

**FREEHOLD FOR SALE AS A GOING CONCERN**



**Bembridge Harbour  
St Helens  
Isle of Wight  
PO33 1YB**



Bembridge Harbour, Isle of Wight, is a privately owned harbour with access to the popular sailing waters of the Solent. The business has seen strong and sustained growth since the Covid pandemic and now represents a secure and robust leisure marine investment, with solid future growth potential. Offers are invited for the freehold harbour and business as a going concern.

The key attributes are as follows:

- Circa 150 acre harbour, predominantly freehold, with statutory powers conferred by Act of Parliament.
- Four marina/pontoon locations, providing walk-ashore pontoon moorings for circa 280 vessels, with potential to increase by rafting visitor moorings at busy times.
- Over 250 mid-harbour moorings, some directly managed, others operated by local sailing clubs and boatyards on leases from the harbour company, all accessed via a harbour-operated ferry service.
- Covered dry-stack within a large leasehold boatshed, suitable for motor boats up to 9m LOA.
- New harbour office built in 2024, with café/bar and seating areas to accommodate visitors, including yacht club rallies.
- 29 existing houseboats, all on long leases, with potential to add additional houseboat plots, subject to design and planning confirmation.
- Planning permission in place for development comprising the following:
  - 5 cottages on The Duver
  - 8 cottages at Bembridge Marina
- Additional land areas offering potential for future use/development, subject to planning.

Further details are available upon completion of a confidentiality agreement. On no account are interested parties to approach the marina staff or management direct.

For further details contact the sole agents:

**Ian Froome**

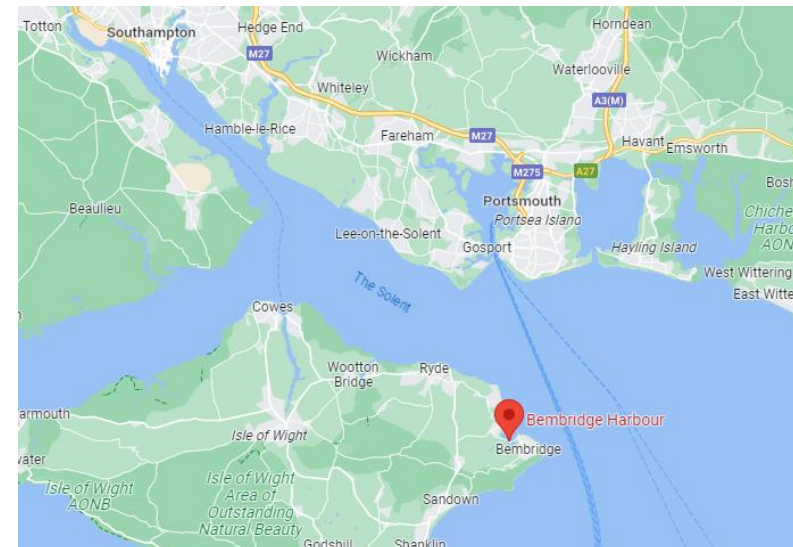
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