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SCHOOL HOUSE MX TRACK, LAND AND BUILDINGS, WEST OF MINSTERACRES,

Offers Over £650,000

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Land, Buildings & Business Opportunity for Sale

A rare opportunity to acquire approximately 30 acres of land and buildings, currently home to School House MX, one of the region's most popular motocross race & training tracks, a well-established motocross track with full planning to operate. The track is open for practice and has hosted a wide range of excellent events, including the Bridgestone Masters, British Youth Motocross Championships, Whiterose MXC, and the British Sidecarrcross Championship, among others. It also plays host to private hire and training practice days, offering great income opportunities. If you know motocross, you will know this track!

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Operating successfully for many years, the facility has existing infrastructure, including adult and kids' tracks, parking areas, a large secure storage shed for equipment, fencing, and an internal gravel and dirt road network, providing immediate operational potential. The track has permission to operate three days a week, plus bank holidays, for 10 months a year. It is not operational in December or January. Maintenance and works are supported by TerraForma, a respected MX company. The sale will include goodwill in the form of the existing social media accounts, the name, and SHMX branding. A simple search on YouTube will lead to many videos of the track in use.

The land is fully fenced with stock-proof post and wire boundaries, mature hedgerows, and water to all fields, while its well-maintained condition makes it suitable for a range of uses—from continuing the motocross business to developing a rural retreat, camping facility, or maintaining agricultural grazing, subject to the necessary consents. The land includes several paddocks, which could be utilised for grazing and caring for animals, offering a practical and versatile space for livestock.

Situated on the edge of the North Pennines Area of Outstanding Natural Beauty and just over a mile from Derwent Reservoir, the property enjoys a superb countryside setting, combined with excellent road connectivity to Hexham, Corbridge, and Durham via the A68 and A69. Local amenities are within easy reach, including shops, cafés, medical services, and supermarkets, and the area is served by a variety of schools, such as Slaley First School, Queen Elizabeth High School in Hexham, and Consett Academy.

A rare opportunity to acquire a fully operational motorsport facility set in a stunning rural location. With a mix of commercial, lifestyle, and amenity features, excellent accessibility, and strong potential for diversification, this property offers a unique blend of business and lifestyle opportunities. Viewing is highly recommended to appreciate the setting and the scope on offer.

The property is sold subject to all existing rights, including public or private rights of way, rights to light, structural support, drainage, and utility services, as well as any other easements, quasi-easements, restrictive covenants, and all current or proposed wayleaves for masts, pylons, cables, drains, and water, gas, or other pipes, whether or not they are specifically detailed in the title deeds or mentioned in these particulars.



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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :

