

DERBYSHIRE

INVESTMENT PROSPECTUS





Produced by Marketing Derby on behalf of
Derbyshire County Council and Derbyshire Economic Partnership



Supported by the 2014-2020 European Regional Development Fund

Foreword

This prospectus showcases the major regeneration opportunities in Derbyshire from urban locations in our larger towns to rural sites in spectacular landscapes.

Derbyshire's geographic location enables ease of logistics for rail and road but most importantly, we offer an un-paralleled offer for your workforce. The pandemic has increased the awareness of staff wellbeing and an understanding of the benefits of the environment in maintaining a healthy, reliable workforce has never been more important.

Derbyshire offers a unique opportunity to blend employee wellbeing with a perfect location for your business development.

This document gives an overview of the investment in regeneration work – both proposed and taking place right now - across Derbyshire. The projects will amount to billions of pounds worth of investment and will see a real step change in our businesses and communities across the county.

We are providing a snapshot of the key regeneration opportunities and there are many more smaller projects in development that are moving at a fast pace that cannot be featured here. The combination of sites coming forward are the real 'game changers' that will lead the continuing regeneration of Derbyshire and lead to the success of your business.

We welcome inward investment alongside our indigenous businesses as making a significant contribution to our economy both in job creation, innovation, research and development.

We can discuss your specific requirements on an individual basis to enable you to join the growing number of world-class companies and leaders in their field of work who have already 'found' Derbyshire.

These companies chose Derbyshire for many differing reasons - not least as skills and people are at the heart of every business success – and they have found that Derbyshire provides not only the physical assets, access to business growth support and location but as importantly, the environment for your workforce to thrive.



Cllr Tony King

Cabinet Member for Clean Growth
and Regeneration,
Derbyshire County Council



Welcome to Derbyshire

Located at the very 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 benefiting 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. New HS2 connections and 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.

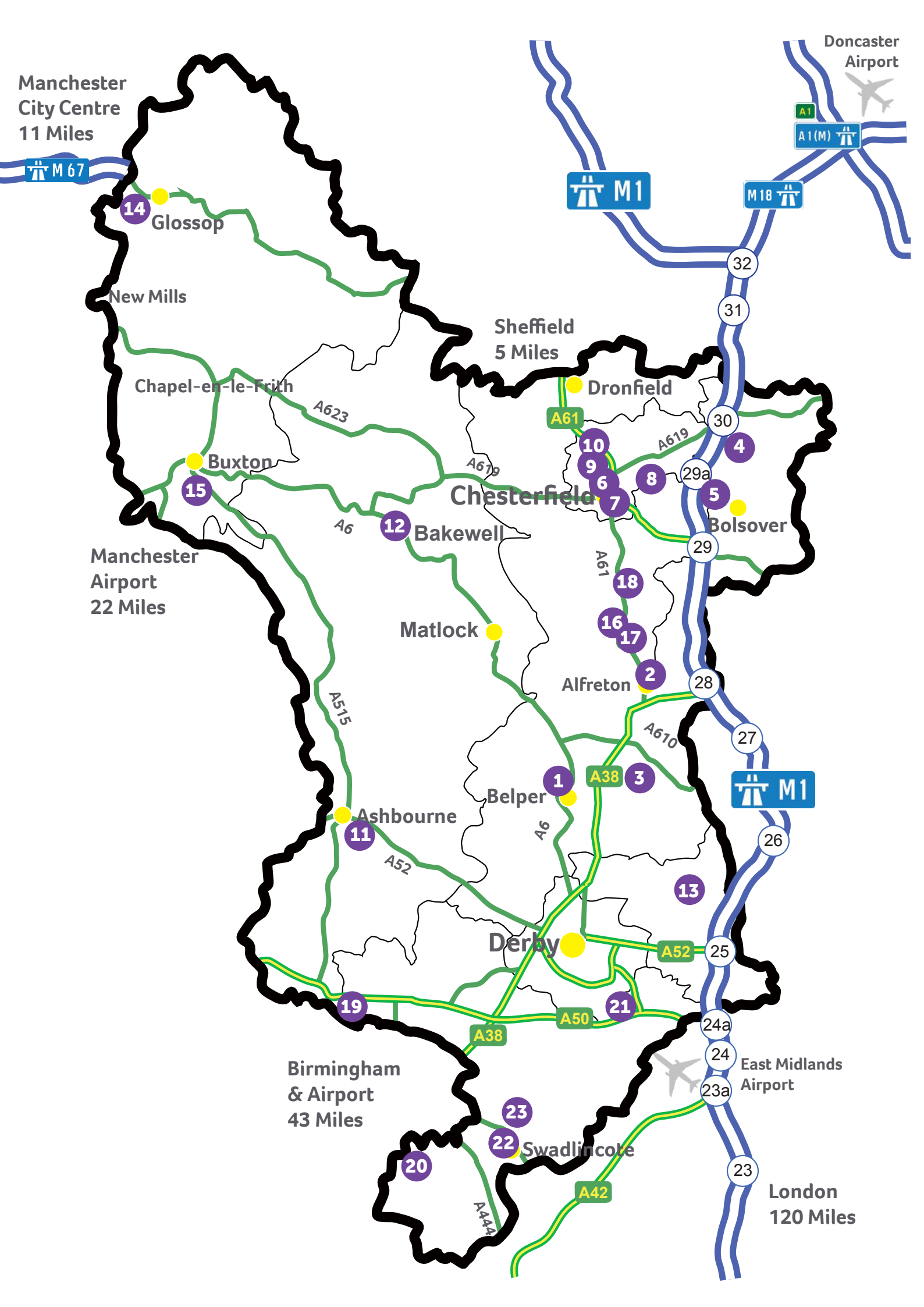
Home to the Peak District (the UK's first National Park), world-famous stately homes and a UNESCO World Heritage Site, the local workforce is attracted by a superb quality of life and attractive places in which to live.

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



INVESTMENT OPPORTUNITIES

1. BELPER NORTH & EAST MILLS
2. LILY STREET FARM
3. SHIPLEY LAKESIDE
4. CLOWNE GARDEN VILLAGE
5. HORIZON 29
6. CHESTERFIELD WATERSIDE
7. ELDER WAY
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
16. BRIDGE STREET DEPOT
17. EGSTOW PARK
18. THE AVENUE
19. DOVE VALLEY PARK
20. FORMER DRAKELOW POWER STATION
21. SINFIN MOOR
22. SWADLINCOTE TOWN CENTRE
23. WOODVILLE REGENERATION AREA





1. BELPER NORTH & EAST MILLS

This investment opportunity reflects that Derbyshire was the birthplace of the Industrial Revolution, as the Belper Mills complex was developed towards the end of the 18th century and became the world's largest mill complex under single ownership, transforming Belper into the world's first cotton mill town.

Today, the site is at the heart of the established UNESCO Derwent Valley Mills World Heritage site and Belper is a thriving market town whose high street has been named the best in Britain in the Great British High Street awards.

Adjacent to the town's beautiful river gardens and leisure amenities, Belper Mills offer the opportunity to redevelop and reuse the largely vacant building for a mix of high quality residential, employment, retail and leisure use (subject to planning permission) in a prime riverside location

QUICK FACTS

Location: The Belper Mills complex lies at the northern entrance to the town on the A6.

Planning Use: Investment is sought to reinvigorate and activate the ground floor uses by enhancing the existing offer that tenants such as the North Mill Museum, Thai Restaurant, Gym and Play Gym already offer.

Partner(s): FI Real Estate Management.

Size: TBC

Status: TBC

Development Value: TBC

Delivery Timescale: TBC



2. LILY STREET FARM

An opportunity exists 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 due to its proximity.

QUICK FACTS

Location: Derby Road, Swanwick, near Alfreton, close to the junction with the A38.

Planning Use: Outline application submitted in 2014 for mixed use development which included the erection of a maximum of 55,000 sqm of employment floorspace, this included commercial units, hotel, public house, day nursery, and convenience store.

Applications have been submitted for the site, please refer to the Amber Valley planning portal for more information.

Partner(s): Peveril Securities Ltd.

Size: 14 hectares

Status: Development has started on site.

Development Value: TBC

Delivery Timescale: Development over 15 years.



3. SHIPLEY LAKESIDE

Shipley Lakeside is a 44-acre site located on the edge of Shipley Country Park between Heanor and Ilkeston and is the former home of the American Adventure Theme Park.

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.

QUICK FACTS

Location: To the south of Heanor and north of Ilkeston, the site has easy access to the M1 (J26) providing access to Sheffield, Nottingham and Derby.

Planning Use: Outline planning permission is in place for a small business park including office and industrial space to the east of the lake an area for training / leisure / education facilities / specialist retail development healthcare and potential retirement provision, pub, restaurant, hotel and conference suite.

Partner(s): Waystone Developments

Size: The Lakeside site is approximately 112 acres, comprising 81 acres of land and 30 acres of water.

Status: Site clearance has started.

Development Value: TBC

Delivery Timescale: TBC



4. CLOWNE GARDEN VILLAGE

Clowne Garden Village is a 140-hectare strategic site, providing the principal growth point in Clowne. It is being promoted by Waystone Developments Limited and the Sitwell Estate.

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.

QUICK FACTS

Location: Clowne Garden Village is a 140 hectares development site to the north of Clowne town sited between the A616 and A619, and a short distance from Junction 30 of the M1 providing links through to Sheffield, Nottingham, and Derby.

Planning Use: Residential and commercial uses, delivering up to 1,800 new homes and 23.9ha of employment land respectively.

Partner(s): Waystone Developments and the Sitwell Estate.

Size: The site boundary: 141.93 ha; Residential area (phase 1 – up to 1,000 dwellings): 29.42 ha; Residential area (phase 2 – up to 800 dwellings): 24.25 ha; Retail: 1.93 ha; Health and Care: 1.53 ha; Leisure: 1.30 ha; Education: 1.80 ha; Employment: 23.93 ha.

Status: Strategic site within the Local Plan with a Council resolution to grant outline planning permission.

Development Value: TBC

Delivery Timescale: Improvements to the highway around Treble Bob Roundabout, along with the initial phase of 200 properties to be developed within the first 24-36 months of scheme starting on site.



5. HORIZON 29

A 140-acre strategic brownfield site in the Bolsover District, in close proximity to excellent transport links and access to several large population centres.

This historically contaminated site was bought in 2012 and planning was granted across the site (employment uses and residential permissions) in 2016. Remediation and development commenced in 2016 with first delivery of development-ready land in a high quality logistics park expected in 2022.

With prime access to the M1 corridor and the wider motorway network, the extended areas of South Yorkshire and East Midlands are considered established logistics locations. The site is also adjacent to the existing Markham Vale industrial and commercial park.

The JV developers of the site have 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.

QUICK FACTS

Location: Adjacent to the M1 (Jn 29a) motorway with excellent transport links and access to several large population centres.

Planning Use: High spec strategically located industrial and logistics park. The development will provide jobs from the local area and new opportunities for an in-demand logistics and distribution sector.

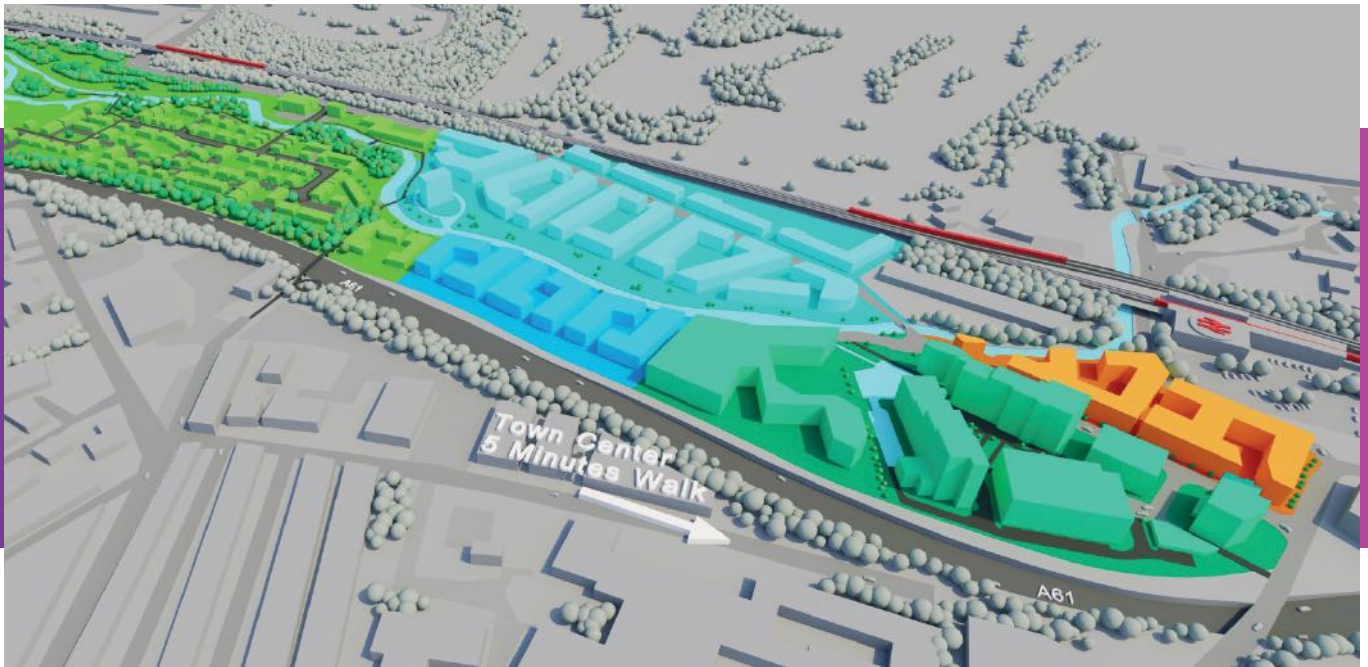
Partner(s): Bolsover Land Limited is a Joint Venture between iSec and St Francis Group.

Size: The total site area of 140 acres is split into 5 phases with c. 1.4 million sqft of developable area for industrial and logistics uses.

Status: Site works of the first phases are nearing completion with first land sales expected in 2022. Work on subsequent phases is expected to be complete in 2023.

Development Value: Total gross development value ca. £182 million.

Delivery Timescale: Approximately 55% the site will be development ready by 2022, with the remainder ready for delivery in 2023.



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, adjacent to the River Rother and Chesterfield Canal.

Chesterfield Waterside boasts design and quality unrivalled in and around the local area, as well as an enviable position next to Chesterfield's mainline train station. It will create 1,500 new homes, Grade-A commercial offices, retail and leisure space and a new public square.

Avant Homes are currently constructing 173 two-, three- and four-bedroom homes within the Waterside Quarter.

Construction of the seven-storey Grade-A office building, One Waterside Place is scheduled to complete in Quarter 2, 2022 and is set within the £75 million first phase of the Basin Square neighbourhood following the securing of a forward funding agreement between Chesterfield Borough Council and Chesterfield Waterside Ltd. Further plans include a hotel, Build to Rent apartments and a multi-storey car park.

QUICK FACTS

Location: Adjacent to Chesterfield mainline railway station (London St Pancras 1hr 55) and alongside the A61 with easy access to M1 as well as the Peak District.

Planning Use: Grade A office accommodation in Basin Square, opportunities around development of MSCP, Hotel and Private Rented Housing Scheme.

Partner(s): Chesterfield Waterside Ltd; Avant Homes; Chesterfield Borough Council.

Size: 39.5-acre site (16 hectares).

Status: Canal Basin constructed; Phase 1 of Basin Square underway with Grade A Office Accommodation at One Waterside Place available 2022. First phase of homes underway with new bridge completed to access the Waterside Quarter.

Development Value: Phase 1 - £75m of wider £340 million scheme.

Delivery Timescale: Waterside Quarter residential – completion 2022. Basin Square Offices – completion 2022. Remainder of Phase 1 on-site 2022/23.



7. ELDER WAY

This landmark mixed-use development, which already boasts a 92-bed Premier Inn hotel, is an integral part of the Chesterfield Borough Council-led £20m+ Northern Gateway regeneration scheme.

Set in an attractive and pedestrian friendly environment with a stylish outdoor courtyard area, Elder Way brings a continental vibe to Chesterfield town centre's food and drink scene.

The iconic building has been sympathetically developed into eight fully accessible, modern street level units. With glazed frontages and external seating, available units range in size from 1,420 sq ft and 4,219 sq ft. The food/drink and leisure facilities at Elder Way will meet the needs and demand of both Chesterfield's visitors and residents.

Whether it's a gym, a soft play environment or bowling, the possibilities are endless for fully accessible basement space at Elder Way.

Approximately 16,285 sq ft. of gym/D2 space is available in the basement. There is also the potential for the unit to be split with an additional entrance off Elder Way.

QUICK FACTS

Location: Elder Way is Chesterfield's vibrant new leisure quarter, set in the iconic former Co-op department store in the heart of the town centre.

Planning Use: Food and Beverage - 7 new ground floor restaurant/bar units, ranging between 1,108 sq ft and 4,705 sqft; Leisure - basement unit suitable for a gym or alternative uses extending to approximately 17,265 sq ft.

Partner(s): Jomast Developments Limited.

Size: Total unit space 38,662sq ft

Status:

All units ready for fit out, public realm scheme surrounding the development completed. End users are sought for food/drink/leisure units.

Development Value: Circa £10 million.

Delivery Timescale: Completed 2021.



8. HARTINGTON INDUSTRIAL PARK

A major new industrial and employment site offering potential for new industrial and warehouse developments. Developer offering 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.

Nearby Staveley is benefiting from £25.2 million of Town Deal funding that is seeking to deliver transformational change to the local economy.

QUICK FACTS

Location: Located off Hall Lane and Farndale Road to the north west of Staveley town centre, approximately 3 miles from J29A of the M1.

Planning Use: Purpose built industrial and warehouse units from 2,000m² upwards to be made available on a freehold or leasehold basis.

Partner(s): Infrastructure assistance from The Staveley Town Fund. The site owner and developer is Tawnywood Limited.

Size: Total approx. 75,000m² with individual buildings from 2,000m² to approx. 45,000m².

Status: Active – restoration works nearing completion; infrastructure to commence 2022.

Development Value: Gross development value approximately £70 million.

Delivery Timescale: Site restoration works ongoing – completion in 2022. Infrastructure works during 2022. Buildings available from 2023.



9. NORTHERN GATEWAY

The Northern Gateway scheme is designed to transform Chesterfield's northern entrance and attract more footfall to the area.

Plans for Northern Gateway included the development of an Enterprise Centre for start-up and medium-sized businesses providing tailored business support, complimenting the existing Innovation Centres at Tapton Park and Dunston. The scheme also saw the provision of significant public realm improvements to Elder Way and part of Knifemithgate. This public realm is now complete, and an attractive townscape has been created that will create spill out opportunities for outlets in the area, greening of the streetscape and public transport improvements. In addition, a new Multi Storey Car Park has been constructed offering a modern parking facility.

Work on the Northern Gateway Enterprise Centre is progressing at pace to be ready for tenants now and will provide 32 Grade-A serviced offices in a range of sizes (279-1291 sq ft) over three floors, with kitchenettes, meeting room facilities and easy in and out terms.

The developments above form part of Northern Gateway Phase 1. A vision has been developed for the wider Northern Gateway area that would provide the opportunity for housing and other mixed uses develop in the area.

QUICK FACTS

Location: Chesterfield town centre.

Planning Use: Grade A Office Space within Northern Gateway Enterprise Centre. Future opportunities as part of the realising the wider vision for Northern Gateway – housing, mixed use.

Partner(s): Chesterfield Borough Council (CBC).

Size: Northern Gateway Enterprise Centre – 35,000 sq1 ft – range of offices available from 279-1291 sq ft.

Status: Saltergate car park and hotel completed 2019; Enterprise Centre to complete Q1 2022; CBC would be open to a discussion around interest in the creation of the wider vision for Northern Gateway area.

Development Value: Northern Gateway Phase 1 circa £19.9 million scheme brought forward with funding from Sheffield City Region and Chesterfield Borough Council. Opportunities for the realisation of wider Northern Gateway vision £20/30 million.

Delivery Timescale: 2019 – ongoing re achievement of wider vision.



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.

PEAK will be realised in three phases. Phase One attractions include the outdoors-indoors activities within the Summit; a Gateway to the Peak District National Park with zero carbon transport hub, hotel and experiential retail; and a world-class wellness destination.

Gateway at PEAK specialist developer Milligan in a JV with landowner Birchall Properties will develop the UK's first fully serviced national park gateway, consented on the eastern boundary of the Peak District. Opportunities exist for brands that align with the Gateway at PEAK's values and vision, to integrate their products, experiences and expertise.

Birchall Properties has outline planning permission for up to 2,000 hotel rooms and 250 chalets. The overnight and short stay accommodation will be delivered in a range of formats from 5-star hilltop hotel with lodges, to village centre hotels with hostel accommodation. Phase 1 of the Overnight Accommodation includes a destination hotel and a leisure and student hostel.

QUICK FACTS

Location: Edge of Peak District/ Chesterfield; access from A61 completed

Planning Use: Tourism mixed use. Outline and reserved matters granted.

Partner(s): Birchall Properties (Landowner), Milligan, Peak Healthcare Park, Summit Resorts & Developments. Working with Chesterfield Borough Council, Peak District National Park Authority, University of Derby

Size: 300 acres.

Status:

Outline and Reserved Matters planning approvals granted Phase 1a Summit @PEAK: pre-commencement conditions discharged, due to restart on site and launch in 2022. Phase 1b Gateway @PEAK: leasing and detailed design underway. Due to commence 2023 Phase 1c Wellness @PEAK: reserved matters consent granted. Due to commence 2022 Phase 2 and 3: including additional hotels and up to 250 lodges. Marketing due to start shortly.

Development Value: Phase One approximately £200-220m

Delivery Timescale:

Phase 1a: Launch 2022 Phase 1b: Due to commence 2023 Phase 1c: Due to commence 2022



11. ASHBOURNE BUSINESS PARK

New 10-hectare business park with the potential to accommodate over 35,000 m² / 376,000 ft² of commercial employment floorspace, including a mix of fully-serviced plots and flexible buildings comprising B2 uses with ancillary B8 development plus E (g) uses particularly, modern light industrial workspace with the option for mezzanine floors.

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 delivered in partnership by the landowner, Derbyshire County Council and Derbyshire Dales District Council with funding support from the D2N2 Local Enterprise Partnership. The new infrastructure also provides access to the first phase of 367 new homes.

The new development links to the existing adjacent Ashbourne Airfield Industrial Estate - fully occupied with 70+ businesses and 2,000+ employees - and the focus of the District's manufacturing economy. The existing Airfield Industrial Estate is an important location for food and drink manufacturing and is occupied by several of the district's largest employers including Moy Park and Artisan Biscuits.

QUICK FACTS

Location: Adjacent to A52 - a key east-west route linking Derby and Nottingham to the M1, the A1 to the east, and the M6 to the west; 1.5 miles south-east of the market town of Ashbourne.

Planning Use: Mix of fully-serviced plots and flexible buildings comprising B2 uses with ancillary B8 development plus E (g) uses particularly, modern light industrial workspace with the option for mezzanine floors.

Partner(s): FW Harrison Estates Ltd. (Developer); Derbyshire Dales District Council; Derbyshire County Council, D2N2 LEP.

Size: Business Park 24.7 acres / 10 hectares

Status: New A52 roundabout and link road completed.

Development Value: New infrastructure plus first 5,575 m² / 60,000 ft² commercial floorspace - £10.3m.

Delivery Timescale: New link road completed with first phase of commercial development 2022.



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 for hotel, retail and industrial uses totalling c12,000m² / 130,000 ft² with capacity for 85,000 ft² high quality new and replacement floorspace including hybrid units comprising E(g) office and light industrial space, B2 general industrial and B8 storage and distribution. Industrial units to range in size from 93 – 1,394 m² (1,000 - 15,000 ft²)

The new bridge access to Riverside Business Park from the A6 has been completed.

The first 11,000 ft² building was completed in June 2021 and first lettings agreed. A further phase of new industrial buildings is planned for completion in mid-2022.

QUICK FACTS

Location: Situated on the edge of Bakewell, with access from a new bridge off the A6 - the main arterial road through the Peak District, connecting Manchester and Derby.

Planning Use: Hybrid units comprising E(g) office and light industrial space, B2 general industrial and B8 storage and distribution.

Partner(s): Litton Properties with funding support for new infrastructure from D2N2 Local Enterprise Partnership.

Size: 14 acres / 5.7 hectares

Status: New bridge in place. First 11,000 ft² building completed in June 2021 and first lettings agreed. Further phase of new industrial buildings planned for completion in mid-2022.

Development Value: TBC

Delivery Timescale: The first 11,000 ft² building was completed in June 2021 and first lettings agreed. A further phase of new industrial buildings is planned for completion in mid-2022.



13. NEW STANTON PARK

The New Stanton Park 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 sustainability at the core of the development, plans include large amounts of amenity and green space with fishing ponds, rural walkways and cycle tracks all enhanced to link the site and wider communities.

The development will see the proposed expansion of the existing rail hub, accessible by all occupiers on the park. There is a direct link to the Midland Mainline for goods and logistics movements direct to and from the UK's key ports.

The proposal is capable of accommodating the largest of goods locomotive, with a 935-metre long siding on a site of c.16.7 acres. Direct link to the Midland Mainline, allowing for distribution throughout the UK and beyond.

New Stanton Park has been identified by Erewash Borough Council as a key strategic employment and regeneration site within the Borough.

QUICK FACTS

Location: Located midway between Derby and Nottingham, New Stanton Park is ideally positioned to access the UK national infrastructure. C.10 minutes (2.5 miles) to the M1 with a HGV drive time of less than 4.5 hours to access the majority of the UK's key logistics routes, ports and airports.

Planning Use: The site is strategically located for industrial and logistics occupiers.

Partner(s): Verdant Regeneration; Erewash Borough Council.

Size: 200-acre site..

Status: Outline planning permission granted.

Development Value: In excess of £165m.

Delivery Timescale: From June 2022 for 5 years.



14. GRAPHITE

Three development plots are available for build and lease or freehold sale for flexible industrial and distribution space on established well maintained business park in Hadfield, Glossop.

The site provides an opportunity for businesses to co-locate with other High Tech engineering & science-focused companies such as Pressuretech, Maelstrom and RevoluGen as well as LD Trailers specialist vehicle manufacturers and larger scale distribution companies including JD Williams.

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.

QUICK FACTS

Location: Located within 1 mile of A57/A628 intersection with direct access to Junction 4 M67 (2 miles). Established business/industrial site 2.5 miles from Glossop town centre. Manchester city centre 12 miles. Manchester airport 18 miles.

Planning Use: B1, B2 and B8.

Agent(s): BC Real Estate or WHR. bcrealestate.co.uk
whrproperty.co.uk

Size: Plots A : 1.63 acres (0.66 Hectares) - up to 30,000 sqft/2,787sqm development (approx.)
Plot B: 1.96 acres (0.79 Hectares)- up to 35,000 sqft/3,251sqm of development.
Plot C: 7.03 acres (2.84 Hectares) - up to 120,000 sqft/11,148sqm of development.

Total 10.62 acres (4.3 Hectares).

Status: Plots available for leasehold/freehold. All plots are fully serviced with Gas, Water and Electric.

Development Value: TBC

Delivery Timescale: To be developed as bespoke build on demand. No current proposals for speculative development.



15. HARPUR HILL AND STADEN LANE

Two established business parks, home to the Health & Safety Executive and Seldon Research.

Both estates 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.

QUICK FACTS

Location: Both sites are located just to the south of Buxton town centre approximately half way between Manchester M60 orbital (25 Miles) and Chesterfield M1 (30 Miles).

Planning Use: Under planning for B1,B2 and B8 uses

Partner(s): Consideration to be given through negotiation

Size: Harpur Hill 4.9 acres (2 hectares)
Staden Lane: 3.36 acres (1.36 Hectares)

Status: Both sites are allocated with an adopted local plan for B1/B2/B8 use.

Owners are not actively developing sites themselves but can be approached by potential developers/investors.

Development Value: TBC

Delivery Timescale: Subject to Developer/business investor interest.



16. BRIDGE STREET DEPOT

Clay Cross is the recipient of £24.1m of funding from UK Government's Stronger Towns Fund which is to be used to deliver a number of urban regeneration projects to ensure the town is a thriving place for people to live and work in. Funding will also improve transport links, digital connectivity and support businesses to flourish.

The former depot site on Bridge Street is in a prime position in Clay Cross town centre directly opposite a Tesco superstore and other retail, and 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.

QUICK FACTS

Location: Clay Cross town centre. Situated adjacent to the A61 trunk road the site is approximately 10 minute drive to J29 of the M1.

Planning Use: High-quality, low carbon workspace.

Partner(s): North East Derbyshire District Council

Size: Approximately 0.5 hectares.

Status: All former tenants relocated, buildings demolished and site cleared. Some initial master planning has been carried out and market appraisal completed.

Development Value: TBC

Delivery Timescale: 1-2 years



17. EGSTOW PARK

The brownfield site at Egstow Park is undergoing significant redevelopment into a high-quality mixed-use scheme, bringing in 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.

The site is within close proximity to Chesterfield and the town of Clay Cross – which has recently been awarded £24.1m from the Government's Stronger Towns Fund to help transform the town through a range of regeneration projects.

Egstow View Business Park is suitable for a range of occupiers on a leasehold/freehold basis for Design and Build premises.

QUICK FACTS

Location: Situated on the A61, between Junctions 28 and 29 of the M1; five miles south of Chesterfield and one mile from Clay Cross town centre.

Planning Use: Outline planning permission secured for 825 residential units with reserved matters permission for initial 166 dwellings; outline planning secured for 29,500sq.m of employment land.

Partner(s): North East Derbyshire District Council; Carnworth Estates; St Modwen; Avant Homes.

Size: 204 acres.

Status: Residential developments by St Modwen and Avant Homes are underway, with sports facilities, Marston's public house/restaurant, McDonald's, Costa and Home Bargains already taking space on the wider site. Business Park opportunities available.

Development Value: TBC

Delivery Timescale: 2017 onwards.



18. THE AVENUE

The Avenue has undergone 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.

QUICK FACTS

Location: The Avenue is located along the A61, approximately 3.5 miles from Chesterfield town centre, and approximately 6 miles from Junction 29 of the M1.

Planning Use: Future phases of development on the Avenue have not yet been put up for tender by Homes England, and so are still available.

Partner(s): North East Derbyshire District Council, Homes England.

Size: The site is approximately 28 hectares in size.

Status: Residential developments on phase 1 of the site is now underway by Kier Living. The significant amount of open space and sports pitches on the site are currently open and used by the community. A primary school on the site is currently in the design stage.

Development Value: TBC

Delivery Timescale: Phase 1 of development is currently underway.



19. DOVE VALLEY PARK

Dove Valley Park is a major 200-acre industrial/distribution development site to the south west of Derby and home to Futaba Manufacturing, JCB Power Systems, Kuehne+Nagel, TopHat Industries and Truma.

A 50,000 sq m water processing, bottling and distribution facility for Lidl is under construction on the site as the MEG Group's first production plant in the UK.

The Park is a master-planned scheme with on-site infrastructure and all mains services installed, able to accommodate businesses requiring 24/7 working and secure plots. It offers high specification premises ranging from 23,000 to 500,000+ sqft (2,100 – 46,400+ sqm) with fast track construction solutions.

The site is an ideal location for national and regional distribution companies as well as manufacturing businesses and is within easy access of some of the UK's leading advanced manufacturing businesses including Alstom, Nestlé, Rolls-Royce and Toyota.

QUICK FACTS

Location: Dove Valley Park is located on the A50 East-West link, connecting Junction 24/24a of the M1 to the A500 serving Junctions 15 and 16 of the M6.

Planning Use: Strategically-located site for high-specification industrial and distribution units.

Partner(s): Clowes Developments

Size: 200 acres.

Status: Underway with plots available.

Development Value: TBC

Delivery Timescale: 5 years.



20. FORMER DRAKELOW POWER STATION

Formerly home to three coal-fired power stations, the 282-hectare Drakelow 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 area has one of the fastest growing populations in the country and is home to global businesses such as Alstom, JCB, Nestlé, Rolls-Royce and Toyota.

Bounded by the River Trent and a nature reserve, the site encompasses a National Grid sub-station and a large area anticipated for further employment opportunities in the future. The site has been substantially cleared and preparatory works completed for new infrastructure. The first residential phase of Drakelow Park has been completed by David Wilson Homes.

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 at Barton Turn.

Permission also exists on the site for new power generation facilities, alongside an existing solar farm.

QUICK FACTS

Location: Drakelow is located close to the A38/A50 intersection of the national road network in South Derbyshire.

Planning Use: Large-scale residential and commercial development, including the potential for access to the River Trent and the National Grid.

Partner(s): Countryside Homes, David Wilson Homes, E.ON

Size: 282 Hectares.

Status: Development underway.

Development Value: TBC

Delivery Timescale: Ten years.



21. SINFIN MOOR

The site offers 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.

Over the last decade, the area has had one of the fastest growing populations in the UK outside the South East, with further extensive residential land allocated across sites adjoining the southern edge of Derby.

The site has the potential to create a comprehensive, coordinated 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.

A number of global Original Equipment Manufacturers including Rolls-Royce, Alstom, JCB and Toyota are in close proximity. These businesses, along with their supply chains, draw on the area's strengths in traditional and innovative manufacturing, R&D and engineering, plus its academic strengths in engineering and technology.

QUICK FACTS

Location: Located to the south of Derby, adjacent to the A50 with links to the M1 and M6, and close proximity to East Midlands Airport.

Planning Use: It is anticipated that the site with its relationship to Infinity Park Derby will be particularly attractive to supply-chain companies in the advanced manufacturing sector, not only indigenous and UK-based organisations but also international businesses.

Partner(s): Consortium of landowners and developers.

Size: 30 hectares

Status: Allocated employment site in Local Plan.

Development Value: TBC

Delivery Timescale: Ten years.



22. SWADLINCOTE TOWN CENTRE

Swadlincote is 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. The town centre has been sensitively expanded to encompass larger modern units and to improve the convenience offer, including a new Morrisons and extended Sainsbury's supermarket. More recently, the 112,000 sqft 'Pipeworks' mixed-use scheme has attracted numerous national retailers, together with an Odeon cinema, Prezzo Italian restaurant and other food and drink outlets.

A multi-million pound programme of public realm and landscaping works has been undertaken, including repaving the historic centre, whilst the Swadlincote Townscape Heritage scheme has enhanced numerous historic building facades on the main streets.

New residential development has led to the rapid growth of Swadlincote in recent years and house building is ongoing with schemes under construction and further extensive sites allocated in the Local Plan.

QUICK FACTS

Location: South Derbyshire - with excellent road links to M1, M42, A38.

Planning Use: Residential and commercial development on a number of town centre sites. Investment opportunities are available for retail, leisure, overnight visitor accommodation, office and residential uses.

Partner(s): South Derbyshire District Council, Derbyshire County Council.

Size: N/A

Status: Underway.

Development Value: N/A

Delivery Timescale: Five years.



23. WOODVILLE REGENERATION AREA

Once the industrial heart of the Swadlincote urban area and home to numerous ceramics factories and industrial facilities, the Woodville Regeneration Area is now a mixture of active businesses and underused, vacant, or derelict land and buildings. It encompasses approximately 35 hectares of land for mixed-use redevelopment across a number of sites in an area of high demand and limited land supply.

Swadlincote has grown rapidly in recent years, with the population now exceeding 40,000, and has attracted high levels of inward investment from global companies and seen the growth of indigenous enterprises.

This much needed residential and employment land has been opened up by the construction of a new road linking the site to the A511 and the M42 at Ashby-de-la-Zouch. The Woodville Regeneration Route creates a new arterial route into Swadlincote from the east and greatly improves the prominence and accessibility of the Regeneration Area. Construction of the final section of the Regeneration Route was completed in December 2021.

Proposals exist for a mixed-use scheme including 300 homes, a local centre, 14,000 sqm (150,000 sqft) of employment space for a range of uses and new areas of public open space and landscaping on the key 20-hectare site at the heart of the Regeneration Area.

QUICK FACTS

Location: South Derbyshire - with new road infrastructure providing links to M42/A511.

Planning Use: Woodville Regeneration Area offers a range of residential and commercial development opportunities.

Partner(s): Harworth Group.

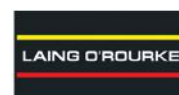
Size: 35 hectares.

Status: Underway.

Development Value: TBC

Delivery Timescale: Five years.

Join the businesses which have already invested in Derbyshire





FURTHER INFORMATION

For more details on any of the opportunities listed in this prospectus, please contact:

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