



# Key Development Sites



## SK13 1QH Graphite

Three plots on well maintained established business park 2.5 miles from J4 of M67 and 12 miles from Manchester city centre. Plots of 1.6 to 7 acres which could accommodate units between 30,000 - 120,000sqft development.



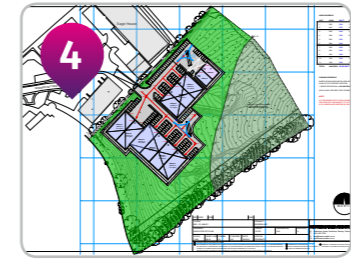
## SK13 8HB Wren Nest Road

Mixed use development site of 6.18 acres, adjacent to a well established business park and retail units. Close to Glossop town centre and located on main Manchester- Sheffield link road. Suitable for office, industrial and retail uses, subject to planning permission.



## SK23 0TX Hayfield Road, Chapel-en-le-Frith

A high specification rural office development with high tech companies as neighbours. Two remaining available units for lease, 6,000 sqft and 4,000 sqft respectively and ready for occupation spring 2019. Within area attracting high skill base and easy reach of Manchester/ Sheffield train.



## SK23 0QZ Chapel Business Park

Two opportunities in popular high skilled business park in Chapel-en-le-Frith, with adopted employment allocation adjacent to advanced engineering and bio-tech companies.

- Development of 11 new units to commence construction in 2019, subject to planning permission (4666 sqm/52,225 sqft in total).
- Land for bespoke commercial development (all tenures considered) 6 acres, subject to planning permission.



## SK17 9JL Harpur Hill Business Park

Two opportunities in a popular business park with an adopted employment allocation to the south of Buxton – home to UK Health & Safety Executive Laboratories, Xpo Logistics and Buxton & Leek College Skillbase training centre.

- Land for bespoke development.
- Development of 11 new B1/B8 units to commence construction in 2019.





### KEY EMPLOYMENT SITE

Allocated sites in Adopted High Peak Local Plan seeking potential investors/developers.



### SKILLED WORKFORCE

- Proximity to Greater Manchester attracts professional, highly skilled workforce.
- 43% with level 4+ qualifications.



### MARKET TOWNS

## Glossop

Glossop is a stylish market town in the High Peak with a thriving high street, creative/digital community and strong engineering/manufacturing centre. Located just 12 miles (20km) from Manchester City Centre and 24 miles (39km) from Sheffield, Glossop has a population of 33,000. Being is a stone's throw from the rugged moorland of the Dark Peak yet with excellent transport links to the Manchester's Media City makes Glossop a popular as a place to live, work and visit.



### RETAIL

- District wide retail occupancy at 92.8% compared to UK average of 89.9%
- Thriving market towns and high streets provide investment opportunities
- 2019 will see Danibus opening Buxton's iconic Georgian Crescent as a five-star thermal spa hotel.



### DEVELOPMENT MAP

## High Peak

Invest in   
**Derbyshire**

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### MARKET TOWNS

## Buxton

Buxton, home to Buxton Water™, is an elegant Georgian Spa town and highest market town in England. Located 24 miles from Manchester City Centre with ½ hourly train service, the town is both a popular professional and employment location with 22,000 residents. As the principle large town in the Peak District, home to International Buxton Opera Festival & Fringe, University of Derby's Buxton Campus and a wealth of independent shops and restaurants, the town is an extremely popular tourist destination. The development of the Five-star Buxton Crescent and Thermal Spa Hotel in 2019 will further increase the towns profile.



### THRIVING BUSINESSES

- 3900 enterprises in the district
- Net annual growth of circa 2%
- New speculative business units under development
- Strong business survival rates - 6% above UK averages.



### NEAREST AIRPORT

## Manchester International Airport from 12 miles - 24 minutes travel time

(30 minutes from Glossop; 45 minutes Buxton)

  
Invest in **Derbyshire**

  
High Peak Borough Council  
*working for our community*

  
European Union  
European Regional Development Fund

**GET IN TOUCH**  
01332 201 860  
[maya@marketingderby.co.uk](mailto:maya@marketingderby.co.uk)  
[investinderbyshire.co.uk](http://investinderbyshire.co.uk)  
[regeneration@highpeak.gov.uk](mailto:regeneration@highpeak.gov.uk)



### TO LONDON

## 2.45 hours

(3 hours Glossop,  
2.45 hours Buxton)



### KEY SECTORS

Bio-Research

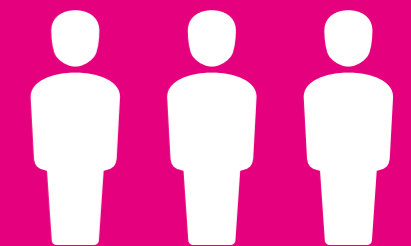
Creative industries

Advanced manufacturing

Visitor economy

Engineering

Minerals & aggregates



### POPULATION

## 92,100

### WORKING

## 81.5%

### HIGH SKILL

## 43%