

ISLAND HARBOUR MARINA

OVERVIEW



PROPERTY

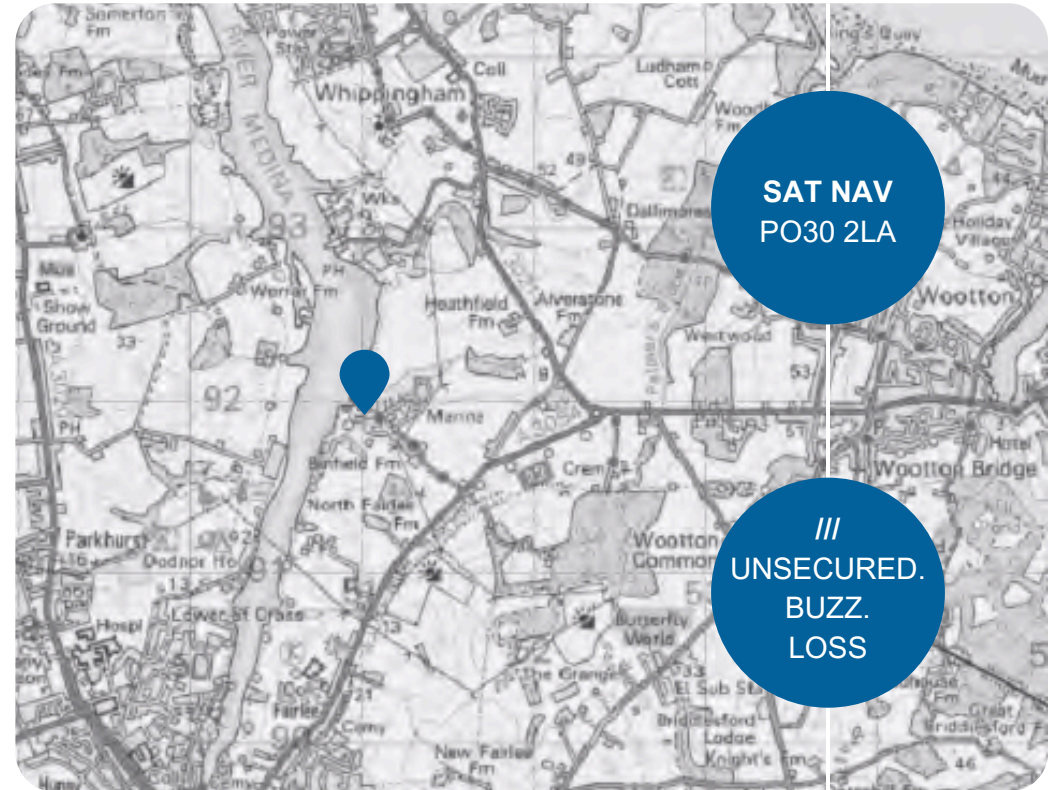
Island Harbour Marina
Mill Lane, Binfield
Newport, Isle of Wight
PO30 2LA



LOCATION

Island Harbour Marina is situated on the eastern bank of River Medina, a coastal inlet extending south from Cowes and East Cowes to Newport.

Access to the marina is via an access road known as Mill Lane which intersects with North Fairlee Road, part of the main Road running between Ryde and Newport.



**BEMBRIDGE
AIRPORT**
23 MIN

**ISLE OF WIGHT
AIRPORT**
20 MIN

**NEWPORT
(CITY CENTRE)**
9 MIN

COWES
20 MIN

RYDE
15 MIN

GET IN TOUCH



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OVERVIEW (CONT.)

DESCRIPTION

The marina is within an area of outstanding natural beauty and considered one of Solent's best-kept secrets.

Access for boats is provided through the lock gates and a dredged channel in the river. It offers a popular location for annual, seasonal and ad-hoc berth holders, as well as provides ashore storage for circa. 100 vessels within the boatyard.

A control tower onsite oversees control of the lock and day to day operations.

The marina also has:-

- Shower/ toilet block for customers and berth holders
- Office suite (Tenant currently in-situ)
- 25 Apartments (21 to be used as holiday lets / 4 sold on 125 year leases)

A lease is in place from Isle of Wight Council and The Crown estate for use of a small piece of land to the north of the lock gates and for a holding pontoon into the River Medina.

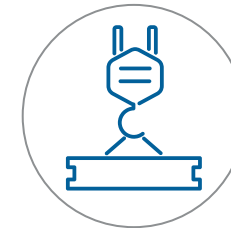
The marina benefits from being adjacent to the I.O.W. festival site. During which the marina offers camping and caravan packages, VIP packages with berths, and hires out the holding pontoon.



25 New holiday apartments



Modern shower block



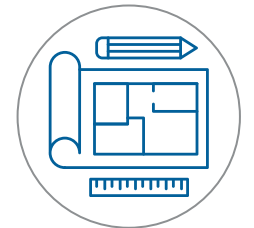
50 Ton travel hoist



Large boatyard



225 Mooring berths



Existing planning for development

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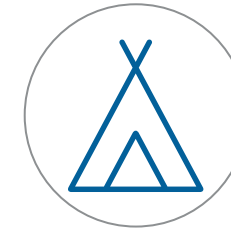
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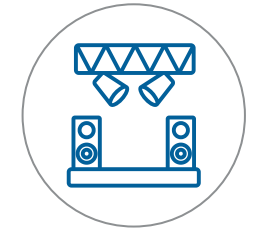
FINANCIAL SNAPSHOT

The sale offers an attractive opportunity with room for income growth through improved utilisation of the existing site. Trading financials from the last 24 months are summarised below;

	13/09/22-12/09/23	13/09/23-12/09/24
INCOME		
Berthing/Hardstanding/Electric	409,616.05	379,815.85
Apartment Rentals	106,001.93	194,694.99
Card Terminal Receipts	45,545.34	116,192.62
Island Harbour Residents Association	38,400.00	44,160.00
TOTAL INCOME	653,563.32	734,863.46
EXPENSES		
Direct Costs	-185,554.72	-224,675.54
Trading Expenditure	-209,378.87	-394,706.23
TRADING SURPLUS	258,629.73	95,481.69



Festival Camping
£25k*



Festival Berthing
£38k*



Annual Berthing
£278k*



Visitors
£72k*



Hardstanding
£135k*



Apartments
£191k*

*Breakdown of revenue streams from last 12 months to date

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MOORINGS

In total the marina's pontoons can accommodate approximately 225 vessels. 100 of these are reserved for the Island Harbour Residents for which they pay an annual maintenance fee.

The marina berthing fees for 24/25 are:-

AFLOAT CHARGES 2024/25

SUMMER	RATE PER METRE (MIN 7.0m)
Annual	£450.00 + VAT
6 months	£340.00 + VAT
WINTER	
6 months	£125.00 + VAT

HARDSTANDING 2024/25

SUMMER	RATE PER METRE (MIN 7.0m)
Month	£14.50 + VAT
WINTER	
Month	£17.50 + VAT

**in addition to the above there are also charges for month, week & daily berthing*

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IMAGES



IMAGE: Shower laundry toilet block for berth holders



IMAGE: Marina tower



IMAGE: Marina parking

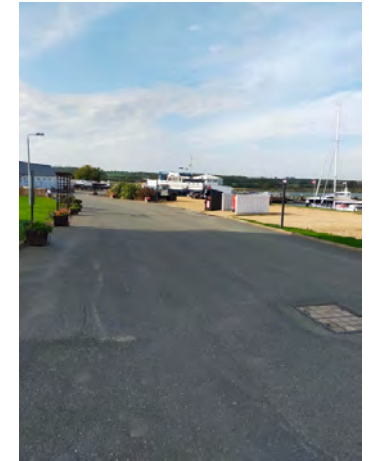


IMAGE: Marina looking west

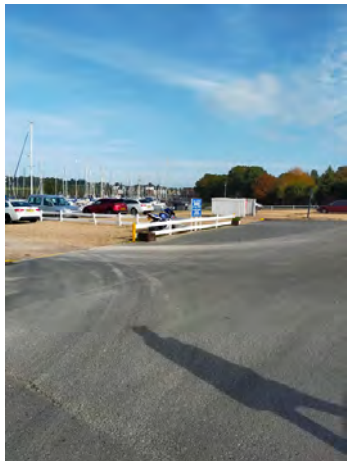


IMAGE: Marina looking east



IMAGE: Marina jetty

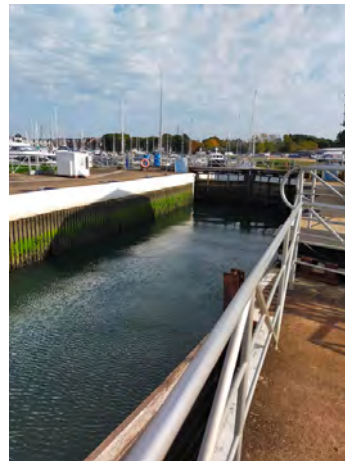


IMAGE: Marina access gates



IMAGE: Flats

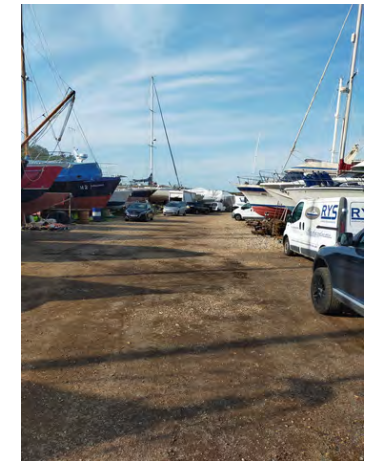


IMAGE: Boat yard

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ADDITIONAL INFORMATION



PLANNING

The marina has planning to modernise the marina front, upgrade the facilities and build additional holiday accommodation. Further information on this can be found on the Isle Of Wight Council website under reference P/01211/13.



BUSINESS RATES

All parties are advised to make their own enquiries for confirmation.



EPC

TBC



TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees.



VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.



ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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ADDITIONAL INFORMATION (CONT.)



FURTHER INFORMATION

Requests for further information should be addressed to Lewis Proudley or Maisy Green of SIA Group. Contact details have been provided below.

Viewings are to be undertaken strictly by appointment through the selling agents, in order to avoid disruption to the business or intrusion upon occupiers of the marina.

Interested parties are invited to register their level of interest. Additional information can be provided and all offers to be supported by proof of funding.



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