



The Boat Yard

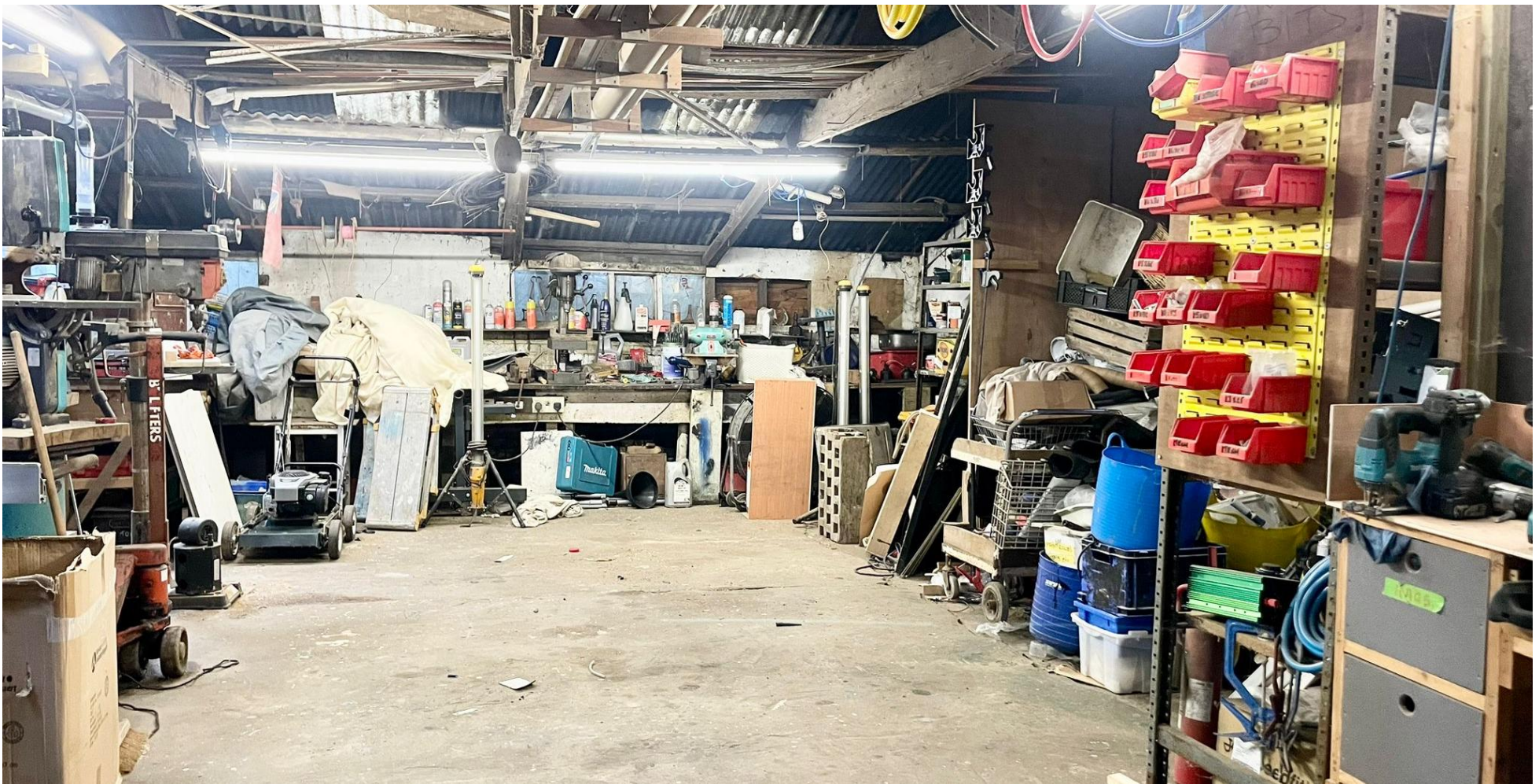
Annesdale, Ely, Cambridgeshire, CB7 4BN

Tenure: Freehold

Price: £650,000

Ref: 96436

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

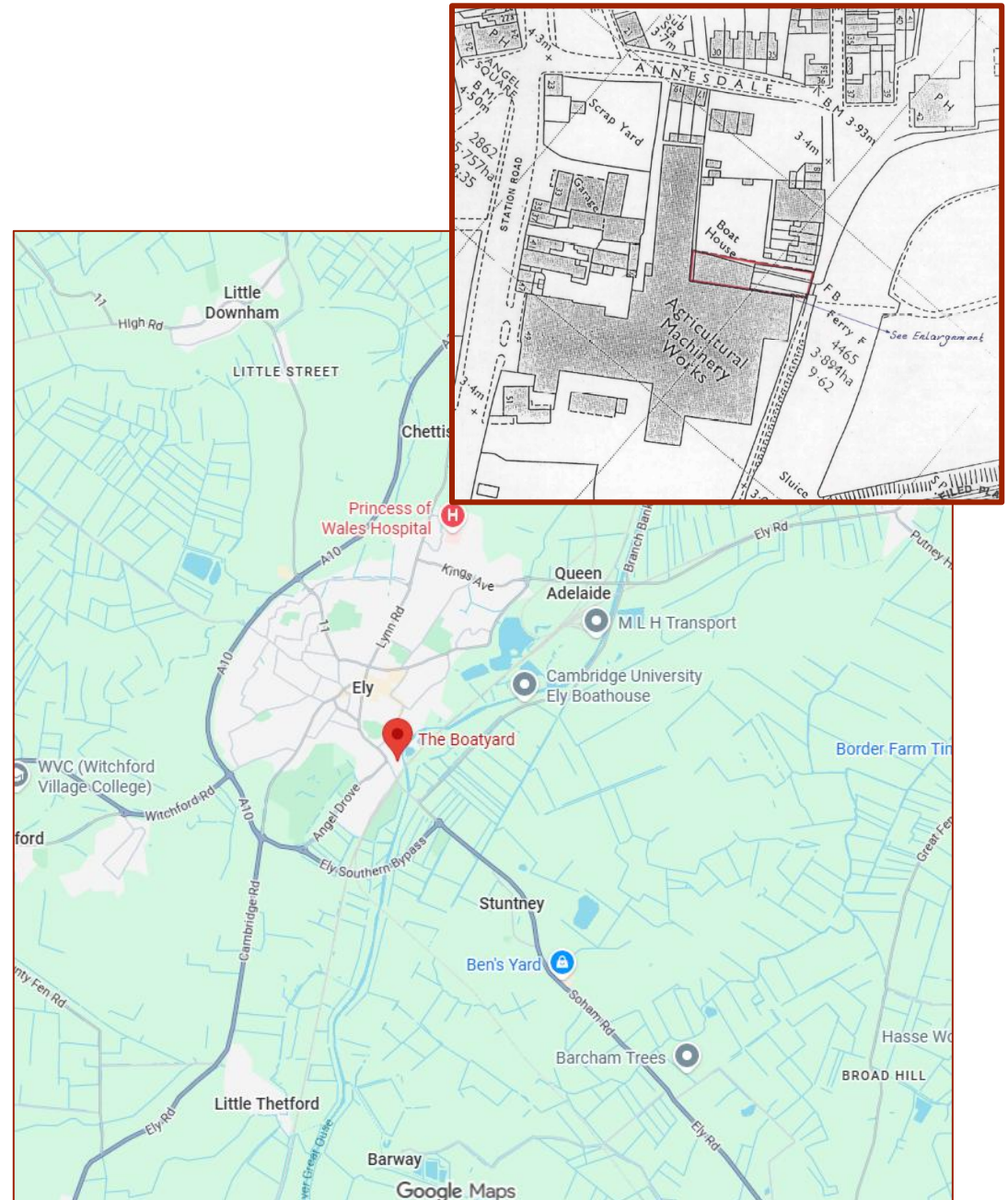
- Blissful location adjacent to River Great Ouse
- Short walk from Ely centre and amenities
- Boatyard with workshop and canal/cut
- Rare riverside development opportunity
- Close to Ely station with direct trains to London
- Ideal commercial or residential conversion STPP

Location

The Boat Yard (historically known as Appleyard's Boatyard) is situated in the East Cambridgeshire city of Ely. Ely is located 16.8 miles northeast of Cambridge, 12.3 miles southeast of Chatteris, 17.8 miles southwest of Downham Market and less than a mile from the A10 which runs from London in the south to King's Lynn, Norfolk in the north.

Ely is an historic city, renowned for its 11th century cathedral which has a unique, medieval octagon tower and has appeared in films like The King's Speech. Other key local attractions include the former home of Oliver Cromwell, the Stained Glass Museum (located within the cathedral) and the city's Waterside area. Ely benefits from a number of eateries, independent cafés, retail shopping outlets, supermarkets and fuel stations.

The city benefits from a railway station which serves as a major hub in East Anglia, connecting lines from Cambridge, Norwich, Peterborough, and Stansted Airport. Travelling from Ely to London is straightforward, with direct, high-frequency services departing from central London stations, typically arriving in 1 hour and 9 minutes to 1 hour 30 minutes. Ely Station is located on Station Road, only 200 yards from The Boat Yard.



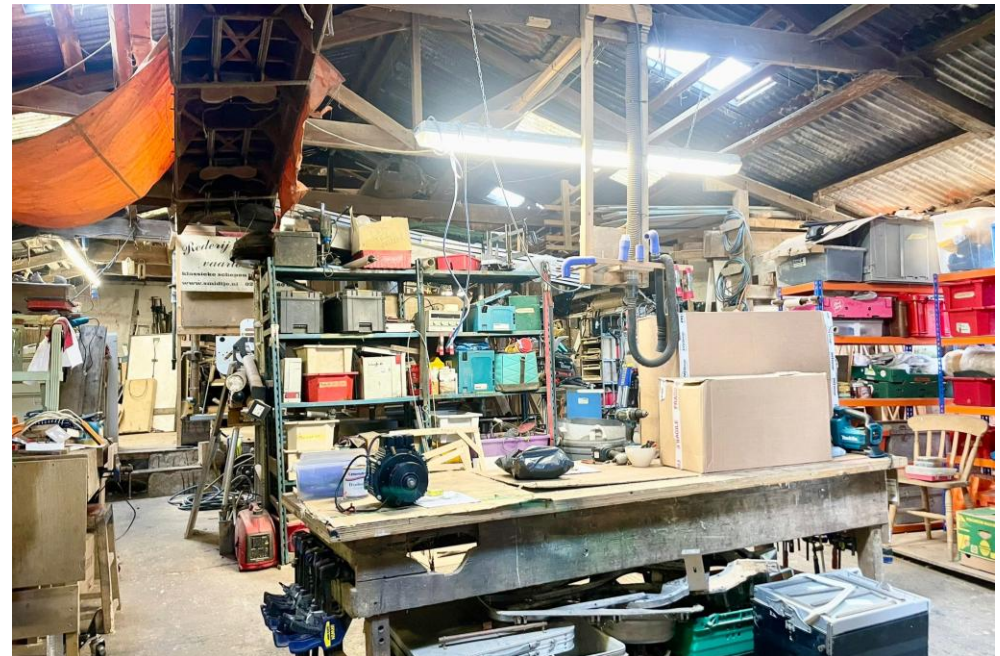
The Opportunity

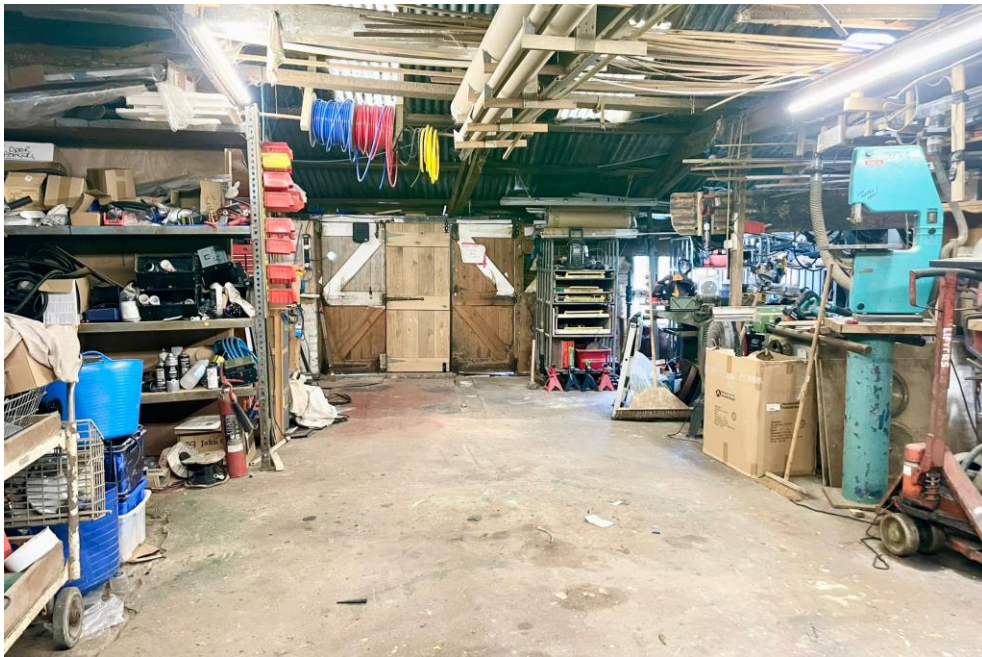
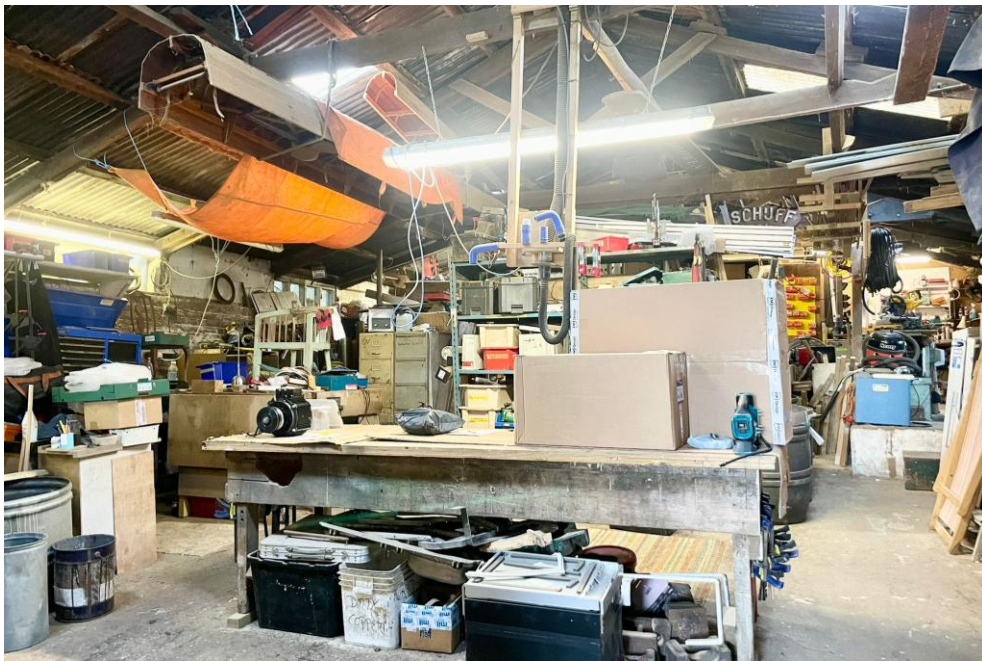
A rare opportunity has become available to purchase the freehold of The Boat Yard. The premises is located on Annesdale in Ely's Waterside area and is situated in a scenic position adjacent to the picturesque River Great Ouse. The total site measures 0.13 acres (0.053ha) and may be suitable for either residential or commercial development. Although the site's development potential has not yet been explored, our client informs us the site does not fall within a flood zone and that the Local Authority may be open to granting planning permission.

The site would suit a variety of different uses: a bespoke 'grand design' style residential dwelling, Canalside hospitality venue or industrial premises. For further information regarding the planning process, please visit the East Cambridgeshire District Council planning portal at www.eastcambs.gov.uk/

The site is currently operated as a traditional boatyard and comprises an open plan, detached workshop and a cut (a small canal). The business specialises in narrowboat and widebeam fit-outs and repairs.

Our client has been involved in the business since 2002 and now wishes to sell the premises in order to retire. For further information regarding the current business, please visit www.the-boat-yard.co.uk/





Tenure & Price

FREEHOLD Asking Price £650,000

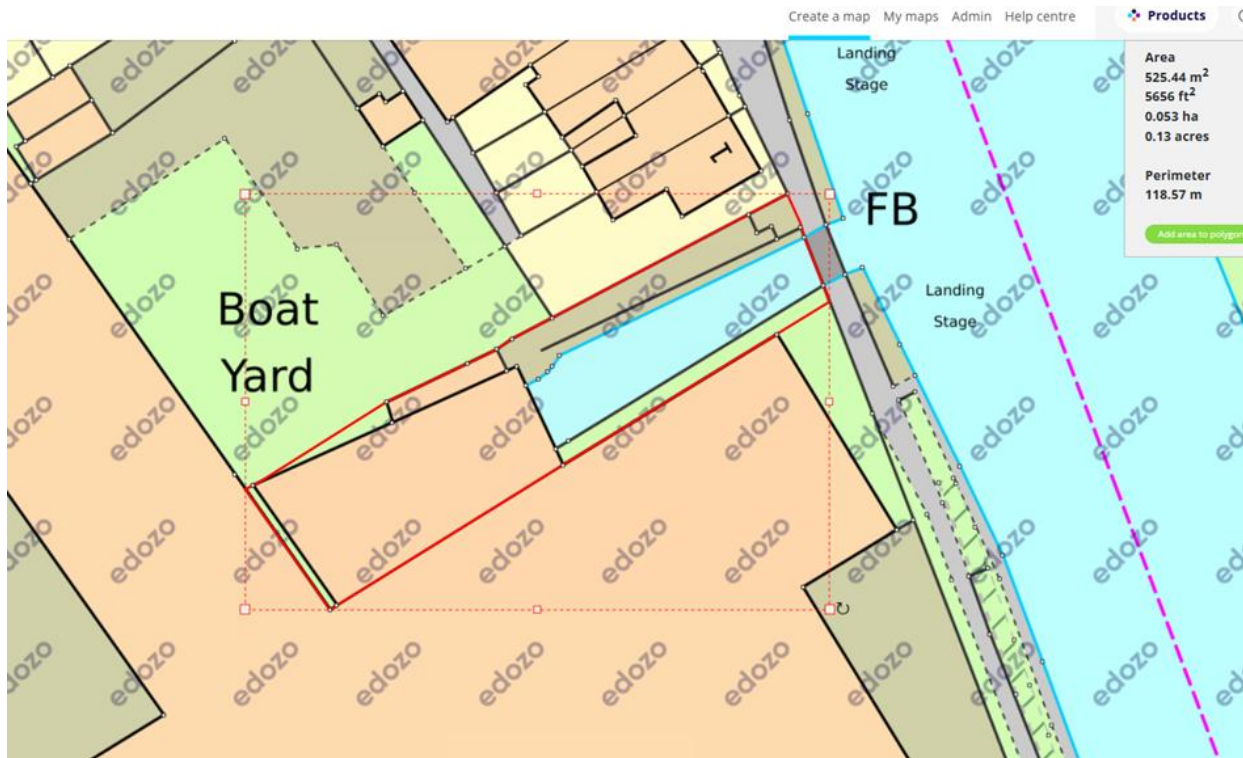
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Services

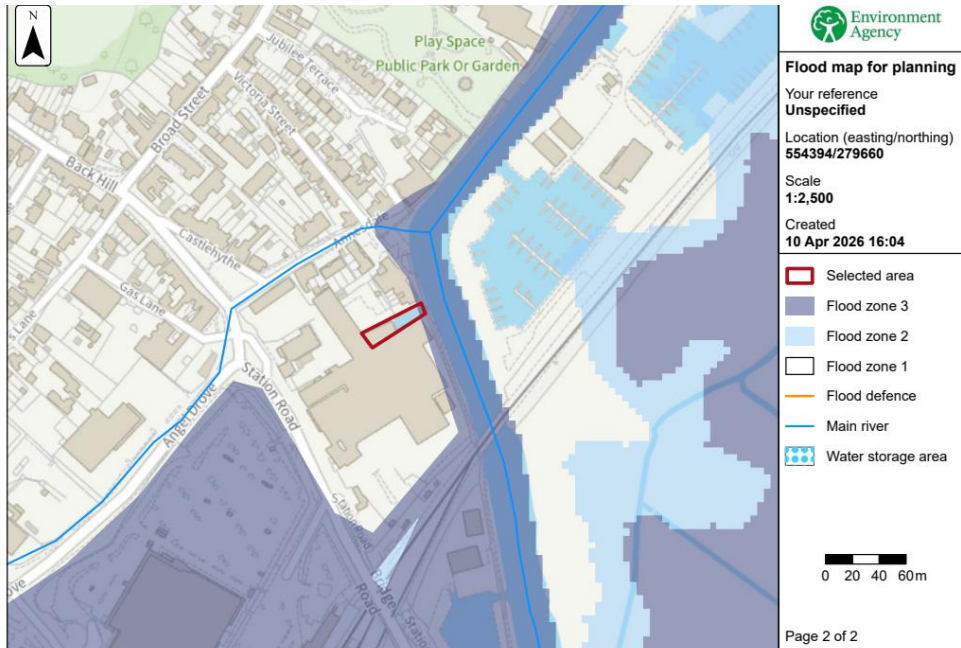
All mains services are connected. The plot benefits from a right of way across an adjacent site; this provides vehicular access and entry from Victoria Street.

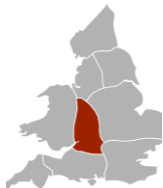
Rateable Value: £8,900 from 1st April 2026.

Local Authority: East Cambridgeshire District Council.









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