



SI152 INL

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Lammas Drive, Staines-upon-Thames



DESCRIPTION:

We are delighted to be offering for sale this Freehold piece of land with versatile use currently with a liveaboard Dutch Barge occupying the sizable frontage and additional accommodation in the form of a mobile home on the land.

The land is at the end of a peninsula offering privacy and seclusion yet within minutes' walk of Central Staines. Access to the land and vessel is via a short boat hop (approx. 45 seconds) to this wonderful Riverfront plot.

The mobile home has one bedroom, a sizable lounge/kitchen and a full bathroom, this could be upgraded to a more modern structure or used as is.

The vessel itself is a Dutch Barge, known as a Motor Beurtschip, built by Gebr. Coops of Hoogezand in 1922. She was originally named "Driebruggen" (Three Bridges) and used for carriage of concrete goods. Bought out of service in Dronrijp in 1987 and taken to the UK where she was converted to a very high specification. She is now named Friesland.

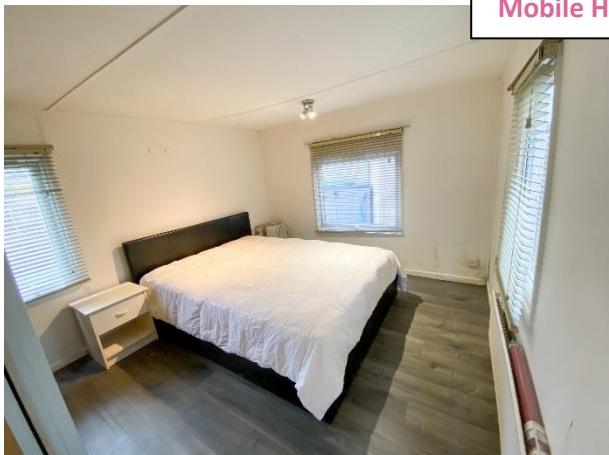
Friesland crossed back to France in 1995, operating as a barge handling school and for pleasure cruising, before returning to the UK and is on the Small Ships' Register No. SSR 2826. She has a Certificat Communautaire No. SI 15261 NL, and the ENI 140 00008, she is deemed VAT paid and can therefore claim VAT EXEMPTION on many repairs and parts etc.



Boat Interior



Mobile Home Interior



SPECIFICATIONS:

Hull: rivetted steel, 23.68m (77ft 8in) x 4.16m (13ft 8in).

Draught with fuel and water tanks full $\pm 1.35\text{m}$ (4ft 5in), air draught $\pm 3.22\text{m}$ (10ft 7in) ($\pm 2.2\text{m}$ (7ft 3in) with wheelhouse demounted)

Engine: Gardner 6LW with Twin Disc gearbox

Propellor: 24" x 15" RH 3-bladed on 2.1/8" stainless steel shaft

Fuel: Two tanks on each side; forward ones 210 gallons (955 ltr) each, aft ones 110 gallons (500 ltr) each. Total capacity ± 2.4 tonnes

Fresh water: 350 gallons = 1.5 tonnes, ± 1590 litres

Sewage capacity: 200 gallons = 0.9 tonnes, ± 900 litres

Ballast: ± 18 tonnes cast steel blocks

Bow thruster: Hydraulically powered from main engine, which also powers the lift on the anchor winch.

Car crane: independent hydraulically operated jib, electric slew and winch *(2-ton)

A Lister Alpha LPW/S2 generator with remote start/stop positions throughout the ship provides 240v power and also charges the domestic batteries.

Victron Muiltplus 3000 with solar controller

Kabola KB45 diesel fired heating system.

The vessel was slipped in 2020 and had the hull completely sandblasted and coating in a two-pack anti-foul paint (at a cost of approximately £25,000). The surveyor shown on the 2023 insurance survey also inspected the hull and all remedial works were completed prior to painting.



In the past 5 years a lot of renovations have been completed including new kitchen, bathroom, electrics and heating and finished to a high standard.

The immediate vicinity is known as Old Staines Village including St Mary's Church with its impressive Gothic architecture. To add to this is the Bells public house dating back to the 17th Century and being a truly 'local's venue'. Staines upon Thames town centre with its variety of independent shops, bars, restaurants, shopping centre and cinema are all within 0.5 miles, Staines mainline railway station serving London Waterloo is within 0.9 miles having regular services to London averaging 40 minutes in journey time and over 100 trains a day, making a commute to work incredibly straight forward. The motorway network via the M25 to the M3 and M4 are also readily accessible.

This is a superb opportunity to own a piece of Freehold land with direct frontage to main stream Thames in a superb location and viewing is highly recommended.



Friesland
London

SI15261NL
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INFORMATION

TENURE: Freehold
EPC: Exempt
PRICE: £595,000
COUNCIL: Royal Borough of Windsor and Maidenhead
COUNCIL TAX: Band A



**Approximate Gross Internal Area
1000 sq ft - 93 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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