

# SOUTH DERBYSHIRE DEVELOPMENT MAP

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



DOVE VALLEY PARK  
Foston

- Asset class** Industrial / logistics
- Investment type** Investor / occupier
- 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 available plus build to suit opportunities



SWADLINCOTE TOWN CENTRE

- Asset class** Retail / leisure / residential
- Investment type** Investor / developer / occupier
- Site** Multimillion regeneration; rapidly growing population
- Size** 3 hectares
- Project value** £60m
- Project stage / timeline** 10 year programme, masterplan in place



FORMER DRAKELOW POWER STATION

- Asset class** Large-scale mixed-use
- Investment type** Long-term development opportunity
- Site** Former power station site; includes National Grid substation and adjacent solar generation; new bridge and bypass under construction
- Size** 282 hectares
- Project value** Undisclosed
- Project stage / timeline** Residential construction underway; full build-out anticipated over 10 years



SINFIN MOOR

- Asset class** Employment / advanced manufacturing
- Investment type** Investor / occupier
- Site** Greenfield site; suited to advanced manufacturing and supply chain businesses
- Size** 30 hectares
- Project value** Undisclosed
- Project stage / timeline** 10 year horizon



EAST MIDLANDS INTERMODAL PARK (EMIP)

- Asset class** Strategic industrial / logistics and clean-energy
- Investment type** Investor / occupier
- Site** Rail-connected strategic employment location within the East Midlands Freeport
- Size** 173 hectares
- Project value** Undisclosed
- Project stage / timeline** Phased delivery



**569 HECTARES INVESTMENT LAND**

## KEY SECTORS

- Low carbon / clean growth
- Transport equipment
- Visitor economy
- Food & drink
- Construction
- Logistics
- Digital

# SOUTH DERBYSHIRE KEY FACTS



South Derbyshire offers booming communities, expanding settlements and a prime position within the wider A50 growth corridor. Its mix of vibrant centres like Swadlincote and well-connected villages provides access to a broad, skilled workforce — making it an attractive base for employers and new investment.

With extensive land allocated for development and a clear vision for sustainable growth, South Derbyshire is primed for future development. Strong environmental assets, rich heritage and significant demand for new homes and commercial space create real opportunities for investors looking to grow in a forward-looking, high-potential location.

## GREAT CONNECTIONS



## AIRPORTS

**5** mins drive to East Midlands Airport and East Midlands Air Freight

**RAIL**  
**1.5** hours to London

**5** mins to East Midlands Strategic Rail Freight Interchange

## MOTORWAYS/ KEY ROAD NETWORKS

**A38** for Birmingham  
**A50** for Stoke/M6  
**M1** for Leeds/London

## SKILLED WORKERS



**POPULATION**  
**119,000**



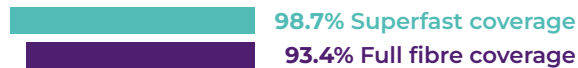
**48.3%** of 16-64 year olds have Level 4+ qualifications (HNC/HTQ/Higher Apprenticeship etc.)

## THRIVING BUSINESSES

**3,890** businesses

Business survival rates **above UK average**

### STRONG DIGITAL CONNECTIVITY



### MAJOR EMPLOYERS



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

## A GREAT PLACE TO LIVE

- Strong, fast-growing communities
- Excellent connectivity
- A high-quality natural environment
- Rich heritage and culture



Invest in **Derbyshire**

### GET IN TOUCH

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