



Key Development Sites



Avenue

The Avenue has undergone a significant remediation programme, resulting in a 51 hectare development platform in a site with a total of 120 hectares. Planning permission has been granted for 469 homes, a new school leisure and community facilities, commercial development and country park. The first phase of housing to deliver over 250 homes is in underway.



Egstow Park

Previously known as the Bi-water industrial site and a former landfill, Egstow Park was acquired by St. Modwen in 2013, with outline consent for 980 homes, employment land up to 25,000 m² / 26,900 sq ft, local centre, hotel and/or care home and public open space.



Callywhite Lane Expansion Land

Situated immediately adjacent to the popular Callywhite Lane Industrial Estate, this 6 hectares of expansion land presents an opportunity to deliver high quality commercial accommodation in a business park setting.



Coalite (Tudor Cross)

The Tudor Cross project offers a range of investment opportunities for both commercial and residential sales. The site is currently being remediated as part of a five year decontamination programme. Tudor Cross offers the opportunity to develop a 59 hectare commercial business park with over 90,000 sm² / 968,752 sq ft of floorspace.



MARKET TOWNS Dronfield

Dronfield is one of Derbyshire's largest market towns, and is a safe and attractive place to live. Conveniently located for accessing the Peak District and Sheffield city centre, the town has its own railway station located on the Midland Mainline with regular trains to Sheffield, Nottingham, and the national network.



KEY EMPLOYMENT SITE

Westthorpe Business Innovation Centre

Located near the town of Killamarsh, Westthorpe Fields provides office and light industrial property opportunities. Westthorpe Business Innovation Centre, a multi-million pound bespoke business centre offers top quality office units in a managed workspace environment, has units ranging in size from 185sqft to 2000sqft and is within 10 minutes of Junction 30 of the M1.



KEY EMPLOYMENT SITE

Coney Green

Located on the outskirts of the market town of Clay Cross, Coney Green provides a variety of opportunities for businesses. Coney Green is also home to Coney Green Business Centre, a multi-million pound facility operated by North East Derbyshire District Council, providing high quality office workshop and industrial units in a managed workspace environment, as well as meeting and conference facilities. Coney Green is situated approximately 10 minutes from Junction 29 of the M1.



DEVELOPMENT MAP NE Derbyshire

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Derbyshire

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KEY EMPLOYMENT SITE

Callywhite Lane Industrial Estate

Callywhite Lane Industrial Estate in Dronfield is approximately 35 hectares in size and provides a wide range of commercial premises in a popular location. The Estate is conveniently located for Sheffield, has good access to the national road network, and is within walking distance of Dronfield railway station.



NEAREST AIRPORT

East Midlands Airport and Doncaster Sheffield Airport from 45 minutes



KEY EMPLOYMENT SITE

Holmewood Business Parks

Providing logistics and business premises to a number of nationally and internationally significant businesses, these two business parks are located within 5 minutes of Junction 29 of the M1.



Invest in
Derbyshire

North East
Derbyshire
District Council

European Union
European Regional
Development Fund

GET IN TOUCH

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KEY SECTORS

Construction

Retail

Manufacturing

Health and Education

Tourism

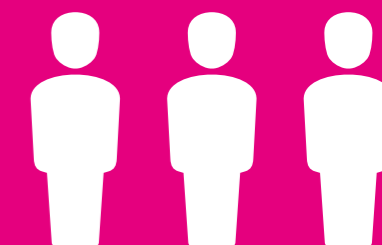
Business Services



TO LONDON

2 hours

by train, reducing
with HS2



POPULATION

100,800