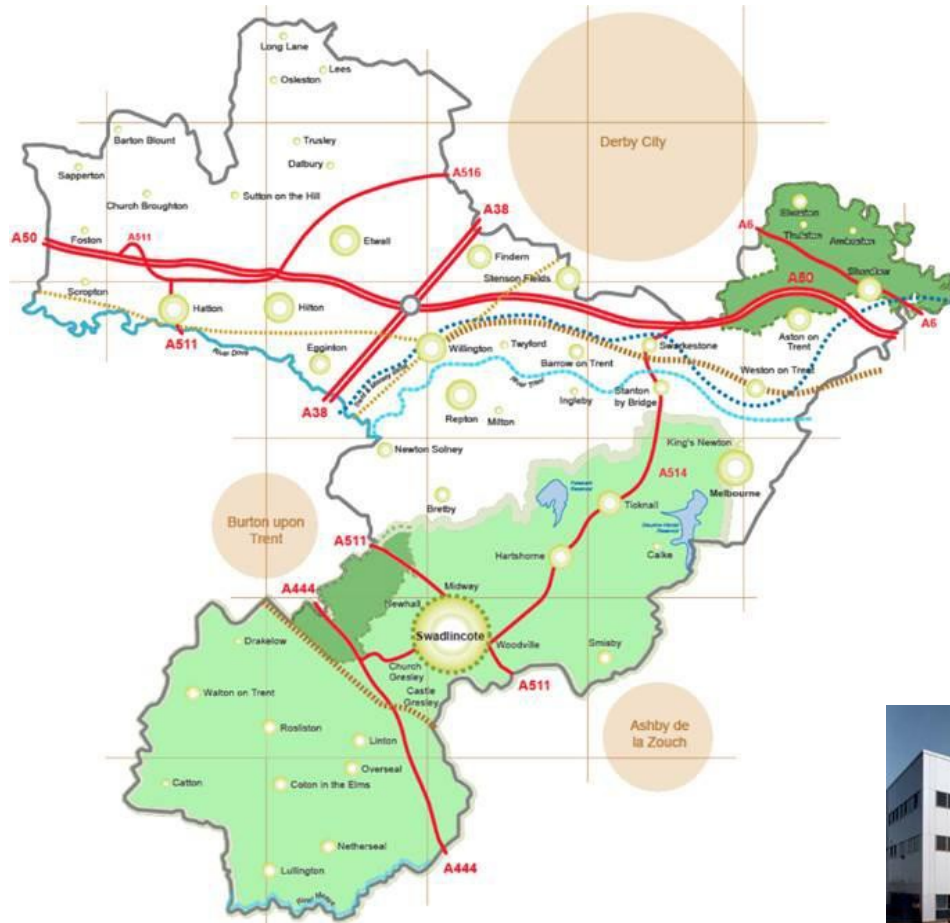




# Invest in South Derbyshire

At the Heart of The National Forest,  
and the centre of Manufacturing  
and Engineering in the Midlands

# South Derbyshire at the heart of the National Forest



South Derbyshire is the perfect environment for business. A combination of good transport links, an adaptable and well-trained workforce, strong support services and a focus on Advance Manufacturing & Engineering have led to the District becoming one of the fastest growing areas in the Country.

For investors looking at new opportunities, the area can offer a wide range of sites and premises at competitive prices.



**Dove Valley Park  
Foston**



**Gresley Office Park Tetron  
Point, Swadlincote**

# Swadlincote Town Centre

Swadlincote is the 'Market Town of The National Forest', situated 3.5 miles southeast of Burton-upon-Trent and 10 miles south of Derby. It is the main town of South Derbyshire and famous for its rich mining and pottery heritage, including the blue & white striped 'Cornishware'.

The town has many daytime and evening leisure opportunities including Odeon Cinema, Swadlincote Ski & Snowboard Centre, Green Bank Leisure Centre and outdoor recreation spaces such as Swadlincote Woodlands, Maurice Lea Memorial Park and Eureka Park. Prezzo is a recent addition to the town's food and drink offer.

Shopping in the town is an exciting mix of big name stores and independent traders with over 130 retail outlets in a pedestrianised shopping centre, including major names such as Boots, Argos, Clarke's and Sainsbury's, together with independent stores such as Frank Baumgartner & Sons Jewellers. There is an award-winning traditional Market that takes place every Tuesday, Friday and Saturday, together with a Farmers' Market that opens on the last Thursday of the month and numerous annual events.





# Town centre investment

Major town centre investment sites within Swadlincote include the following, suited to a variety of uses:

**Area 2:** Civic Centre, Civic Way – The site is occupied by a range of uses including the Civic Offices, bus station, former market hall and car parking, together with County Council Library and Post Office sorting office. This site sits alongside

**Area 4:** Emergency Services Depot - This is a great redevelopment opportunity to contribute to the creation of the Midland Road gateway. These sites are set out in the Swadlincote Town Centre Vision & Strategy which aims to build on the success of The Pipeworks retail/leisure/residential scheme.

**Area 5:** Comprises of land between Midland Road and Belmont Street. The sites form a prominent site with an extensive frontage on to Civic Way with potential for many uses from retail, leisure, and office through to residential.



**Area 6:** The Delph Block – Comprises of retail, food & drink and health & beauty premises in multiple ownership. The buildings are possibly the most prominent in the town and present a great opportunity to create a landmark building in the town centre.

# Dove Valley Park

Dove Valley Park is at the centre of one of the Country's most important manufacturing areas. Derby, Burton, Nottingham, Stoke-on-Trent and Birmingham are all within a short distance. Numerous major manufacturing companies close by include Toyota, Rolls Royce, JCB and Nestlé.

- 200 acres with planning consent for 2,300,000 sqft (215,000 sqm) of business space (Phase One).
- Direct access onto the adjacent A50.
- Individual plots can satisfy requirements from 20,000 sqft (1,858 sqm) to over 500,000 sqft (46,450 sqm).
- All main highways on site have been adopted by the Highways Authority and gas, water, electricity and telecom services are installed and available.
- Planning permission has also been granted for a new Truck Stop facility south of the A50 opposite Dove Valley Park.



[www.dvpuk.com](http://www.dvpuk.com)





# Tetron Point Leisure

An extensive 200 acre site predominantly owned by Harworth Estates located on the western edge of Swadlincote, the market town of The National Forest.

The site incorporates Swadlincote Golf Centre with a driving range (now open) and a golf course (under construction). Plans have been approved for a hotel and approximately 400 quality new homes, with further leisure opportunities. This is an excellent location for visitors with direct links to the A444, M42 and A50 and within easy reach of East Midlands Airport and Burton-Upon-Trent Railway Station.



[www.harworthestates.co.uk](http://www.harworthestates.co.uk)

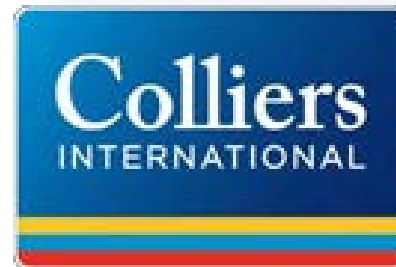


# Cadley Park

Development land suitable for a number of uses.

Cadley Park is one of the last remaining plots at Tetron Point business park. Situated to the west of the town centre, this is a unique opportunity to acquire a compact, cleared site with potential for a dedicated rail connection onto the Burton-Leicester line (subject to remedial works).

- Total gross site area of 23.5 acres (approx.) with immediately usable site of 5.5 acres (approx.)
- Situated in the immediate vicinity of Tetron Point business park and Cadley Hill industrial estate
- Separate access directly onto the A444 Burton Road, linking to the M42
- Suitable for open storage/industrial uses



**Lambert  
Smith  
Hampton**

[www.harworthestates.co.uk/property](http://www.harworthestates.co.uk/property)

# Hilton Business Park

Hilton Business Park is strategically located less than 1 mile from the A50 (M1-M6 link road), approximately 3 miles west of the A38 at Burnaston.

The Hilton Business Park draft masterplan proposes 18 acres of employment land.

- A new primary school
- up to 485 new homes
- a doctor/dentist surgery, and
- public access to existing and proposed green spaces

[www.hiltonredevelopment.co.uk](http://www.hiltonredevelopment.co.uk)





# Drakelow Park

Drakelow Park is a 110 hectare brownfield site with planning permission, including:

- An employment park of approximately **50,000 sqm** of employment space for research and development and light industry
- Approximately 2,200 new homes, including family homes and a retirement village
- About 35 per cent of the site will be green spaces, including parks, village squares, mature woodland, riverside walks, sports pitches, green corridors and a woodland nature trail
- Improvements to transport infrastructure include a new link to the A38 plus a public transport hub in each local centre with covered waiting areas, new buses and opportunities for real-time info
- New safe pedestrian and cycle routes.



[www.drakelowpark.com](http://www.drakelowpark.com)



# Tollgate Park Woodville

This 20ha site in Woodville is an excellent opportunity for a commercial developer looking for a central location in the Midlands.

The mixed use site is surrounded by The National Forest and within close proximity of Swadlincote Town Centre, and the A38, M42, A50 and M1.

The success of the Woodville site is of critical importance to the future economic growth of Swadlincote and the wider area. It is therefore a key strategic priority for the D2N2 LEP.



Fig 2: Site context

# Infinity Park extension

Infinity Park Extension is a circa 30 hectares site identified within South Derbyshire District Council's Draft Local Plan as a strategic employment allocation.

This site is at the heart of the road and rail networks, just 90 minutes from London and 10 miles from East Midlands Airport. Located adjacent to Infinity Park Enterprise Zone and the world headquarters of Rolls-Royce Civil Aerospace and close to OEMs such as Toyota, Bombardier and JCB, Infinity Park Extension will provide an excellent location for global business relocations.

With a travel to work population of 2.1 million and access to 6 million people within one hour (ONS, 2013), Infinity Park Extension is a great opportunity for an investor wanting a strategic development site within the Midlands.

Contact telephone 01283 595725 or email [economic.development@south-derbys.gov.uk](mailto:economic.development@south-derbys.gov.uk)

