

Strategic Development Sites



DE6 1HD Ashbourne Business Park

This 9 ha site is the largest new employment allocation in the Derbyshire Dales. A new access and link road will open up the site from the A52 adjacent to Ashbourne Airfield Industrial Estate – the focus of the District’s manufacturing economy (fully occupied with 70+ businesses and 2,000 employees). It will comprise almost 34,500 sq m new commercial floor space for B1 and B2 uses with some ancillary B8 development. Planning permission granted (March 2017) as part of a 33 ha site allocated for mixed use development including 360 homes. Masterplan prepared for high quality business park with potential to support over 400 local jobs.



DE45 1GS Riverside Business Park, Bakewell

A 5.7 ha site on the edge of the market town with redevelopment opportunities facilitated by a new bridge and access from the A6, the main arterial route through the Peak District National Park. Planning consent granted for 11,428 sq m high quality new and replacement floorspace for B1, B2 and B8. Range of industrial units of 93 – 1395 sq m to be provided to support both new companies and expansion.



DE4 2JH Cawdor Quarry, Matlock

A former limestone quarry occupying 17.8 ha on the edge of Matlock. Outline planning consent (June 2018) for 470 dwellings and 1 ha employment land with the capacity for 2,800 sq m B1c light industrial workshop accommodation.



DE4 2PA Halldale Quarry, Matlock

A 27 ha former limestone quarry located 1 mile from Matlock town centre, with estimated developable area of 12 ha. Outline planning consent granted (March 2017) for 6,400 sq m B1 floorspace and 220 homes.



DE4 4LT Land off Middleton Road/Cromford Road Wirksworth

A 9.5 ha former limestone quarry, situated immediately north of Wirksworth town centre. Allocated for mixed use development with 150 dwellings and 2 ha of employment land with the capacity for 5,000 sq m B1a, B1c and B2 employment floorspace. Outline planning application under consideration.



DE4 3AU Bakewell Road site, Matlock

A 0.42 ha town centre regeneration opportunity comprising a market hall and former bus station. A car park covers part of the site at roof level. Owned by the District Council with an adjacent former bus garage site under separate ownership and sublet. The site has direct access from the A6, the main arterial route through the area. Options assessment prepared October 2018.

MARKET TOWNS

Ashbourne, Bakewell, Matlock and Wirksworth

Ashbourne, Bakewell, Matlock and Wirksworth are the District's main towns. They are the primary focus for growth and development within the district.

The market towns provide significant levels of jobs and homes, together with supporting community facilities and infrastructure. The town centres act as a focus for the surrounding rural areas and function as hubs for rail, road and bus transport.

All four towns have strategic development sites within their boundaries which will increase employment opportunities in the District. In Ashbourne, Matlock and Wirksworth these sites also have a substantial allocation of housing which will contribute to the sustainable growth and prosperity of the town in the future.

The distinctive character of each town centre relies mainly on the concentration of heritage assets – the hydropathic/spa heritage of Matlock, the medieval origins of Bakewell on the River Wye, the legacy of a former lead mining industry in Wirksworth and the Georgian streetscape of Ashbourne. These attractive assets are key to the towns' strong visitor economy and provide a high quality living and working environment.

Surrounded by superb countryside, with high performing schools and leisure facilities, the four Dales market towns offer an unrivalled rural location for living and working, whilst benefitting from being on the doorstep of surrounding cities such as Sheffield and Derby and the Peak District National Park.

The Derbyshire Dales area is one of the 10 best places to live in the UK according to the Halifax quality of life survey 2019.



KEY EMPLOYMENT SITE

Deepdale Business Park, Bakewell

A 2 ha mixed development site on the edge of the town comprising quality offices and modern light industrial units. Direct A6 access, sixteen miles from the M1 (Junction 29). Offices range from 51 – 557 sq m; industrial units range from 70 sq m to over 465 sq m suitable for class B1, B2 and B8 usage.



KEY EMPLOYMENT SITE

Cromford Creative Managed workspace

Quality managed office space within the Derwent Valley Mills World Heritage Site. Flexible office space from 20 – 120 sq m, plus co-working space for creative and technology based enterprises. Includes a Creative Lounge for networking, fully equipped meeting rooms and all inclusive rental rates.



DEVELOPMENT MAP

Derbyshire Dales

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KEY EMPLOYMENT SITE

Molyneux Business Park, Darley Dale

Quality office space (1,384 sq m) and modern industrial space (2,369 sq m) in nine buildings adjacent to the A6 at Darley Dale, between Bakewell and Matlock. The main building, Stancliffe House, has a 15 small all inclusive offices plus medium and larger units.



TOURIST VISITORS

5m

ANNUAL SPENDING

£340m



NEAREST AIRPORT

Central location with 3 major airports within 1 hour drive time



KEY EMPLOYMENT SITE

Hathersage Park

Quality business units and office space from 65 sq m, situated in a modern business park on the outskirts of Hathersage. Benefits from easy transport links (walking distance to railway station on Sheffield to Manchester line).



TO LONDON
2.5 hours
by train



KEY EMPLOYMENT SITE

Ashbourne Airfield Industrial Estate

This 35 ha site (a former RAF airbase) is now the largest employment location in the Derbyshire Dales and the district's manufacturing economy. The site is fully occupied with more than 70 businesses employing over 2000 people, including major employers such as Moy Park, Trouw Nutrition, Artisan Biscuits and Nenplas.



POPULATION

71,000

SKILLED WORKFORCE

47%

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KEY SECTORS

Manufacturing

Knowledge based, creative and digital industries

Visitor Economy

Food & Drink

Aggregates and Minerals