

↑  
Sheffield  
14 miles



↑  
DSA  
27 minutes

# Key Development Sites



## S44 6AD Coalite

A 59 ha commercial development site across Bolsover district and North East Derbyshire district with a range of investment opportunities. The site is currently being remediated as part of a decontamination programme. Once complete, the site offers the opportunity to develop a commercial business park with almost 1 million sq ft of floorspace adjacent to M1 junction 29A.



## S43 4TD Clowne Garden Village

The Clowne Garden Village site covers an area of circa 140 ha of land situated immediately to the north of Clowne and approximately 2km from junction 30 of the M1. The proposals are set to deliver up to 1,800 new homes and 23.9 ha of employment land split between B1, B2 and B8 uses. Proposals also include space for retail, a hotel, restaurants and community green spaces.



## NG20 8RY Land off Weighbridge Road, Brook Park

Remaining plot of 1.07h within Brook Park with planning permission for B1 and B8 uses. This site is surrounded by uses associated with Sports Direct and the Tangent Business Hub to the North.



## S80 4UJ Former Whitwell Colliery site

A masterplan has been prepared for the redevelopment of the former Whitwell Colliery site, including 5.5 ha of B class employment.

↓  
Nottingham  
14 miles  
↓

↓  
EMA  
30 minutes  
↓



**KEY EMPLOYMENT SITE**

Castlewood Business Park – Prime industrial and distribution units from 15,000 to 370,000 sq ft, accessed direct from junction 28 of the M1 and the A38. Home to Alloga and the Co-operative’s regional distribution centre.



**KEY EMPLOYMENT SITE**

Markham Vale – 200 acres of prime industrial, distribution and commercial development that straddles the Districts of Bolsover, Chesterfield and North East Derbyshire. Located within an Enterprise Zone and serviced by a dedicated M1 junction 29A.



**KEY EMPLOYMENT SITE**

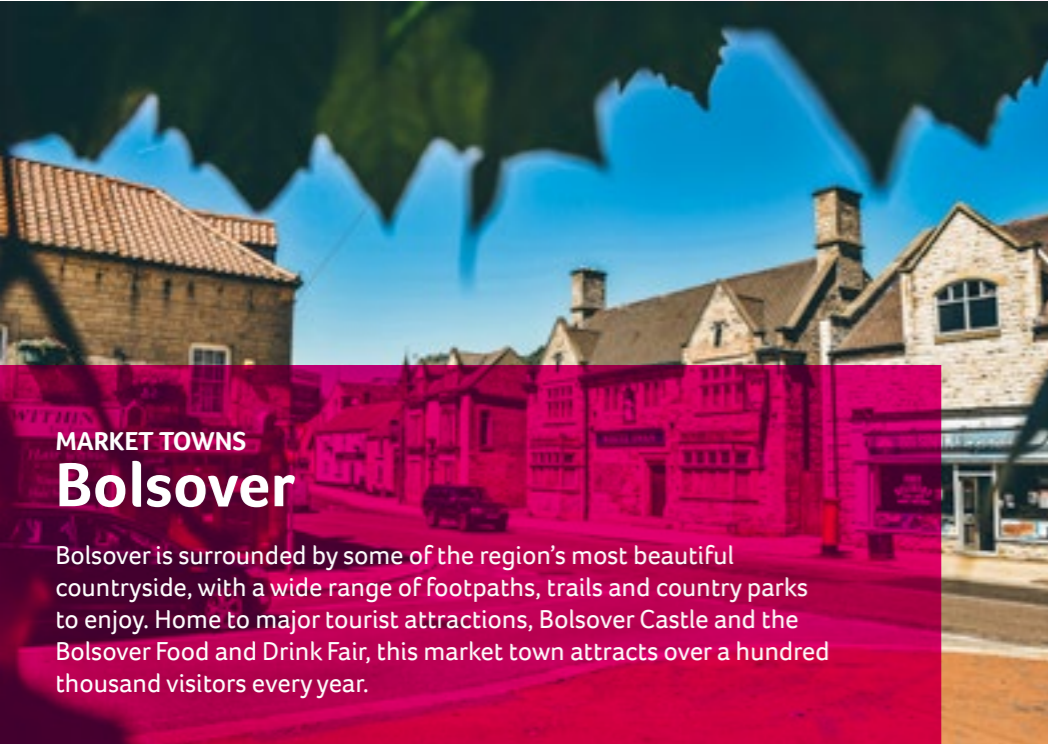
The Tangent Business Hub - The Tangent Business Hub offers a mix of high spec offices, studio workshops and light industrial units, located a few minutes from M1 junction 29.



DEVELOPMENT MAP  
**Bolsover**

Invest in   
**Derbyshire**

[investinderbyshire.co.uk](http://investinderbyshire.co.uk)



MARKET TOWNS  
**Bolsover**

Bolsover is surrounded by some of the region’s most beautiful countryside, with a wide range of footpaths, trails and country parks to enjoy. Home to major tourist attractions, Bolsover Castle and the Bolsover Food and Drink Fair, this market town attracts over a hundred thousand visitors every year.



**KEY EMPLOYMENT SITE**

East Midlands Designer Outlet – We have one of the six UK McArthurGlen Designer Outlets sited within the District at junction 28 of the M1, offering 160,900 sq ft of mixed retail, leisure and entertainment.



**KEY EMPLOYMENT SITE**

South Normanton Industrial Estate – A large industrial/distribution centre less than 1 mile from the M1, via the A38. Home to XPO Logistics and Alliance Healthcare, and recently enhanced by Nickel 28, a brand new 261,000 sq ft distribution warehouse.

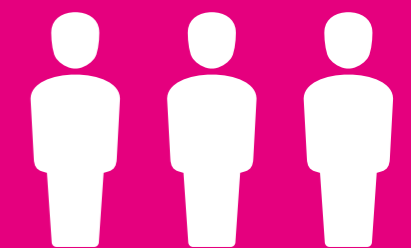


**NEAREST AIRPORTS**

**EMA from 24 miles  
- 30 minutes**  
**DSA from 23 miles  
- 27 minutes**



TO LONDON  
**2.5 hours**  
by train



POPULATION  
**79,100**

Invest in   
**Derbyshire**



**GET IN TOUCH**

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**KEY SECTORS**

Logistics

Technical and scientific

Advanced Manufacturing

Retail

Health and education