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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: 120416

£45,000

- Quality steelwork with a trad stern by SW Durham Steelcraft Ltd. Cratch and cover to the bow.
- Beta Marine 35hp. 4-cylinder diesel engine with PRM Delta 150 hydraulic gearbox.
- Beautiful professional fit-out by SW Durham Steelcraft Ltd in light oak faced ply offering 2 berth accommodation to a traditional lay out.
- Spray foam insulation.
- Stainless steel water tank.
- 1.6kw Victron Energy inverter/charger.
- S/F stove and gas fired central heating.
- Bathroom with a 4' bath with shower.
- Galvanic isolator.

*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

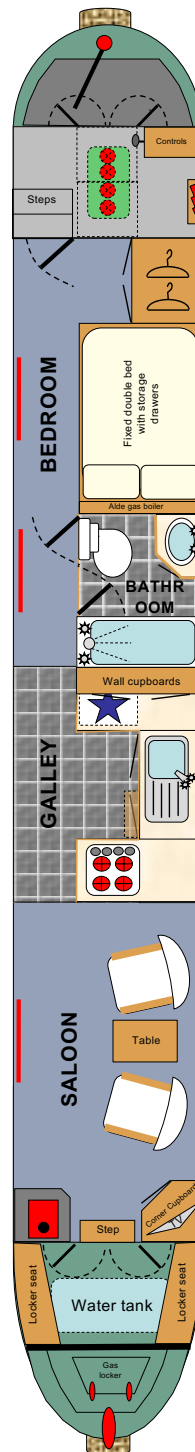
50ft Trad stern narrow boat. Quality steelwork with a trad stern by SW Durham Steelcraft Ltd. Cratch and cover to the bow. Beautiful professional fit-out by SW Durham Steelcraft Ltd in light oak faced ply with solid sapele trims offering 2 berth accommodation to a traditional lay-out. Powered by a Beta Marine 35hp, 4 cylinder diesel engine with PRM Delta 150 hydraulic gearbox.

Emily is a well-loved 50ft narrow boat, built in 2004, with only 1-owner, rare for a boat of this age. She has a traditional two berth layout that can easily be converted to 4 berths with the addition of a sofa bed in the saloon. She was last out of the water for blacking in September 2024. She would make a versatile starter boat for cruising holidays, or as a compact live-aboard. Viewing recommended.

BSSC to August 2028.

LAYOUT DIAGRAM

(not to scale)





FROM THE BOW

From the bow which holds the gas locker, there is a 4' self draining well deck with locker seats either side. There is a wooden cratch frame with windows to the front and a vinyl cover. The stainless-steel water tank is located beneath the well deck with a surface mounted filler. The headlamp is mounted on the roof.

GENERIC FIXTURES AND FITTINGS

The ceilings, hull sides and cabin sides are lined with light oak faced plywood trimmed with solid sapele. All interior wood has been varnished. There are curtains or blinds to all windows. The flooring is laid with carpet in the saloon and bedroom, and tile effect laminate in the galley and bathroom.



SALOON 11' 5"

Steel ½ glazed front doors, wood lined internally open out onto the front deck with a step down into the open plan saloon which has space to add a two-seat sofa bed to allow for two additional berths.

Fixed Furniture: Half height corner unit with large cupboard.

Loose Furniture: 2 x Bentwood style armchairs. 1 x coffee table.

Other Features: 18" Bush TV with built in DVD. iPod dock.

Heating: Valour Willow solid fuel stove set on a tiled hearth and surround. 1 x central heating radiator.

Lighting: 2 x windows with drop back openings. 4 x 12v, ceiling lights.

Power: 2 x 240v sockets. 1 x 12v socket. 1 x TV aerial point.



GALLEY 8'

The "U" shaped galley has custom built cabinets with light oak shaker style doors. Worktops are laminate and edged in oak.

Base units: 1 x single cupboard which has a drawer above and extends into the corner. 1 x double corner cupboard which extends into the corner. Oven housing. Fridge housing.

Wall Units: 1 x double wall cupboard.



Appliances: Vanette inset four burner gas hob. Built in Vanette gas oven with separate grill. 12v, Ranger fridge with freezer compartment. Inset stainless steel sink with chrome monobloc tap.



Lighting: 2 x windows with drop back openings. 3 x 12v, ceiling lights, one with extractor fan.

Power: 4 x 240v sockets.



BATHROOM 6' x 4'

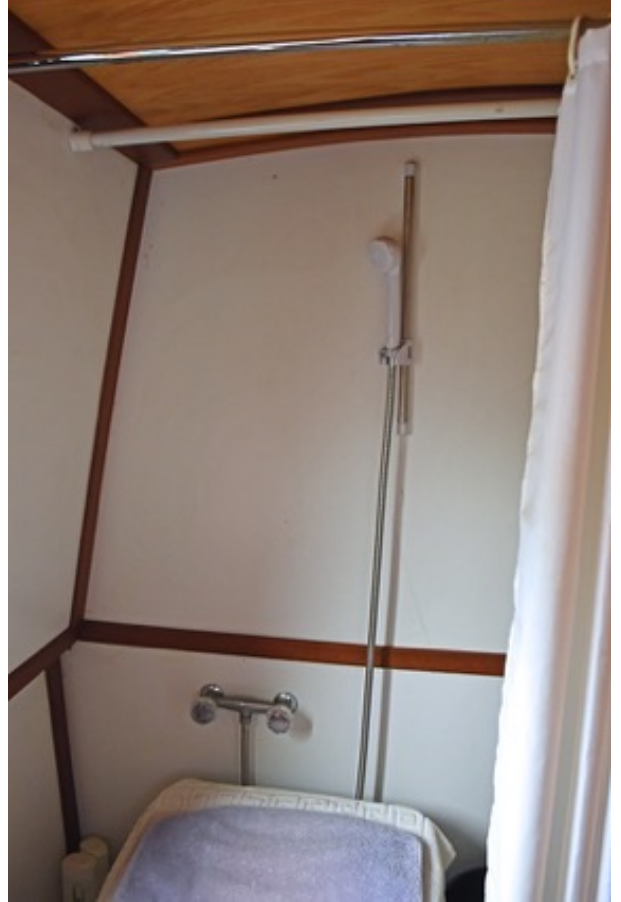


The cabin bathroom has a white suite comprising:

Suite: 4' bath with mixer shower and shower curtain. Vanity unit with inset wash basin, chrome taps and a large cupboard beneath. Thetford cassette toilet.

Other Features: Tiktun XPB36 twin tub washing machine.

Lighting: 1 x window with drop back opening and privacy glass. 2 x 12v, ceiling lights, one with extractor fan.



Corridor Heating: 1 x central heating radiator.

Corridor Lighting: 1 x window with drop back opening and privacy glass. 1 x 12v, ceiling light.



BEDROOM 9' 8"



Furniture: Fixed double bed with storage drawers below. 1 full height double wardrobe.

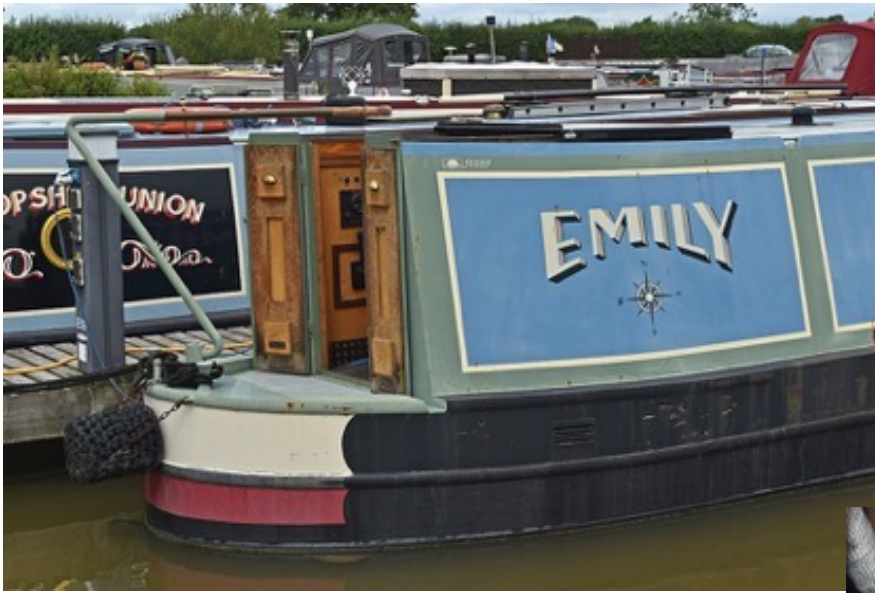
Heating: 1 x central heating radiator.

Lighting: 2 x windows with drop back openings. 2 x 12v, ceiling lights. 2 x 12v, reading lights.

Power: 2 x 240v sockets.



REAR TRAD AREA 4' 3" & STERN 3' 2"



Aft of the bedroom is the rear trad area where the engine is housed under the lift up floor panels. All the electrical hardware for the running of the boat is also housed here.

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



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

Lighting: 2 x 12v, ceiling lights.



SPECIFICATIONS

BUILDER

Quality steelwork with a trad stern by SW Durhan Steelcraft Ltd. Quality fit-out in light oak faced ply with Sapele trims by SW Durham Steelcraft Ltd.

BUILD DETAILS

Built in 2004
Trad stern.
10/6/4mm.

INSULATION

Spray foam insulation behind the cabin linings.

BALLAST

Concrete blocks beneath the floorboards.

DIMENSIONS

Overall Length:	50'	
Cabin Length:	41'	3"
Width:	6'	10"
Interior Headroom:	6'	3"
Well Deck:	4'	
Draught	1'	7"

WINDOWS, DOORS & HATCHES

Port side: 4 x windows with drop back openings.

Starboard side: 4 x windows drop back openings.

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

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

ENGINE & TRANSMISSION

The boat is powered by a Beta Marine 35hp, 4 cylinder, marine diesel engine coupled to a PRM Delta 150 hydraulic gearbox and 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 3 leisure batteries.

WATER

The 600 litre 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 Alde gas fired boiler, 240v immersion heater and/or the engine heat exchanger.

HEATING

Heating is provided by the Valour Willow solid fuel stove in the saloon and the Alde gas fired boiler running 3 radiators.

ELECTRICS

240v circuit from landline with RCD.

12v lights throughout protected by fuses.

2 x 12v, 75/45 amp/hr engine driven alternators.

1 x 12v, 110 amp/hr engine start battery.

3 x 12v, 120 amp/hr deep cycle leisure batteries.

Victron Energy 1.6kw inverter/charger.

GAS

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

FIRE SAFETY

4 x Dry Powder extinguishers.

1 x Fire Blanket.

1 x Smoke Alarms.

1 x Carbon Monoxide Detectors.

EXTERIOR FINISH

Last painted in 2013 by Willow Boats. The boat was last docked for blacking in September 2024. The hull is 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

Moorings 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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