

Darley Moor Race Track

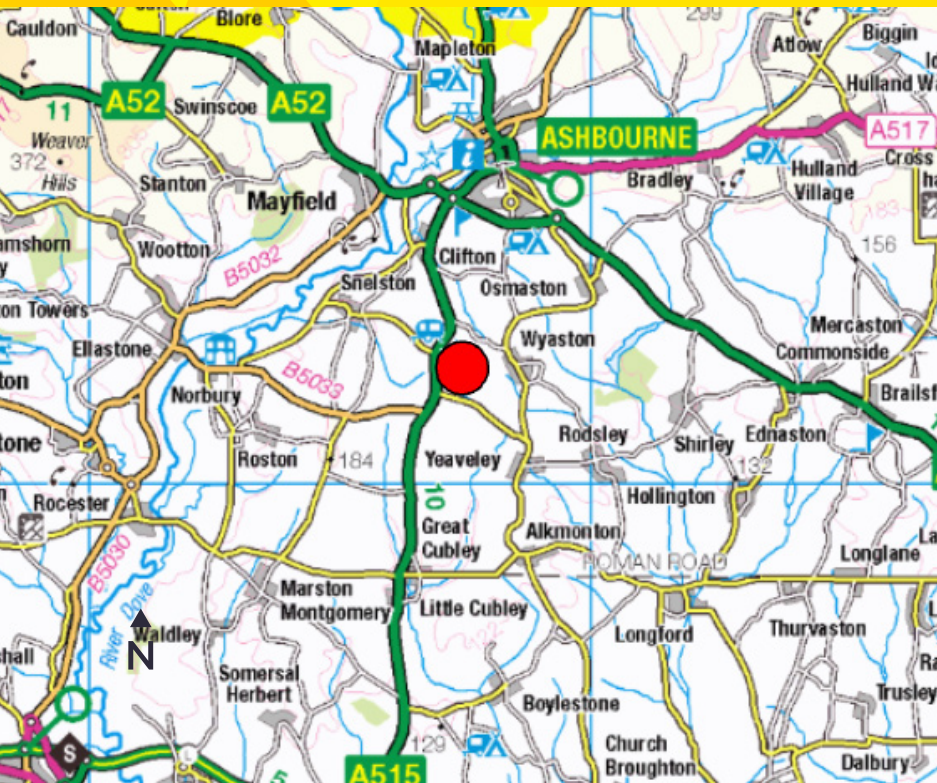
DARLEY MOOR, ASHBOURNE, DERBYSHIRE, DE6 2ET

For Sale – Substantial Freehold Land Holding



KEY HIGHLIGHTS

- Income producing Race Track with ancillary buildings, surrounding grassland and woodland
- Freehold, part greenfield, part developed Site
- Let to Darley Moor Motorcycle Road Racing Club Ltd
- Approximately 168.58 acres (68.22 hectares), with an additional parcel of 12.15 acres (4.91 hectares)
- Prominent frontage to the A515 which connects the A50 in the south with the A52 to the north
- 3 miles south of Ashbourne
- Woodland area has the potential to be accessed independently from Edlaston Lane
- Unconditional offers invited



INTRODUCTION

Savills & Shouler & Son are delighted to offer this substantial property to the market. Currently occupied on 2 leases until March 2026 and September 2026 and a separate licence, the site has a long term development potential and is being considered for development in recent consultation of the emerging Derbyshire Dales Local Plan.



LOCATION AND SITUATION

Darley Moor Race Track is located on the eastern side of the A515, Collycroft Hill Road approximately 3 miles south of the market town of Ashbourne and 6 miles north of the A50. The A50 connects the site to Junction 24 of the M1 to the east, while Ashbourne is connected by the A52 which links Derby with Stoke on Trent.

Ashbourne is a well-served market town offering a comprehensive range of amenities. These include major food retailers such as Sainsbury's Superstore on King Edward Street, Aldi on Carnation Way and M&S at Waterside Retail park. The town also provides banking services, pharmacies, healthcare facilities, and a variety of independent shops, cafés, and restaurants. Leisure provision includes Ashbourne Leisure Centre on Clifton Road, features a 25 m swimming pool, gym, sports hall, and fitness classes. St Oswalds Hospital, Clifton Road is also located within 3 miles of the Darley Moor.

Education in the area is strong, with Queen Elizabeth's Grammar School (Ashbourne Academy) offering secondary and sixth-form education for ages 11-18, and St Oswald's C of E Primary School serving ages 5-11. Both schools are located within Ashbourne and are easily accessible from the site. It is important to note that there are further schools in the Ashbourne area too.

The nearest railway stations are at Uttoxeter (approx. 12 miles), Belper (approx. 12 miles), and Derby (approx. 17 miles). Public transport is available via the swift bus service operated by Trent Barton, providing frequent daytime connections between Derby and Ashbourne.

Situated within the Derbyshire Dales District and adjacent to the village of Edlaston, the site combines a rural setting with proximity to Ashbourne's retail, leisure, educational, and transport amenities whilst also lying within close proximity to the Derby to Stoke A50 employment corridor.

DESCRIPTION

Lot 1 Race Track

Lot 1 extends to around 168.58 acres and is currently utilised as a race track and let to the Darley Moor Motorcycle Road Racing Club Ltd.

The site has a historical background, having originally been constructed and opened in June 1942 as a military airfield. During the Second World War, it served as a Royal Air Force (RAF) training facility. The airfield remained operational until 1954, primarily for ordnance servicing and storage purposes. In 1965, the site transitioned to its current use as a race track and has continued to operate in this capacity for over six decades.

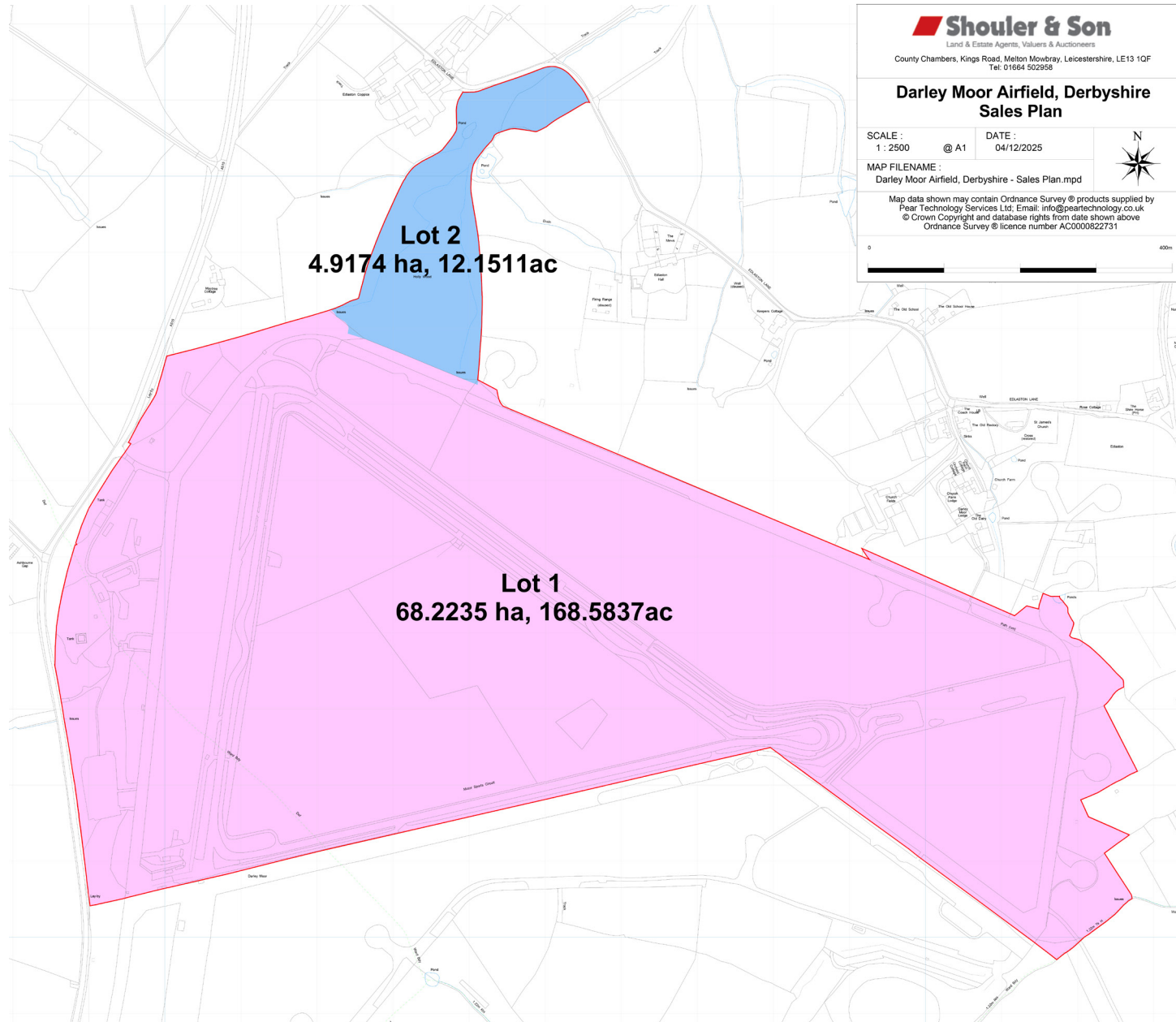
The site includes extensive areas of hardstanding, established access from the A515 and estate roads serving the wider site.

Lot 1 is offered for sale either as a standalone parcel or in jointly with Lot 2.

Lot 2 - Woodland

Lot 2 comprises a 12.15 acre mature wood consisting of a mix of trees bound by hedgerows and fencing lying to the north of Lot 1 with access off Edlaston Lane

For the past 15 years, Lot 2 has been licensed to Derbyshire Wildlife Trust, who have managed the land for conservation purposes. This license is due to expire in March 2026.



PLANNING

The site is located within the Derbyshire Dales District. It lies outside any defined settlement boundary and is designated as open countryside under the Derbyshire Dales Local Plan (adopted December 2017). Currently, there is no record of outline or full planning permission for alternative uses such as residential or commercial development. Historically, the site has operated as a leisure facility, with motorcycle racing taking place since 1965 and limited aviation activity continuing on the neighbouring airfield. The only recent planning application relates to the retention of a noise attenuation bund associated with the race circuit.

The Derbyshire Dales Local Plan, adopted in December 2017, sets out development policies for the period 2013-2033. A recent consultation sought land capable of delivering new homes during this plan period. As of April 2025, Derbyshire Dales District Council reported a housing land supply equivalent to 2.70 years, significantly below the required five-year supply.

In October 2024, the landowners were approached by Derbyshire Dales District Council regarding the potential for a new village in the area and were invited to submit the site as part of the final Call for Sites initiative. This positive engagement points towards the opportunity for development to be supported in the future.



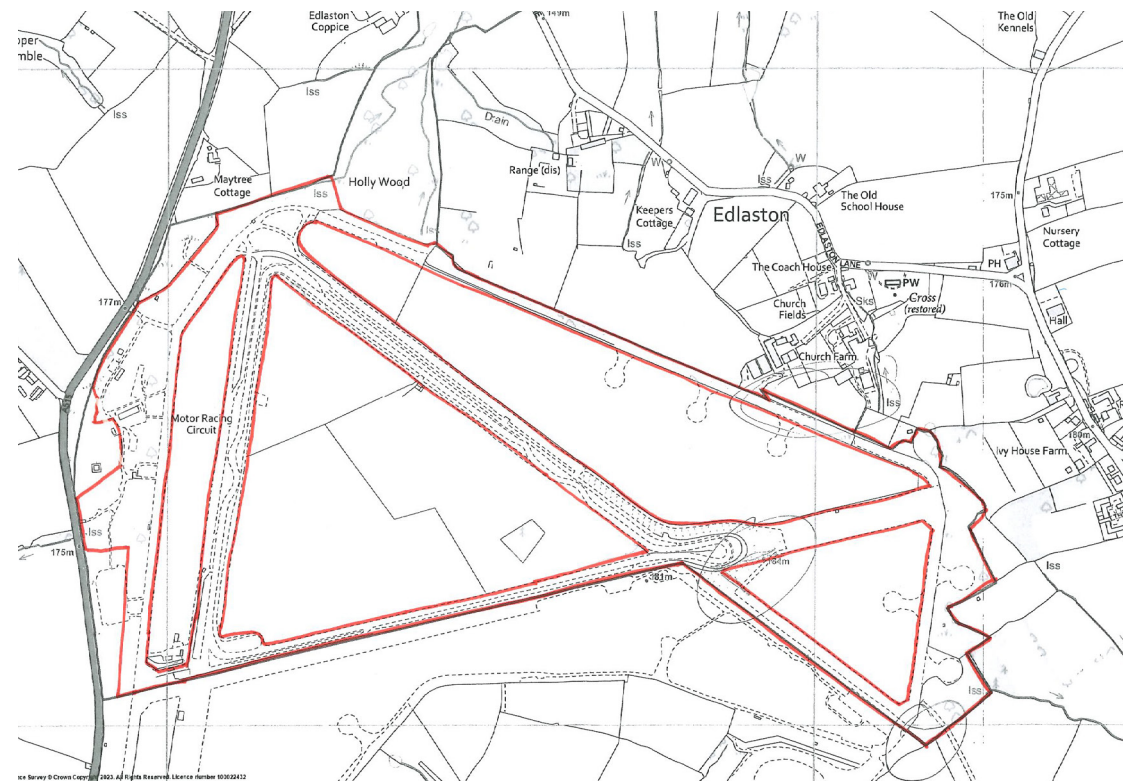
Derbyshire Dales District Council Local Plan indicative timescales:

- **Jan 2026** - Update of Local Plan and new timetable
- **April 2026** - SHLAA assessment for approval
- **July 2026** - Consultation on draft Local Plan
- **August 2026** - Draft submissions modification. Sent out for public consultation
- **December 2026** - Submit modifications to Secretary of State
- **July 2027** - Examination in public
- **September 2027** - Receipt of Inspections report
- **March 2028** - Adoption of plan

Interested parties to make their own enquires.

There is an opportunity to make further representations to this Local Plan process to promote development.

We would expect all parties to carry out their own independent planning investigations in regard to the development potential as well as other potential alternative uses such as energy, storage, industrial.





TITLE

The property consists of freehold land located on the east side of the A515 at Darley Moor, Matlock, Derbyshire, registered under Title Numbers DY460588, DY453137 & DY306934.

Tenancies/Licenses

Lot 1 is let on two leases (Leasehold title numbers DY459826 & DY466327) granted to Darley Moor Motorcycle Road Racing Club Ltd on the following terms:-

Lease 1 (DY459826): Covering the race track area is dated 29 March 2010, for a term from 29 September 2011 to 28 September 2026 governed by the Landlord and Tenant Act 1954 subject to rent reviews. There is an annual top up rent provision based on profit and loss of the Club.

Lease 2: (DY466327): Covering the land around the race track is dated 6 March 2012 for a period from 29 September 2011 to 28 September 2026 subject to rent reviews that is contracted outside of the Landlord and Tenant Act 1954.

In addition, the grazing land around the race track is let on a Farm Business Tenancy from 29 September 2016 to 28 September 2023 to Mr C T Land and Mr I Land with the tenant currently holding over.

Lot 2, known as Holly Wood, Darley Moor, is held on a license to Derbyshire Wildlife Trust for a term of 15 years from 26 March 2011, expiring in March 2026 on a nominal licence fee.

The current total rental income for 2025 was to £21,750 per annum.

FLOOD RISK

The property is located in flood zone 1, an area with a low probability of flooding.

VIEWINGS

Strictly by appointment only. Please contact the agents to arrange a site visit.

FURTHER INFORMATION

Further information shall be provided by the Agent upon receipt of an expression of interest including:

- Sales Plans
- Copy of the Leases
- Copy of licence agreements
- Land registry title deeds

VAT

To be confirmed by the Seller's solicitor.

SERVICES

Purchasers are to make their own investigations as to the capability and capacity of services for their proposed development scheme and density on site.

METHOD OF SALE

Unconditional offers invited for sale by informal tender of Lot 1 and Lot 2 either as a whole or separate lots.

Overage provisions relating to the sale of Lot 1 will be sought.



CONTACT

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