

OUNDLE MARINA VILLAGE

Barnwell Road • Oundle • Peterborough



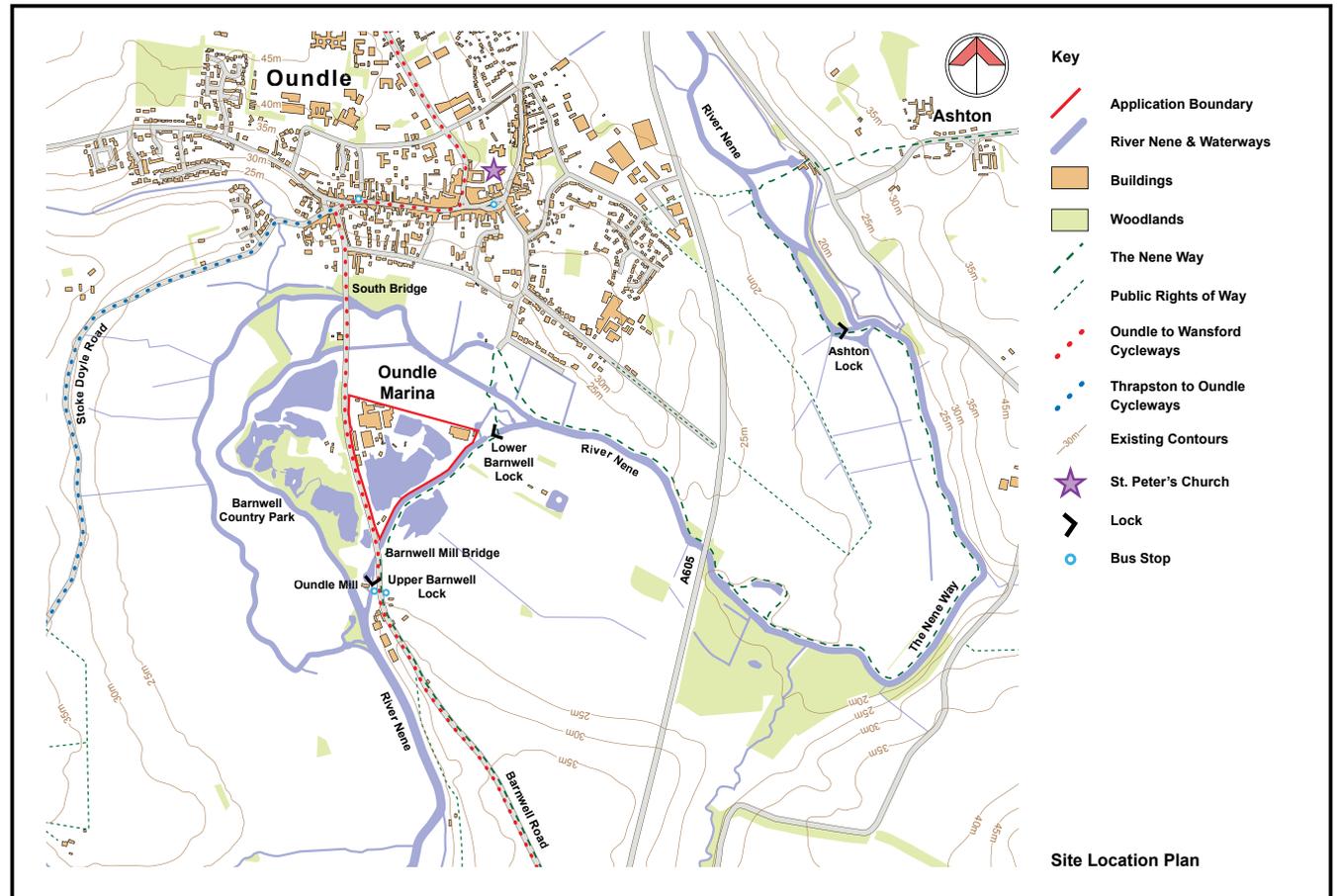
OUNDLE MARINA VILLAGE

Barnwell Road • Oundle
Peterborough • PE8 5PA

Freehold site including an existing marina with consent for the redevelopment of a mixed use site to include residential, retail and pub / restaurant opportunities.

Oundle 0.5 mile • Peterborough 16 miles • Thrapston 5 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.





Description

Oundle Marina is halfway between Peterborough and Northampton on the River Nene.

Our client's decision to sell presents a rare and exciting opportunity to acquire an existing marina that includes outline planning consent to develop a mixed use site including commercial, residential and retail opportunities.

The current business, including the marina and business units, provides a gross income of approximately £450,000 per annum. Further details can be provided. We are told that all the lettings are outside the security provisions of The Landlord and Tenant Act (1954).

Due to the combination of this excellent location near Oundle and the redevelopment potential the site offers, we expect it to appeal to a broad range of buyers including private developers and marina operators.

Location

Oundle Marina is situated on the River Nene, halfway between Peterborough and Northampton between the upper and lower Barnwell locks. It is a short walk to Oundle town centre, Thrapston (the A14) is 5 miles to the south and Peterborough is 16 miles to the north.

The Site

The site extends to 9.22 hectares (23 acres). It was originally developed from former gravel workings, and up until recently, the industrial boat building complex of Fairline Boats Ltd. There are three basins, one large central basin with access to the River Nene, and a dock with a 25 tonne crane. There are two smaller basins, which are interconnected and lie to the north and east of the basin. The current marina can accommodate approximately 200 moorings and has the usual marina facilities including a slipway, showers, toilets and laundrette, workshop, hardstanding, fuel and a well-stocked chandlery.

The existing boat building complex to the north of the three basins is made up of a mixture of brick sheds, light industrial buildings and concrete hardstanding.

The Outline Planning Consent

The consent details can be found on the East Northamptonshire District Council website:
www.east-northamptonshire.gov.uk - reference 14/00675/OUT.

The planning consent allows for the total redevelopment of the site to provide a mixed use scheme and includes:

- Improved marina facilities
- Residential moorings
- Permanent floating accommodation (C3)
- 2 x pub / restaurant (A3 / A4)
- Retail (A1)
- Business accommodation (B1)
- Workshop units (B2)
- Holiday accommodation (C3)
- Boatyard
- Boat clubhouse
- Parking and associated infrastructure

Services

Mains water, electricity, and drainage.

Tenure

The freehold of the site is available and the following title numbers are included in the sale:

NN255714 Industrial units

NN261242 Marina

NN243043 Land north of Lower Barnwell Lock

It should be noted that the land north of Lower Barnwell Lock provides a direct pedestrian link to the Nene Way footpath and Oundle town centre.

Viewing

All viewings strictly by prior appointment.



0117 945 2630
Regent House, 27a Regent Street
Clifton, Bristol BS8 4HR
 michael.bapty@knightfrank.com
 knightfrank.com

01789 269 853
Bridgeway House, Bridgeway,
Stratford-Upon-Avon CV37 6YX
 mark.johnson@knightfrank.com



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