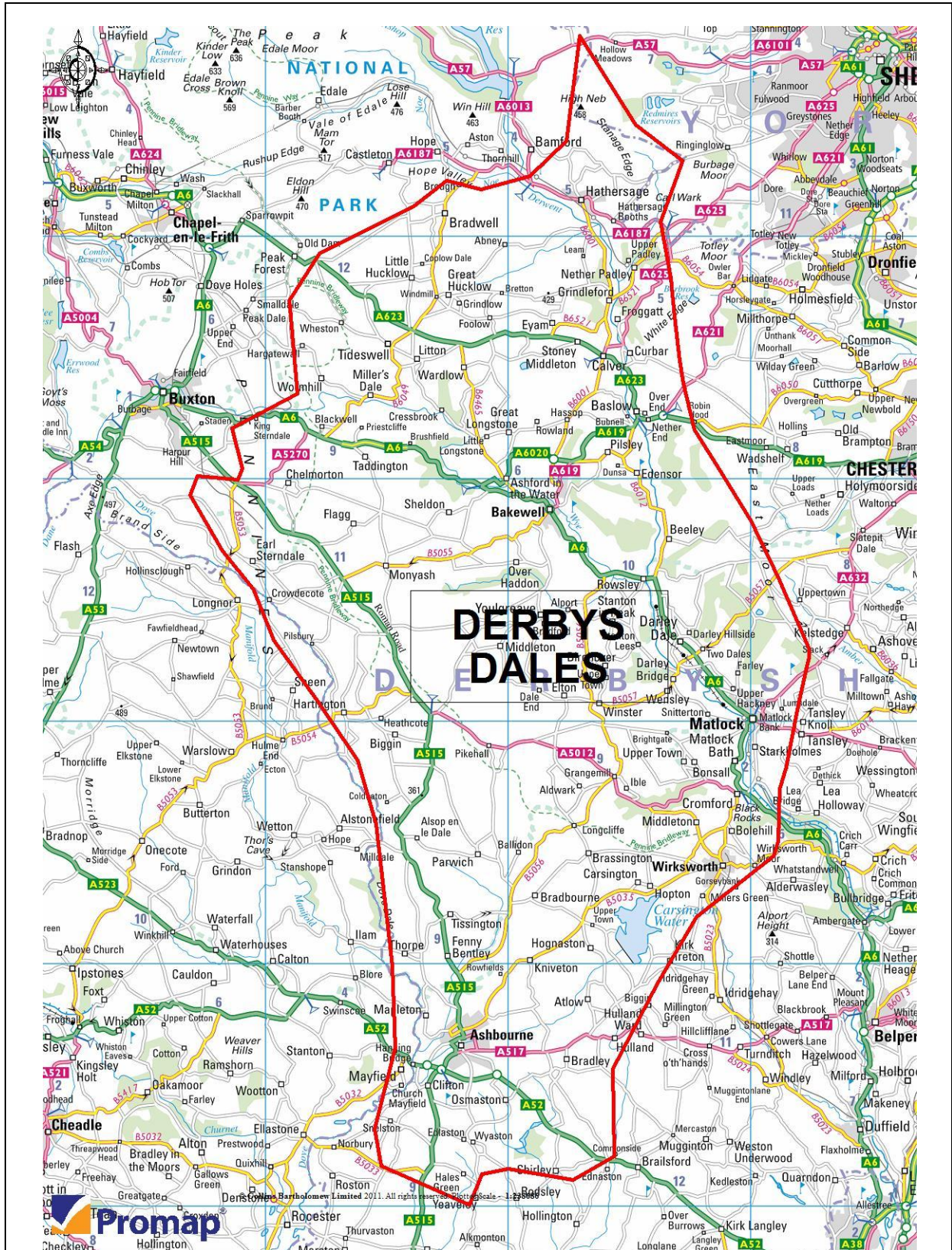


# DERBYSHIRE DALES



## MARKET COMMENTARY:

Derbyshire Dales is another district of Derbyshire which by shape is long and deep and runs from the Peak District to the North to almost Uttoxeter, and the A50 logistics corridor to the south.

Its local economy is essentially shaped by tourism and rural affairs. It has four well known market towns – Matlock, Ashbourne, Wirksworth and Bakewell – and certainly three of these towns do make a significant economic contribution and influence the commercial property market in the district.

Matlock is home to Derbyshire County Council and Derbyshire Dales District Council and has a slightly skewed workforce, heavily dominated by those two uses. The Matlock Town Centre Supplementary Planning document will hopefully raise the bar in terms of quality of services and facilities offered to both its indigenous workforce and also its year on year tourists were also key players in shaping the market.

To the north, along the A6, lies Bakewell which is another very well known and popular market town, Ashbourne to the south has also undergone somewhat of a renaissance in its town centre in recent years and is home to the district's largest industrial estates – Ashbourne Airfield Industrial Estate.

The market town of Wirksworth is smaller by comparison and does not enjoy good road connectivity with other parts of the district, it does though offer a range of small commercial properties to suit creative industries and also small office/studio occupiers.

Apart from some long standing industrial development along parts of the A6, there is very little commercial property activity within this district, outside of the commercial centres listed above. The area's biggest driver is tourism as it is home to the Peak District National Park which sees around 10 million visitors a year. Also within the area is Chatsworth House, one of England's most iconic tourist attractions.

## DERBYSHIRE DALES

### ADDITIONAL SITES

Address	Town	Size (ha)	Most Suitable Use	Comment
Wirksworth Station and Sidings, Coldwell Street	Wirksworth, DE4 4FB	2.54 (6.3 acres)	Mixed-use	Site designated for Strategic Rail Freight but nothing has happened.
Land west of Snipes Moor Lane	Ashbourne, DE6 1LY	2.43 (6 acres)	Industrial	Allocated employment site but thought to be tied in with adjacent poultry plant.
Former Bus Station, Bakewell Road	Matlock, DE4 3AU	0.51 (1.26 acres)	Mixed-use	Site is not allocated for employment purposes but is situated within defined Town Centre for Matlock under Policy S1 - for which retail development is most appropriate with adjacent sites - Expressions of Interests to be sought for redevelopment of whole site due out in April.
Wirksworth Industrial Centre, Ravenstor Road	Wirksworth, DE4 4FY	From 1 acre	Industrial	Adopted site in local plan and safeguarded for employment use.
Derby Road	Wirksworth, DE4 4AQ	From 1 acre	Industrial	Adopted site in local plan and safeguarded for employment use.
Cobb Slater Site	Darley Dale, DE4 2GG	0.79 (1.96 acres)	Mixed use	Allocated employment site safeguarded for employment use. Site awaiting redevelopment and DDDC see it as good investment opportunity.
Haarlem Mill Site	Wirksworth, DE4 4BG	1.5 (3.7 acres)	Offices	Grade 2* building in poor state of repair. DDDC's preference is for employment use in accordance with Local Plan Policy as far as is possible.
Former Aggregates Site, off Porter Lane	Middleton, DE4 4LS	2.42 (5.8 acres)	Industrial	Site on the market at present. Land owner trying to secure a mixed use consent. DDDC's preference is to retain the employment uses on the site as far as is possible.

Firth Rixson, A6	Darley Dale, DE4 2JB	From 1 acre	Mixed use	Adopted site in local plan and safeguarded for employment use.
Molyneux, A6	Darley Dale, DE4 2HJ	From 1 acre	Offices	Adopted site in local plan and safeguarded for employment use.
Site off Limetree Road	Matlock, DE4 3EJ	From 1 acre	Mixed use	Adopted site in local plan and safeguarded for employment use.
Bakewell Road	Matlock, DE4 3TE	From 1 acre	Mixed use	Adopted site in local plan and safeguarded for employment use.