



DerbySHIRE

Investment opportunities in
Derby and Derbyshire, UK



INVEST IN DERBY & DERBYSHIRE

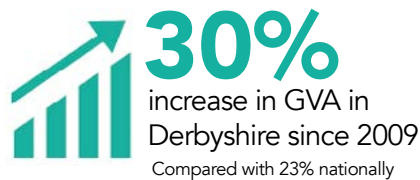
As the birthplace of the Industrial Revolution, and home to the world's first factory built in 1721, Derby and Derbyshire has innovation in its DNA.

The D2 area's economic performance has been identified as the strongest in the UK and is rated as one of the best places to invest.

3rd Fastest Growing
UK City Economy



Q3 2017 - Centre for Economics and Business Research



Derby is the UK's most central city and the county of Derbyshire has some of the country's most breathtaking countryside and many historic, stately homes - including Chatsworth House and Kedleston Hall.

The area benefits from close proximity to the major motorway networks and a regular train service to London St Pancras is just 89 minutes away.



International airports including East Midlands, Birmingham and Manchester, are also close by.

Our businesses, connectivity, innovation, natural environment, iconic landscapes, exporting and cutting-edge manufacturing and engineering firms provide our competitive advantage and this prospectus outlines the next wave of investment opportunities in D2.



Rolls-Royce



TOYOTA
MANUFACTURING UK



BOMBARDIER
the evolution of mobility



DISCOVER DERBY & DERBYSHIRE

Marketing Derby creates employment by attracting inward investment.

Marketing Derby is funded by Derby City Council and over 320 of the city's businesses, called Bondholders.

Marketing Derby has a reputation for its innovative use of Embassies and Ambassadors, with a successful track record in attracting 4,522 jobs and £195m investment.

Derby is home to leading business brands including Bombardier, the world's largest train builder, and Toyota, the world's largest automotive company. The city is also world HQ for Rolls-Royce, which employs over 15,000 people in Derby.

Marketing Derby is also responsible for inward investment enquiries for the County. Derbyshire is an exceptional place - home to some of the UK's most beautiful countryside and finest heritage assets.

As well as outstanding history, Derbyshire is globally renowned for world leading businesses such as JCB, John Smedley and Buxton Water – all proud to be Derbyshire and all with an international reputation for excellence.

Contact Katie, Tom or Maya to discuss the investment projects within this brochure.



KATIE DELVE
Inward Investment Executive
katie@marketingderby.co.uk



TOM ERSKINE
Inward Investment Executive
tom@marketingderby.co.uk



MAYA YATES
Inward Investment Executive
maya@marketingderby.co.uk

investinderby.co.uk / +44(0)1332 201860

DERBY

Performance Venue



A vision for a new performance venue

This 3-acre site is owned by Derby City Council and development will include an iconic £44m performance venue, remodelled Victorian Market Hall and significant investment to transform the Market Place. This scheme will provide high-quality opportunities for retail and leisure uses as well as a new performance venue capable of drawing audiences from across the UK.

This scheme provides an outstanding opportunity to provide high visibility regeneration for Derby city centre and is backed by support from public funding partners.

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Tudor Cross



Former Coalite Commercial Estate

This 140-acre industrial and residential development is adjacent to the UK's primary north/south arterial route, the M1 and the successful Markham Vale Business Park. The former smokeless fuel/chemical site is currently undergoing remediation works as part of a phased 5 year decontamination programme.

Outline planning consent has been obtained for a mix of industrial and residential units. Tudor Cross offers the opportunity to develop a 59 hectare commercial business park

with over 90,000 square metres of floor-space for high-quality growth businesses in targeted sectors along with up to 800 new homes.

The project offers a range of investment opportunities for both commercial and residential land sales as well as for the development of centres in high priority sectors such as logistics, life sciences, food and drink manufacturing and construction.

DERBY

Market Hall



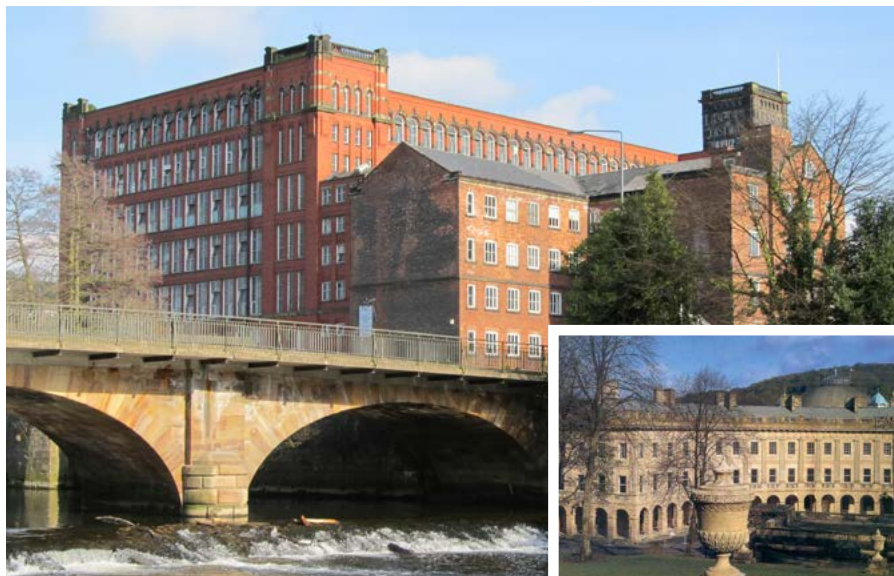
The Market Hall

The Market Hall lies at the heart of Derby city centre and presents a substantial retail and leisure regeneration opportunity. Built in 1866 by the same engineers who built London St Pancras station, it is home to numerous independent retailers in a magnificent Victorian setting.

A substantial refurbishment is planned to bring the Market Hall into the 21st century with outstanding retail and leisure facilities proposed.

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A6 Enterprise Corridor



Belper Mills

The Crescent, Buxton

Up to 30 hectares of development land is available in a unique opportunity in the High Peak of Derbyshire. 30km from Manchester Airport and with a new link road, there are several opportunities for investment along the A6 for commercial development. Alongside this there is a major regeneration project taking place in the town of Buxton opening up opportunities for both residential and retail / leisure developments in the town.

Further along the A6 within the Derwent Valley Mills World Heritage Site, the town of Belper has unique residential, commercial and leisure investment opportunities. The Grade 1- listed Belper Mills site has the regeneration potential to become an iconic mixed-use development. Other sites in this popular historic market town have the potential to become much-needed new commercial and leisure opportunities whilst retaining their heritage appeal.

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Becket Well



A vision for Becket Well

Aerial view of the site

A 3-acre site within Derby city centre, this mixed-use scheme can include elements of residential, commercial and leisure uses. This scheme will have a substantial impact on raising aspirations in this part of the city centre, close to the main retail and leisure core.

Situated on the edge of the historic Cathedral Quarter, Becket Well is an outstanding opportunity with significant interest from retail and leisure operators in this popular part of the city centre.

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Drakelow



Drakelow

The 282-hectare site is located alongside the River Trent and is one of the largest brownfield sites in the region. The site was once the location of three coal-fired power stations. Planning permission exists on the site for a new 1200 MW Combined Cycle Gas Turbine (CCGT) power station to supply a million homes. Elsewhere on the site, planning permission exists for 'Drakelow Park', a 110-hectare new settlement.

This will include a 12-hectare employment park, two local centres encompassing retail/leisure/ community provision and 2,239 dwellings, including a retirement village. A further 96-hectare remains available for employment uses.

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Infinity Park Derby



Infinity Park Derby

The iHub

This 100-acre technology and commercial park is adjacent to Rolls-Royce's civil aerospace global HQ. The site has Enterprise Zone status, offering a range of benefits to businesses looking to locate here, including enhanced capital allowances and business rates relief.

Development opportunities range from 5,000 sq ft - 1,000,000 sq ft for advanced manufacturing, hi-tech and logistics businesses.

The heart of the site is now designated on the University of Derby Science Park. The first building open on the park is the iconic iHub, which is a state-of-the-art facility designed for transport engineering supply chain businesses.

The iHub includes offices and workshops, access to specialist advisors, rapid-prototyping services and conference facilities.

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Markham Vale



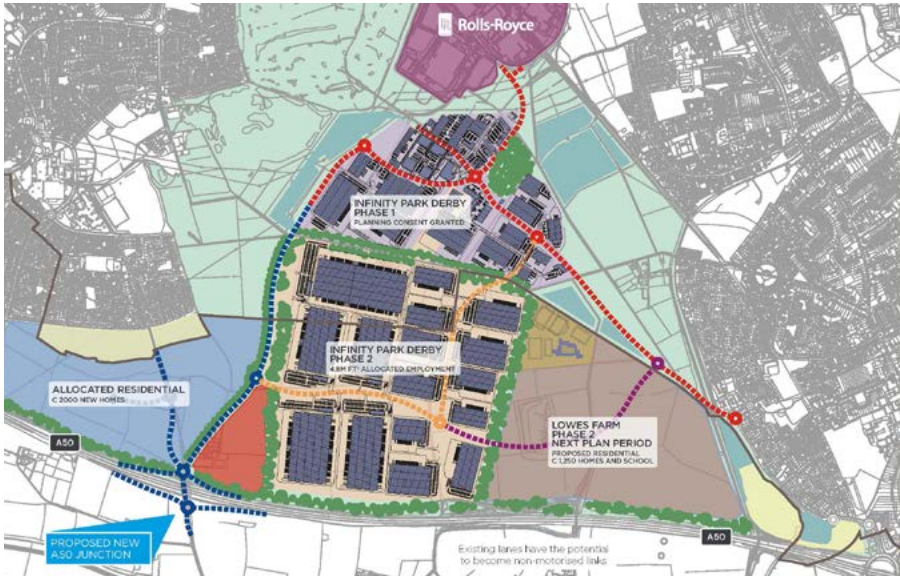
Markham Vale

Markham Vale is a highly successful 80ha of prime industrial, distribution and commercial development located in the heart of the UK's motorway network, between Sheffield and Nottingham. The park has immediate access to the M1 motorway, making it one of the UK's premier logistics location.

Occupying the site of several former collieries, the development offers a diverse range of industrial, warehouse and office accommodation ranging from 300 sqm units to over 28,000sqm. Remaining investment opportunities exist for industrial and distribution on the recently regenerated Markham Vale North whilst Markham Vale West presents opportunities for high-value leisure, hotel, retail and restaurant development.

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South Derby Growth Zone



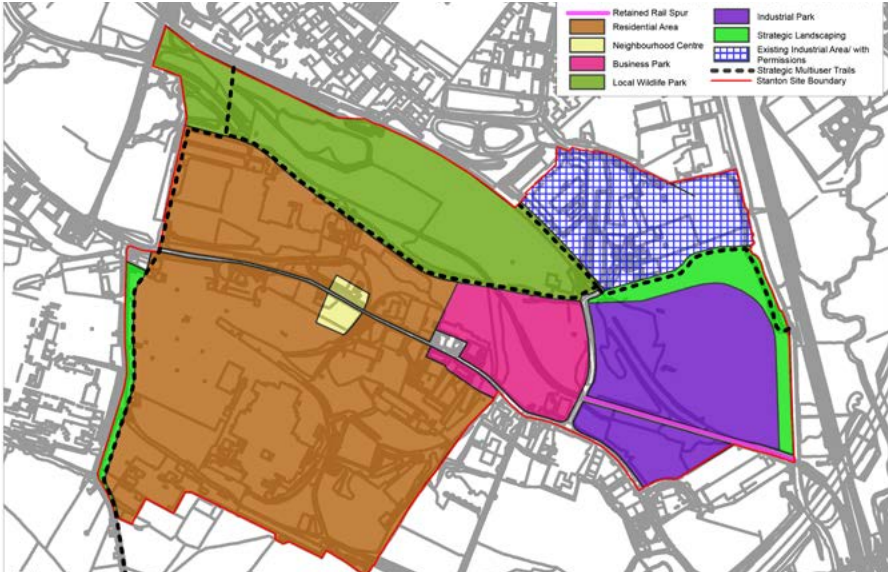
Proposed South Derby Growth Zone

This project is seen as a vital part of the growth of Derby in the coming years. At the heart of the scheme is a 7.5 kilometre road connecting Enterprise Zone Infinity Park Derby to its own junction on the A50. This road will unlock space that will provide 3,250 new homes, 4.8 million sq ft of employment space and an additional 5,000 jobs.

This scheme is expected to provide an additional economic benefit of c. £2.5 bn to the city with a cost benefit ratio of at least 20:1, whilst also easing traffic congestion.

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Stanton



Stanton regeneration scheme

This site offers the opportunity to invest in a large scale regeneration scheme to develop a former iron works into a new neighbourhood and major employment area.

Located between the cities of Nottingham and Derby, this 130-hectare site is of regional importance, particularly with the High Speed Railway Station proposed less than 4 kilometres from the site.

Major infrastructure and decontamination works are required to bring this site to fruition. The site has the potential for 2,000 homes, 27 hectares of employment land, a new school, health centre and community facilities.

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Derby North Riverside



Proposed Derby Waterside

A vision for Derby Riverside

Running through the heart of Derby city centre, the River Derwent is set to undergo significant change in the coming years. Having seen successful recent development on the south side of the river, a package of flood defence works, which has received planning permission, is set to unlock 120,000 sqm of development space on the north side of the river.

Suitable for residential and commercial use, the opportunity exists to create a new thriving quarter of the city. Sites are in mixed ownership and subject to masterplanning, which is currently being undertaken by Derby City Council.

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Chesterfield Waterside



Proposed mixed-use urban village

Chesterfield Waterside is an innovative and sustainable £340 million scheme and currently one of the largest regeneration projects in the UK.

Chesterfield Borough Council, Bolsterstone Group Plc and Arnold Laver Ltd are partners in the development, which is situated directly adjacent to the mainline railway station (London St Pancras 1 hr 55 mins) and alongside the A61.

It is a major mixed-use scheme to the immediate north of Chesterfield town centre. It will include:

- The creation of a new community with 1,200 modern houses and apartments
- New employment opportunities in Grade A office accommodation
- Shops, cafes and bars around the new canal basin and public square
- A network of open spaces and a park along a rejuvenated Chesterfield Canal and River Rother

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Elvaston Castle



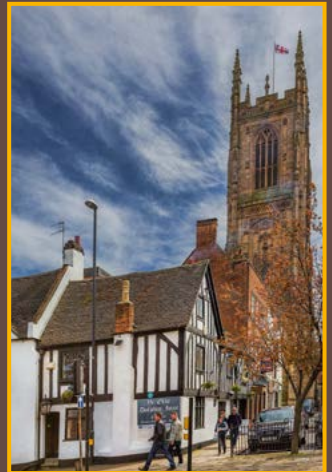
Elvaston Castle

The 121-hectare Elvaston Castle and Estate is a mixture of historic buildings, formal gardens and parkland close to the city of Derby.

At its core is Elvaston Castle, for 400 years the home of the Stanhope family, who later became the Earls of Harrington. The Castle is a predominantly nineteenth-century creation built around an earlier seventeenth-

century house, with a range of nearby courtyards and stable buildings.

A ten-year regeneration plan for the restoration and redevelopment of the castle estate is in place which provides significant opportunities for retail, luxury hotel accommodation and conference venue as well as small scale residential and office development.





D² DERBYSHIRE