

SUNBURY LOCK ISLAND BOATYARD
WALTON-ON-THAMES, KT12 2JE



THE OPPORTUNITY

On the instructions of the Environment Agency, we are offering the opportunity to lease the site of the former George Wilson & Sons boatyard, available on a new lease, located on Sunbury Lock Island which lies in the River Thames between Walton-on-Thames and Sunbury-on-Thames.

The boatyard site totals approximately 4,600 square metres (49,500 sq ft / 1.14 acres) with two slipways fronting the river and several hardstandings comprising the bases of the former boatyard buildings, now demolished.

Also included is the potential to install buoyed moorings within the weir channel to the north of the island. The details of layout and number of moorings will be subject to a licence application, we understand the previous tenant operated over 40 moorings in four trots.

The key attributes of the site are as follows:-

- Opportunity to create a secure boatyard site of up to 1.1 acres, two slipways, level ground and concrete hardstandings.
- Potential to install up to 40 buoyed moorings within the river, subject to consent as to the layout and location.
- Excellent location on the non-tidal River Thames in South West London.

Rental offers are invited for a new lease of the premises for a term of up to 21 years. The site will be leased with vacant possession to enable the incoming tenant to develop the boatyard and mooring business to suit their requirements.



LOCATION AND DESCRIPTION

Sunbury Lock Island (alternatively named Sunbury Lock Ait) is an island on the south side of the River Thames alongside Sunbury Lock, the lock channel for which runs along the south side of the island. A weir stretches from the upstream (western) end of the island to the northern river bank, creating a tranquil back channel suitable for moorings.

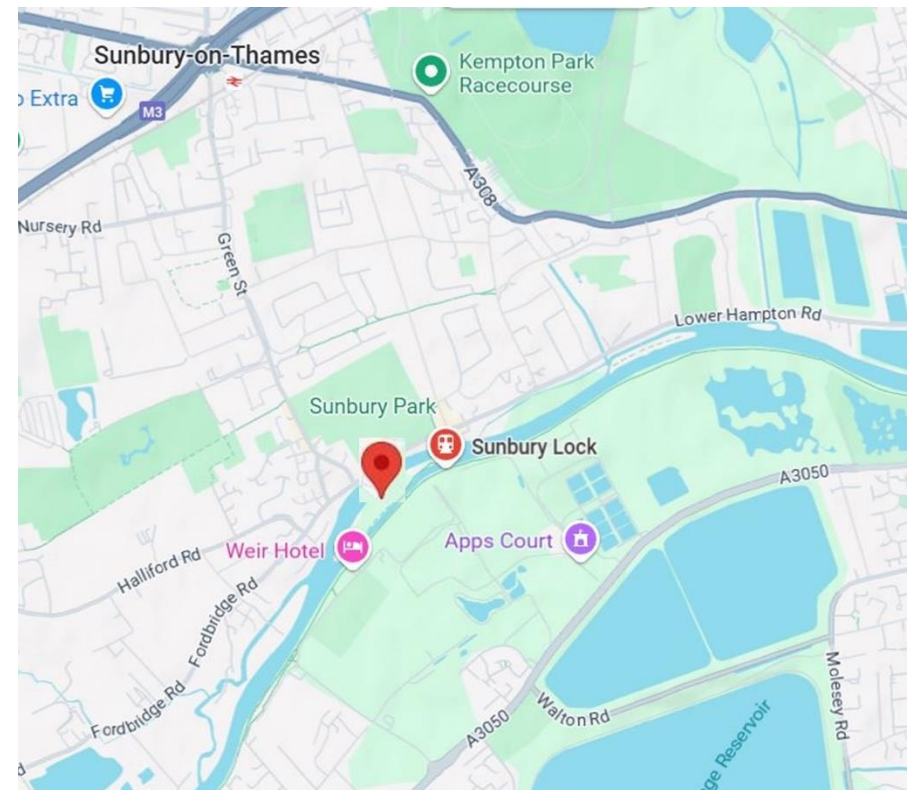
Access to the Boatyard is from the A3050 Terrace Road, along Waterside Drive and Sunbury Lane (both adopted) with the final approach along the riverside path, over which vehicular access rights will be granted to the incoming tenant. Access to the island is on foot only, via a footbridge from Waterside Drive across the lock channel.

The downstream (eastern) end of the island contains Sunbury Lock and the Middle Thames Lock Club, both of which are entirely separate from this proposed boatyard facility.

The proposed boatyard site comprises an area of largely level ground containing a number of concrete hardstandings, comprising the bases for the former boatyard buildings which were demolished around five years ago.

The proposed lease would include rights to re-use existing buoyed moorings within the river to the north of the boatyard site, as well as installing additional trots, likely to comprise two rows of trot moorings which we estimate could accommodate between 30 to 40 vessels, depending on spacing and boat size. Alternatively, a tenant could consider a mid-river pontoon installation, subject to obtaining the necessary consents. The area identified as potentially suitable for moorings is identified on the attached indicative site plan.

The island is not accessible by car. An area of land will be made available for the tenant to create a car park near the pedestrian access bridge, subject to obtaining planning permission.



SITE PLAN

The approximate boundaries of the proposed boatyard land are shown shaded red on the island site, totalling circa 0.46 hectares (1.15 acres).

The red shaded land to the south of the island is available as potential car parking land to service the boatyard moorings, subject to obtaining the necessary planning consents.

The proposed mooring area is shown edged with a dotted red line to the north of the island, measuring circa 285 metres in length and projecting 27 to 30 metres out from the island riverbank.

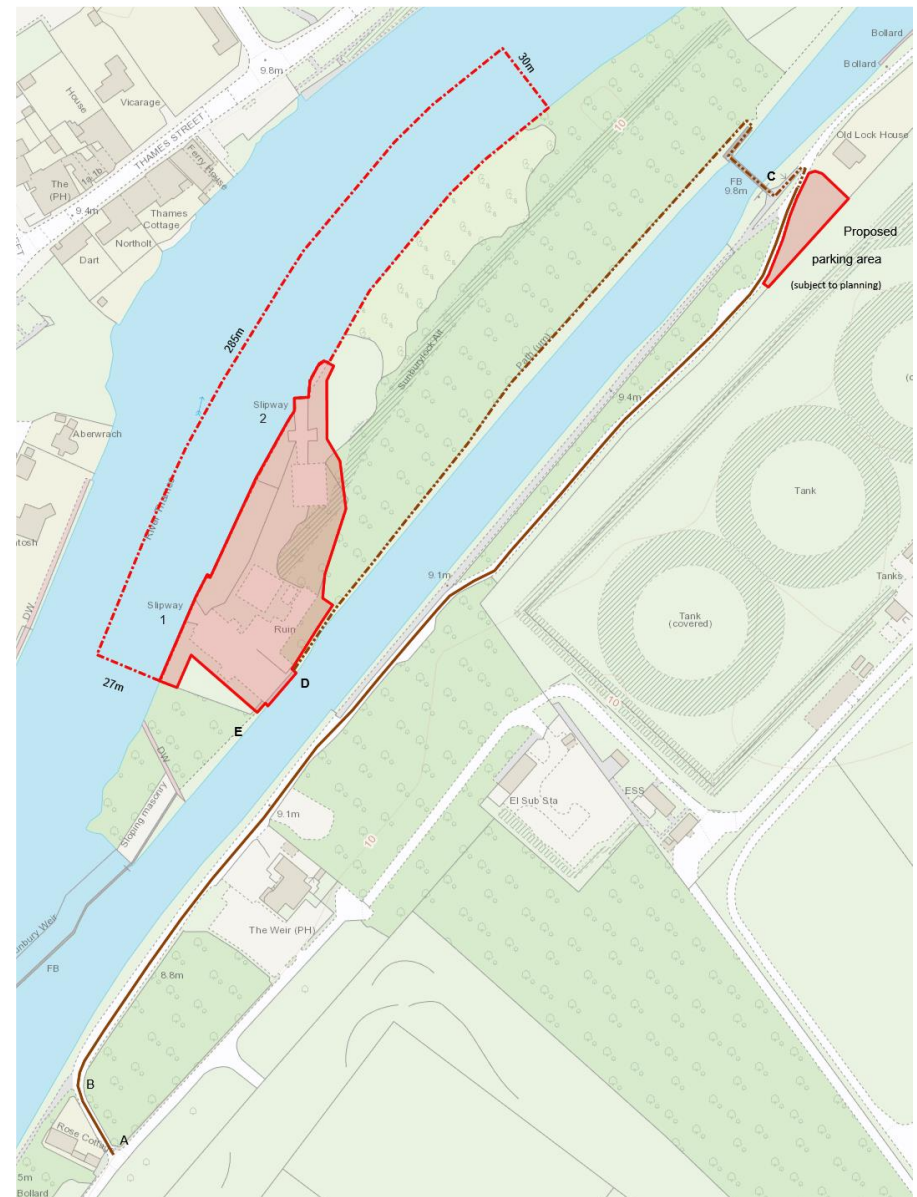
PLANNING

The site is a long-established boatyard, albeit the buildings were demolished sometime between 2015 and 2020, leaving just the slipways and the concrete bases for each building.

Planning advice has been obtained from Elmbridge Borough Council, full details of which can be provided to interested parties.

The advice received from Elmbridge Borough Council is pre-application advice only and must not be taken as definitive. It does however indicate an identified need for boatyard provision and for additional moorings. The report indicates that continued use of the boatyard, together with some modest further development may be acceptable, although this would be subject to a detailed planning application. Please note that the site lies within the Green Belt and within a flood zone.

The Environment Agency, as owners of the island, would work with a proposed tenant to seek the most appropriate development and uses for the site.



SERVICES

Outline costings have been obtained to upgrade the power supply to a 100-amp three phase supply, details of which can be provided to interested parties.

There is a water supply to the island. This may be capable of extension to service this site, alternatively a new supply may be required. Our client has investigated the options and details can be supplied to interested parties.

The site has no mains drainage, the ingoing tenant will need to either install an appropriate treatment plant or make alternative arrangements. One possibility could be to moor a boat alongside the site containing welfare facilities, using the chemical toilet disposal point at Sunbury Lock or the foul sewage pump-out facility at Molesey Lock downstream.

LEASE TERMS

Rental offers are invited from prospective tenants wishing to take a new lease of the site. It is envisaged that the lease would be for a term of up to 21 years, with 3 yearly rent reviews. Given the need for an ingoing tenant to invest in the site, we anticipate offers may include an initial rent-free period or other rent concessions in the early years of the lease to assist with that investment.

In addition to the lease, any structures such as mooring buoys, piles and pontoons that are placed in the river will require an Accommodations Licence from the Environment Agency, in accordance with current policies.

Vail Williams, their clients and any joint agents give notice that:

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SITE VISITS AND FURTHER INFORMATION

The site is secure and can only be visited with prior arrangement. For further details please contact the sole agents, Vail Williams LLP:

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