



# Key Sites



## DE56 1YD Belper North and East Mills

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). This is a prime attractive riverside location at the heart of the established Derwent Valley Mills World Heritage site.



## DE55 1BH Lily Street Farm

This site benefits from outline planning permission for mixed use development, including around 14 hectares for employment uses (B1, B2 and B8).

Once completed the whole development is proposed to include residential and commercial units.



## DE56 2LE Derwent Works

This site has been proposed in the emerging Local Plan for mixed use development, including employment uses (B1, B2 and B8). Located directly on the A6 road network the site offers a riverside location within the Derwent Valley Mills World Heritage Site with vacant space and land.



## DE5 8NN Denby Hall

The remaining parts of this site to come forward for employment development continue to be promoted in the Local plan.

Industrial units/warehouses from 5000 – 120,000 sq. ft. will be built to a high specification and design and will be suitable for B1c, B2 and B8 uses.



## DE55 7AS Shipley Lakeside

This 44-acre site (the former American Adventure Theme Park) benefits from outline planning permission for mixed use development. Plans include office and business type use, commercial and specialist retail sectors, along with healthcare, leisure development, housing and potentially an element of retirement accommodation.

MARKET TOWNS  
**Belper**

Belper has long been a centre for innovation; in the industrial revolution, it was the home of Jedediah Strutt, perhaps the most influential industrialist whose son William developed the first fireproof mill (Belper North Mill).

With the Mill now being a World Heritage site and the attractive rural environment, the town's legacy is on what much of the tourism is based.

Cradled in the Derwent Valley, On the A6 corridor and with close proximity to Derby, Ripley and Heanor, Belper is not just an iconic and historic landmark but is also a substantial employment generator with a mixed manufacturing economy derived from a number of award winning leading national companies.

- Thornton's manufactured their famous chocolates at a Belper site from 1947, now expanded and located in Alfreton.

- The nearby Denby Pottery was established in 1806 and manufactures at the original site.

- Valliant boasts its "Centre of Excellence" for training and manufacturing at a substantial site just outside the town.

- Bowmer and Kirkland head office based in Heage, Belper which supports several regional offices and national construction projects.

- Bowlers, a well-established and leading automotive engineering manufacturer which is internationally renowned whilst maintaining its British roots from Belper.

Belper is a bustling market town, seeped in history with a thriving tourist trade and community spirit along with excellent commercial opportunities making it a destination for business development and growth.



**KEY EMPLOYMENT SITE**

**Access 26**

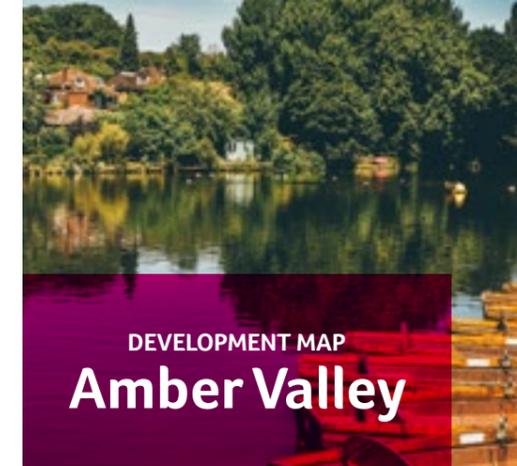
- Located adjacent to the A610 dual carriageway which provides rapid direct access to Junction 26 of the M1 motorway and the A38 and A50 dual carriageway. With excellent access to both Derby and Nottingham.
- Existing occupiers DHL, CCF (part of the Travis Perkins Group) and logistics operator 3663.



**KEY EMPLOYMENT SITE**

**Cotes Park Industrial Estate**

- Located close to Alfreton, with easy access to both A38 dual carriageway and J28 of the M1 Motorway
- Warehouse, industrial and office premises available within a large fenced and gated site.
- There are flexible leasing terms available at competitive rental levels.



DEVELOPMENT MAP  
**Amber Valley**

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**KEY EMPLOYMENT SITE**

**Lily Street Farm**

Located close to Alfreton, with easy access to both the A38 and J28 of the M1 Motorway. 14 hectares employment site for mixed use development.



**TOURIST VISITORS**

**2m**

**ANNUAL SPENDING**

**£53m**



**NEAREST AIRPORT**

**East Midlands Airport from 22 miles - 30 minutes travel time**



**TO LONDON**

**1.5 hours**



**POPULATION**

**125,900**

Invest in  
**Derbyshire**



**GET IN TOUCH**

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**KEY SECTORS**

Logistics

Construction

Advanced Manufacturing

Retail

Health and Education

Visitor Economy