

FETTLERS WHARF MARINA

STATION ROAD, RUFFORD, ORMSKIRK, LANCASHIRE, L40 1TB

CROSTHWAITES
LEISURE PROPERTY SPECIALISTS

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WELL-ESTABLISHED AND PROFITABLE INLAND MARINA IN A POPULAR LANCASHIRE LOCATION

- ◆ A particularly well placed marina appealing to the catchment areas of Southport and Preston and the larger cities of Liverpool and Manchester
 - ◆ The marina links to the Leeds & Liverpool Canal, the longest canal in Britain and is developed to accommodate a 110 berths with a service pontoon and facility building with office
 - ◆ All in approximately 5.35 acres (2.165 ha)
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Location and Situation

The property is situated off the Rufford Canal Link of the Leeds Liverpool Canal within the village of Rufford and is approached via the main A59 Preston to Liverpool road. The M6 (Junction 27) is approximately 7.25 miles from the property.

The North West is a popular holiday destination and the property is well located as a base for the owners of inland water cruisers. The marina is particularly well placed to appeal to the catchment areas of Southport - 7 miles to the west, Ormskirk - 7 miles to the south, Preston 9 miles to the north, Liverpool 26 miles to the south and Manchester 30 miles to the east and this is reflected in the popularity of the marina.

The Leeds & Liverpool Canal

With a main line of 127 miles, the Leeds and Liverpool Canal is the longest canal in Britain. It links the north-west seaport of Liverpool with the Aire and Calder Navigation at Leeds, forming a through route between the Irish Sea and the North Sea.

The Leeds & Liverpool Canal climbs away from the Lancashire plain into the Pennine Hills from Wigan, up the famous 21 locks, through the once proud cotton towns of Blackburn and Burnley where Victorian mills can still be seen. The summit level goes through some fine moorland scenery over the 'backbone of England' plunging through the long Foulridge tunnel. It then begins to descend amidst remote and beautiful countryside through the market town of Skipton into the Yorkshire Dales and on towards the bustling city of Leeds and the heart of the West Riding of Yorkshire. Canal cruisers are advised to allow at least a week to get from Liverpool to Leeds.





The Leeds & Liverpool is a barge canal, built with locks 60 feet long and 14 feet wide, reaching a height of 4871 feet above sea level on the summit at Foulridge. The locks between Liverpool and Wigan are longer at 72 feet, as are the 2 on the branch to Leigh, where the junction with the Bridgewater Canal allows boats to reach the narrow canals of central and southern England. A second branch links the canal at Burscough with the River Ribble and now the Lancaster Canal via the small port of Tarleton. The Liverpool end of the Leeds & Liverpool Canal is being extended past the Pier Head in Liverpool.

Description

The property extends to approximately 5.35 acres (2.165 ha) and comprises a triangular area land that has been developed to accommodate a marina with 110 berths together with a facility building. The property adjoins the Rufford Canal Link to the Leeds & Liverpool Canal and tow path and access into the canal is via a cutting with footbridge over. There are two main car parking areas, the main car park being to the northern end of the marina and a secondary car park to the southern end.

The Marina

The marina is approached via secure steel gates beyond the main car parking area and is well laid out with modern serviced wooden pontoons secured by steel piles. The pontoons are accessed via walkways laid with timber decking adjacent to the gravelled roadway that leads on to a car parking area at the far end. The pontoons are serviced with electrical hook up points (16amps) that are operated on a meter card system. Water points are also installed. We are advised that there are 110 berths available of which 109 are currently let and the average length of craft is 52'.

Service Pontoon

This facility is located adjacent to the cut and is fitted with pump-out point, sewage disposal point and diesel fuel tank and pump facility. The diesel storage tank is bunded and has a 1,000 gallon capacity.

Amenity Building

The building is of concrete block and render construction under a pitch slate roof. The accommodation currently comprises a large area that is presently being utilised for storage with an office, staff toilet and store room off. Staircase to a storage area within the roof space over.

Services

Drainage: Private via a Bio Disk treatment plant.
Electricity: 3 phase supply.
Gas: LPG with bulk LPG
Water: Mains

Network Access Agreement

Licence and authority to construct, retain, maintain and use a connection between the basin and the canal in accordance with the terms of the licence. The licence was subject to a Memorandum of Review dated 11th February 2009 which set the annual consideration to £18,787.08 plus VAT per annum. Term: 60 years from the 4th November 2003.

Mooring Charges

Charges: £35.00 per foot per year.

Planning Permission

A sales pack containing planning permissions will be made available to interested parties once the property has been viewed.

The Business

The marina is owned and operated by Rufford Quays Developments Ltd. The principal income is from the letting of berths with additional income from diesel & coal sales, provision of services, brokerage and boat sales. Further information is shown on the marina website www.fettlerswharfmarina.co.uk

Tenure and Terms of Sale

The freehold interest in the property together with the business is offered for sale. The vendor will consider a sale by transfer of the entire shareholding of Rufford Quays Developments Ltd. An apportionment of mooring fees and other prepaid income and expenditure will be made on completion of sale if appropriate.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees.

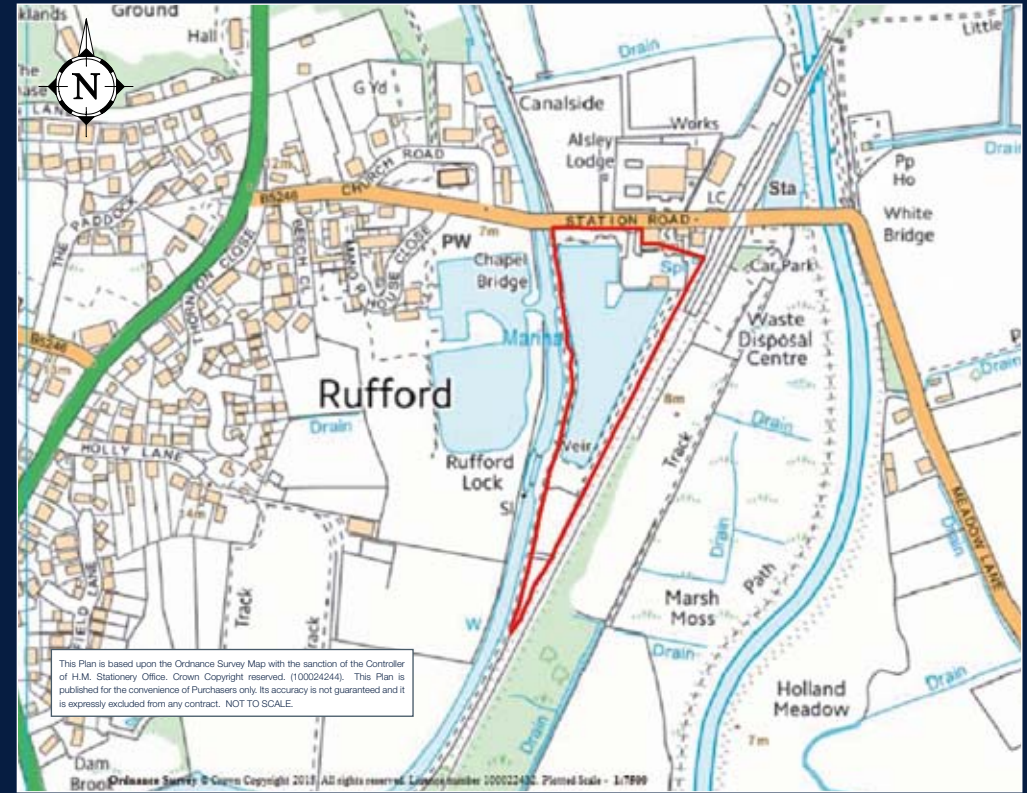
Right of Way

The adjoining 'Thowd Boadman's Cabin' tea and coffee shop has a right of way across the entrance into the marina and a right of use for part of the car parking area (25 cars).

Further Information and Viewings

Further information in relation to the property and business is available to seriously interested parties.

Viewings are to be undertaken strictly by appointment through the joint selling agents in order to avoid disruption to the business.



For further information or to arrange a viewing, please contact
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