



# Chesterfield

investment guide

MARKET ESSENTIALS 2020

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# Discover Chesterfield.

Centrally located in the UK, a popular and established destination for both businesses and tourists. Chesterfield is the ideal base for individuals and companies looking for the perfect location to travel to other parts of the UK quickly and effectively. It's well served by the M1 and the Midland Mainline. Chesterfield is within a 90 minute drive of four major airports.

It offers the perfect balance between a busy town lifestyle and the quiet countryside way of life that many people are drawn to. It presents the perfect balance of local independent retailers and all the desirable high street names you need for a shopping trip. It is set on the edge of the glorious Peak District, which is a great outdoor experience for all and a popular holiday destination. The GVA in Chesterfield has grown by 28% in the last 5 years, provides jobs for over 48,000 people and receives in excess

of 20,000 inward commuters each day. With new schools and one of the largest colleges in England, Chesterfield is home to a wide range of businesses including IT specialists, world class engineering and communications companies. From arts and culture, hotels and an historic central market place, the town has a vibrant heart. The announcement of an HS2 Station for Chesterfield will further improve rail connectivity and capacity in the future.

History and  
modernity go  
hand in hand





# The rise of regeneration.

There are currently over £1 billion of regeneration projects in progress and many more opportunities on the way including a masterplan to redevelop the town centre.

## Chesterfield Waterside

An innovative, sustainable £320 million scheme, currently the 47th largest regeneration project in the UK. The development has risen from the remains of the old Trebor factory and is a major mixed-use regeneration programme to the immediate north of the town centre.

The development includes 1,500 modern houses and apartments, new employment opportunities in Grade A office accommodation. The development is situated directly adjacent to the mainline railway station, shops, cafes and bars around the new canal basin and public

square with a network of open spaces and a park along a rejuvenated Chesterfield Canal and River Rother.

The scheme has taken a major step forward following the award of a £2.7million Sheffield City Region Infrastructure Fund (SCRIF) grant. The grant, which was secured by Chesterfield Borough Council in partnership with developers Chesterfield Waterside Limited, has enabled the first phase of the development's £75 million Basin Square scheme to be brought forward by the site's developers.



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## Walton Mill

The £56 million Walton Mill project, will see the restoration and conversion of Grade II listed Walton Works building and Mill Terrace. This proposal is for a mixed use hybrid, planning and listed building application for retail floor space, a public house and 300 new homes.

The re-development will include:

- 4,500m<sup>2</sup> new retail developments
- 564m<sup>2</sup> public house
- 22 dwellings close to Mill Terrace
- Two residential blocks containing 76 dwellings
- 300 new dwellings on Boythorpe Works

## Northern Gateway

The scheme was approved by Chesterfield Borough Council in July 2016 to improve the town's northern entrance and create 500 jobs. The plans include an enterprise centre for start-up and medium sized businesses on the site of Holywell Cross (Donut) car park as well as

the provision of a new Saltergate multi-storey car park. There will also be environmental and street improvements to Elder Way and part of Knifemithgate, to improve the area for pedestrians and encourage more people to use the area.



# A booming business hub.

Centrally located in the UK Chesterfield is superbly connected, has an abundance of new business premises and room to grow.

The town and local area has a great pool of talent for all types of business. With over 7 million people within a one hour radius, it's a really cost effective place to locate a business. It provides two Innovation Centres at Tapton Park and Dunston, offering the opportunity for start-up businesses to establish themselves and grow. Alongside these, there are several other offices and manufacturing units to suit all types of business.

Chesterfield Champions network run by Destination Chesterfield and a proactive Chamber of Commerce alongside other business networking groups means there are always a multitude of business events taking place. Chesterfield also offers close ties with the cities of Sheffield, Nottingham and Derby, providing all the elements a business would need to succeed.

## Markham Vale

The scheme is a 200-acre business park with direct access to the M1 via a dedicated junction, J29a. This prime development site offers space for industrial, warehouse, hotel, office or retail

builds. In June 2020, work to build two large new industrial units began following a £25 million deal.

## Regional Employers

Rolls-Royce, Toyota, JCB  
Nestle and Thorntons.





# Centrally connected.

The M1 motorway is on the doorstep, regular and direct trains operate from the local station and four major airports are no more than 90 minutes away.



**Set to benefit from HS2 roll out with a train link journey time of just 16 mins to the East Midlands hub**

Chesterfield will benefit from a HS2 station as well as an infrastructure maintenance depot in the borough. This will generate many opportunities for the town, from new jobs, to developing new homes and attracting new business investment.

HS2 is already driving major regeneration of the town centre and adjacent industrial areas, and this will only continue.

In terms of transport Chesterfield is:  
Under two hours to London by train  
12 miles from Sheffield  
15 minutes from the Peak District  
Less than one hour's drive to 12 universities  
Only 90 minutes from the east coast ports of Goole, Grimsby, Hull

# Conclusion.

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**Chesterfield has a lot going on at the moment and it's not slowing down anytime soon.**

With its strong employment base, growing community of working professionals and key infrastructure development, Chesterfield is definitely an up and coming location.

This combined with over £1bn of investment taking place in the Chesterfield Borough, the people of Chesterfield are already starting to see the changes take effect, with demand for housing continuing to rise. With this in mind it is our view that Chesterfield will out-perform the market average over the next 5 years.