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Kings Lock Boatyard  
Booth Lane  
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Cheshire  
CW10 0JJ

## BOATFINDER BROKERAGE

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE



**REF: 120330**

**£42,995**

- Quality steelwork by Hancock and Lane with a trad stern and four sets of side doors. Cratch and cover to the front.
- Russell Newbery 18hp, 2-cylinder marine diesel engine with a PRM 160 VR2 gearbox.
- High quality fit-out in cream Formica laminate panels, sapele faced panels and solid sapele trims offering 2+2 berth accommodation.
- 12/240v throughout.
- Victron Energy Phoenix Multiplus 3kw inverter/charger.
- 2 x 65amp solar panels with a Steca solar controller.
- Solid fuel stove.
- Galvanic isolator.
- Mooring available by separate negotiation.

*Boat Finder Brokerage Services is a trading name of Boatfinder Brokerage Services Ltd. Reg'd No. 4923033  
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## **BROKER'S SUMMARY**

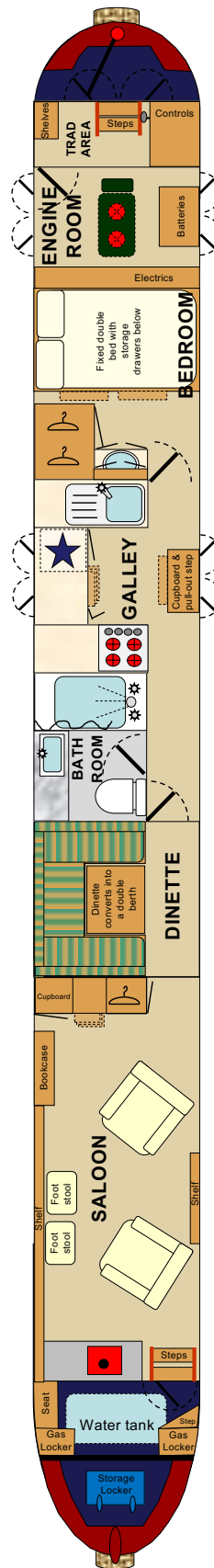
**70ft Trad stern narrow boat.** Quality steelwork by Hancock and Lane with a trad stern and four sets of side doors. Cratch and cover to the front. The original 6mm base plate was fully over plated with 6mm steel in 2017. High quality fit-out in cream Formica laminate panels with solid sapele trims offering 2+2 berth accommodation. Powered by a classic Russell Newbery 18hp 2-cylinder marine diesel engine with a PRM 160 VR2 gearbox.

Yeltsa is a classically handsome 1978 trad stern narrowboat by respected builders Hancock and Lane with a beautiful traditional fit out. She is accessed via the bow doors and side doors (not from the rear), allowing for a very comfortable full width bed and is ideal as a spacious liveaboard home. Notable features include a separate u-shaped dinette that could easily be converted to a second bedroom, spacious saloon and a classic 2-cylinder Russell Newbery engine. The exterior would benefit from some TLC but she was grit blasted back to steel and blacked with two-pack epoxy in October 2022.

BSSC to August 2022.

# LAYOUT DIAGRAM

(not to scale)





## FROM THE BOW

From the bow which holds the storage locker, there is a 3' 11" self-draining well deck with steel gas lockers to either side and a seat to the starboard side. There is a wooden cratch frame with windows to the front and a vinyl cover. The integral steel water tank is located beneath the well deck with a surface mounted filler. The headlamp is mounted on the front of the cratch frame.

## GENERIC FIXTURES AND FITTINGS

The ceilings are lined with cream Formica laminate panels trimmed with solid sapele. Cabin sides are lined with sapele faced ply with solid sapele trims. Hull sides are lined with carpet. All interior wood has been varnished. There are curtains or blinds to all windows. The flooring is carpet or carpet tiles throughout except for the bathroom which has vinyl flooring.

## SALOON 16' 4"

Wooden front door, opens out onto the front deck with a step down into the large open plan saloon.

**Fixed Furniture:** 1 x bookcase. 1 x half height cupboard and drawers. 1 x wall mounted display cabinet.

**Loose Furniture:** 2 x new leather swivel/recline armchairs with matching foot stools..

**Heating:** New Morso Squirrel solid fuel stove set on a tiled hearth and surround.



**Lighting:** 3 x windows with top openings. 3 x 12v, LED ceiling lights. 2 x 12v, wall lights.

**Power:** 2 x 240v sockets. 2 x 12v sockets. 2 x USB ports. 1 x TV aerial point & booster.

## DINETTE 6' 8"



The dinette could easily be adapted to form a second bedroom.

**Fixed Furniture:** "U" shaped raised dinette with fixed settees with storage below. The dinette converts into a double berth. 1 x full height wardrobe.

**Loose Furniture:** 1 x small table top with desmo leg. 1 x large table top with desmo legs.

**Lighting:** 2 x portholes with side openings. 2 x 12v, LED ceiling lights. 3 x 12v, wall lights.

**Power:** 1 x 240v socket.



## BATHROOM 5' 6" x 4'



The cabin bathroom has a white suite comprising:

**Suite:** Hip bath with thermostatic mixer shower and a shower curtain. Vanity unit with counter top porcelain wash basin, chrome mixer taps with cupboard and washing machine housing beneath. Thetford cassette toilet with two spare cassettes.

**Lighting:** 1 x window with top louvre opening and privacy glass. 1 x 12v, LED ceiling light.

**Corridor Lighting:** 1 x window with top louvre opening and privacy glass. 1 x 12v, LED ceiling light.



**Other Features:** Cosvalve twin tub portable washing machine (never used).



## GALLEY 8'



**Appliances:** Statesman slot in gas cooker. 12v, Lec fridge with ice box. Inset stainless sink and drainer with a chrome monobloc tap.



The "U" shaped galley has custom built solid sapele units. Worktops are Formica with full height ceramic tiled splash-backs.

**Base units:** 1 x double cupboard that extends into the corner. 4 x drawers. 1 x corner cupboard. 1 x cupboard with fold-out step. Cooker space. Fridge housing.



**Lighting:** 2 x sets of steel side doors, wood lined internally with roof hatches and one with Perspex inner screen. 3 x 12v, LED ceiling lights.

**Power:** 2 x 240v sockets.

## BEDROOM 10'

**Furniture:** Fixed 4' 6" double bed with storage below. 1 x full height double wardrobe. Vanity unit with inset wash basin, chrome taps and a cupboard beneath.



**Lighting:** 2 x windows with side slide openings. 2 x 12v, LED ceiling lights. 2 x 12v, wall lights. 1 x Pigeon box. 1 x 12v, fluorescent light above the vanity.

**Power:** 1 x 12v socket. 1 x TV aerial point.



## ENGINE ROOM 5' 7"

The engine room houses the Russell Newbery 18hp, 2-cylinder diesel engine coupled to PRM 160 VR2 gearbox. All the other usual hardware for the running of the boat is also housed in this area.



**Lighting:** 2 x sets of steel side doors, wood lined internally. 1 x 12v, wall light.



## TRAD AREA 4' 1" & STERN 3' 6"

Rear trad area/work room has a work bench, shelf and the controls for the boat.

Steel rear doors and sliding roof hatch, wood paneled internally lead to the rear deck and steering position.



**Controls:** The single lever engine control is on the port side just inside the stern doors.



## SPECIFICATIONS

### **BUILDER**

Quality steelwork with 4 sets of side doors and a trad stern by Hancock & Lane. High quality fit-out Sapele faced panels with solid Sapele trims.

### **BUILD DETAILS**

Built in 1978.  
Trad stern.  
6mm baseplate with full 6mm over-plate.

### **INSULATION**

Polystyrene insulation behind the cabin linings.

### **BALLAST**

Concrete slabs beneath the floorboards.

### **DIMENSIONS**

Overall Length:	70'	
Cabin Length:	58'	3"
Width:	6'	10"
Interior Headroom:	6'	3"
Well Deck:	3'	11"
Draught		Not Stated

### **WINDOWS, DOORS & HATCHES**

**Port side:** 3 x windows with top openings. 1 x porthole with side opening. 2 x sets of steel side doors, wood lined internally, one with roof hatch.

**Starboard side:** 2 x windows with top openings. 1 x porthole with side opening. 2 x sets of steel side doors, wood lined internally, one with roof hatch.

**Front:** Wooden front door.

**Rear:** Steel rear doors, wood lined internally with sliding roof hatch.

### **ENGINE & TRANSMISSION**

The boat is powered by a classic Russell Newberry 18hp, 2 cylinder, marine diesel engine coupled to a PRM 260 VR2 gearbox with 2:1 reduction, turning the propeller. The exhaust is lagged, silenced and vents out from under the side deck.

The engine powers twin 12v alternators to charge the start battery and the 4 leisure batteries.

### **WATER**

The integral steel water tank is located beneath the well deck. Water pump with pressure switch is located adjacent to the tank. Water heated by engine heat exchanger, there is also a Vallent gas fired water heater in the bathroom which is currently decommissioned.

### **HEATING**

Heating is provided by the Morso solid fuel stove in the.

### **ELECTRICS**

240v circuit from landline with RCD.  
12v lights throughout protected by fuses.  
2 x 12v, 85amp/hr engine driven alternators.  
1 x 12v, 110amp/hr engine start battery.  
4 x 12v, 130 amp/hr deep cycle leisure batteries.  
Victron Energy Phoenix Multiplus 3kw inverter/charger.  
2 x 65amp solar panels and Steca solar controller.

### **GAS**

2 x 13kg Propane cylinders housed in the bow locker, provide gas to the cooker.

### **FIRE SAFETY**

3 x Dry Powder extinguishers  
1 x Fire Blanket  
1 x Carbon Monoxide Detector  
2 x Smoke Alarms

### **EXTERIOR FINISH**

The exterior would benefit from some TLC but she was grit blasted back to steel and blacked with two-pack epoxy in October 2022. The hull is also protected by 4 anodes and a galvanic isolator.

### **ADDITIONAL ITEMS OF INVENTORY**

The boat comes equipped with a normal cruising inventory including a full set of ropes and fenders. Any additional items not listed must be negotiated separately with the owner.

### **MOORING INFORMATION**

Current moorings are available by separate negotiation.

**PLEASE NOTE:** The information contained in this brochure is based on our own inspection and information provided by the owner and is intended as a sales aid only to assist you to decide whether you would like to move to the next stage and view the boat for yourself. Measurements can only be taken as approximate. Nothing contained herein constitutes a contract or offer. This is not a survey. We always recommend that a full survey is carried out prior to purchase.

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