



**Paglesham Boatyard** Waterside Road, Paglesham, Essex

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LEISURE PROPERTY SPECIALISTS

# Paglesham Boatyard

Waterside Road, Paglesham,  
Essex, SS4 2ER

An historic boatyard on the River Roach with slipway, pontoon and tidal moorings

Rochford 5 miles, Southend-on-Sea 9 miles,  
London 49 miles

Freehold site of approximately 2.5 hectares  
(6.2 acres) | Boatyard | Slipway | Pontoon and  
berths | c. 50 swinging moorings (potential  
for c.80)

## Location

Paglesham is a hamlet, with pub, on the Essex coast near Rochford. The Boatyard is situated at the end of its own road on the northern bank of the River Roach, which joins the River Crouch about 4 miles downstream. It provides ready access to the Thames Estuary, East Coast and North Sea, and is equipped with a pontoon and slipway.

The M25 is about 28 miles distant and regular rail services to central London are available from Rochford and Southend-on-Sea.

## Access

The property is approached over Waterside Road (owned freehold), which is approximately 500 metres long. Rights of access are granted to the owners of 16 houses along the road.

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## The Site

Paglesham Boatyard occupies a hardstanding and saltings site of approximately 2.5 hectares (6.2 acres). The yard provides car parking, boat storage and various workshops and container stores. The yard is bordered on its south-eastern (seaward) side by a seawall with gates leading to the jetty and slipway. There is a triangular area of unused land to the west of the yard.

## Buildings

The various buildings include: 1) boatshed adjacent to the slipway (approximately 185 m<sup>2</sup>) and in need of repair; 2) workshops (approximately 315 m<sup>2</sup>) with three bays, accessed through roller shutter doors, with mezzanine office/stores, and WC facilities; 3) constructed from two shipping containers mounted on a concrete based with a covered bay.

In addition there is a small storage shed mounted on staddle stones, various containers and Portakabins, and a high level site office.

## Jetty

The pontoon is constructed of steel with timber decking and secured by steel piles. It provides alongside berthing and is equipped with water and electricity points.

## Berths and Moorings

There is capacity for approximately 80 swinging moorings. About 50 moorings are currently laid, of which about 22 are used by the Roach Sailing Association. There are number of mud berths let to houseboat owners.

## Services

Mains water and electricity are laid to the property. Foul drainage is to a septic tank. Water and electricity are available on the pontoon.

## Tenure

The site, including Waterside Road, is owned freehold. The mooring area is leased from the Crown Estate under a 25 year lease from 1 September 2000. Roach Sailing Association rents its moorings en bloc (the mooring tackle is owned by the Association).

The buildings are let under undocumented tenancies; however we are advised by our client that vacant possession can be provided if required.

## Income

We are advised by our client that berthing, rents and other income for the 12 months to 30 September 2014 was c. £88,000.

## Business Rates

The current rateable value under the 2010 rating list is £14,750 and the Uniform Business Rate for the year ending 31 March 2015 is 48.2 pence in the £.

## Planning

The local planning authority is Rochford District Council, Council Offices, South Street, Rochford, Essex SS4 1BW. Telephone: 01702 546366.

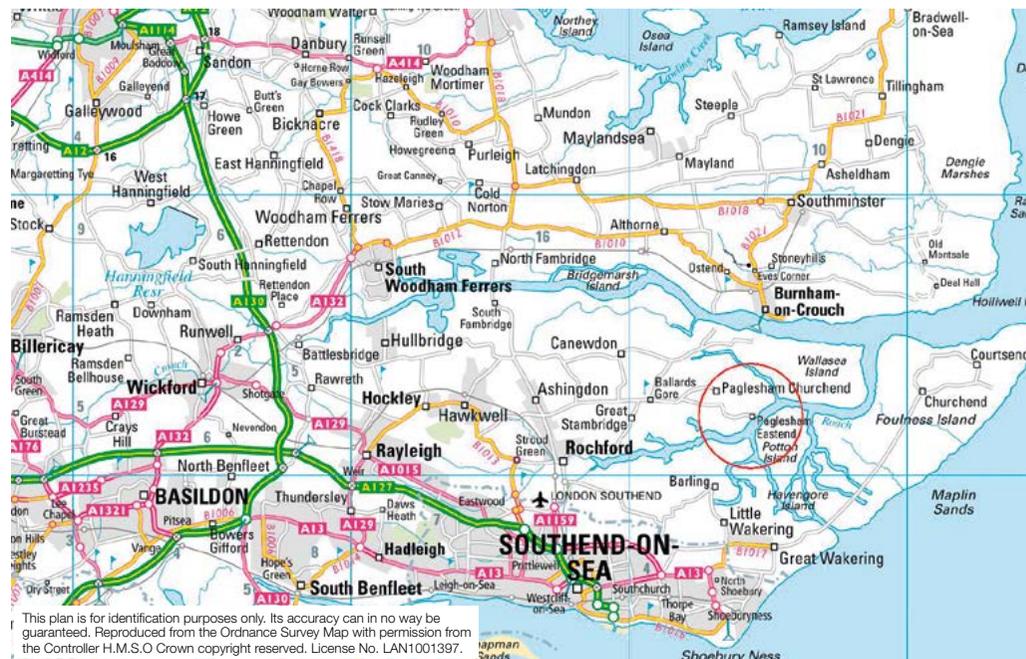
The site is within the Essex Coast Environmentally Sensitive Area (ESA). The foreshore is designated as a Site of Special Scientific Interest (SSSI).

## Basis of sale

The freehold and leasehold property is offered for sale, subject to contract and availability.

## Inspection and Additional Information

Please contact Crosthwaites or marinas@crosthwaites.com to arrange an inspection or for further information.



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