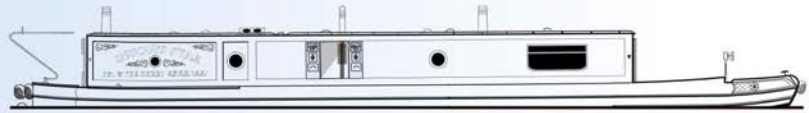




ABNB

Boat Brokerage



Your boat · Our expertise



ABNB specialises in selling quality new and used boats nationwide

Selling your boat through ABNB

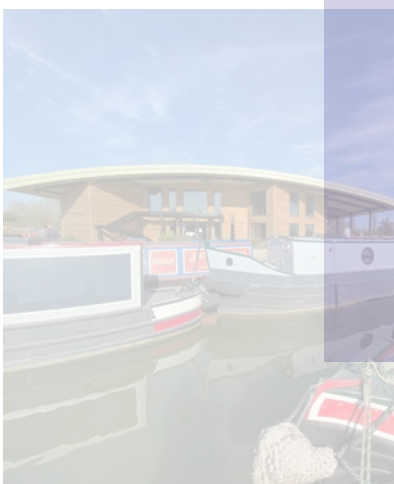
ABNB operates from purpose built facilities in North Kilworth Marina. ABNB have been selling boats since 1995, is renowned for its high quality boat brokerage service and prides itself on providing a personal and professional service. For your re-assurance ABNB is a full member of the Boat Retailers and Brokers Association within British Marine.

Steps to be taken by you, the seller



- Preliminary details given over the phone or by email.
- Arrange an initial no obligation discussion.
- Read reviews on Google & Trustpilot.
- Decide to sell through ABNB boat brokerage.
- Prepare and dress your boat ready for sale.
- Organise who will escort visitors on the boat if lying remotely to our offices.

ABNB will



- Carry out a full inspection of around 3 to 4 hours with or without the owner present.
- Produce a highly detailed 4 page glossy colour brochure with layout and side view drawings.
- Advertise on its own website www.abnb.co.uk.
- Advertise in the major waterways magazines.
- Advertise on Apollo Duck, Twitter & Facebook, Instagram & YouTube.

ABNB runs its own website, updated daily

ABNB.co.uk

ABNB exhibits at Crick Boat Show and Boatlife Live

BRITISH MARINE

Potential buyers details are held on a computer database and those who are actively looking to buy a boat are encouraged to sign up to receive email updates. Every time a boat is added to our listings, an email is sent to the active buyers. ABNB's emphasis is on personal service rather than building a large list of boats, which we believe has led to an unsurpassed sales rate. ABNB works in co-operation with several boatyards and marinas as well as selling boats lying on private moorings.

Buyers can

- Navigate the website easily using buttons and drop down menus.
- Use the search facilities.
- See our colour photos and layout drawings of each boat.
- Read lots of boating information and helpful advice.
- Download brochures.

When its time to sell, our standard rate is 6% plus VAT.

We provide four months free moorings at our sales berths in North Kilworth Marina, plus discounts for previous customers - please ask for details.

ABNB pioneered and perfected selling boats from their home moorings, which enabled vendors to participate in the sale process by carrying out their own viewings - an opportunity welcomed by many. To this day, we still offer this service, and our fee is 5% plus VAT.

(Terms and conditions and a minimum brokerage fee applies).

ABNB

operates from offices at North Kilworth Marina and also sells boats from private moorings. Escorted only viewings by ABNB staff, marina representatives or boat owners. The sales office is easily accessed by road, approx 5 miles from M1 J20, and features an individual colour photo display of all craft for sale.

ABNB

is consistently busy even during out of season months when enquirers, who are planning ahead to the next season, tend to be more committed. They particularly appreciate ABNB's system of highly detailed sales information, supported by experienced advice and personal service, which is available seven days a week.

ABNB

does not take on all the boats that are offered - for example, if the condition and presentation of the boat is less than expected. We will advise if ABNB's service is not for your boat. The format of the brochures is particularly effective at conveying good specification and maintenance history.



NARROWBOAT
YOUR BOAT

Shell by Ivy Bridge Marine
 fit-out by Wharf House Narrowboats Ltd/Previous owner

Length: 70ft 9in
 Style: Traditional

Year: 2005
 Engine: Beta Marine 60 diesel

Berths: 3 + 2
 Registration No: CRT 518163
 Certification: BSS to 2022

Offered for sale through ABNB **PRICE: £xx,xxx**

The steelwork of YOUR BOAT is by none other than Roger Farrington, one of the best and respected shell builders on the canal network. Originally equally well thought of Wharf House Narrowboats carried out the internal fitout. Subsequently she has passed into private ownership and work has been carried out by her owners to transform her into a comfortable boat, ideal for cruising or full time residential use. The accommodation comprises of a permanent double, permanent single and a cosy make-up berth in the aft cabin. Being 70 foot in length, the galley and the saloon are capacious, the latter of which has space for extra fitted or loose furniture of your choice. Currently the aftower room is equipped with a convenient cassette type toilet but if preferred there is a pump out tank already installed. The galley houses not only a 4 burner hob, but gas and electric ovens along with a microwave, with laundry days taken care of by the fitted washing machine.

In accordance with BRBA* code of practice, the brokerage service is supported by well established administration procedures and monies paid by buyers are held in a named Client Account, kept separate from ABNB's trading activities.

Payment to owners is made promptly. Every step of the sale process involves clear documentation; brokerage agreement, sale and purchase agreement and bill of sale.

For added protection, ABNB holds full Professional Indemnity Insurance.

YOUR BOAT

230V SUPPLY
 230V circuit installed with landline connection - Galvanic isolator fitted
 Independent onboard 230V power from batteries via Victron 300W pure sine wave inverter charger. The inverter determines the 230V source

BATTERIES & CHARGING
 Two alternators: 12V 55A alternator charges 1 x 105Ah maintenance free engine battery - 12V 175A alternator charges 5 x 115Ah maintenance free cabin batteries - Charging also by Victron 120A inverter/charger

ELECTRIC FITTINGS
 Lights: Tunnel light
 Cabin lights: All LED
 230V Polarcord 27W TV
 Aerials: Maxview connectional
 12V Cool Air fan to saloon

ADDITIONAL LIGHTS
 bedhead, well deck, saloon shelf lighting, galley workshop

Cabin	Sockets	D.C. Mains	USB	Lights	Deckhead	Well	Bulkhead
Saloon	✓	✓	✓	✓	✓	✓	✓
Galley	✓	✓	✓	✓	✓	✓	✓
Shower room	✓	✓	✓	✓	✓	✓	✓
Bedroom 2	✓	✓	✓	✓	✓	✓	✓
Bedroom	✓	✓	✓	✓	✓	✓	✓
Boatmans	✓	✓	✓	✓	✓	✓	✓

ENGINE
 Beta Marine 60 diesel - 60hp at 2700rpm - Built by Kubota and maintained by Beta Marine - Single lever control
 Vertical hospital silencer exhaust - Skin tank engine cooling
 New base engine fitted in July 2021
 Instruments: Tachometer, hour meter, voltmeter, temperature gauge, oil pressure gauge
 Fuel tank: 105 gallon (approx) integral stern and under floor twin tank

STERN GEAR & TRANSMISSION
 Engine readily mounted - Cardan shaft with USA all gear shaft and thrust bearing - PRM 200 gearbox with 3:1 reduction - Non-sliper hopper style weedcatcher - Flanets gearless stern gear lubrication - Electric bilge pump

STEELWORK & STYLE
 12/15 plating. Shell in traditional style - Enhanced by strip beam. Aftower area, scribed aft bulkhead
 Fittings that are part of the shell include: Cabin edge handrails and forward & aft caps - Mooring eye eye
 (Note plating thickness cannot be measured during ABNB visits and is based on reported information)

DECKS
 Well & aft decks self draining - Well deck steel and aft deck steel with hinged steel hatch
 Deckchair - Acrylic
 Demountable decorated timber grating, cockpit cover - Acrylic
 Hatch cover with windows & 3/16 inch

FINISHES
 Hull: Hull sides above & below top guard coated with bitumen
 Superstructure: Dark green with light green framing - Red aft frame panels - Single roller window - Red handrails - Signwriting, scrolls & graphics - Flashed red gunwales
 Trad fittings include: Pigeon box - Brasswork: Tiller & pin, stainless
 Chromework: Chimney band, tunnel light

WINDOWS & DOORS
 Single glazed aluminum framed windows - Single glazed brass portholes
 Bulls eyes: One
 Forward doors are hardwood, stable-style, glazed with a solid bulkhead - Side doors are steel with timber panels - Aft doors are steel, traditionally paneled, traditionally paneled
 Inboard engine room side door and hatchless port and starboard aft - One side door with roof hatch

YOUR BOAT

SLEEPING
 5 berths in 3 cabins consisting of:
 5ft 6in x 4ft 0in permanent double with interior sprung mattress
 6ft 3in x 2ft 6in permanent single with interior sprung mattress
 5ft 11in x 3ft 0in make-up double in Boatmans cabin (Bathrooms required)

SHOWER ROOM
 Full width compartment
 Cubic shower 27in x 26in with laminate linings and tiled doors
 Feature washbasin
 Porta Potti 165 Cube manual flush cassette toilet - Pump out toilet system currently accommodates 75 gallon (approx) tank still in situ

APPLIANCES
 Gas and Electric cooking - Variolet G3200 gas oven - Belling gas grill & electric oven - Ideal gas 4 burner hob - Tesco 100W 230V microwave
 Beko 230V under counter fridge
 Beko 7kg washing machine - Portable twin tub washer

SEATING & EATING
 Seating: 1 seven seater built-in seating

FIT-OUT
 Listings: Hull sides lined in combination of oak & painted plywood with vinyl in galley, with cabin side oak or painted plywood, headlining (cabin) oak plywood (panels in Boatmans cabin) and bulkheads (panels) in combination of oak & painted plywood with vinyl in shower room - Flamingo in painted finish or oak
 Pine galley worktops with tiled splashbacks - Washbasin splashbacks tiled
 Flooring: Carpet in saloon & bedroom - Vinyl in galley, shower room & bedroom 2 with painted boards in Boatmans cabin
 Insulation: Sprayed PU foam
 Condition of underfloor space can be checked through hatch in floor of double berth compartment

SYSTEMS
 Gas: Propane gas system with 2 x 13kg cylinders
 Water: Under deck integral 270 gallon (approx) water tank - Stainless steel galley sink
 Separate hand wash sink in galley
 Water Heating: Two calorifiers heated by engine, boiler & immersion
 Cabin Heating: Webasto Thermo Top C compact diesel boiler controlled by mini-programmer, 4 radiators - Water solid fuel stove with back boiler water circulated by Webasto boiler

STORAGE
 Additional storage: well deck lockers, under seating, under berths
 Cabin: Drawers Cupboards Wardrobes Shelves

DIMENSIONS
 Overall length: 70ft 9in
 Foredeck: 5ft 5in
 Well deck: 4ft 2in
 Overall cabin length: 57ft 6in
 Saloon: 16ft 5in
 Galley: 11ft 11in
 Shower room: 5ft 1in
 Bedroom 2: 6ft 5in
 Bedroom: 6ft 3in
 Boatmans: 9ft 7in
 Aft deck: 2ft 6in
 Headroom: Cabin 6ft 4in
 Boatman's cabin 5ft 4in
 Gunwale width: 6in
 Draught: 2ft 7in

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 Ref: 3802/0126/CN

We produce our own sales brochures

We take our own photos

We prepare the drawings

We collate all the details

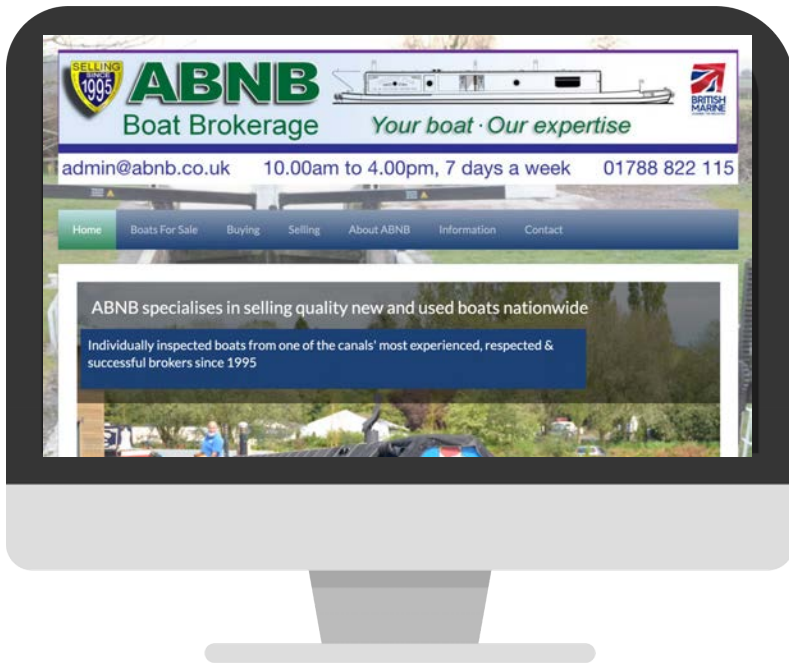
YOUR BOAT

OWNERSHIP HISTORY
 Number of owners: Three
 Relocating means that the boat is for sale

DOCUMENTATION
 A BSS Certificate issued by Russel Smith expires 04/06/2022
 The craft is over ten years old and so no paperwork associated with the Recreational Craft Directive has to be kept
 The boat licence is not transferable with the boat and a new licence will be required
 A cabin inventory list will be available when viewing
 Brochure approved by owner

MAINTENANCE HISTORY
 M&I: Last checked: November 2021
 Engine: Last serviced by engine in October 2021 - Running hours at ABNB visit: 10,496 - Combined hours between original and new engine

PLEASE NOTE: This is sales information and not a survey report; proceeding on this basis only. The specification in these pages is based on ABNB's visit to the boat and on information given by the owner. They do not help you decide whether to investigate the boat further, but if by summary or otherwise. The information here is given in good faith but no warranty, disclaimer, guarantee or other liability is accepted for future use. Considerable an offer if the craft leaves the UK, any necessary VAT paid shall they not be available.



Don't just take our word for it ... check out some testimonials from just a few of our happy customers.



Keith
42 reviews · 6 photos

★★★★★ 2 months ago

We have just completed the purchase of a narrowboat at North Kilworth Marina through the extremely capable team at ABNB. We have the unique disadvantage of living in Canada and, although we spend about half the year in the UK on the canals, ABNB had to handle this entire transaction on an "ex-patriot" basis, plus a time zone issue! Their attention to detail was flawless and I never felt at risk due to our distance from the site.



Shaun
3 reviews

★★★★★ 2 months ago

ABNB sold my narrow boat with very little fuss. Communication was very good and their responses to the buyers survey report was excellent resulting in no reduction in the offer price.

Their original brochure was produced very quickly. It was in a format that was easy to read and provided all of the information at a glance. ABNB responded to my queries very quickly and helped me through the process when I had a query.

I would definitely use ABNB again and would recommend them to anybody thinking of selling their boat



Great service, ABNB!

We just sold our narrowboat through ABNB. Very pleased with their service. We were kept fully informed at all times. On the day of sale the whole process was completed smoothly within a few hours. Quite amazing given that we are in Australia and there is a 10 hour time difference!

As sellers, we would happily recommend ABNB.
Mary and Colin