



**LAND AT MANOR FARM, GAMSTON,
RETFORD, NOTTINGHAMSHIRE, DN22 0PY**

508.83 Acres (205.91 Hectares)

To Let as a Whole or in 3 Lots



PGM&CO.
Perkins George Mawer & Co.

**508.83 ACRES –
LAND AT MANOR FARM,
GAMSTON, RETFORD,
NOTTINGHAMSHIRE,
DN22 0PY.**

- 508 Acres Arable Land
- South of Retford, Nottinghamshire
- Available as a whole or in three lots

To Let via Informal Tender

Deadline: Friday 10th July 2026, 12 noon

Situation & Description

The land is situated in and around the village of Gamston which lies to the south of Retford, Nottinghamshire. Gamston lies in close proximity to the main A1 transport link, about 3 miles from Retford and 4 miles to the north of Tuxford.

It comprises approximately 508 Acres of productive arable land and is available to let as a whole or in 3 separate lots.

The Agricultural Land Classification Map for the area (East Midlands Region (ALC005)) classify the land as being predominantly Grade 2 with an area of Grade 3 to the eastern boundary.

Landis Soilscales refer to the land as being loamy and clayey with the potential to be highly productive. It is deemed suitable for flexible cropping rotations including both autumn and winter establishment. The land is historically under-drained where necessary.



Access

The Land forming Lot 1 can be accessed via 'Causeway Lane' and 'Standboard Lane' directly off the A638 Great Nth Road. A further access is available via Manor Farm Yard. Lot 2 is available via 'Sandy Lane' and the A638. The access for Lot 3 is also available directly off the A638 via a central metalled track.

The Landlord will retain a vehicular access over the margin on parcel number 1302 as shown on the plan by the brown line, in order to access adjoining retained land.

Farm Buildings

Grain storage at Manor Farm may be available by separate negotiation.

General Remarks & Stipulations

Farm Business Tenancy

The Land is offered to let from 1st October 2026 for a fixed, 5-year term with the rent payable, six monthly in advance. There will be provision for a rent review at year 3. It is expected that the incoming tenant will sign a Lincolnshire Association of Agricultural Valuers, Farm Business Tenancy Agreement, prior to entry. A copy of the agreement is available from the Letting Agents.

It is the responsibility of the ingoing Tenant to ensure that the hedges, ditches and soil indices are maintained.

Countryside Stewardship/Environmental Schemes

The land is subject to a Mid-Tier Countryside Stewardship (CSS) Agreement, ending 31/12/2026. The ingoing Tenant is required to comply with this Mid-Tier CSS Agreement for its duration. The fixed Options (identified in Schedule 1) and the Over Winter Stubble (identified on Schedule 2) are to remain in place on the parcels identified in the schedule until 31/12/2026.

Upon expiry of the Mid-Tier CSS Agreement the incoming tenant has flexibility of formulating their own scheme. The Landlord will endeavour to support a future application.

Holdover & Early Entry

The current occupier reserves the right to harvest the growing crops. Early entry to the arable land will be available by arrangement.

VAT

There is no VAT to be charged on the rent.

Possession

The incoming tenant will be granted entry following completion of a Farm Business Tenancy Agreement and payment of the first instalment of rent. It will further be subject to holdover for the removal of the growing crops and any associated residue.

Tenantright & Dilapidations

No tenantright is payable and no dilapidations will be allowed.

Rights of Way

A public footpath crosses the land at Lot 2, along the margin of parcel 0445. The land is offered subject to all existing rights and with the benefit of existing rights of way whether public or private whether referred to or not in these particulars.

Outgoings

Drainage rates are payable to the Isle of Axholme & North Notts Water Level Management Board. The rate for April 2026 to March 2027 is in the amount of 22.71p.

Confidentiality

All information received from applicants will be treated in strict confidence and used only in connection with this Tender.

Stamp Duty Land Tax

The incoming Tenant will be responsible for any tax due.

Further Information

Further details and information are available from the Letting Agents, PGM & CO. (Ref. Elton Moulds or Molly Williams). Prospective tenants should satisfy themselves as to the accuracy of this information. Any statements within these Letting Particulars are given in good faith but carry no warranty.

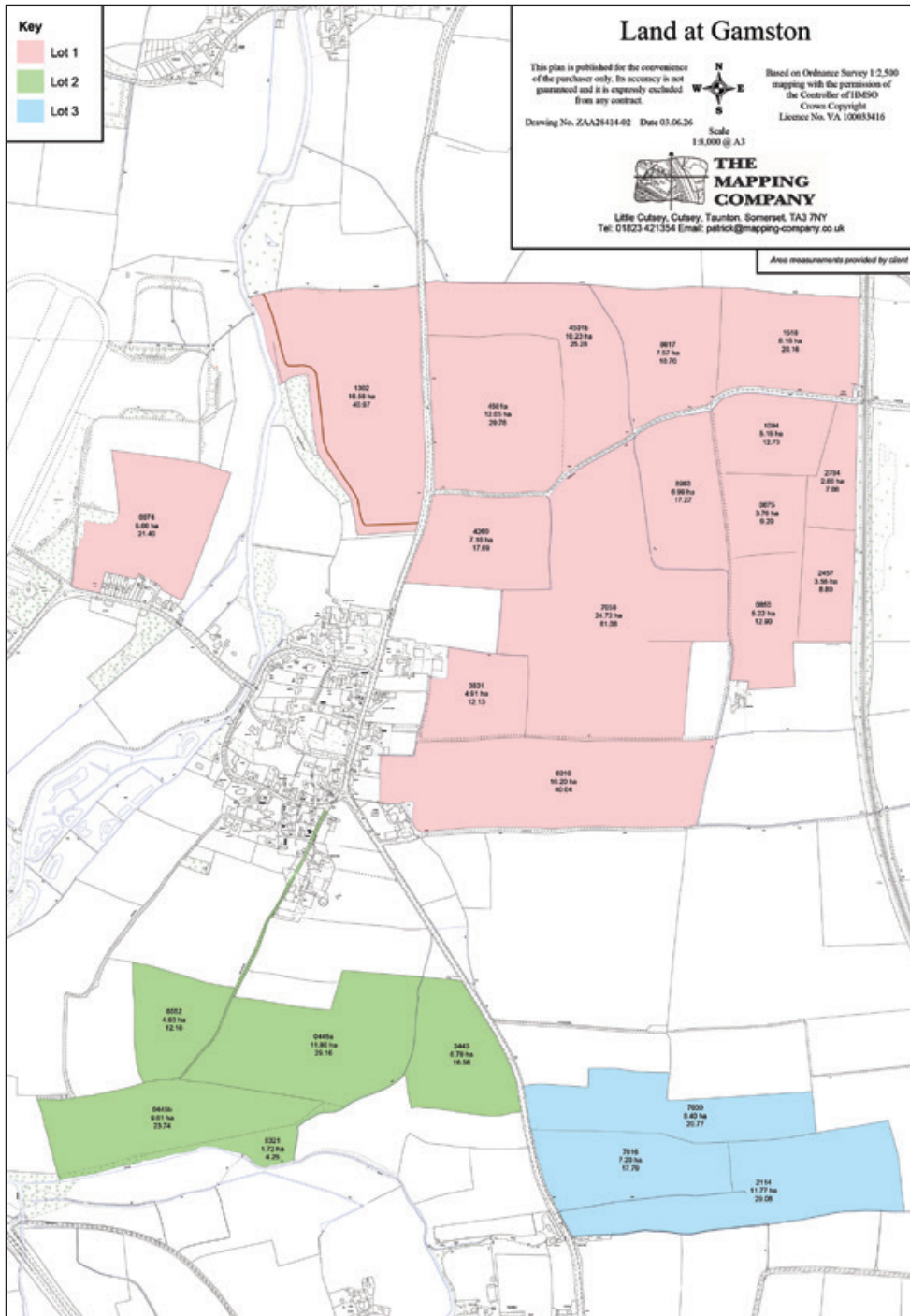
Method of Letting

The property is offered to let by Informal Tender. Offers of rent expressed as a lump sum, per annum should be sent in writing, on the attached Tender Form, to PGM & CO., Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH in a sealed envelope marked 'Gamston' or via email to elton@perkinsgeorgemawer.co.uk by no later than 12-noon on Friday 10th July 2026.

The Landlord reserves the right not to accept the highest or any offer, furthermore escalating bids or offers made by reference to other bids are not acceptable.

Viewing

Strictly via appointment via the Letting Agent to enable full access.



Schedule 1 - Areas and Countryside Stewardship

Lot	NGN	Area (Ha)	Area (Ac)	Option Code	Option Area (Ha)
1	1302	16.58	40.97	AB1	0.50
				AB9	0.675
				SW1	0.123
1	2457	3.56	8.80		
1	2784	2.86	7.08		
1	1518	8.16	20.16		
1	6074	8.66	21.4	AB1	0.50
				AB9	1.00
1	6010	16.20	40.04	AB1	0.50
				SW1	0.046
1	8617	7.57	18.70	SW1	0.152
1	4501	22.28	55.05		
1	4269	7.16	17.69	SW1	0.136
1	7058	24.72	61.08	SW1	0.388
1	3831	4.91	12.13	SW1	0.12
1	8983	6.99	17.27	SW1	0.196
1	0875	3.76	9.29		
1	1094	5.15	12.73		
1	0850	5.22	12.90		
		143.78	355.29		
2	6552	4.93	12.18		
2	3443	6.70	16.56	SW1	0.096
2	8321	1.72	4.25	SW4	0.60
2	0445	21.41	52.90	AB1	0.50
				AB9	1.125
				SW1	0.158
		34.76	85.89		
3	7030	8.40	20.77		
3	7616	7.20	17.79	SW1	0.216
3	2114	11.77	29.08	SW1	0.246
		27.37	67.64		
TOTAL		205.91	508.83		

* AB1 (Nectar Flower Mix) | * AB9 (Winter bird food) | * SW1 (4-6m buffer strip on cultivated land)

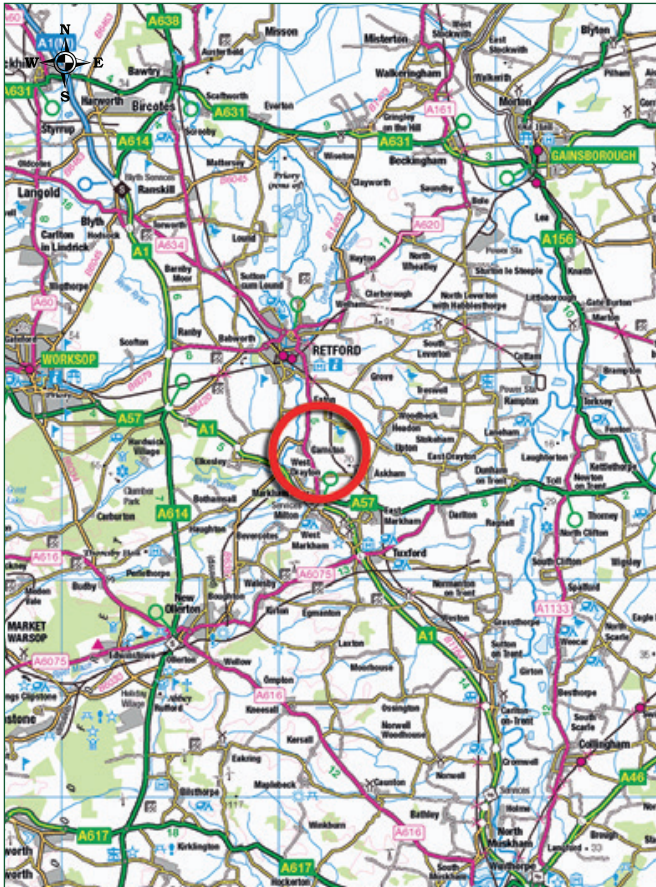
* SW4 (12-24m watercourse buffer strip on cultivated land)



Schedule 2 - Back Cropping

Lot	NGN	Area (Ha)	Area (Ac)	2022	2023	2024	2025	2026	2027 - OWS
1	1302	16.58	40.97	WOSR	W Wheat	S Barley	OWS	W Wheat	-
1	2457	3.56	8.80	W Barley	WOSR	S Barley	W Beans	W Wheat	-
1	2784	2.86	7.08	W Barley	WOSR	S Barley	OWS	W Wheat	-
1	1518	8.16	20.16	W Barley	WOSR	S Barley	W Beans	W Wheat	-
1	6074	8.66	21.4	W Wheat	S Barley	OWS	W Wheat	S Barley	OWS
1	6010	16.20	40.04	WOSR	W Wheat	S Barley	OWS	W Wheat	-
1	8617	7.57	18.70	WOSR	W Wheat	Fallow	W Wheat	W Wheat	-
1	4501 a	12.05	29.78	W Barley	WOSR	WW/Fallow	S Barley	OWS	-
1	4501 b	10.23	25.28	S Barley	OWS	Fallow	W Wheat	OWS	-
1	4269	7.16	17.69	W Barley	WOSR	Fallow	S Barley	OWS	-
1	7058	24.72	61.08	S Barley	OWS/OSR	Fallow	S Barley	W Beans	-
1	3831	4.91	12.13	W Wheat	S Barley	OWS	W Wheat	S Barley	OWS
1	8983	6.99	17.27	S Barley	OWS	Fallow	W Wheat	OWS	-
1	0875	3.76	9.29	WOSR	W Wheat	S Barley	W Beans	W Wheat	-
1	1094	5.15	12.73	WOSR	W Wheat	S Barley	W Beans	W Wheat	-
1	0850	5.22	12.90	WOSR	W Wheat	S Barley	W Beans	W Wheat	-
		143.78	355.29						
2	6552	4.93	12.18	W Wheat	S Barley	OWS	W Wheat	S Barley	OWS
2	3443	6.70	16.56	W Wheat	S Barley	OWS	W Wheat	S Barley	OWS
2	8321	1.72	4.25	Fallow	Fallow	Fallow	Fallow	Fallow	-
2	0445 a	11.80	29.16	W Wheat	OWS	S Bar/OWS	W Wheat	S Barley	OWS
2	0445 b	9.61	23.75	W Wheat	S Barley	OWS	W Wheat	S Barley	OWS
		34.76	85.89						
3	7030	8.40	20.77	W Wheat	W Wheat	Fallow	W Wheat/S Bar	W Beans	-
3	7616	7.20	17.79	W Wheat	W Wheat	Fallow	W Wheat	W Beans	-
3	2114	11.77	29.08	W Wheat	W Wheat	Fallow	W Wheat	W Beans	-
		27.37	67.64						
TOTAL		205.91	508.83						





Misrepresentation Act Perkins, George Mawer & Co. for themselves and for the vendors or lessors of the property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, reference to conditions and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but any intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Perkins, George Mawer & Co has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars and photographs were prepared and taken in June 2026.

PGM&Co.

Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH

01673 843011 | info@perkinsgeorgemawer.co.uk

perkinsgeorgemawer.co.uk



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Perkins George Mawer & Co.



TENDER FORM

508.83 ACRES - LAND AT MANOR FARM, GAMSTON,
RETFORD, NOTTINGHAMSHIRE, DN22 0PY

(I/We) Name:

Address:
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Tel No:

Email:

Hereby offer to let the property described as **508.83 Acres – Land at Manor Farm, Gamston, Retford, Nottinghamshire DN22 0PY** in the Particulars as prepared by the Letting Agents, Perkins George Mawer & Co. for the sum of (expressed as a lump sum per annum):-

Lot 1:

Lot 2:

Lot 3:

As a Whole:

and agree that in the event of my offer being accepted in accordance with the Conditions (overleaf) to pay the said rent as per the terms of the Tenancy Agreement.

Signed: **Date:**

Name:

Conditions:

1. All offers must reach the Market Rasen Office of Perkins George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH **12-noon on Friday 10th July 2026** by either post or email. No late offers will be considered.
2. Postal offers should be submitted in writing in a sealed envelope clearly marked “**Gamston**” in the top left corner.
3. Email offers should be sent to elton@perkinsgeorgemawer.co.uk only. They will be printed and put in a sealed envelope.
4. Offers must be for a precise sum of pounds sterling, and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
5. No offer will be considered which is calculable only by reference to another offer.
6. Offers should be made Subject to Contract only.
7. Please ensure that you **clearly indicate which lot or combination of lots your offer is for**.

It is possible to offer in the alternative for both the whole as well as offering for a combination of any of the lots.
8. Letters of offers should include the full names and address of the proposed Tenant(s).
9. The Landlord(s) do not undertake to accept the highest or any offer.
10. Offeror(s) will be notified in writing to confirm whether or not their offer has been accepted within 5 working days.
11. Successful Offeror(s) will be required to provide the necessary identification for the purposes of Anti-Money Laundering Regulations.
12. Offeror(s) must have read and understood the ‘Terms of the Tenancy’ document annexed to this Tender and available from the Letting Agent.