

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999

Email info@peteregilkes.co.uk



FOR SALE

**THE BOATYARD
BOTANY BAY/BLACKBURN BROW
CHORLEY
PR6 9AE**



Price: £825,000

- Established boatyard and land
- 1.5 acres (0.6 hectares) or thereabouts
- Extensive canal frontage
- Generating lucrative income
- Redevelopment potential

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

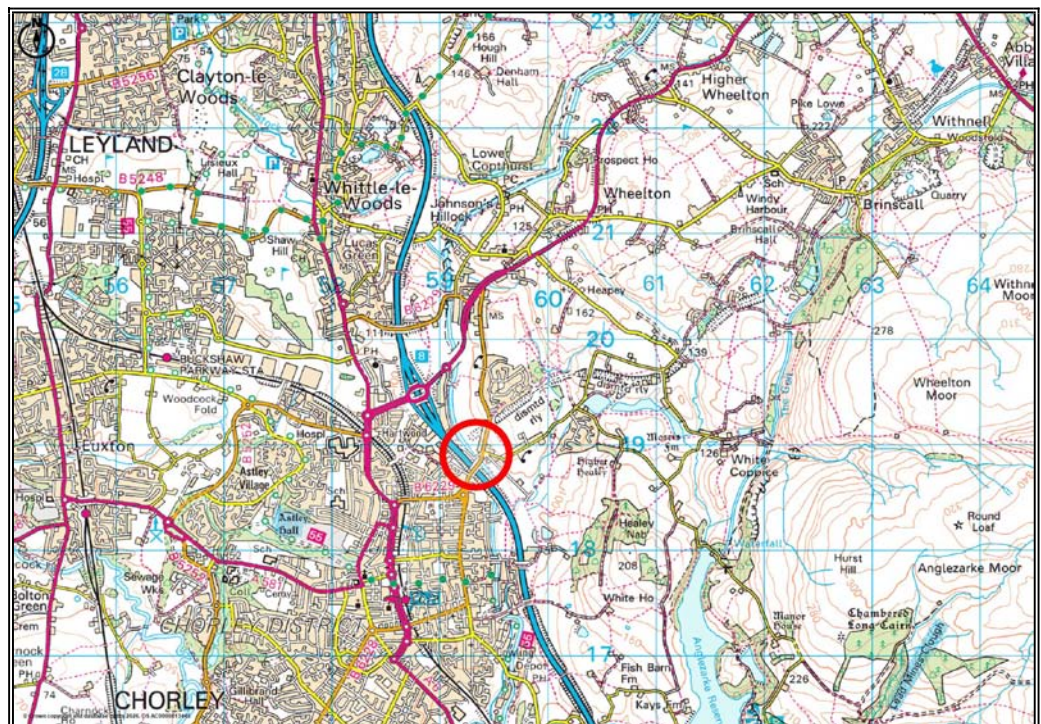
Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description:

The yard is situated on a popular and pretty length of the Leeds Liverpool Canal a short distance from the Locks at Johnson's Hillock regarded as the most picturesque collection on the waterways.

The activities currently conducted from the site are moorings, out of water boat/barge storage, containers, compound and leasing of leisure boat mooring is easily managed and in addition fees are received for storage of vessels out of the water.

In addition, the site has redevelopment potential for residential and could be married up with adjoining land ownerships to produce a comprehensive and exciting project.

Location:**Occupation:**

The site operates as a boatyard with several income streams including:

Portakabin and leisure boat mooring leased to Boatel Cruises from 24th June 2024 for a period of 2 years at a rental of £4,680 per annum. The lease period has expired and tenants are holding-over.

Compound, contained within palisade fencing, let on an informal basis at a rental of £3,600 per annum.

Seven canal boat moorings let at £45 per week each including water plus electricity consumed on meter and generating £16,380 per annum.

Seven containers let at £30 per week generates £10,920 per annum.

Storage of boats out of water is charged at £45 per week each for which there are approximately 40 vessels generates £93,600 per annum.

Caravan including two containers let at £250 per calendar month, generates £3,000.

Motorhome site let at £200 per calendar month generates £2,400.

Total Income £134,500 approximately

Planning:

In Chorley Local Plan 2012 – 2026 (Adopted July 2015), the land is within a parcel which has been identified as a Sub-regional Employment and Mixed-Use Site and subject to Policy EP2.

The site stretching from Botany Bay north to the A674 and east of the canal, has been allocated for business, general industrial and residential use. With the development of the northern portion of the site with industrial units, the Council have indicated they would prefer and indeed accept residential use for the remaining southern portion of the allocated site.

Planning permission was granted on the 17th June 2022 for the development of the site with 10 industrial units (App No. 21/01065/FULMAJ). Each unit would provide 119 sq ms (1280 sq ft) and were to be sited close to the eastern boundary.

Planning permission was granted for containerised storage units on the 15th October 2025 (App No. 25/00107/FULMAJ).

It is considered the site has potential for a most attractive waterside development with possibility of extending into adjoining land and also the land to the north beyond the embankment.

Tenure:

It is understood the site is Freehold and free from Chief Rent.

A right of way is enjoyed over the car park of the Lock and Quays public house at all times and for all purposes.

Services:

Mains electricity and water supplies are laid on; gas is believed to be available as is connection of foul drainage to the main sewer.

Interested parties are advised to make their own enquiries.

Assessment:

The site does not appear to be assessed for rating purposes.

EPC:

As the site is an open area, there is no Energy Performance Certificate available.

Note:

All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.

To View:

Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

**Money
Laundering
Regulations
Compliance:**

Please note that Peter E Gilkes & Company will require any prospective purchaser wishing to submit and offer on a property to provide details of any related chain, confirmation of their ability to fund the purchase, solicitors' details, and two forms of identification. We will also carry out an electronic identity check, which will leave a soft search record but will not affect the purchaser's credit rating.

AML Checks:

Buyers whose offer has been accepted will be required to complete Anti-Money Laundering (AML) and identity verification checks, as required by law. These checks are carried out by a specialist third-party provider. Individual purchasers will be required to complete the checks directly with Landmark Agent, and a non-refundable fee of £45.00 plus VAT (£54.00) per purchaser will be payable. This fee is non-refundable in all circumstances, including where the property purchase does not proceed. Upon successful completion of the checks, we will be notified and the Memorandum of Sale will then be issued to solicitors.





