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BOATFINDER BROKERAGE

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE

Kings Lock Boatyard
Booth Lane
Middlewich
Cheshire
CW10 0JJ



REF: 120254 Reduced to £149,000

- Quality 12.5/6/5/5mm steelwork.
- Beautiful fit-out in painted panels and trim with a two bedroom lay-out (potential for 6 berths).
- Vetus Duetz 114hp marine diesel engine with ZF Hurth hydraulic gearbox.
- Vetus hydraulic bow thruster with remote control in the wheelhouse
- Double glazed windows and portholes throughout
- 300 gallons stainless steel water tanks.
- Gas central heating via a Valiant boiler and 5 radiators.
- Domestic sized appliances including washing machine, microwave, fridge and freezer.



BROKER' S SUMMARY

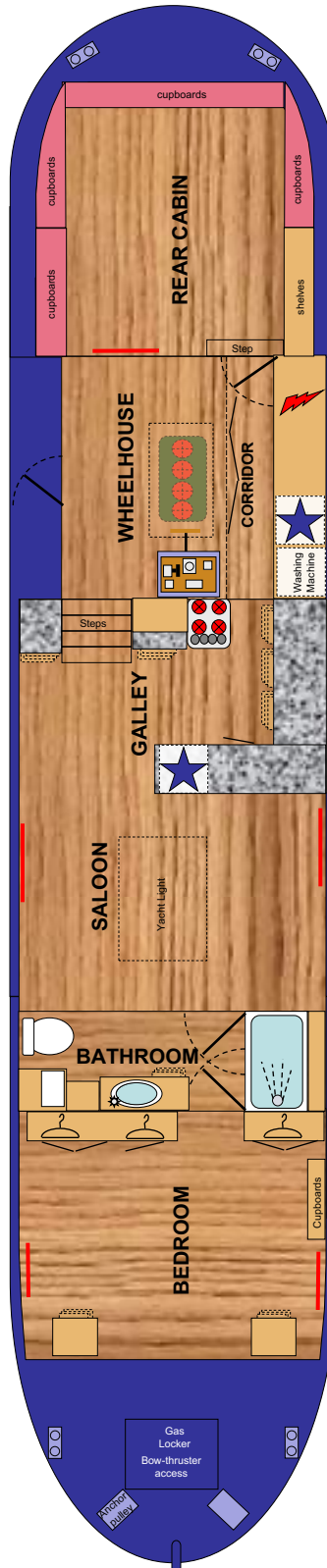
60' x 13' Dutch Barge. Quality steelwork 12.5/6/5/5mm steelwork by Bluewater Boats with collapsible wooden wheelhouse. Double glazed windows and portholes throughout.. Powered by a 114hp Vetus Duetz marine diesel engine with a ZF Hurth ZF45 hydraulic gearbox and hydraulic steering.

Seabreeze presents a fantastic opportunity to acquire an as new (never used) one owner modern Dutch barge. She has been beautifully constructed by Bluewater boats and then fitted out with care by her first owner. She was painted externally by the owner in 2019 when she was also blacked. With a beautifully light and airy interior, this boat must be seen to be fully appreciated. She is fully equipped with every convenience required for a life afloat or would serve as a luxurious holiday home for cruising the waterways of Europe. Viewing is highly recommended.

She has had a full Post Construction Assessment completed in 2021 and is fully RCD compliant.

LAYOUT DIAGRAM

(not to scale)





FROM THE BOW

From the bow which houses the anchor winch there is a 6' 11" open self draining front deck steel with a combined gas locker and storage locker. An access hatch to the bow-thruster is also located in the gas locker. There is an additional anchor located on the well deck.

GENERIC FIXTURES AND FITTINGS

The ceilings in the forward bedroom and bathroom are light oak faced ply and painted ply elsewhere. The cabin sides and hull sides are painted veneered ply with painted solid wooden trims, the cabin sides in the rear bedroom are painted T&G. The floor is laid with plywood throughout, ready to receive laminate flooring, wooden planks or carpet.

MASTER BEDROOM 11'



Steel, fully glazed front doors open out on to the front deck.

Furniture: King-sized fixed double bed with storage cupboards and the water tank in the base. 1 x full height triple wardrobe with built in drawers. 1 x full height double wardrobe. 2 x bedside cabinets/chest of drawers. 1 x chest of drawers. Space for a kingsize double bed.

Lighting: 1 x glazed emergency escape front hatch. 4 x large portholes with top hopper openings. 2 x 12v, LED wall lights.

Heating: 2 x central heating radiators.

Power: 12 x 230v sockets. Cable for TV point.



BATHROOM 3' 11"

The cabin bathroom has a suite comprising:

Suite: Large fully tiled shower enclosure with chrome thermostatic mixer shower, fixed shower head and glazed door. Large wooden vanity unit with a designer wash basin set on top, chrome mixer tap and shelves and drawers below. Saniflo macerator pump-out toilet.

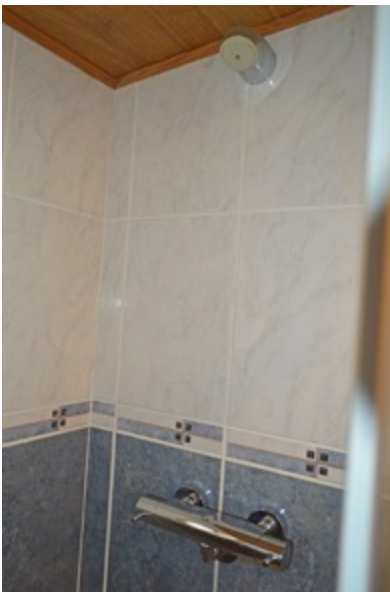


Other Features: Wall mounted Valiant Eco-Tec gas boiler.

Heating: 1 x chrome towel rail.

Lighting: 2 x large portholes with obscuring film and top hopper openings, 2 x 12v, down-lights.

Power: 2 x 230v sockets.



SALOON 9' 4"



Large open plan saloon with space for loose furniture of your choice.

Lighting: 2 x windows with drop back openings. 1 x large 'Houdini' hatch with wooden cover. 2 x 12v, wall lights.

Heating: 2 x central heating radiators.

Power: 14 x 230v sockets. 1 x TV socket.



GALLEY 6' 10"

The galley has a range of cupboards with shaker style doors in beech effect laminate, with granite effect laminate worktops, with an inset stainless steel sink and drainer.

Base Units Single cupboard under sink with Fridge housing. 1 x 9 drawer unit. 1 x 9 drawer unit.

Wall Units: 1 x cupboards, inc. Extractor fan housing.



Appliances: Slot in Cannon gas cooker with oven, grill and hob. Hotpoint 230v fridge, Sharp microwave. Under slung, stainless steel, sink and chrome monobloc tap.



Lighting: 2 x windows with drop back openings. 12 x 12v, down-lights and 2 x 12v, wall lights.

Power: 12 x 230v sockets.



CORRIDOR 7' AND ENGINE ROOM 6' 8" x 8' 5"



The corridor leads from the galley to the rear cabin and provides access to the engine room. The electrics for the boat are house here.

Appliances: Hotpoint washing machine and Hotpoint 240v freezer.

Lighting: 1 x 12v, Led strip light.

Power: 2 x 230v sockets.

The engine room below the wheelhouse houses the Vetus Duetz engine and running gear for the boat and is accessed from the corridor.

Lighting: 12 x 12v, ceiling lights. 12 x 12v, wall lights

Power: 2 x 230v sockets.



WHEELHOUSE 9' 9" x 8' 6"



A hardwood door leads from the galley up to the wheelhouse. The glazed mahogany wheelhouse is fully collapsible. The engine room is below the wheelhouse.

Part glazed, wooden door leads out to the starboard deck.

Controls: The single lever engine control, steering wheel and the control panel are mounted on the centre console at the steering position.

Other Features: Collapsible wheelhouse. Roof for corridor that can be used as a table-top.

Lighting: Windows all round. 1 x 12v, lamp.

Power: 8 x 230v sockets.



REAR CABIN 11' 7"



Large rear cabin bedroom with space for loose furniture of your choice.

Heating: 1 x central heating radiator.

Lighting: 1 x glazed emergency escape front hatch. 4 x large portholes with top hopper openings. 2 x 12v, LED ceiling lights.

Power: 4 x 230v sockets.



SPECIFICATIONS

BUILDER

Quality steelwork by Bluewater Boats and quality fit out by the owner painted veneered ply and painted T&G with painted solid wooden trims

HULL & SUPERSTRUCTURE

Built in 2006 (completed in 2021)
Dutch Barge
12.5mm/6mm/5mm/5mm

INSULATION

Spray foam insulation behind the cabin linings.

BALLAST

Concrete slabs beneath the floorboards.

DIMENSIONS

Overall Length:	60'
Fwd Cabin Length:	31' 1"
Width:	13'
Interior Headroom:	6' 7"
Wheelhouse	9' 9"
Rear Cabin Length	11' 7"
Draught	2' 8"

WINDOWS, DOORS & HATCHES

Port side: 2 x windows. 5 x portholes with top hopper opening vents. All double glazed.

Starboard side: 2 x windows. 5x portholes with top hopper opening vents. All double glazed.

Front: Double glazed escape hatch window.

Rear: Double glazed escape hatch window.
Wheelhouse: fully glazed collapsible wooden wheelhouse with glazed wooden door on Starboard side.

ENGINE & TRANSMISSION

The boat is powered by a 114hp Vetus Duetz marine diesel engine with a ZF Hurth ZF45 hydraulic gearbox (with only 15 running hours) turning the propeller and hydraulic steering. The exhaust is lagged, silenced and vents out from under the side deck.

BOW-THRUSTER

Vetus hydraulic bow-thruster with controls at the stern.

WATER

5 x stainless steel water tanks located beneath the saloon, giving 300 gallons. Connected with a Vetus pressurised system. Hot water is provided by the diesel fired Valiant central heating boiler. 154 gallon black water tank for WC under and a grey water tank for the shower and sinks are also located under the flooring.

HEATING

Heating is provided by the Valiant gas fired central heating boiler running 5 radiators and a heated towel rail.

ELECTRICS

230v circuit from landline with RCD.
24v DC circuit
12v lights throughout protected by fuses.
2 x 12v, engine start batteries.
12v LED lights throughout.
Wiring in place to install an inverter and battery charger.
Wiring in place to install a bank of leisure batteries.
On board 6kW diesel fired generator.

GAS

Space for 6 x 19kg Propane cylinders housed in the bow locker provide gas to the hob, oven and grill and central heating boiler.

FIRE SAFETY

3 x 2 kg Dry Powder extinguishers
2 x 6 kg Dry Powder extinguishers
1 x 2 kg CO2 extinguisher
1 x Fire Blanket

EXTERIOR FINISH

The boat was painted in 2019 by the owner. The hull was last blacked in 2019.

ADDITIONAL ITEMS OF INVENTORY

The boat comes equipped with a normal cruising inventory including ropes and fenders.

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.