

Virginia Currer Marine Ltd

Inland Waterway Specialists

Delta House Delta Way Thorpe Egham Surrey TW20 8RX

Tel: 01784 432111

Fax: 01784 432777

Mob: 07860 480079

Email: jc@vcmarine.co.uk

Web: www.vcmarine.co.uk

GRACE [DRAFT]

£75,000

General.

Builder: Kagenaar *Type:* Dutch Barge
Fitted: Full internal refit by current owner *Year:* 1932
Length: 59ft (18m) *Beam:* 10ft (3m) *Draught:* c2ft 9in (.9m)
Lying: Roydon, River Stort
BW no: 116404 *CIN No:* N/a *BSC to:* May 2015

History

The vessel was purchased by the current owner in 2008, at which time a survey was carried out and recommended overplating was carried out in 6mm steel. At the same time the hull was painted with bitumen. The interior of the vessel has been fully refitted by the current owner. The superstructure was repainted in 2011.

Hull & Exterior.

Material / build: Rivetted steel. Thicknesses: 6mm, with some 6mm overplating



Exterior: Black bitumen painted hull to rubbing band. Rubbing band and biwarks picked out in blue. Off white sheerline. Non slip finish grey side decks. Superstructure in off white.

Windows: Fixed glazed windows, 4 each side.

Forward well: Flat diamond patten steel foredeck. 2 pairs of mooring bits. Manual anchor winch (no anchor). Lift up access to large forepeak locker housing water tank and storage space.

Roof: Tubular steel handrails. 3 varnished timber glazed skylights. Flue for Bubble diesel stove and Morco gas water heater. Tabernacle for light mast (mast no mast).

Aft deck: Large self draining steel aft deck, providing spacious sitting out area. Tiller steering. Inset gas locker containing 2 x 13kg gas bottles. Two central varnished hardwood glazed doors to accommodation.

Grace continued

Mechanical & Electrical.

<i>Engine:</i> DAF 475 6cyl 110hp fitted in 2008	<i>Gearbox:</i> PRM 265 hydraulic		
<i>Cooling:</i> Keel cooled	<i>Calorifier feed:</i> No		
<i>Last service:</i> May 2011	<i>Hours:</i> 120 since fitted		
<i>Bowthruster:</i> No	<i>Weed hatch:</i> Quick release		
<i>Stern gland greaser:</i> Remote	<i>Bilge pump:</i> 12v		
<i>Batteries:</i> 12v – 1 x 220ah, 1 x 180ah			
<i>240v:</i> Yes	<i>Inverter:</i> No	<i>Charger:</i> No	<i>Generator:</i> No

Interior.

Lining - floor to ceiling: Predominantly pale varnished mahogany faced panelling
Lining - ceiling: Limed oak effect panelling
Bulkheads: Part as cabin sides and part matt off white painted panelling

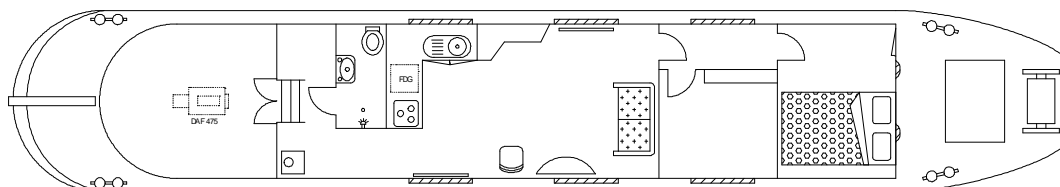
Flooring: Part timber effect vinyl and part mottled mid blue carpet tiles
Lighting: 12v halogen

Cabin heating: Bubble diesel fired stove with back boiler, radiators and 12v circulating pump
Insulation: 'Extratherm' proprietary insulation
Water heating: Morco gas fired

Headroom: Variable – 5ft 9in to 6ft 6in,

ACCOMMODATION (From aft)

Cabin Arrangement: Lobby / Shower room / Galley / Saloon / Spare cabin / Master cabin



Berth arrangement: 2 berth - double in own cabin, and further empty cabin

Cabin 1: Lobby. Steps down from aft deck. To port is the Morco gas fired instantaneous water heater. To starboard is the Bubble diesel stove on a stone hearth with matching rear and side. Door leads forward into ...

Cabin 2: Shower room / WC. The bathroom is fully tiled in a pale granite effect tile and inset décor tiles. Dark grey tiling to floor, which forms the shower base. Small bulkhead basin with mixer tap. Mansfield Traveller type pump out toilet. Passageway to starboard continues forward into ...

Grace continued

Cabin 3: Galley. The galley is 'L' shaped and occupies the aft part of the saloon. Dark granite effect laminate work surface with matching splash back. Varnished timber cupboards below. Against the aft bulkhead is an inset 3 burner gas hob in stainless steel. To the side is an inset stainless steel round bowl and drainer unit with contemporary mixer tap. Below work surface is a new Thetford Duplex grill and oven and a new Cordoba 12v refrigerator. High level cupboard units on aft bulkhead incorporating hob extraction fan. The galley side unit extends into the saloon with varnished timber top, providing further storage and display areas. Radiator on hull side. The galley is open plan to / integral with....



Cabin 4: Saloon. Designed for free standing furniture, currently comprising varnished coffee table and occasional chair, and 2 seat sofa in blue. Flat screen TV on cabin side. Radiator on cabin side. Door to port leads forward into corridor with door off into

Cabin 5: Empty Cabin. Currently empty except for some open storage along the side bulkhead. Could easily be configured as a home office or workshop, or for sleeping with a single, double or twin bunk arrangement. Radiator on bulkhead. Passageway continues forward with door into ...



Cabin 6: Master cabin. The double bed is lengthways to starboard with interior sprung mattress c.6ft 6in x 4ft 6in. Storage below bed. Small storage cupboards over foot of bed. Radiator on hull side. Half height access door in forward bulkhead to forepeak storage locker.

This boat has been cleared and will be sold as viewed.

Grace continued

GENERAL

Berth transferable: Yes, with the possibility of pied-à-terre usage. Mains electricity by meter. Water supply to berth. Free wi-fi access (with usage limit). Roydon station (serving Tottenham Hale and Liverpool Street) nearby.

Berth fees: £1,100 per quarter

Sale type: Private

Viewing: By appointment

PLEASE NOTE

In this case we are acting as Brokers only.

Whilst every care has been taken in their preparation, the correctness of these particulars is not guaranteed.

The particulars are intended only as a guide and they do not constitute a term of any contract.

A prospective buyer is strongly advised to check the particulars and where appropriate at his own expense to employ a qualified Marine Surveyor to carry out a survey and / or to have an engine trial conducted which if conducted by us shall not imply any liability for such engine on our part.

The Vendor is not selling in the course of a business.

All sales subject to contract. No guarantee is given or implied as to the condition or legal title.

No appliances or systems have been tested. All measurements stated are approximate.

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