

NORTH EAST DERBYSHIRE DEVELOPMENT MAP

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



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

- Site Remediated former industrial site; housing (180 units) and up to 20000m² commercial
- Size 6.5 Ha, 20000m² commercial

- development and 180 new homes
- Project value £10m
- Project stage / timeline 2027 onwards



THE AVENUE PHASE 3 Wingerworth

- Asset class Retail / leisure
- Investment type Occupier

- Site Former Victorian Sunday School and 16 new units in thriving town centre
- Size Units of 50m² – 250m² available

- Project value N/A
- Project stage / timeline Units available from late summer 2026



BAILEYS SQUARE Clay Cross

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



KEY SECTORS

- Health education
- Business services
- Manufacturing
- Construction
- Tourism

NORTH EAST DERBYSHIRE

KEY FACTS



North East Derbyshire combines attractive rural landscapes with excellent accessibility to major urban centres like Sheffield and Chesterfield, creating a balanced environment ideal for business growth.

Its mixed economic profile, strong communities and skilled commuter workforce make it a compelling location for companies seeking both quality of life advantages and practical operational benefits.

GREAT CONNECTIONS



AIRPORTS

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

RAIL
<2
hours to
London

MOTORWAYS / KEY ROAD NETWORKS

A61 for Chesterfield,
Derby and Sheffield
Good access to M1
junctions J29 and J29A

SKILLED WORKERS



40%
of 16-64 year olds have
Level 4+ qualifications
(HNC/HTQ/Higher Apprenticeship etc.)



12.5%
residents are
employed as
managers*



10.8%
population
work as
operatives*

THRIVING BUSINESSES



STRONG DIGITAL CONNECTIVITY



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

A GREAT PLACE TO LIVE

- Beautiful countryside and Peak District access
- Strong communities, attractive towns - Dronfield, Eckington, Killamarsh and Clay Cross
- Great connectivity for work and leisure



GET IN TOUCH

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