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Kings Lock Boatyard
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BOATFINDER BROKERAGE

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE



REF: 120116

£25,000

- Quality 10/6/5 mm steelwork by Simon Piper with side doors, pigeon box and a trad stern.
- Beta Marine 28 hp marine diesel engine with a PRM 80 gearbox.
- Professional fit-out by Cheshire Narrowboats in light oak offering 2 +2 berth accommodation.

- Stainless steel water tank.
- 1500W Waeco inverter + extra 300W TBS Electronics inverter.
- Waeco Battery Charger.
- Stovax solid fuel stove.
- Domestic sized appliances.
- Moorings available by separate negotiation.

*Boat Finder Brokerage Services is a trading name of Boatfinder Brokerage Services Ltd. Reg'd No. 4923033
Reg'd Address: Kings Lock Boatyard, Booth Lane, Middlewich, Cheshire CW10 0JJ*



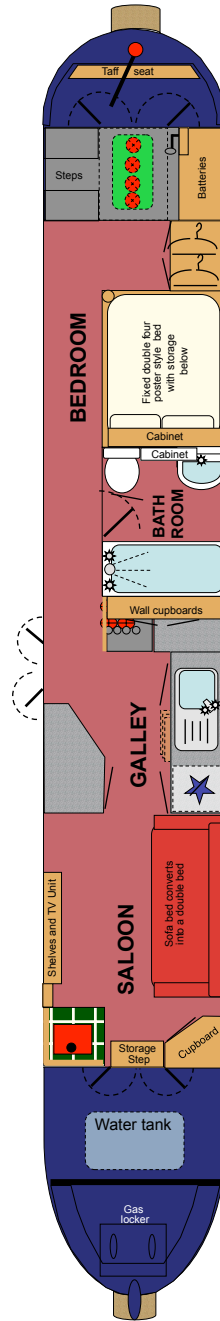
BROKER'S SUMMARY

47ft Trad style narrow boat. Quality 10/6/5 mm steelwork by Simon Piper with side doors, pigeon box and a trad stern. Professional fit-out in oak faced plywood with solid light oak trims with solid cherry trims offering 2+2 berth accommodation by Cheshire Narrowboats. Beta Marine 28hp 4 cylinder marine diesel engine with a PRM 80 gearbox.

Horus is a beautifully presented traditional style one-owner 47ft trad stern narrowboat by respected builder Simon Piper, with interior fit out to a high standard by Cheshire Narrowboats. The saloon features a comfortable free standing sofa that converts to a double bed allowing for 4-berth accommodation. She has a Boat Safety Certificate valid until March 2022. **The revised asking price reflects the fact that work has been identified to address pitting on the hull sides.** The hull has been recently grit blasted and re-blackened to protect it in the short term. Viewing is recommended.

BSSC to March 2022.

LAYOUT DIAGRAM
(not to scale)





FROM THE BOW

From the bow which holds the gas locker, there is a 6' self draining well deck. There is a wooden cratch frame with windows to the front and a vinyl cover with clear panels. The stainless steel water tank is located beneath the well deck with a surface mounted filler.

GENERIC FIXTURES AND FITTINGS

The ceilings, cabin sides and hull sides are lined with light oak faced plywood panels trimmed with solid cherry. All interior wood has been varnished. There are curtains or blinds to all windows. Flooring throughout is carpet except in the galley and bathroom which have marble effect vinyl.

SALOON 9' 8"

Steel ½ glazed front doors, wood lined internally open out onto the front deck with a box step down into the saloon.

Fixed Furniture: 1 x corner cabinet. Built in shelf and TV unit. There is a desmo socket to allow the use of two different sized tables with the free standing settee to make a dinette area.

Loose Furniture: Large sofa bed that converts into a double bed.



Other Features: Cello, 12v flat screen TV with built in DVD player. Freesat box with Zender Multi-Move satellite dish. Wharfedale CD/radio player.

Heating: Stovax solid fuel stove set on a feature tiled hearth and surround.

Lighting: 2 x windows with top hopper opening vents. 4 x 12v, Halogen ceiling lights. 2 x 12v, wall lights.

Power: 6 x 240v sockets. 1 x TV satellite point.

GALLEY 5' 3"



The walk through galley has hand crafted wooden cabinets with beech effect laminate door and drawer fronts. Worktops are laminate with tiled splashbacks.

Base units: 1 x single cupboard and fridge housing beneath the sink. 1 x single cupboard and shelving unit opposite. Oven housing.

Wall Units: 1 x shelf.

Appliances: Spinflo Caprice slot in gas cooker with separate oven, grill and four burner gas hob. Inlander 12v, LEC fridge with ice box. Panasonic 700W microwave oven. Hinari 750W toaster. Inset, stainless steel sink and drainer with chrome monobloc tap.

Lighting: 1 x window with top hopper opening vent. 1 x set of steel side doors, wood lined internally, with a built in fly screen and removable clear Perspex cover. 3 x 12v, Halogen ceiling lights.



SHOWER ROOM 6' x 4"

The cabin shower room has a white suite comprising:

Suite: 4' bath with shower and shower curtain. Corner vanity unit with inset wash basin, chrome mixer tap and a cupboard beneath. Thetford cassette toilet with spare cassette.



Lighting: 1 x porthole with top hopper opening vent and privacy glass. 2 x 12v, Halogen ceiling light.



Corridor Lighting: 1 x fixed porthole and privacy glass. 1 x 12v, Halogen ceiling light.



BEDROOM 8' 2"



Fixed Furniture: 4' fixed double bed with storage beneath. 1 x over-bed cupboard and shelf.. 1 x full height wardrobe.

Lighting: 2 x fixed portholes. 1 x pigeon box to the ceiling. 3 x 12v, Halogen ceiling light. 2 x 12v, reading lights.

Power: 4 x 240v socket.

Other Features: Pigeon box to ceiling with inner and outer covers, a fly screen and a removable dark Perspex inner cover.



TRAD AREA 2' 9" & REAR DECK 3' 9"



Aft of the the bedroom is the trad area housing the engine and the electrical hardware for the boat.. Steel rear doors, wood lined internally with sliding roof hatch lead from the trad area to the rear deck and steering position.

Controls: The single lever engine control is on the port side.

Other Features: Radio/CD/MP3 player.



SPECIFICATIONS

BUILDER

Quality steelwork with trad stern and oak fit-out by Simon Piper.

BUILD DETAILS

Built in 2006
Trad stern.
10/6/5/mm

INSULATION

Sprayfoam insulation behind the cabin linings.

BALLAST

Concrete slabs and lead sheets beneath the floorboards.

DIMENSIONS

Overall Length:	47'
Cabin Length:	29' 5"
Width:	6' 10"
Interior Headroom:	6' 4"
Well Deck:	6'
Draught	2' 4"

WINDOWS, DOORS & HATCHES

Port side: 2 x windows with top hopper style opening vents. 2 x fixed portholes.

Starboard side: 1 x window with top hopper style opening vent. 1 x set of steel side doors, wood lined internally. 2 x fixed portholes.

Front: Steel ½ glazed front doors, wood lined internally.

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

ENGINE & TRANSMISSION

The boat is powered by a Beta Marine 28hp, 4 cylinder marine diesel engine coupled to a Newage PRM 80 gearbox with 2:1 reduction, turning the propeller. The exhaust is lagged, with a hospital silencer and vents out from under the side deck. The engine powers a 12v alternator to charge the start battery and the 4 leisure batteries.

WATER

The 90 gallon stainless steel water tank is located beneath the well deck. Water pump with pressure switch is located adjacent to the tank. Water is heated by the engine heat exchanger and/or the immersion heater.

HEATING

Heating is provided by Stovax solid fuel stove in the saloon.

ELECTRICS

240v circuit from landline with RCD.

12v lights throughout protected by fuses.

1 x 12v, engine driven alternator.

1 x 12v, engine start battery.

4 x 12v, 110 amp/hr deep cycle leisure batteries (new 2017).

Waecos Perfect Charge IU1512 battery charger

Waecos 1500W pure sine wave inverter

TBS Electronics 300W pure sine wave inverter

GAS

2 x Propane cylinders housed in the bow locker, provide gas to the oven, grill and hob.

FIRE SAFETY

3 x 1kg Dry Powder extinguishers.

1 x Fire Blanket.

EXTERIOR FINISH

The boat was repainted in 2006 by Olympus Narrowboats with sing-writing by Andy Russell. The boat was last docked for blacking in July 2010. The owners are happy to help pay to re-black the boat. The hull is protected by 4 anodes.

ADDITIONAL ITEMS OF INVENTORY

The boat comes equipped with a normal cruising inventory including a full set of ropes and fenders. Everything still on board the boat at present is included in the sale, including kitchen utensils, tools, vacuum cleaner and heaters.

MOORING INFORMATION

The 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.