

BLUE WATER MARINA

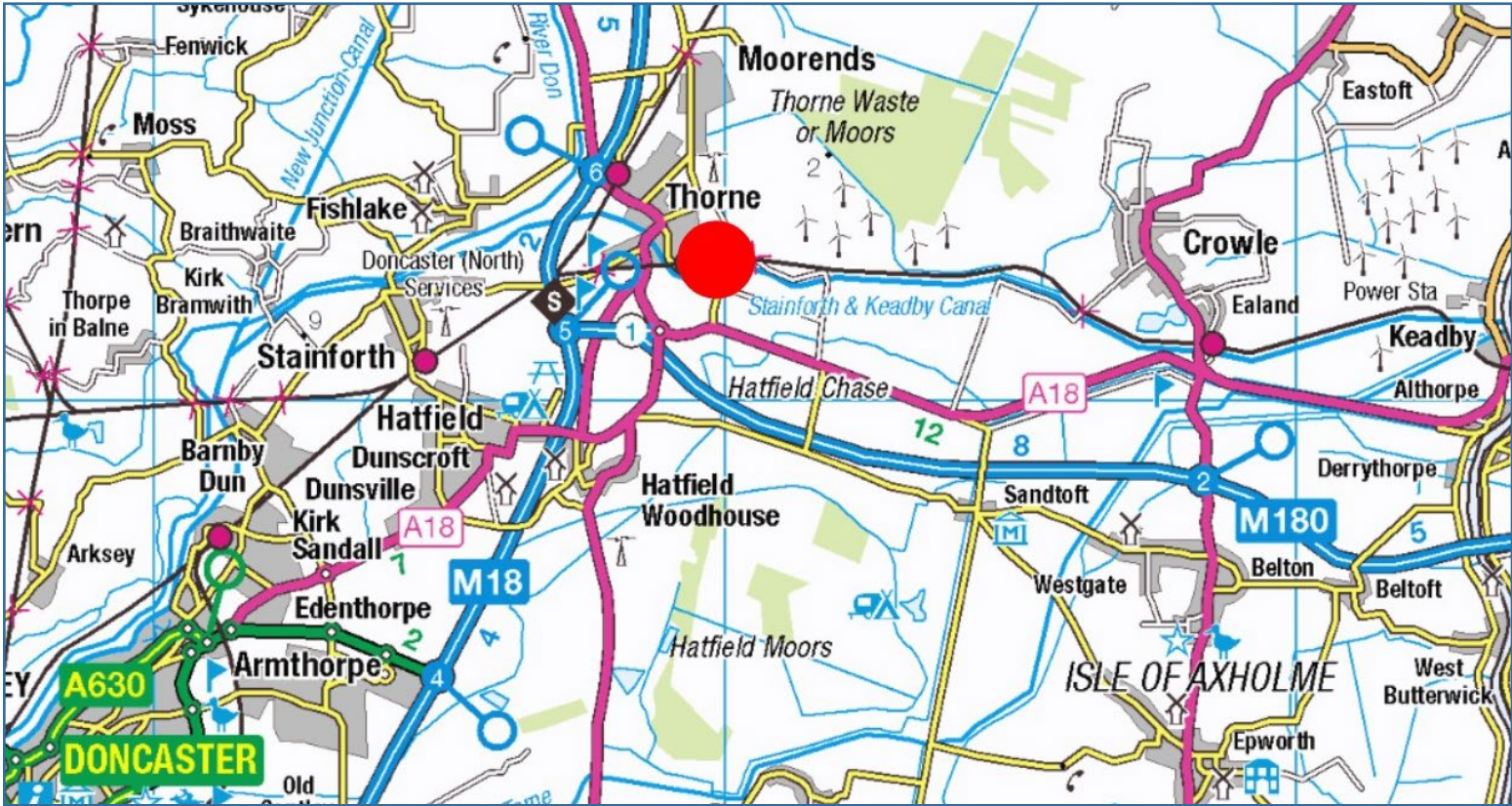
Stainforth & Keadby Canal, South Yorkshire, DN8 5QP

- 100 moorings in attractive 5 acre site
- Profitable business
- Potential for boat sales & repairs



A rare opportunity to own a well presented and profitable mooring business in a popular location with growth potential from boat sales and repairs.

Blue Water Marina, Stainforth & Keadby Canal, South Yorkshire, DN8 5QP



LOCATION

Blue Water Marina is well located in the market town of Thorne near Doncaster on the Stainforth & Keadby Canal. It is a well established and popular boating centre. The marina is easily accessed from the motorway network via M18/ M180 with Leeds, York, and Sheffield all under an hours drive. Thorne South railway station is nearby connecting to mainline services in Doncaster.

The Stainforth & Keadby Canal runs through rural South Yorkshire scenery and is a part of the area's rich industrial history, connecting the Sheffield & South Yorkshire Navigation with the River Trent, and the wider canal network.

GENERALLY

The marina is situated on the north side of the canal, having been developed from an orchard, it still has apple trees providing a pleasant setting for the moorings. The site extends to about 2 has (5 acres) including a slipway and about 3,000m2 (0.75 acre) of hardstanding for storage/working on boats and sales area.

The c.100 moorings are within an off-line marina basin and online moorings.

MARINA BASIN

The rectangular basin is connected to the canal by a cut

at the eastern end. It comprises about 80 narrowboat berths up to 65 feet, about 4,300ft in total. The jetties were renewed in 2022.

ON-LINE MOORINGS

There are 28 online moorings of which 13 are special garden moorings.

OTHER FACILITIES

- Office and moorers' clubhouse
- Facilities building providing shower & WCS, and sluice.
- Slipway
- Container and shed storage
- Electricity and water

CAR PARKING

There is ample hardstanding car parking available.

TENURE

The property is held leasehold from Canal & River Trust with 54 years remaining and security of tenure under the Landlord & Tenant Act 1954. The rent payable from 29 September 2025 is £27,991 + VAT.

THE BUSINESS

The business is operated by Blue Water Marina Ltd. It is a family business, currently managed part time, and as such we would expect a proactive operator to significantly improve the trading performance.

The main income is from letting the moorings with the headline rate for a pontoon leisure mooring at 75p / per ft / per week + VAT (equating to an annual rate of c. £128 per metre + VAT). The mooring rates are well below those of competing marinas.

Additional income is generated from hardstanding boat storage, letting containers and stores; haul out; blacking; diesel, gas and electric; and some limited brokerage.

Total income for the year ended 30 November 2024 was c. £300,000.

BASIS OF SALE

The guide price for the property as a going concern is £1.5 million. The sale is to be effected by way of a transfer of 100% of the issued share capital of Blue Water Marina Ltd.

Access to the data room can be provided to seriously interested parties subject to an approval process and completion of a non-disclosure agreement. Please register and complete NDA at www.bwmarina.co.uk

Inspections can be arranged by prior appointment. Direct approaches should not be made to the staff or management of the property under any circumstances.

In the first instance any enquires should be by email to Colin Crosthwaite at marinas@crosthwaites.com or on +44 (0) 1722 718093.

CROSTHWAITES
LEISURE PROPERTY SPECIALISTS

IMPORTANT NOTICE

Crosthwaites gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Crosthwaites does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Crosthwaites does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Crosthwaites will try to have the information checked for you. Aerial photographs taken and particulars prepared in Summer 2025.