

Invest in
Derbyshire
Investment Opportunities

Capital for Innovation

Heart of the UK

Quality of Life

Vibrant SME Culture

Manchester

Birmingham

London

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Invest in
Derbyshire

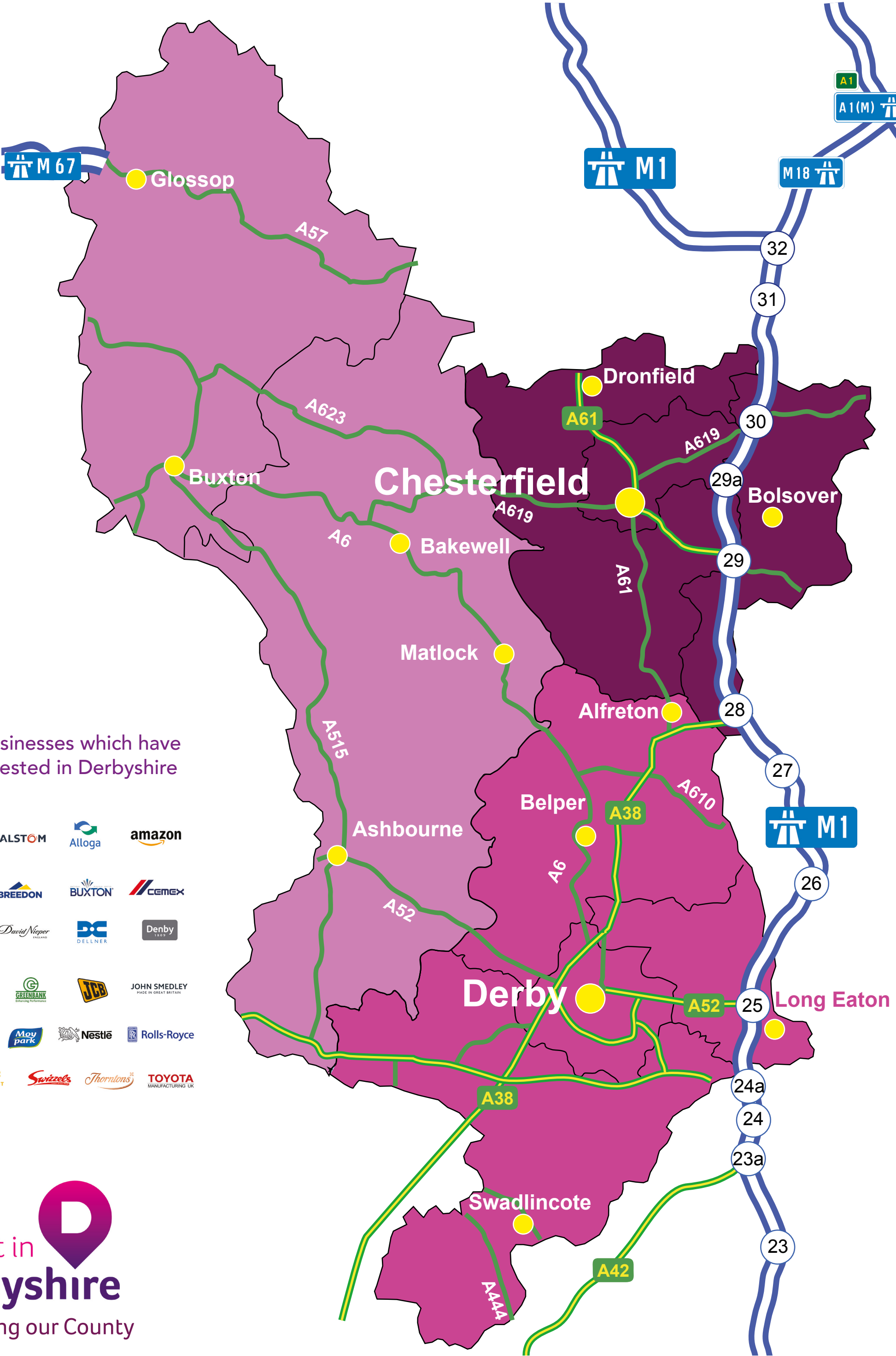
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Join the businesses which have
already invested in Derbyshire



Invest in
Derbyshire
Developing our County



9 million
people reside within
20 miles of county boundary

80%
live within four
hour drive

£2.1bn in GVA
largest net exporter of
extractive minerals &
aggregates in the country

Over

53,

Employed in manufacturing

Derbyshire's economy is worth
£14.4bn towards the
UK economy

Neighbours
FIVE
international cargo and
passenger airports plus a freeport

of the
motorway
network

89 minutes
To London St Pancras

Derbyshire has over
46 million
tourist visitors each year

Home to

PEAK DISTRICT
NATIONAL PARK

THE NATIONAL
FOREST

Welcome to Derbyshire

Located at the heart of the UK, Derbyshire has a strong and diverse economy with global names including Toyota Manufacturing UK, Rolls-Royce, Nestlé, Federal Mogul, Tarmac, Amazon and Denby Pottery based here and continuing to invest in their operations and SME supply chains.

As the birthplace of the Industrial Revolution, we have a rich heritage of innovation and Derbyshire businesses continue to demonstrate their entrepreneurial spirit - from advanced engineers and scientists solving some of the world's biggest challenges to creative start-ups responding to the new ways in which we work, live and spend our leisure time.

With 9 million people living within 20 minutes of the county, and benefitting from the economies of Manchester, Sheffield, Nottingham and Derby, businesses in Derbyshire are able to access a high quality workforce. Local education providers work closely with companies to ensure a strong talent pipeline is tailored to their needs.

Our central location ensures excellent connectivity across the UK's motorway and rail network and we have five international and cargo airports within easy reach. The East Midlands Freeport will add to the county's reputation as a key logistics and distribution hub.

A range of sites are available across the county to suit businesses in diverse sectors and of varying size, and the regeneration of our market towns is enhancing the vibrancy of our communities.

Home to the Peak District (the UK's first National Park), world-famous stately homes and a UNESCO World Heritage Site, the local workforce is attracted by a superb quality of life and attractive places in which to live.

Make Derbyshire your location of choice in which to live, work and invest.



1. BELPER NORTH AND EAST MILLS

Iconic Grade I and II listed buildings which form part of the UNESCO Derwent Valley Mills World Heritage site. Situated adjacent to the thriving market town's river gardens and leisure amenities, Belper Mills offer the opportunity to redevelop and reuse the largely vacant buildings for a mix of high quality residential, employment, retail and leisure use (subject to planning permission).



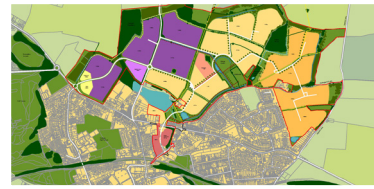
2. LILY STREET FARM

Opportunity for a mixed-use development in Swanwick, including 14 hectares of employment uses. The site is within 5 miles of Junction 28 of the M1 motorway where a number of well-established businesses parks and international companies are located. The area sees high demand for industrial and logistics space and is a popular housing location.



3. SHIPLEY LAKESIDE

A 44-acre site located on the edge of Shipley Country Park between Heanor and Ilkeston. Set around 30 acres of lake and with land used for nature conservation immediately to the south of the site, the masterplan is for a sustainable mixed-use development and includes re-opening of the lakeside area for public use, residential and leisure developments, alongside other commercial uses.



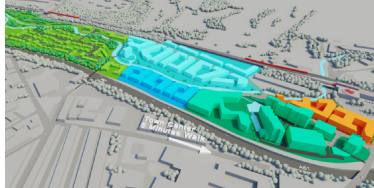
4. CLOWNE GARDEN VILLAGE

Clowne Garden Village is a 140-hectare strategic site, providing the principal growth point in Clowne. The development presents the opportunity to provide circa 1,500 to 1,800 dwellings; 20 hectares of employment use; and 5 hectares of non-employment land including a town park, recreational space and cycling infrastructure. The scheme will include a new town park with green corridors to the Linear Park, plus significant tree planting and a new primary school.



5. HORIZON 29

A 140-acre strategic brownfield site with prime access to the M1 corridor and the wider motorway network into the extended areas of South Yorkshire and East Midlands which are considered established logistics locations. The JV developers of the site have a significant track record in bringing forward large strategic landholdings and expertise in brownfield land regeneration. In Q1 of 2022, 80 acres of land was acquired for a landmark warehousing and logistics development.



6. CHESTERFIELD WATERSIDE

A high quality, mixed-use, sustainable regeneration scheme on the edge of Derbyshire's largest market town, set in a canal-side environment and next to Chesterfield's mainline train station. The scheme will create 1,500 new homes (initial phases underway) and Grade-A commercial offices at One Waterside Place, plus retail and leisure space and a new public square. Further plans include a hotel, Build to Rent apartments and a multi-storey car park.



7. ELDER WAY

Landmark mixed-use development, which already boasts a 92-bed Premier Inn hotel, and is an integral part of the £20m+ Northern Gateway regeneration scheme. Set in an attractive and pedestrian friendly environment with a stylish outdoor courtyard area, the iconic building has been sympathetically developed into eight fully accessible, modern street level units for food/drink and leisure facilities.



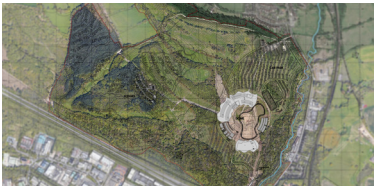
8. HARTINGTON INDUSTRIAL PARK

A major new industrial and employment site offering potential for new industrial and warehouse developments with opportunities for design and build units to occupiers' specifications on a lease or for sale basis. The site affords the potential of a direct connection to the national rail network, subject to statutory approvals, and benefits from its proximity to Staveley, which has received £25.2 million of Government Town Deal funding.



9. NORTHERN GATEWAY

Designed to transform Chesterfield's northern entrance and attract more footfall to the area, Phase 1 plans include the development of an Enterprise Centre offering Grade-A serviced offices for start-up and medium-sized businesses, significant public realm improvements to Elder Way and part of Knivesmithgate and a new multi-storey car park. A vision has been developed for the wider Northern Gateway area that would provide the opportunity for housing and other mixed-use development in the area.



10. PEAK RESORT

PEAK is an all-year leisure, education, wellness and entertainment destination being developed in 300 acres of reclaimed parkland on the edge of the Peak District National Park and Chesterfield. As a gateway, resort and campus, it will deliver a world-class visitor experience and create 1,300 new jobs.



11. ASHBOURNE BUSINESS PARK

New 10-hectare business park offering a mix of fully-serviced plots and flexible commercial buildings. This largest new employment site in the Derbyshire Dales is accessed via a new roundabout and link road from the A52 Ashbourne to Derby road and links to the existing adjacent Ashbourne Airfield Industrial Estate. The new infrastructure also provides access to the first phase of 367 new homes.



12. BAKEWELL RIVERSIDE

5.7 hectare site in the Peak District National Park with redevelopment facilitated by a new bridge and access off the A6. Planning consent is in place for hotel, retail and industrial uses; with the first 11,000 ft2 building completed in June 2021 and a further phase of new industrial buildings planned.



13. NEW STANTON PARK

The site covers circa 200 acres between Stanton-by-Dale and Ilkeston and will redevelop the former Stanton Ironworks site as one of the region's largest and most strategic development projects. Plans include the creation of a 135-acre industrial park, with a range of units totalling c2.5 million sq ft, with large amounts of amenity and green space. Proposals include the expansion of an existing rail hub with direct link to the Midland Mainline for goods and logistics movements direct to and from the UK's key ports.



14. GRAPHITE

Development plots are available for build and lease or freehold sale for flexible industrial and distribution space on this established business park in Hadfield, Glossop. The site provides an opportunity for businesses to co-locate with other high-tech engineering and science-focused companies which tap into the highly skilled workforce, with a strong engineering and manufacturing bias, available in High Peak.



15. HARPUR HILL AND STADEN LANE

Two established business parks which have approved allocations for expansion under the adopted Local Plan of 2ha and 1.36ha respectively. High Peak has a highly skilled workforce, with a strong engineering and manufacturing bias, making it an attractive place for companies looking to expand or relocate in a desirable location, with excellent transport links to Manchester and Yorkshire.



16. BRIDGE STREET DEPOT

Prime site in Clay Cross town centre directly opposite a Tesco superstore and other retail, which has recently been cleared to provide a development plot of approximately 0.5 hectares. The site has been identified in the Clay Cross Town Investment Plan as an opportunity to deliver high-quality, low carbon workspace. Clay Cross is the recipient of £24.1m of funding from the Government's Stronger Towns Fund for the delivery of a number of urban regeneration projects.



17. EGSTOW PARK

Brownfield site within close proximity of Chesterfield and the town of Clay Cross undergoing significant redevelopment into a high-quality mixed-use scheme. It will bring 825 new homes alongside green spaces and 8 hectares of employment land to include offices, retail and hotel to create a new community and over 650 new jobs. Egstow View Business Park is suitable for a range of occupiers on a leasehold/freehold basis for design and build premises.



18. THE AVENUE

Following a significant remediation programme, resulting in a 51-hectare development platform in a site with a total area of 120 hectares, planning permission has been granted for 469 homes, a new school, leisure and community facilities, commercial development and a country park. The first phase of housing to deliver over 250 homes is underway.



19. DOVE VALLEY PARK

A major 200-acre industrial/distribution development site to the south-west of Derby. An ideal location for national and regional distribution companies as well as manufacturing businesses and within easy access of some of the UK's leading advanced manufacturing businesses including Alstom, Nestlé, Rolls-Royce and Toyota UK. The Park is a master-planned scheme with on-site infrastructure and all mains services installed and offers high specification with fast-track construction solutions.



20. FORMER DRAKELOW POWER STATION

The 282-hectare site is one of the largest brownfield sites in the region, including the 110-hectare Drakelow Park scheme which has approval for an employment park, over 2,000 homes and a local centre with retail, leisure and education facilities. The site encompasses a National Grid sub-station and a large area anticipated for further employment opportunities. To improve connectivity a new bridge over the River Trent and bypass of the village of Walton upon Trent are to be constructed linking the site directly to the A38.



21. SINFIN MOOR

30 hectares of employment land in South Derbyshire to the south of the commercial and technology park Infinity Park Derby and Rolls-Royce's global civil aerospace headquarters. The site has the potential to create a comprehensive, co-ordinated and well-integrated extension to Infinity Park Derby which includes the iHub innovation centre and the new Nuclear Advanced Manufacturing Research Centre (NAMRC Midlands), part of the national High Value Manufacturing Catapult.



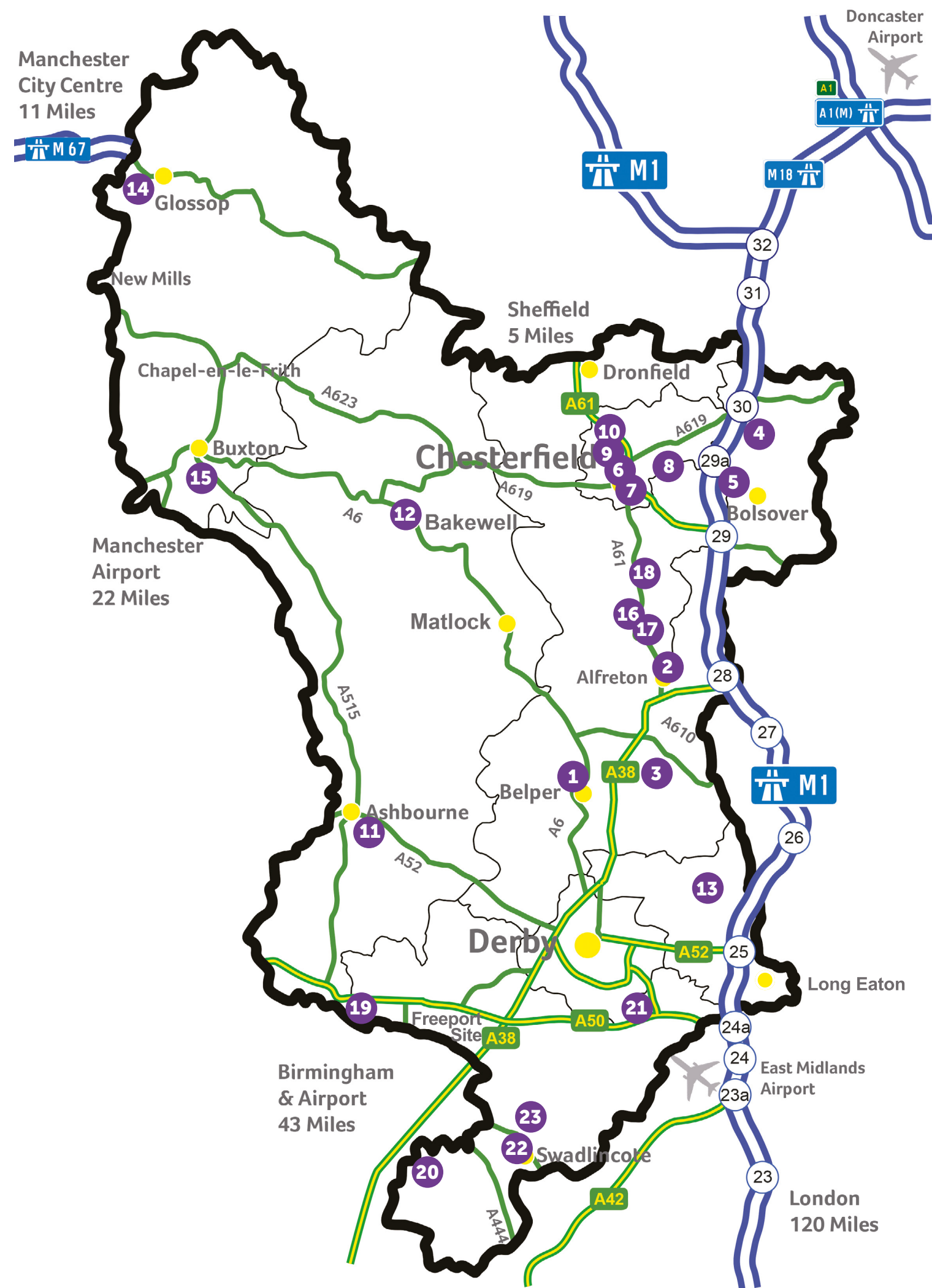
22. SWADLINCOTE TOWN CENTRE

As the most southerly market town in Derbyshire and at the heart of the National Forest, over 200 business premises are located in the core of the town centre, where a central shopping area mixes independent retailers, high street names and a thriving street market. A multi-million-pound programme of public realm and landscaping works has been undertaken and ongoing residential development has led to the town's rapid growth in recent years with further extensive sites allocated in the Local Plan.



23. WOODVILLE REGENERATION AREA

Approximately 35 hectares of land available for mixed-use redevelopment across a number of sites in an area of high demand and limited land supply. Proposals exist for a mixed-use scheme including 300 homes, a local centre, employment space and public open space/ landscaping on the key 20-hectare site at the heart of the Regeneration Area. A new road linking the site to the A511 and the M42 at Ashby-de-la-Zouch has been constructed as a new arterial route into Swadlincote from the east.



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8. HARTINGTON INDUSTRIAL PARK
9. NORTHERN GATEWAY
10. PEAK RESORT

11. ASHBOURNE BUSINESS PARK
12. BAKEWELL RIVERSIDE
13. NEW STANTON PARK
14. GRAPHITE
15. HARPUR HILL AND STADEN LANE
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