

CONTACT
M1 Agency
James Keeton
07812 250 857
james.keeton@m1agency.co.uk

HORIZON 29
BOLSOVER



Asset class Industrial / logistics
Investment type Occupier

KEY FACTS

- Site** Prime M1 (J29a) location; speculative units available
- Size** 22 hectares (over 102,200m² developable)
- Project value** £182m
- Project stage / timeline** Phase 1 and 2 built out and available now
- Owner / developer** Horizon Properties / BentallGreenOak

CONTACT
JLL
Gemma Constantinou
07936 038 873
Gemma.Constantinou@jll.com

HARPUR HILL / STADEN LANE
BUXTON




Asset class Industrial / distribution
Investment type Occupier / investor

KEY FACTS

- Site** Established business park with plan for expansion
- Size** 2 hectares plus 1.6 hectares for further allocations
- Project value** Undisclosed
- Project stage / timeline** Delivered on demand
- Owner / developer** Multiple owners / High Peak Borough Council

CONTACT
High Peak Borough Council
01298 28400
regeneration@highpeak.gov.uk

SINFIN MOOR
SOUTH DERBYSHIRE



Asset class Advanced manufacturing / employment
Investment type Investor / occupier

KEY FACTS

- Site** Suited to advanced manufacturing and supply chain businesses
- Size** 30 hectares
- Project value** Undisclosed
- Project stage / timeline** 10 year horizon
- Owner / developer** South Derbyshire District Council

CONTACT
business@southderbyshire.gov.uk

CINDERHILL
A38 DENBY



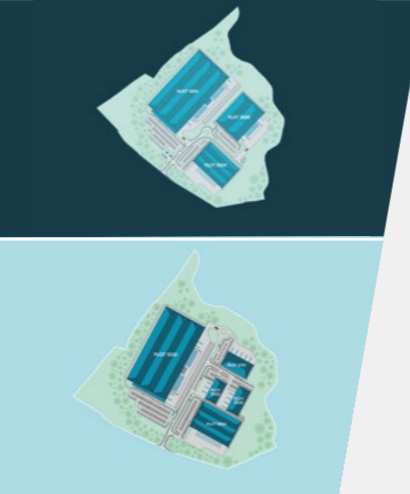
Asset class Industrial / distribution / mixed-use
Investment type Investor / occupier

KEY FACTS

- Site** Strategic employment site; outline permission granted
- Size** 30 hectares, 450,000m² B2/B8
- Project value** £250m
- Project stage / timeline** Buildings available from 2028
- Owner / developer** Harworth Group Plc

CONTACT
Harworth Group Plc
Gemma Blacker
07729 095 290
GBlacker@harworthgroup.com

HARTINGTON COMMERCE PARK
STAVELEY, CHESTERFIELD



Asset class Industrial / manufacturing
Investment type Investor / developer / occupier

KEY FACTS

- Site** Close to Markham Vale M1 J29a; planning permission approved; 5mW power supply
- Size** Flexible site; 15 hectares; 65,000m² commercial floorspace
- Project value** £90m
- Incentives** Part of East Midlands Investment Zone (grants, business rates retention and tax incentives)
- Project stage / timeline** Infrastructure works underway
- Owner / developer** Tawnywood Ltd

CONTACT
Knight Frank
07776 172 123
Rebecca.schofield@knightfrank.com

HARTINGTON BUSINESS PARK
FALLOW ROAD, STAVELEY



Asset class Industrial / manufacturing
Investment type Occupier

KEY FACTS

- Site** 11 brand new, contemporary industrial units
- Size** 371-743m²
- Project value** £9m
- Incentives** Part of East Midlands Investment Zone (grants, business rates retention and tax incentives)
- Project stage / timeline** Available Q4 2026
- Owner / developer** Devonshire Property Group

CONTACTS
Knight Frank
07467 912 623
harry.orwin-allen@knightfrank.com
CPP
07516 770 513
brodie@cpp.uk

INVESTMENT OPPORTUNITIES

Logistics and distribution

EAST MIDLANDS INTERMODAL PARK (EMIP) SOUTH DERBYSHIRE



Asset class Strategic industrial / logistics and clean-energy

Investment type Large-scale development opportunity part of East Midlands Freeport

KEY FACTS

- Site** Rail-connected strategic employment location within the Freeport; positioned for advanced manufacturing, logistics and clean-energy uses
- Size** 173 hectares
- Project value** Undisclosed
- Project stage / timeline** Phased delivery
- Owner / developer** East Midlands Freeport partnership

CONTACT
Jon Rawcliffe
07756 772 462
jon.rawcliffe@emfreeport.com

DOVE VALLEY PARK SOUTH DERBYSHIRE



Asset class Industrial / logistics

Investment type Investor / occupier

KEY FACTS

- Site** Major industrial / distribution development on a former airfield; for 24/7 operations
- Size** 81 hectares
- Project value** Undisclosed
- Project stage / timeline** Ongoing; 3 units plus build to suit opportunities
- Owner / developer** Clowes Developments Ltd

CONTACT
FHP Property Consultants
Darran Severn
07917 460 031
darran@fhp.co.uk

HORIZON 29 BOLSOVER



Asset class Industrial / logistics

Investment type Occupier

KEY FACTS

- Site** Prime M1 (J29a) location; speculative units available
- Size** 22 hectares (over 102,200m² developable)
- Project value** £182m
- Project stage / timeline** Phase 1 and 2 built out and available now
- Owner / developer** Horizon Properties / BentallGreenOak

CONTACT
JLL
Gemma Constantinou
07936 038 873
Gemma.Constantinou@jll.com

MARKHAM VALE – NOVA MARKHAM VALE, CHESTERFIELD



Asset class Industrial / logistics

Investment type Occupier

KEY FACTS

- Site** Premium mid-box logistics hub; strong transport connectivity at M1 Junction 29A
- Size** 21,800 – 45,700m² Grade A units
- Project value** £100m
- Project stage / timeline** Occupation available from 2027
- Owner / developer** Devonshire Estates

CONTACT
Commercial Property Partners
Toby Vernon
07872 377 228
toby@cpp.uk

NEW STANTON PARK ILKESTON



Asset class Industrial / logistics / manufacturing

Investment type Occupier / investor / lease

KEY FACTS

- Site** Ready to build, suited to manufacturing and logistics, rail link to Midland Mainline
- Size** 101 hectares
- Project value** £200m
- Project stage / timeline** Development ready with road infrastructure and amenities in place, 36 MVA power and outline consent
- Owner / developer** Verdant Regeneration Ltd

CONTACT
M1 Agency
James Keeton
07812 250 857
james.keeton@m1agency.co.uk

CINDERHILL A38 DENBY



Asset class Industrial / distribution / mixed-use

Investment type Investor / occupier

KEY FACTS

- Site** Strategic employment site; outline permission granted
- Size** 30 hectares, 450,000m² B2/B8
- Project value** £250m
- Project stage / timeline** Buildings available from 2028
- Owner / developer** Harworth Group Plc

CONTACT
Harworth Group Plc
Gemma Blacker
07729 095 290
GBlacker@harworthgroup.com

ASHBOURNE BUSINESS PARK ASHBOURNE



Asset class Light industrial / B2 / B8

Investment type Occupier / investor

KEY FACTS

- 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
- Owner / developer** FW Harrison Estates Ltd

CONTACT
FW Harrison Estates Ltd
Joanne Harrison
01335 343 271
Jo@fwharrison.co.uk

MARKHAM VALE – ARK MARKHAM VALE, CHESTERFIELD



Asset class Industrial / logistics

Investment type Occupier

KEY FACTS

- Site** Prime M1 J29A location; Grade A units
- Size** 10,000m² across 4 units
- Project value** £19m
- Project stage / timeline** Completed and ready for occupation
- Owner / developer** Origin

CONTACT
JLL
Gemma Constantinou
07936 038 873
Gemma.Constantinou@jll.com

INVESTMENT OPPORTUNITIES

Logistics and distribution

HARPUR HILL / STADEN LANE BUXTON



Asset class Industrial / distribution
Investment type Occupier / investor

KEY FACTS

- Site** Established business park with plan for expansion
 - Size** 2 hectares plus 1.6 hectares for further allocations
 - Project value** Undisclosed
 - Project stage / timeline** Delivered on demand
- Owner / developer** Multiple owners / High Peak Borough Council
CONTACT High Peak Borough Council 01298 28400 regeneration@highpeak.gov.uk

WREN NEST ROAD GLOSSOP



Asset class Distribution / commercial
Investment type Occupier / investor

KEY FACTS

- Site** Fully Serviced plots, bespoke build options
 - Size** 2.5 hectares; 12,500m² for Efficient Industrial
 - Project value** Undisclosed
 - Project stage / timeline** Delivered on demand
- Owner / developer** TH Properties
CONTACT TH Properties Lee Thomas lee@thproperties.co.uk

CHAPEL BUSINESS PARK CHAPEL-EN-LE-FRITH



Asset class Light industrial / warehouse / distribution
Investment type Occupier / investor

KEY FACTS

- Site** Fully serviced plots, bespoke build options
 - Size** 5.6 hectares across multiple sites
 - Project value** Undisclosed
 - Project stage / timeline** Build-to-suit
- Owner / developer** Multiple owners / High Peak Borough Council
CONTACT High Peak Borough Council 01298 28400 regeneration@highpeak.gov.uk

GRAPHITE WAY HADFIELD



Asset class Industrial / distribution
Investment type Occupier / investor

KEY FACTS

- Site** Fully serviced plots, bespoke build options
 - Size** approx. 0.7 hectares available as part of the wider Industrial estate
 - Project value** Undisclosed
 - Project stage / timeline** Delivered on demand
- Owner / developer** BC Real Estate / WHR Property
CONTACTS Gary Chapman gary@bcrealestate.co.uk
 Simon Hampson shampson@whrproperty.co.uk

MIXED-USE AND REGENERATION

Derbyshire offers a significant pipeline of mixed use and regeneration opportunities across the county, with sites primed for residential, commercial, leisure and community development.

Major locations such as **The Avenue in Wingerworth**, **Shipleys Lakeside**, **Futures Clowne**, and the **Former Drakelow Power Station** are already bringing forward opportunities for largescale housing, employment land, retail and public realm improvements, supported by strong local demand and established infrastructure.

These sites benefit from proximity to key transport corridors and form part of wider town and settlement regeneration strategies, backed by local authority partners and aligned with the East Midlands Investment Zone and Freeport initiatives.

Right: Shipleys Lakeside
Opposite: Wingerworth

Many have planning approvals in place, enabling early phases to come forward quickly, with flexibility for developers to shape later phases.

This portfolio offers investors the potential to deliver new communities, high quality commercial space, and amenity led environments at scale – supported by partners which are committed to unlocking land, enabling infrastructure and accelerating delivery.



INVESTMENT OPPORTUNITIES

Mixed-use and regeneration

PEAK RESORT CHESTERFIELD



Asset class Tourism / leisure / mixed-use
Investment type Investor / operator / long-term partner


KEY FACTS

- Site** UK's first national park 'resort town'; Peak District National Park gateway; extensive planning approvals
- Size** 114 hectares
- Project value** £1bn+
- Project stage / timeline** Phase 1 opens 2027-28

Owner / developer Birchall Properties Ltd

CONTACT
Colliers
James Shorthouse
james.shorthouse@colliers.com

FUTURES CLOWNE M1 J30



Asset class Residential / employment / leisure / health and care / retail
Investment type Investor / funder / long term partner

KEY FACTS

- Site** 1,800 new homes plus 24 hectares of employment land and 5 hectares commercial / health care
- Size** 140 hectares
- Total Development value** £692m
- Project stage / timeline** 25 year project, anticipated development delivery commences 2027

Owner / developer Waystone Ltd

CONTACT
Waystone Ltd
01246 381 301
enquiries@waystone.co.uk.

BELPER NORTH & EAST MILLS BELPER



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


KEY FACTS

- Site** North Mill and East Mill are part of Derwent Valley Mills World Heritage Site; residential; A1/A3-A4 commercial; B1 office space.
- Size** 6,400m² commercial space; planning for 130 apartments
- Project value** Undisclosed
- Project stage / timeline** Forecast completion 2029

Owner / developer FI Real Estate Management

CONTACT
0845 500 6161
enquiries@fi-rem.com

SMEDLEY'S HYDRO MATLOCK



Asset class Hotel / residential / office / leisure
Investment type Development partner


KEY FACTS

- Site** Heritage site with redevelopment flexibility
- Size** 5.8 hectares (26,000m² buildings)
- Project value** £150m
- Project stage / timeline** Procurement of a partner in 2026 and commencement of delivery in 2027

Owner / developer Derbyshire County Council

CONTACT
smedleyshydro@derbyshire.gov.uk

THE AVENUE PHASE 3 WINGERWORTH



Asset class Residential / commercial
Investment type Investor / developer

KEY FACTS

- Site** Remediated former industrial site; housing (180 units) and up to 20,000m² commercial
- Size** 6.5 hectares
- Project value** £10m
- Project stage / timeline** 2027 onwards

Owner / developer North East Derbyshire District Council; Homes England

CONTACT
North East Derbyshire District Council Economic Development Team
01246 231 111
development@ne-derbyshire.gov.uk

SHIPLEY LAKESIDE HEANOR / ILKESTON



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


KEY FACTS

- Site** Lakeside regeneration; outline approval in place
- Size** 45 hectares (33 land and 12 water)
- Total Development value** £190m
- Project stage / timeline** Reclamation works complete; site available to market; residential development underway with 200 homes complete / occupied; more residential development available; 66 bed care home completed

Owner / developer Waystone Ltd

CONTACT
Waystone Ltd
01246 381 301
enquiries@waystone.co.uk

RIVERSIDE WORKS BAKEWELL



Asset class Light industrial / B2 / B8
Investment type Occupier / investor

KEY FACTS

- 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

Owner / developer Litton Properties

CONTACT
Litton Properties
01629 810 820
enquiries@littonproperties.co.uk

BAILEYS SQUARE CLAY CROSS



Asset class Retail / leisure
Investment type Occupier / investor

KEY FACTS

- Site** Former Victorian Sunday School and 16 new units in thriving town centre
- Size** Units of 50m² – 250m² available
- Project value** Undisclosed
- Project stage / timeline** Units available from late summer 2026

Owner / developer North East Derbyshire District Council

CONTACT
01246 231 111
economic.development@ne-derbyshire.gov.uk

INVESTMENT OPPORTUNITIES

Mixed-use and regeneration

SWADLINCOTE TOWN CENTRE SWADLINCOTE



Asset class Retail / leisure / residential

Investment type Investor / developer / occupier

KEY FACTS

- Site** Multimillion regeneration; rapidly growing population
- Size** 3 hectares
- Project value** £60m
- Project stage / timeline** 10 year programme, masterplan in place

Owner / developer South Derbyshire District Council

CONTACT business@southderbyshire.gov.uk

CHESTERFIELD WATERSIDE CHESTERFIELD



Asset class Residential / office / leisure

Investment type Investor / occupier / developer

KEY FACTS

- Site** Major regeneration next to mainline station
- Size** 16 hectares
- Project value** £200m
- Project stage / timeline** Next phases open to discussion

Owner / developer Chesterfield Waterside Limited

CONTACT 01246 260 206 info@chesterfieldwaterside.com

SPIRE NEIGHBOURHOOD CHESTERFIELD



Asset class Residential / mixed use

Investment type Developer / investor

KEY FACTS

- Site** New, high-quality, housing-led regeneration
- Size** 6.2 hectares (1.3 hectares in initial accelerated phase)
- Project value** Part of £2bn regeneration pipeline

Project stage / timeline Initial phases ready to commence

Owner / developer Chesterfield Borough Council

CONTACT economic.development@chesterfield.gov.uk

FORMER DRAKELOW POWER STATION SOUTH DERBYSHIRE



Asset class Large-scale mixed-use

Investment type Long-term development opportunity

KEY FACTS

- Site** Former power station site; major brownfield regeneration with new bridge and bypass underway
- Size** 282 hectares
- Project value** Undisclosed
- Project stage / timeline** Residential construction underway;

full build-out anticipated over 10 years

Owner / promoter Vistry Group; E.ON

CONTACT Cushman & Wakefield David Binks 0121 697 7213 david.binks@cushwake.com

CHESTERFIELD STATION MASTERPLAN CHESTERFIELD



Asset class Mixed-use regeneration opportunities

Investment type Investor / developer

KEY FACTS

- Site** 850-job potential; major public realm and transport upgrades
- Size** Multiple development plots
- Project value** Part of £2bn regeneration pipeline

Project stage / timeline Masterplan adopted; phased delivery ongoing

Owner / developer Chesterfield Borough Council

CONTACT economic.development@chesterfield.gov.uk

CINDERHILL A38 DENBY



Asset class Industrial / distribution / mixed-use

Investment type Investor / occupier

KEY FACTS

- Site** Strategic employment site; outline permission granted
- Size** 30 hectares, 450,000m² B2/B8
- Project value** £250m
- Project stage / timeline** Buildings available from 2028

Owner / developer Harworth Group Plc

CONTACT Harworth Group Plc Gemma Blacker 07729 095 290 GBlacker@harworthgroup.com

42m
tourists



£3.58bn
economic
contribution



33k
jobs



TOURISM, LEISURE AND HERITAGE

Derbyshire offers a unique portfolio of tourism, leisure and heritage led development opportunities anchored by nationally significant assets including the **Peak District National Park**, **Chatsworth House**, the **Derwent Valley Mills UNESCO World Heritage Site**, and historic market towns.

Sites such as **Shipley Lakeside**, **Smedley's Hydro** and **Bakewell Riverside** provide scope for high quality hotel, leisure, wellness, cultural and mixed use schemes, supported by strong visitor demand and an established tourism economy.

PEAK Resort, located in the Chesterfield and M1 corridor area, is a flagship leisure, health, sport and education resort being developed in 114 hectares of forest land in Derbyshire's great outdoors.

Many locations already benefit from new infrastructure, planning consents or active regeneration programmes, creating low friction pathways for investment and phased delivery.

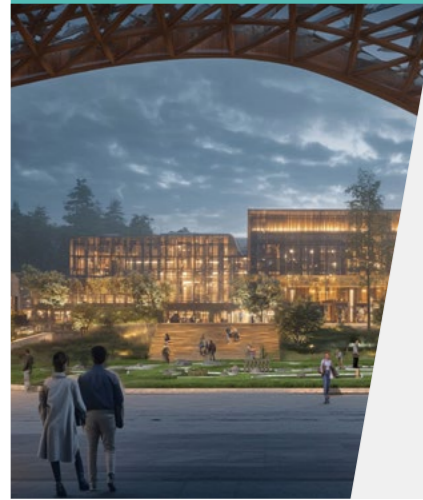
These opportunities tap into Derbyshire's longstanding visitor appeal while unlocking modern leisure uses, destination led experiences and heritage anchored placemaking that enhance both local economies and the wider regional offer.



INVESTMENT OPPORTUNITIES

Tourism, leisure and heritage

PEAK RESORT CHESTERFIELD



Asset class Tourism / leisure / mixed-use
 Investment type Investor / operator / long-term partner

KEY FACTS

- Site** UK's first national park 'resort town'; Peak District National Park gateway; extensive planning approvals
- Size** 114 hectares
- Project value** £1bn+
- Project stage / timeline** Phase 1 opens 2027-28
- Owner / developer** Birchall Properties Ltd
- CONTACT**
 Colliers
 James Shorthouse
 james.shorthouse@colliers.com

THE SPRINGS SHOPPING CENTRE BUXTON



Asset class Commercial / leisure
 Investment type Occupier

KEY FACTS

- Site** Town centre commercial units
- Size** various
- Project value** £100m
- Project stage / timeline** In development, due 2029 / 30
- Owner / developer** High Peak Borough Council / Capital & Centric
- CONTACT**
 regeneration@highpeak.gov.uk

RIVERSIDE WORKS BAKEWELL



Asset class Light industrial / B2 / B8
 Investment type Occupier / investor

KEY FACTS

- 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
- Owner / developer** Litton Properties
- CONTACT**
 Litton Properties
 01629 810 820
 enquiries@littonproperties.co.uk

BELPER NORTH & EAST MILLS BELPER



Asset class Residential / commercial / leisure
 Investment type Investor / long term development partner

KEY FACTS

- Site** Part of a UNESCO World Heritage Site; regeneration opportunity, 130 homes plus prime A1, A3/4 commercial space
- Size** North Mill: multi-storey mill
 East Mill: ground floor, 6 floors and mezzanine
- Project value** Undisclosed
- Project stage / timeline** Forecast completion 2028
- Owner / developer** FI Real Estate Management
- CONTACT**
 0845 500 6161
 enquiries@fi-rem.com

SMEDLEY'S HYDRO MATLOCK



Asset class Hotel / residential / office / leisure
 Investment type Development partner

KEY FACTS

- Site** Heritage site with redevelopment flexibility
- Size** 5.8 hectares (26,000m² buildings)
- Project value** £150m
- Project stage / timeline** Procurement of a partner in 2026 and commencement of delivery in 2027
- Owner / developer** Derbyshire County Council
- CONTACT**
 smedleyshydro@derbyshire.gov.uk

CHESTERFIELD TOWN CENTRE



Asset class Mixed-use
 Investment type Developer / investor

KEY FACTS

- Site** Mixed-use opportunities including retail, leisure, office, education and healthcare
- Size** Opportunities across Chesterfield Town Centre
- Project value** Part of £2bn regeneration pipeline
- Project stage / timeline** Progressive rollout over coming years
- Owner / developer** Chesterfield Borough Council
- CONTACT**
 economic.development@chesterfield.gov.uk

CLEAN TECHNOLOGY

Derbyshire is at the heart of the East Midlands' shift towards a cleaner, smarter industrial economy, with major concentrations of research, development and manufacturing related to nuclear and hydrogen and strong relationships between our businesses and knowledge centres epitomised by initiatives like East Midlands Hydrogen and the Nuclear AMRC Midlands. The **East Midlands Combined County Authority (EMCCA)** has made clean energy and advanced manufacturing the focus of its regional growth strategy, with the **£160m East Midlands Investment Zone (EMIZ)** designed to accelerate innovation, attract global investors and create thousands of high-quality green jobs across a number of sites.

The programme is **expected to unlock more than £383m in private sector investment** and positions Derbyshire and its neighbouring county Nottinghamshire as the UK's hub for clean energy technology and low carbon manufacturing.

Derbyshire's assets align directly with this ambition. **Sinfin Moor**, adjacent to **Infinity Park Derby** - one of EMIZ's strategic sites - is

earmarked for major clean energy and nuclear sector R&D, with new facilities planned to attract supply chain companies and accelerate next generation technologies.

The county's strong industrial base, skilled engineering workforce and research capabilities - including the **University of Derby**, **Nuclear AMRC Midlands** and employer-led academies - create an ideal environment for businesses developing low carbon propulsion, hydrogen systems, material innovation and advanced manufacturing.

Backed by devolved funding, targeted incentives and unified public sector support through EMCCA, Derbyshire offers clean energy innovators a highly supportive environment to grow, scale and commercialise new technologies.

The region boasts the
£160m
East Midlands
Investment
Zone (EMIZ)

FUELCELL
Hydrogen in. Water out.



EAST MIDLANDS INVESTMENT ZONE

The East Midlands Investment Zone (EMIZ) is a £160 million, 10 year government backed programme, led by the East Midlands Combined County Authority to accelerate growth in green industries and advanced manufacturing across Derbyshire and Nottinghamshire.

In Derbyshire this includes two high potential development sites in Staveley and a cross-county site in Bolsover/Worksop, designed to accelerate investment in advanced manufacturing, logistics, clean growth and innovation.

Supported by a range of incentives, from business rates retention to capital allowance benefits and tax relief, these strategically located, investment ready sites offer exceptional opportunities for investors, developers and occupiers seeking long term value and strong growth potential.

Businesses within the Investment Zone also benefit from priority access to innovation aligned R&D infrastructure and world-class R&D partnerships from the University of Derby, University of Nottingham and Nottingham Trent University, for technology development and talent pipelines.



HARTINGTON COMMERCE PARK, STAVELEY

- Asset class Industrial / manufacturing
- Investment type Investor / developer / occupier

Located close to Markham Vale and M1 Junction 29a, Hartington Commerce Park offers a strategic destination for advanced manufacturing and operations. With planning permission secured and a robust 5mW power supply, this flexible 15 hectare site is designed to support large scale commercial development within the Investment Zone.

KEY FACTS

- Site Excellent motorway access; planning approved; high capacity power infrastructure
- Size 15 hectares with 65,000m² commercial floorspace
- Project value £90m
- Project stage Infrastructure works underway
- Owner / developer Tawnywood Ltd

CONTACT
Knight Frank
 Rebecca Schofield
 07776 172 123
 rebecca.schofield@knightfrank.com

HARTINGTON BUSINESS PARK, FALLOW ROAD, STAVELEY

- Asset class Industrial / manufacturing
- Investment type Occupier

Hartington Business Park delivers 11 brand new high quality modern industrial and warehouse units, offering modern specification and flexibility for a wide range of occupiers. Strategically positioned and benefiting from Investment Zone incentives, the scheme supports both expanding local businesses and national operators seeking high quality space.

KEY FACTS

- Site New build scheme comprising 11 contemporary industrial / warehouse units
- Size Units from 250 – 3,160m²
- Project value £9m
- Project stage Now under construction with completion of first units expected October 2026
- Owner / developer Devonshire Property Group

CONTACTS
Knight Frank
 07467 912 623
 harry.orwin-allen@knightfrank.com
CPP
 07516 770 513
 brodie@cpp.uk

EXPLORE PARK, DERBYSHIRE / NOTTINGHAMSHIRE

- Asset class Advanced manufacturing
- Investment type Occupier

Explore Park is a flagship advanced industrial and clean energy development anchored by Laing O'Rourke's Centre of Excellence for Modern Methods of Construction for the nuclear, AI, robotics, data and healthcare sectors.

KEY FACTS

- Site A multi-plot site for phased development by individual occupiers, spanning Bolsover in Derbyshire and Worksop in Nottinghamshire, close to M1 J30 with strong links to the University of Sheffield's Advanced Manufacturing and Research Centre and further education providers
- Size 98 hectares, with 27 hectares of developable land

Project value Undisclosed
 Project stage Operational, with phased growth
 Owner / developer Ebsworth Developments

CONTACT
East Midlands Combined County Authority
 emiz@eastmidlands-cca.gov.uk



INVEST IN DERBYSHIRE – A COUNTY BUILDING THE FUTURE OF UK INDUSTRY

Whether you are seeking development opportunities, ready to occupy units or long term strategic land, the East Midlands Investment Zone offers unparalleled potential for business growth and value creation.

Contact Invest in Derbyshire
 01629 538 244 investinderbyshire@derbyshire.gov.uk

TESTIMONIALS



“JCB Power Systems has been in Foston, Derbyshire for 20 years. It’s a brilliant location - we’re right on the A50 with great transport links, and we’re at the epicentre of UK engineering, close to world-renowned businesses, like Rolls-Royce and Toyota, with access to a great skills base of experienced engineers.”



Ryan Ballard
Engineering Director
JCB, Foston



“Derbyshire’s a great place to have a manufacturing business. We’ve got access to a fantastic pool of skilled labour. We’ve had fantastic support from the local council in building our net zero site which is perfectly located at the centre of the country.”



Paul Wightman
Chairman
OGM Holdings Group /
Terinex Flexibles, Foston



“The reason Toyota continues to invest in Derbyshire is similar to why it came here back in the 1980s - for its brilliant manufacturing heritage, which means we know we can draw on people with a passion for making things which is really important to drive our innovation and business forward. Derbyshire is a great place to live and work.”



Rob Gorton
Corporate Planning and External Affairs
Toyota Manufacturing UK, Burnaston



“We’re passionate about making the steel industry a safer, more efficient place to work, and we’re doing it here in Derbyshire. It’s a fantastic place to locate a business with its strong local business community and heritage in engineering and manufacturing. Chesterfield’s also well connected to the rest of the country, with the beautiful Peak District on our doorstep.”



Mark Lee
Managing Director
Heraeus Electro-Nite, Chesterfield

HOW WE HELP INVESTORS

Invest in Derbyshire offers a seamless, end-to-end service to accelerate investment and remove barriers to delivery.

Acting as a **single front door**, the team provides proactive **account management**, coordinating planning and working across all Derbyshire districts, boroughs and regional partners to keep projects moving at pace.

Investors gain access to tailored **skills brokerage**, linking them with local providers, universities, employer-led academies and High Value Manufacturing (HVM) assets. The service also enables supply chain introductions and supports integration into Derbyshire's established industrial networks.

Once projects land, dedicated **aftercare and expansion support** helps businesses embed and scale.

Together, these services give investors clarity, confidence and streamlined access to Derbyshire's full range of opportunities.





NEXT STEPS

Book a site visit and technical briefing
(planning, utilities, transport).

Request detailed site data sheets and GIS maps.

CONTACT

investinderbyshire@derbyshire.gov.uk

01629 538 244

www.investinderbyshire.co.uk

