



Land at Beckingham

Gainsborough, Nottinghamshire

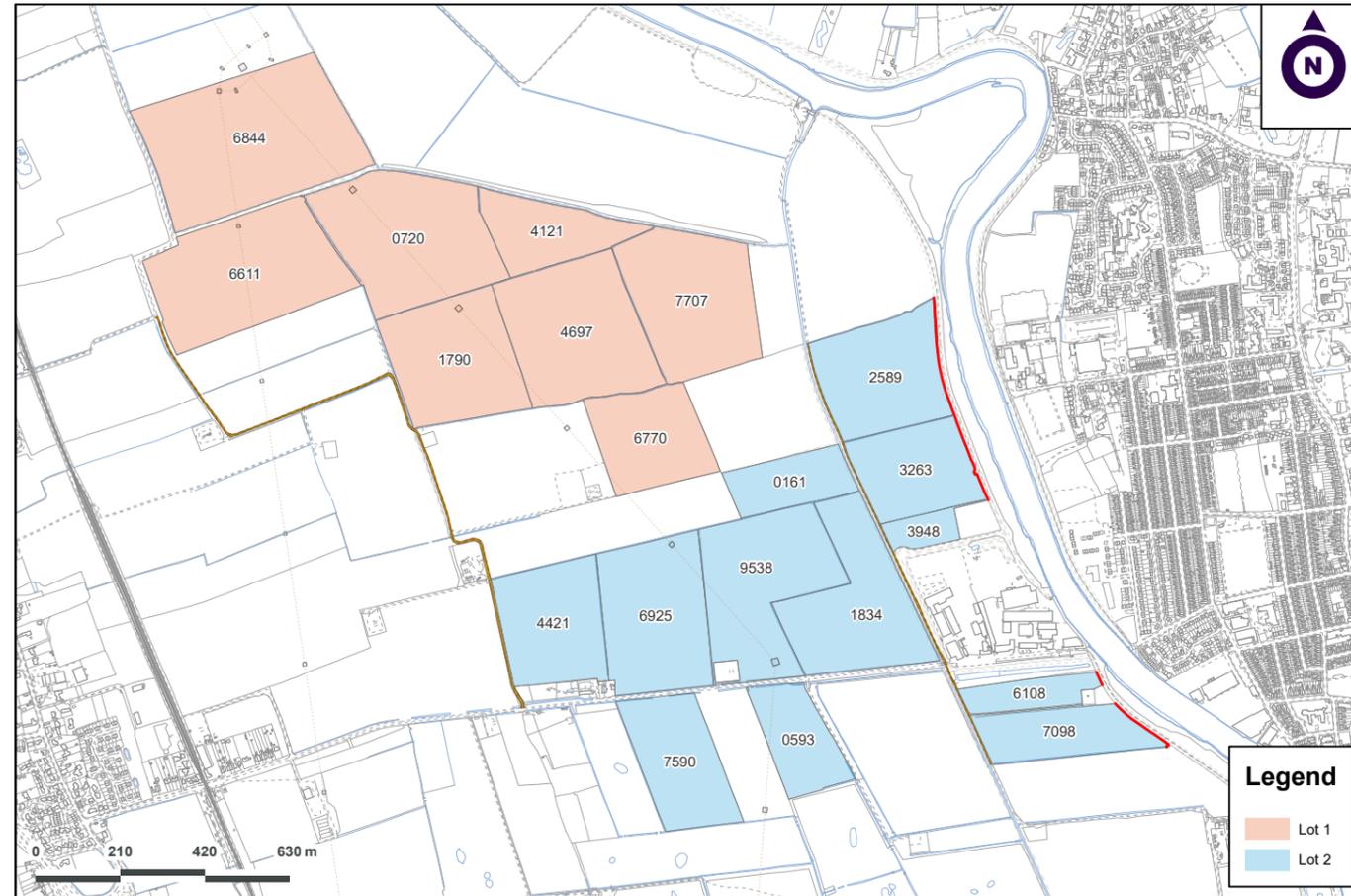
Carter Jonas

Land at Beckingham Gainsborough Nottinghamshire DN10 4PY

Approximately 390.88 acres
of good quality arable land
to let as a whole or in two lots.

To be let by the Environment Agency
on a five year Farm Business Tenancy
agreement commencing 01 October 2025.

Tenders are due by 12 noon on
Friday 18 July 2025.



© Crown Copyright and database rights 2025 OS 100004458

Location

The land is all located to the east of the village of Beckingham.

The Property benefits from good access being close to the A620 and A631. The most direct route to the property is by turning off the A631 onto Station Road into the village of Beckingham and then turning right onto Old Trent Road, where the land is located.

Access

The land is all accessed either directly from the public highway, known as Old Trent Road, or via rights of way over the private access tracks coloured brown on the Lotting Plan.

Land

In total, the land comprises 390.88 acres (158.19 hectares) of arable land divided into 20 fields.

Lot 1 - 204.15 acres (82.62 ha)

Lot 2 - 186.73 acres (75.57 ha)

The land is predominantly classified as being Grade 3 according DEFRA's Agricultural Land Classification Map, with part of Lot 2 classified as being Grade 4.

Field Areas

The field areas within the schedule of land are based on the data available from the Rural Land Register and applicants are advised to check the cropped areas.

Ingoings

There will be no ingoing valuation payment required from the successful applicants; however, a record of condition will be prepared prior to the tenancy commencement date to document the state and condition of the property.

The successful applicants will be required to trim all hedges during the final year of the tenancy.

Tender Application & Fee Contribution

Any tenders should be submitted electronically or by post to David Davenport. Tender form available on request to David Davenport.

Method of Letting & Terms of the Tenancy

The land is offered to let by tender as a whole or in two lots. The land is offered subject to contract on a new five year Farm Business Tenancy agreement, commencing from 01 October 2025.

The rent will be payable in advance in half yearly equal instalments on 01 October and 01 April by direct debit.

The rent will be fixed for five years with no rent reviews.

The tenancy agreement will include the following clause:

The Tenant hereby acknowledges that the Landlord is under no obligation to take any preventative measures to ensure that the Holding does not become flooded by virtue of water overflowing the banks of the River Trent or otherwise and will not make any claim against the Landlord in respect of any loss sustained as a result of any such flooding PROVIDED ALWAYS that the Landlord shall not include within any claim for dilapidations any claim in respect of the deterioration of the Holding occasioned solely by any such flooding as afore-said.

A draft of the proposed Tenancy Agreement and plans will be available (subject to contract) for inspection from the agents. Applicants for the tenancy shall be deemed to have read and accepted the terms of the proposed Tenancy Agreement and the successful applicants will be required to sign formal Heads of Terms within 14 days of acceptance of their tender and the Tenancy Agreement prior to entry.

Restrictions

A margin of 1.5 metres (coloured red on the Lotting Plan) must be left uncultivated along the east boundary of fields 2589, 3263, 6108 & 7098 in order to prevent damage to the flood bank. **This will be strictly enforced.**

Holdover & Early Entry

There will be no holdover granted. Early Entry may be available post-harvest on a field by field basis under mutually agreed terms to undertake cultivations and sowing.

Repairing and Insuring Obligations

The Tenant will be responsible for the maintenance of the land (in particular trimming hedges, repair of gates/fences, and all field cultivations) and for public liability insurance.

The Tenant will be responsible to put and keep the holding in good agricultural condition, as evidenced by a photographic record of condition which will be produced prior to the commencement date of the tenancy.

Within the first three months of the tenancy, the Tenant shall provide a full soil analysis at their cost to the Landlord and will ensure existing fertility and PH levels are maintained or enhanced during the tenancy.

A corresponding soil analysis report shall be produced by the Tenant (at their expense) within three months of the end of the tenancy.

Cropping History

| Field Numbers | Area (Ac) | Area (Ha) | 2021 | 2022 | 2023 | 2024 | 2025 |
|------------------|---------------|---------------|--------|------|--------|---------|-------------|
| Lot 1 (6844) | 39.49 | 16.02 | WW | WW | WOSR | WW | WW |
| Lot 1 (6912) | 30.39 | 12.30 | SBeans | WW | WW | SBarley | WW |
| Lot 1 (1020) | 30.02 | 12.15 | SBeans | WW | WW | SBarley | WW |
| Lot 1 (4121) | 12.60 | 5.10 | SBeans | WW | WW | SBarley | WW |
| Lot 1 (1790) | 22.68 | 9.18 | SBeans | WW | WW | SBarley | Green Cover |
| Lot 1 (7707) | 25.45 | 10.30 | SBeans | WW | WW | SBarley | WW |
| Lot 1 (6770) | 15.74 | 6.37 | SBeans | WW | WW | SBarley | Green Cover |
| Lot 1 (4697) | 27.68 | 11.20 | SBeans | WW | WW | SBarley | Green Cover |
| Sub-total | 204.15 | 82.62 | | | | | |
| Lot 2 (7590) | 16.4074 | 6.64 | WW | WW | SBeans | CSS | WW |
| Lot 2 (0593) | 10.80 | 4.37 | WW | WW | SBeans | CSS | WW |
| Lot 2 (4421) | 18.33 | 7.42 | WW | WW | WOSR | CSS | WW |
| Lot 2 (6925) | 23.94 | 9.69 | WW | WW | SBeans | WW | WW |
| Lot 2 (9538) | 25.87 | 10.47 | WW | WW | SBeans | WW | WW |
| Lot 2 (6108) | 6.65 | 2.46 | WW | WW | SBeans | SBarley | Green Cover |
| Lot 2 (2589) | 20.36 | 8.24 | WW | WW | SBeans | WW | Green Cover |
| Lot 2 (3263) | 15.30 | 6.19 | WW | WW | SBeans | WW | Green Cover |
| Lot 2 (3948) | 3.46 | 1.40 | WW | WW | SBeans | SBarley | Green Cover |
| Lot 2 (7098) | 12.01 | 4.86 | WW | WW | SBeans | SBarley | Green Cover |
| Lot 2 (1834) | 24.26 | 9.82 | WW | WW | SBeans | CSS | WW |
| Lot 2 (0161) | 9.34 | 3.78 | WW | WW | SBeans | CSS | WW |
| Sub-total | 186.73 | 75.57 | | | | | |
| Total | 390.88 | 158.19 | | | | | |



VAT

No VAT is currently payable on the rent itself, but the Landlord reserves the right to charge VAT should the option to tax be elected.

Drainage Rates

Drainage rates are payable by the Tenant to the relevant Internal Drainage Board.

Assignment

The tenant will not be permitted to assign, underlet or part with/share possession of the whole or any part of the interest, without written consent from the Landlord.

Sporting Rights

All sporting rights are reserved by the Landlord.

Environmental Schemes

The Tenant shall not enter the land into any subsidy or grant scheme without the landlord's prior written consent.

Wayleaves, Easements & Rights of Way

The Property is to be let subject to, and with the benefit of, all existing wayleaves, easement, covenants and rights of way, whether or not disclosed.

All payments in connection with the pylons will be retained by the Landlord.

Designations

None of note.

Viewings

Potential tenants wishing to view the land should contact Carter Jonas in the first instance, but may view unaccompanied, on foot and during daylight hours only. Care should be taken, with particular note to open ditches and drains.

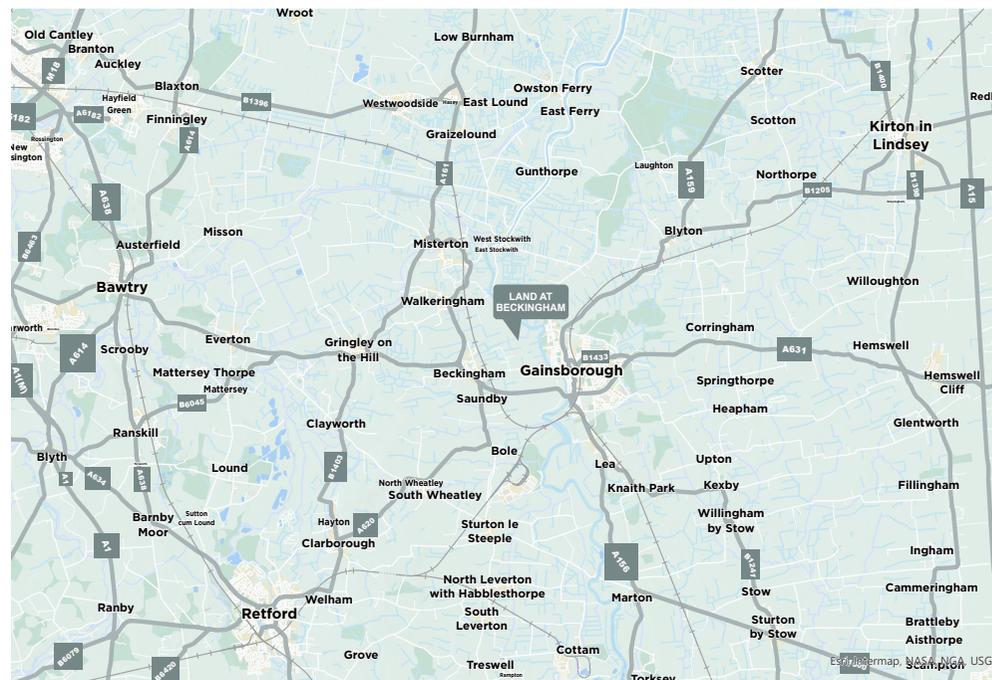
Health & Safety

All viewings are to be carried out at the sole risk of the viewer and neither the Letting Agent nor the Environment Agency take responsibility.



Lot 1 - ///flown.permit.trickster

Lot 2 - ///groom.inventors.farmer



York

01904 558 230 | david.davenport@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE