



Sale of Lamoure
- A luxury home, office and a running business -
£1,200,000



A rare opportunity to purchase a 16.5 meter luxury Sunseeker Manhattan 54 motor yacht, comprising 7 berths in 4 cabins and 3 bathrooms, moored in Chelsea Harbour.

Sold with the yacht purchase is the charter business which also has a website.



The yacht occupies a prime, south-facing berth with panoramic views within the exclusive Chelsea Harbour Marina, and is suitable for extended cruising or as an occasional home in one of London's finest locations.

*Harbour Avenue
SW10 – 0XD*

CHELSEA HARBOUR MARINA

Mooring Charges:

By separate negotiation (£8,225 per annum 2016)

This is a leisure mooring and can be occupied 5/7 days or 260/365 days per annum

General:

- 24 hour security with CCTV
- Basin open 1 hour either side of High Water
- Close proximity to The Chelsea Harbour Hotel

Facilities:

- 16a/32a electricity at each berth
- Water points on every pontoon and on pier
- Heated toilets and showers & laundry facilities
- Disabled access to pontoons & toilets
- 'Pump out' facilities
- Harbour Master

SUNSEEKER MANHATTAN 54 "LAMOURE"

History: Lamoure was Sunseeker's showboat at the Dusseldorf 1995 Boat Show exhibition.

A major refit costing £120,000 was carried out in 2003/4 and the vessel is fully PLA (Port of London Authority) coded which means it has the licence to carry paying passengers as a chartering business.

The current and joint previous owners have carried out many improvements during the last 7 years, at a similar cost.

The yacht provides excellent living accommodation, for all climates, with low-maintenance being a feature.

Specifications:

- ☑ Length Overall: 16.5 metres (54 feet)
- ☑ Beam: 4.5 metres
- ☑ Draft: 1.1 metres
- ☑ Displacement: 22,000 kilos
- ☑ Fuel: 2050 litres
- ☑ Water: 650 litres

Layout:

- ☑ Twin sliding patio doors from cockpit to split level saloon
- ☑ Portside cabinets with champagne cooler & bar
- ☑ Lower dinette with adjustable table
- ☑ Steps down to galley
- ☑ Captains/guest cabin off galley with heads ensuite
- ☑ Upper saloon seating for 8 with twin pedestal table
- ☑ Double helm seating
- ☑ Companionway down to cabins
- ☑ Portside, twin berth with ensuite heads
- ☑ Starboard, twin berth with access to Portside heads
- ☑ Forward master double berth cabin with ensuite heads
- ☑ All cabins are separated by either the companionway or heads, having no adjoining bulkheads for privacy
- ☑ All portholes & hatches have blackout blinds

Flybridge:

- ☑ Twin helm seat
- ☑ Pilot seat, converts to double sun lounger
- ☑ Aft seating converts to large sunbed
- ☑ Matching large sunbed cushions to foredeck

Domestic amenities:

- ☑ Lorica cream leather & high gloss cherry wood
- ☑ 3 x digital reverse cycle air conditioning systems
- ☑ Eberspacher hot air heating system throughout
- ☑ Custom electric tubular heating throughout including wardrobes and engine bay
- ☑ 5 x TV's with DVD's to saloon & all cabins
- ☑ Alpine music systems with speaker system for saloon, cockpit & flybridge
- ☑ Separate Alpine system to master cabin
- ☑ LED lighting to windscreen surround, radar arch & both settees

Heads:

- ☑ Vacuum-flush toilets
- ☑ High pressure water system with accumulators
- ☑ Hair dryers
- ☑ Heating

Galley:

- ☑ 2 x combination microwaves with grills
- ☑ Dual sinks with aqua filter, drainers, chopping boards & latest style mixer
- ☑ Dual electric hob
- ☑ Vitrifrigo fridge & freezer
- ☑ Extractor fan
- ☑ Additional galley/saloon heater with remote controller
- ☑ Additional storage rails

Mechanical Equipment:

- ☑ 2 x G.M. Diesels on shafts
- ☑ Major overhaul 2008 including new pistons & liners, cylinder heads overhaul with new injectors
- ☑ Approx. 100hrs since overhaul
- ☑ V drive twin disc gearboxes, approx. 40hrs since overhaul by MIT
- ☑ Upgraded 16kw generator
- ☑ New engines 2005
- ☑ New electrics 2011
- ☑ Hynautic twin gear/throttle system
- ☑ Controls overhauled 2011 by Hynautic

Navigation refit 2011:

- ☑ Lower helm –24nm radar, 12” colour plotter, Simrad autopilot, AIS radar, Navtex, docking camera
- ☑ Bow & stern thrusters (2011) with remote controller fob, thruster controls to lower helm & cockpit, (port & starboard sides)
- ☑ Icom VHF with DSC controller
- ☑ Icom portable VHF, 2nd DSC VHF with PA system & warning signals, (repeated on flybridge)
- ☑ All navigation equipment MNEA interphased, dual spotlight controls plus remote controller for both spotlights
- ☑ Flybridge -interphase plotter, autopilot, docking camera, bow & stern thruster controls VHF/PA
- ☑ Custom stainless hinged & detachable secondary arch with remote spot, horns & PA speakers, wet bar with cooler box

Safety:

- ☑ 14 x auto lifejackets
- ☑ Satellite emergency locator beacon
- ☑ Automatic fire protection system to engine bay
- ☑ 6 x internal fire extinguishers, smoke & CO2 alarms

Summary of Modifications & Upgrades (2004-2016):

- ☑ Opacmare Passarelle system with 350kg lift & remote controls
 - New manual folding passarelle with rails, and safety rails added to bathing platform (2015)
- ☑ Additional stern cleats & springs for stern to moorings
- ☑ Air Conditioning systems replaced with digital systems throughout
- ☑ Eberspacher warm air system replaced, additional timer control
- ☑ All toilets replaced with new vacuum equipment (domestic sized)
- ☑ New larger capacity stainless steel holding tank
- ☑ All pumps, pipework hoses & valves renewed
- ☑ Oversized fresh water tank in aluminium
- ☑ Hot water system upgraded with larger capacity heater (also heated by engines)
- ☑ Twin pressurised water system fitted with storage accumulators, additional pump in stern lockers for pressure wash or fire hose
- ☑ All seacocks & flexible hoses replaced for MCA coding
- ☑ Upgraded “Crane” deep sea seals, inboard & outboard Cutlass bearings replaced
- ☑ All high pressure (hydraulic) hoses replaced

Fuel:

- ☑ Tanks cleaned & fuel polished with Kleenoil system
- ☑ Fitted latest technology “Kleenfuel” system keeping fuel clear of contaminants plus improved fuel efficiency (www.kleenoil.co.uk)

Electrical:

- ☒ Systems overhauled including new 24v/12v converters, solenoids, diode splitter, 50 amp battery charger & x7 new batteries (2012)
- ☒ Anchor winch replaced to take spare heavy duty anchor, 35 metre chain (remote deck windlass control & upper & lower helm controls)
- ☒ Later style steering wheels. Later Sunseeker metal hull logo's x5
- ☒ Forward hatch replaced with latest type including blackout blind
- ☒ Saloon hatches to flybridge, roller blinds replaced

Other:

- ☒ Original chrome fittings all re-plated in gold
- ☒ All cabin door handles chrome & gold plated with gold plated locks & keys
- ☒ All reading lights replaced plus additional matching lights to saloon & heads
- ☒ Full length mirrors to all cabins, hairdryers & heating to heads, extractor fans replaced, additional heads storage
- ☒ Vinyl dashboard replaced with laminate style
- ☒ All external seat covers & bow cushions replaced
- ☒ Cockpit & bathing platform -original Iroko plywood planking replaced with high grade solid teak, laid in detailed design
- ☒ Side & foredecks laid in zero maintenance synthetic teak
- ☒ New covers to Bimini top, flybridge, windscreen & cockpit enclosure in 100% waterproof non-canvas (zero maintenance)

Hull:

- ☒ Lifted April 2014
- ☒ Heatwave summer dry out
- ☒ Full epoxy treatment to below waterline, plus x3 coats Primocon x2 coats Cruiser Uno
- ☒ Re-launch October 2014 (annual inspections 2004-2009 for MCA coding & TUF inspections for Balearic charter licence, all certificates provided)
- ☒ Galvanic isolator (with meter) plus x2 "flying" anodes for extended hull anode protection
- ☒ NOTE : All of the above designed for low, above & below waterline maintenance without the need for periodic lift-outs
- ☒ A new underwater camera system is included in the inventory

Inventory:

- ☒ Vast amount of spares including:
- ☒ New port & starboard propellers, starter motor, engine block pump, injectors, water & vacuum pumps, all engine & heads gaskets, complete set of engine instrumentation, in fact everything including the kitchen sinks!
- ☒ All galley & tableware, all bedding (New from John Lewis) everything as viewed

Documentation :

- ☒ "Lamoure" is Part 1 British Ships Registered (private registry); Spanish Matriculation tax paid; previous Bills of Sale; Builders Certificate
- ☒ The above makes this yacht eligible for a marine mortgage subject to survey & status (max. 70% LTV & 10 year term)
- ☒ Maintenance logs, full sets of manuals for all on board equipment & full set of Detroit engine manuals
- ☒ Out of water surveyed August 2014 –survey available (plus previous surveys if required)

The charter business :

- Fully set-up and running charter business
- The only luxury yacht of it's size and facilities available in London
- Website and brand logo plus additional domains
- PLA licence renewed April 2016
- Contacts for crew, maintenance engineer and suppliers provided
- £2,500 - £3,000 minimum charter fees plus extras charged to clients

Conclusion:

☑ "Lamoure" - is a professionally maintained motor yacht which has undergone significant re-fits & improvements to current standards & exceeds the specification from new. The vessel has been upgraded to provide extended stays at anchor (without shore facilities)

☑ Fully serviced October 2014 – (approx. 250 hours running since)

☑ The only further requirement is your suitcase!

☑ **££1,200,000 (3 bed apartments in and around the harbour are selling for over £2 million)**

☑ Harbour mooring fees: £2,056 quarterly including electricity & water

☑ Marina facilities include launderette, toilets/showers

- On site parking available at an additional charge

For further information/ viewings please contact the broker:

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