

For Sale by Private Treaty



Investment Opportunity – Oil Well Site – 1.75 Acres
Beckingham Road, Beckingham, Gainsborough, DN10 4QL

BELL



Investment Site

Beckingham, Gainsborough, DN10 4QL

An Oil Well site subject to a commercial tenancy until 2033.

0.70 Hectares (1.75 Acres)

An exciting investment opportunity to acquire a freehold commercial site with established tenancy producing a return of 10% at the guide price. It is located with good road access to the main A161 close to Gainsborough and will have good prospects for alternative uses (stpp) in the future.

Available as a whole subject to tenancy

Guide Price £115,000

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Location

The property is well located close to the junction of the A161 and A631 junction in the North East corner of Nottinghamshire.

Heading north on the A161 from the main roundabout west of Beckingham the property is approximately 600m on your left.

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Approx. distance to:
Gainsborough – 4 miles
A1 (Blyth Junction) – 15 miles
Doncaster – 20 miles



General Description

The property extends to 1.75 acres on which stands an oil well with 'nodding donkeys' and ancillary apparatus within a secured site of hard standing. There is road access, services and security fencing. Outside the fencing are some mature hedges and a strip of trees and shrubs screening the property from the road.

The property is an investment proposition to obtain a good return from a strong tenant on a lease that is likely to continue well beyond the existing term. There is also the long-term potential for commercial use subject to planning. It is understood to be eligible for pension investments.

Lease

A new lease is under negotiation for 7 years to 2033 to IGAS Limited at a rent of £11,500 p.a. Other terms include:

- Rent paid annually in advance.
- Two year Indexed Linked rent reviews in line with CPI, limited to increases of 3%.
- A tenant only break clause with six months' notice.
- Tenant's Option for a further 6 year and 364-day lease.
- The Tenant is required to reinstate to agricultural use or hard standing subject to Landlord's approval with suitable provisions for contamination.

A copy of the draft lease is available from the Agent.

Any offer is subject to the proposed lease, and it will be for the purchaser to finalise this. Any further negotiation with the tenant is at the purchaser's cost and risk.

Planning

The property is located within Bassetlaw District Council and Nottingham County Council and is noted as use class Sui Generis. It is outside of flood zones 2 and 3.

Planning consent (21/01615/CDM) was approved on 3rd December 2021 for: *Planning application for non-compliance with conditions 1, 2, 3, 4, 13, and 14 of planning permission 1/06/06/0007 at Beckingham oilfield – well site 21 to enable an extension of time to operations until 31 May 2031, and completion of restoration by 23 September 2032*

Historic Permissions included:

- 06/75/00026 Drill a borehole and erect structures etc.
- 06/81/00005 Erect 7' security fences, construct bund wall to enclose...
- 06/06/00007 review of minerals planning permissions 1/6/75/26/D to add and vary conditions until review date 31 May 2021

At the end of the planning permission for oil extraction there will be reinstatement provisions and details are available from the Agent. It is considered that there will be the opportunity to apply for long term change to commercial or similar use at that stage subject to planning policy at that point in time.

Access

There is road frontage to the A161 with existing gated access and stoned access track to the secured site. The track is approximately 25m and subject to the right of access for the adjoining agricultural field.

Services

The tenant has details for the services but it is believed there is mains electric connected.

Outgoings

The Oil Well Site is subject to Business Rates which are the responsibility of the tenant.

Title and Tenure

The land is registered in two titles NT514076 and NT503291. The property is sold freehold subject to the tenancy lease.

Rights of Way, Easements & Wayleaves

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

The adjoining agricultural land has right of access over the track.

Tenantright & Dilapidations

There will be no claim for tenantright or dilapidations.

Sporting, Timber & Mineral Rights

The timber, mineral and sporting rights are included in the sale so far as they are owned. They are in hand.

Viewing

Viewing can be unaccompanied but only after prior notification with the Agents. The viewer will only be able to inspect from the access track as the site will remain secured.

Method of Sale

The land is offered for sale as a whole by private treaty.

Anti-Money Laundering

Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agent's Horncastle Office.

AGENT

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These particulars were prepared in October 2025 and updated in June 2026

