

## Hogwarts

**£74,950**

### *General.*

<b>Builder</b>	G & J Reeves	<b>Type</b>	Wide Beam
<b>Fitted</b>	Hawthorn Marine	<b>Year</b>	2008
<b>Length</b>	55ft ( 16.7m)	<b>Beam</b>	10ft 6in (3.2m)
<b>CRT</b>	518778	<b>HIN</b>	GB-NNWW0355A908
<b>BSC</b>	10/01/2025	<b>Lying</b>	High Line Yachting, Iver

### History

The vessel is being sold with the possible option of a fully residential berth at High Line Yachting, Iver.

Las surveyed in 2019, no work required and the hull was last blacked in 2022.

### Hull & Exterior

*Material / build:* All steel.

**Thicknesses: 10 – 6 – 4mm**



<b>Type of Windows</b>	Aluminium anodised top hopper opening
<b>Side Doors</b>	Escape hatch at the bow.
<b>Hatches / Skylights</b>	N/A
<b>Fenders</b>	<b>Bow:</b> Rope <b>Stern:</b> Rope
<b>Gas Locker / Bottles</b>	<b>Bow:</b> None <b>Stern:</b> Yes n° 2x13kg
<b>Roof Vents</b>	Aluminium mushroom vents
<b>Tunnel Light</b>	No
<b>Horn</b>	Yes

### **Mechanical & Electrical**

<b>Engine</b>	Barrus shire 40hp
<b>Gearbox</b>	PRM 150
<b>Cooling</b>	Skin Tank
<b>Calorifier feed</b>	Yes
<b>Bow thruster</b>	No
<b>Weed Hatch</b>	Quick release
<b>Batteries</b>	<b>Domestic:</b> 4 <b>Engine:</b> 1
<b>Stern Gland</b>	Remote
<b>Inverter</b>	Pure sine wave 2500w
<b>Charger</b>	30amp battery charger
<b>Solar Panels</b>	N/A
<b>240v</b>	Yes

### **ACCOMMODATION**

<b>Cabin arrangement (from aft)</b> Galley, Saloon, Bathroom, Double Cabin Berths: One cabin, currently no beds			
<b>Headroom</b>	6ft 4in	<b>Flooring</b>	Carpet and timber
<b>Insulation</b>	Spray foam	<b>Washing Machine</b>	<ul style="list-style-type: none"> <li>• Bosch Washing machine</li> <li>• Bosch dryer</li> </ul>
<b>Lights</b>	Combination of fluorescent and 12v halogen	<b>Hob / Cooker/ Oven</b>	<ul style="list-style-type: none"> <li>• Spinflo oven and grill</li> <li>• Country Leisure inset hob</li> </ul>
<b>Shower / Bath</b>	Step in shower	<b>Fridge / Freezer</b>	Amica - full size fridge and freezer
<b>Dishwasher</b>	Bosch under	<b>Microwave</b>	Free standing
<b>Toilet</b>	Cassette		

<b>Cabin Heating</b>	Diesel stove with back boiler and solid fuel stove
<b>Water Heating</b>	Diesel stove. 240v Immersion, engine and Morco gas heater

This boat has not been cleared and personal possessions will be removed prior to sale.

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**GENERAL**

*Berth transferable:* Possible Residential berth by arrangement

*Sale type:* Private

*VAT status:* The VAT status of this vessel is not known.

*Viewing:* High Line Yachting, Mansion Lane, Iver, SL0 9RG  
9am to 6pm Tuesday to Saturday.

*Other sale considerations:*

The residential mooring is located at the High Line Yachting boatyard at Iver, on the Slough Arm of the Grand Union. The mooring is amongst a community of other residential boats. Parking is available in the boatyard with a security gate into the yard. A 'key' to the gate, toilet block etc. is available on a deposit.

Facilities offered are 240v electricity connection (charged by meter reading) and water point. BT telephone connection point (subject to the BT connection charge if applicable). Pump out/chemical toilet emptying facilities. Diesel, gas and coal and chandlery are available in the boatyard. Gas and coal deliveries Wednesday and Saturday afternoons. The boatyard is open and staffed from Tuesday to Sunday. Toilet and shower block (showers are token operated) with washing machine and tumble dryer (token operated). Incoming post facilities.

Please see HLY website [www.high-line.co.uk](http://www.high-line.co.uk) for full details of the boatyard.

The current mooring rates are as follows:

Paid annually : £134.45 per ft annum

Alternatively this could become:

Paid six monthly : £70.95 per ft half year

Paid monthly : £12.45 per ft month payable by direct debit

A payment of six months' mooring fees in advance will be required as the first payment. A residential licence payable to Canal & River Trust is required. High Line Yachting reserve the right to refuse the transfer of the mooring.

Council tax is payable.

Langley Station which is on the Elizabeth line and Paddington Line is within a few minutes walk of the moorings.

Please note – unfortunately dogs are not allowed.

**PLEASE NOTE**

*In this case we are acting as Brokers only.*

***Whilst every care has been taken in their preparation, the correctness of these particulars is not guaranteed.  
The particulars are intended only as a guide and they do not constitute a term of any contract.  
A prospective buyer is strongly advised to check the particulars and where appropriate at his own expense to employ a qualified Marine Surveyor to carry out a survey and / or to have an engine trial conducted which if conducted by us shall not imply any liability for such engine on our part.  
The Vendor is not selling in the course of a business.  
The VAT status of the vessel is not known, unless otherwise stated.  
All sales subject to contract. No guarantee is given or implied as to the condition or legal title.  
No appliances or systems have been tested. All measurements stated are approximate.***

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