



# Chesterfield Derbyshire

## Case Study: Retail Sector

### The Project

In 2005 Richborough Estates acquired the site of a former school in Chesterfield for the speculative build of a retail development. The site's proximity to Ravenside Retail Park was attractive due to existing footfall and goodwill from the local community. The location was identified as a proven retail gateway, linking the historic market town centre with the wider residential areas. The development was a joint venture initiative between Richborough Estates and Barberry Group, a well-established and experienced speculative developer.

### The Approach

- Planning permission for 20,000 sq. ft. of buildings for out of town bulky goods use was pursued on a speculative build basis
- In tandem with the planning permission and construction phases, the partnership consulted with potential lease holders to secure interest and negotiate mutually beneficial terms which would allow for the development of a bespoke retail solution

### The Result

- Planning permission for two 10,000 sq. ft. retail units
- The site was sold to clients of CBRE Investors shortly after practical completion
- The first of the 10,000 sq. ft. units was let to SCS and included a 8,000 sq. ft. mezzanine floor with Allied Carpets and Sleepmaster occupying 5,000 sq. ft. each in the second unit





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## Key Benefits

- Introduction of new retailers to the area
- The regeneration of an unattractive derelict site
- Local employment opportunities

