

50-Berth Marina for Sale with a Strategic Location Offering a Lifestyle Opportunity on an Effective Freehold

Boston Gateway Marina | Witham Bank East | Boston | Lincolnshire | PE21 9JU



Located on the River Witham with Access to Both Inland Waterways Network and the Wash and North Sea, Close to the Grand Sluice Lock, Black Sluice Lock, and Lincoln

50 Leisure Berths, Three Phase Electricity, Individual Metered Supply
Well Regarded Pub, Restaurant and Café Close By, Full Amenities Within Walking Distance for Customers

Remote Operation Possible by Way of a CCTV System, Key Safe Boxes
Significant Recent Investment, Sale Includes a Business and Intellectual Property

For Sale with an Effective Freehold
£250,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The large market town of Boston has a population of approximately 73,000 and a rich history as an important medieval port. It has links to the Hanseatic League, the settlers who founded Boston Massachusetts and has one of England's largest parish churches 'The Stump', which offers expansive views across the area from its tower. It is only a short drive to beaches, RSPB nature reserves, and the Lincolnshire Wolds.

Boston gives a genuine market-town experience that many larger towns have lost, combining historic surroundings with a working town centre and regular community events.

The town has a strong retail offering including banks, restaurants, pubs, cafes, supermarkets and hardware stores. It has well regarded schools, good sporting facilities, a train station and hospital.

Boston Gateway Marina is located in a tranquil area on the freshwater side of the Grand Sluice Lock on the side of Witham Bank East but is only a short walk into the town. It is ideally situated for a wide customer base for both river and sea-going boats, and offers visitor and longer term moorings.

Description...

The site is located alongside the former railway line, now a cycle path to Lincoln, ideal for customers who wish to explore the wider area.

A gated access leads through to a large, grassed area beyond which are the pontoons. There is a raised platform with seating for customer socialising, as well as storage for marina use.

The entire marina is fenced with a key lock system and CCTV.

22 finger pontoons and enough space for around 50 berths.

Maximum boat size is 62ft, 26m, the average boat being between 25ft-32ft long on the finger pontoons.

The Business...

The business is operated as a sole trading entity and includes accounts available for inspection by genuine purchasers, all fixtures and fittings, the Marina website www.bostongatewaymarina.co.uk which includes the booking system and boats for sale.

Significant investment has been made into replacing and upgrading all pontoons as well as updating the lighting, CCTV, sheds, observation areas and improving disability access from the gate entrance. The business branding including logo and website are of a bespoke design.

Navigation Routes...

The River Witham navigation route runs for 31.8 non-tidal miles from Brayford Pool at Lincoln to the Grand Sluice, where the marina is located. At Lincoln, the navigation links to the Fosdyke Navigation, providing access west towards the River Trent, as well as to the Witham Navigable Drains.

Beyond the Grand Sluice is the tidal River Haven, giving access to The Wash and the North Sea, with additional routes via Fosdyke and the Black Sluice.

Access to the Black Sluice Navigation from the River Witham is via the Grand Sluice (Sea Lock) to The Haven. The lock can accommodate boats up to 41ft (12.5m) in length, although longer boats can pass through 'on the level' when the tidal water in The Haven reaches the same height as the non-tidal water in the River Witham. The Canal & River Trust-operated lock is manned, with VHF Channel 74 used during tidal operations.

The Black Sluice Lock provides access to Donington Bridge, beyond which boats are restricted. The lock can accommodate boats up to 12.5m in length, with longer boats able to pass through on the level when appropriately operated with sufficient notice.

Tenure...

The land is available by way of the remainder of a 999-year lease at a nominal rent. The current owner enjoys a licence with the Canal and River Trust, an application will have to be made by the prospective purchasers to continue the operations which is expected to be a formality.

The site enjoys certain parking opportunities in front of the nearby Rancho Grill. The lease and title are available on request.

Services...

Each berth has its own electric supply which is individually metered.

Water is accessible for each berth.

The site has floodlighting.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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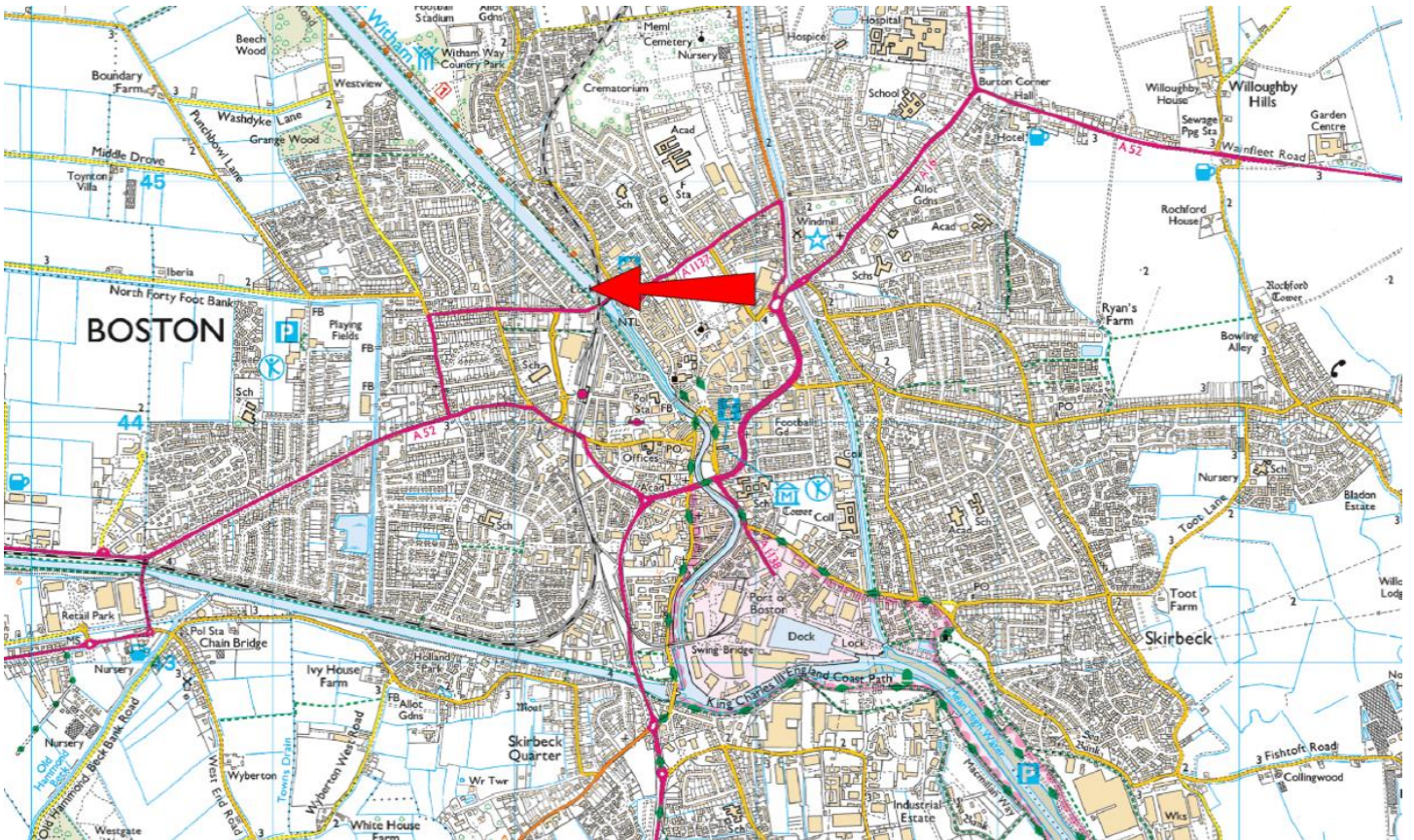
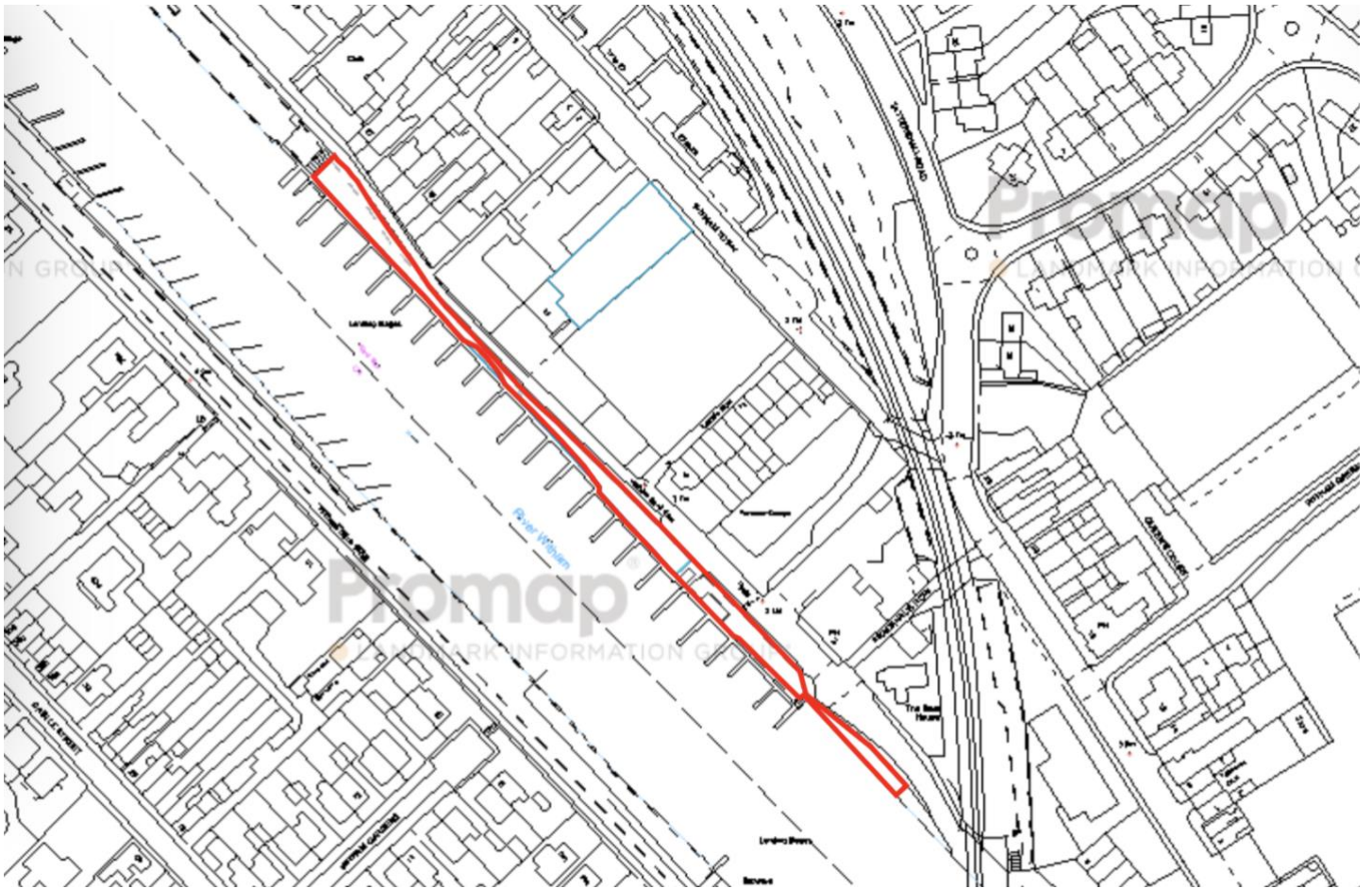


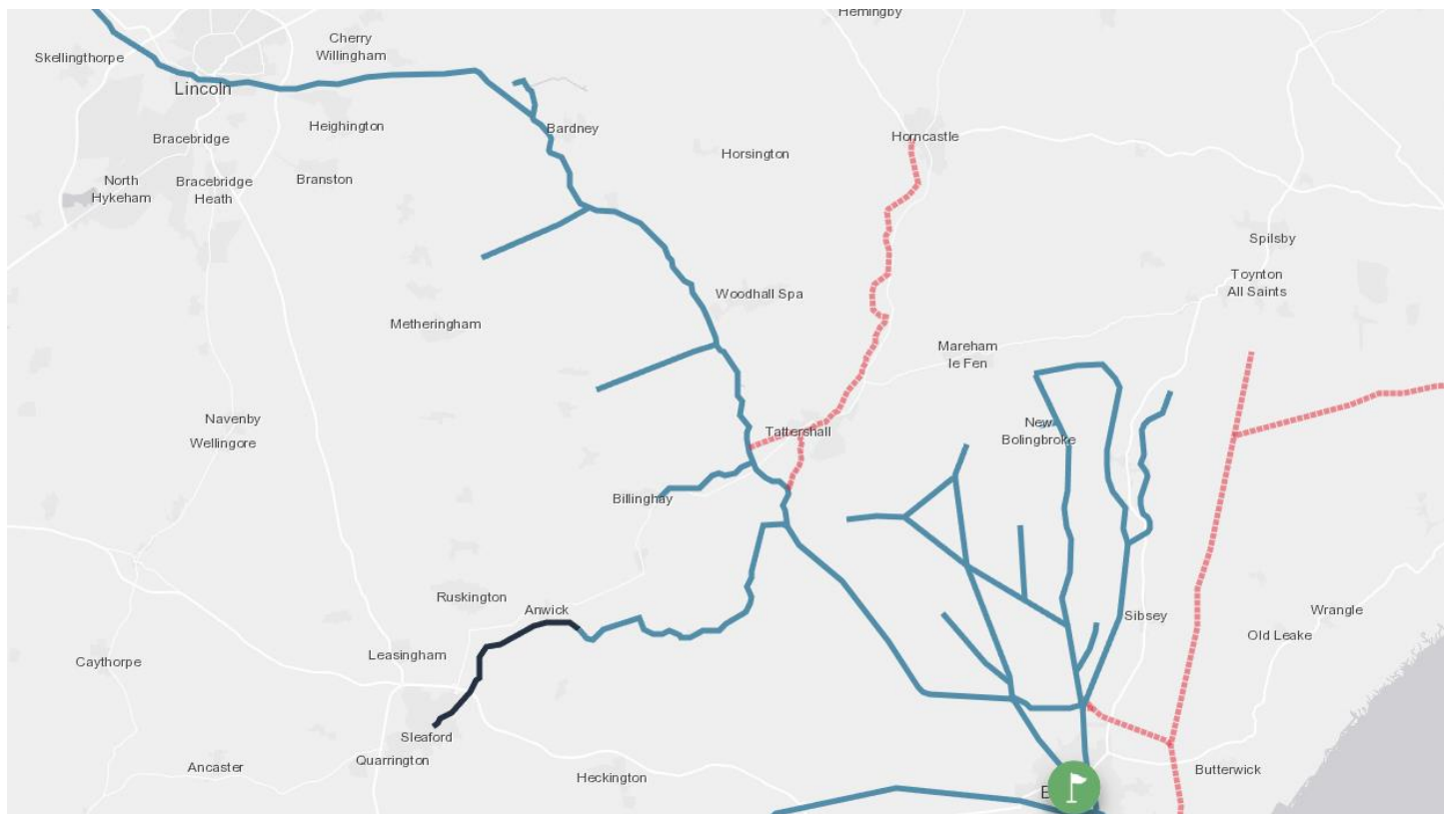
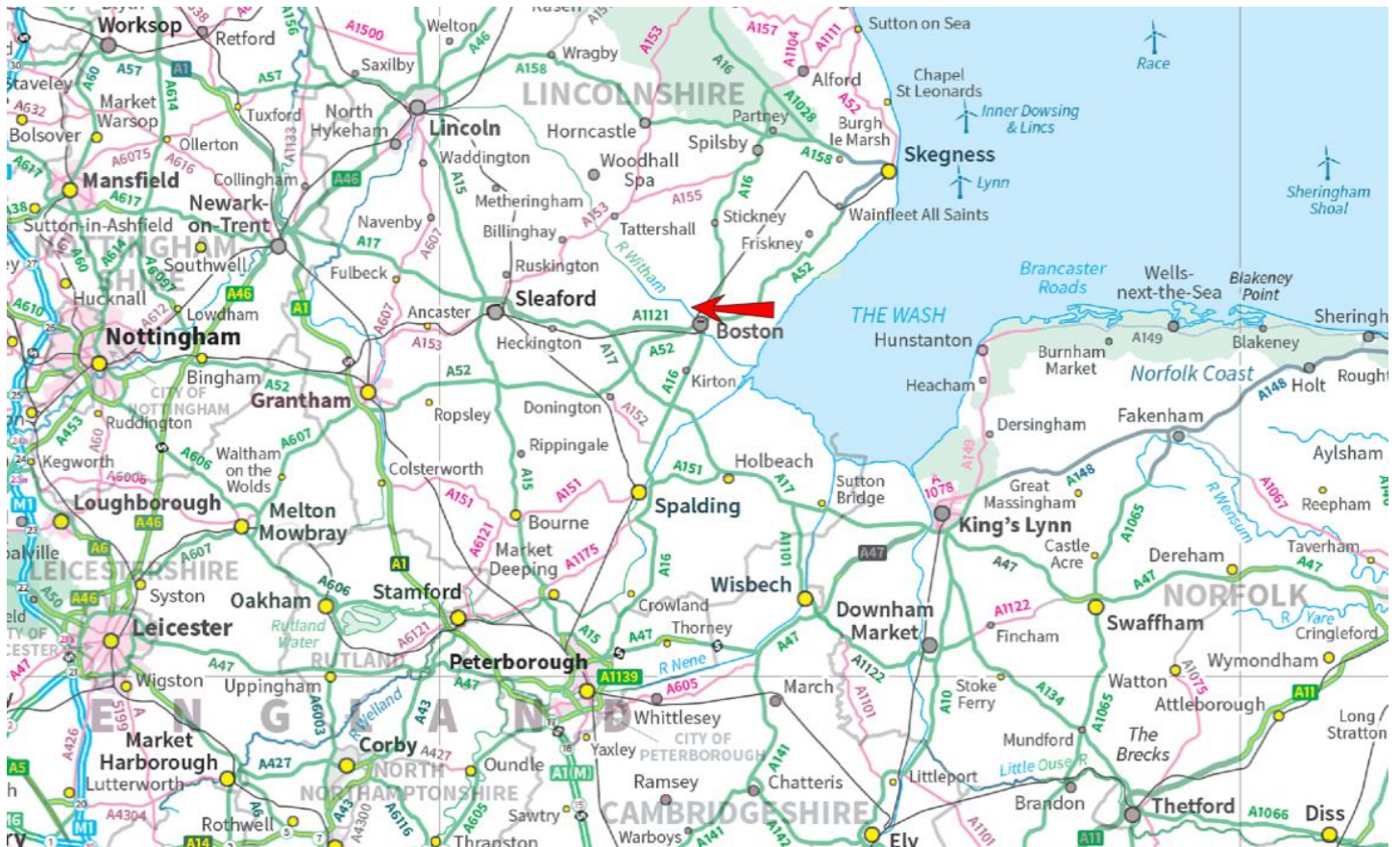
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