

RE-PRICING OF 12 MONTH MOORING PERMITS 2009 MARKET AREA REPORT FOR WELSH BORDERS, PEAK AND POTTERIES

Introduction

This report provides the rationale for mooring price decisions for 2009. For explanation of the method and relevant policy, please see our overview report at www.britishwaterways.co.uk/mooringprices09.

The government's announcement of the reduction in VAT from 1/12/08 was made whilst work on the review was in progress. To avoid confusion, we continued with our analysis showing VAT rates at 17.5%. Then, once we were ready to enter the new rates into our invoicing system, the necessary reductions were made to take VAT at 15%. Where prices are presented in this report, we indicate which VAT rate applies. VAT is payable at the rate set by the government for the date when the permit is purchased.

Profiles of privately operated sites in the area are appended. We researched and compared their prices with the BW rates to inform our judgements, but because so many operators asked us not to publish their price data, it is not included.

A network map showing all sixteen market areas is downloadable from www.britishwaterways.co.uk/mooringprices09

Local market overview

This large geographic area includes the Llangollen, Montgomery, most of the Shropshire Union, the majority of the Trent & Mersey, the Macclesfield, Caldon, Peak Forest and Ashton Canals. It is predominantly rural but easily accessed from large conurbations including Manchester, Stoke on Trent and Wolverhampton, as well as the many market towns along the route of these waterways.

BW directly manages the following mooring sites within the area, the majority from its Wales and Border Counties unit.

Site name	Site capacity (berths)
Peak Forest Canal - BW North West	
Bugsworth Arm	4
Bugsworth Basin	4
Midshires	1
New Mills	7
Whaley Bridge	29
Ashton Canal - BW North West	
Portland Basin	4
Trent and Mersey Canal - BW Wales & Border Counties	
Anderton	4
Bartington	8
Valley Farm	9
Croxton Lane	8
Ollershaw Lane	8
Lostock Gralam	4
Red Lion, Barnton	8
Big Lock	6

Site name	Site capacity (berths)
Kings Lock	7
Redbull Offside	6
Redbull Basin	14
Hardings wood	3
Llangollen Canal - BW Wales & Border Counties	
Froncysyllte	7
Bettisfield Off side	13
Platt Lane	5
Montgomery Canal - BW Wales & Border Counties	
Belan Locks	1
Maesbury Wharf	5
Shropshire Union Canal - BW Wales & Border Counties	
Barbridge Site 1	10
Barbridge Site 2	3
Chester Dee Branch	9
Stoke Hall Lane	20
Greenfield Lock	5
Calveley Offside	20
Calveley Towpath	25
Enhull	27
Nantwich	17
Audlem South	10
Audlem Town Lock	18
Tyrley Wharf	7
Grub Street	3
Nodens	6
Norbury towpath	20
Norbury BW yard, weir	1
Shelmore, Norbury Offside	10
Shemore, Norbury Residential	3
Macclesfield Canal - BW Wales & Border Counties	
Higher Ponyton	22
Bosely Top lock	15
Caldon Canal - BW Wales & Border Counties	
Park Lane	7
Total capacity of the group	423

Supply assessment

In addition to these BW long term moorings, there are nearly 2100 privately operated online and offline basin or marina moorings across the area. Thus the total market comprises some 2500 berths.

The past year has seen a decrease of approximately 35 moorings within the area itself or close enough to its borders to be a possible alternative mooring for customers.

During 2009, we expect 680 additional moorings to become available as 4 new marinas open - 300 berths at Crows Nest (Shropshire Union), 140 berths at Outlanes (Shropshire Union), 90 berths at Higgins Lane, Northwich and 150 at Park Farm, Northwich on the Trent & Mersey Canal.

These additional berths will trigger the requirement for BW to reduce a total of 68 berths under the online mooring reduction policy. The sites where closures have been identified are at Froncysyllte & Platt Lane on the Llangollen, Barbridge (2) & Audlem on the SUC, Bartington, Lockstock Gramam, Croxton Lane, and Kings Lock on the Trent & Mersey. Some moorings have already been closed in 2008 for safety reasons or where berths were offered to the market for tender but not taken up.

The net effect will be an increase of approximately 27% in supply of moorings.

Demand assessment

Occupancy, measured by the number of current permit holders divided by site capacity, currently averages 86%.

The majority of marinas in this region are operating between 85% to 100% occupancy. Those with vacancies have confirmed that these are for smaller cruiser type boats and they have only limited vacancy for larger canal boats.

Analysis of tendered vacancies

The table below summarises the results of tenders during the 12 months from November 2007. More recent results can be found on www.bwmooringvacancies.co.uk. (The moderation phase of the pricing review ran from November to January and during this period we took account of latest evidence.) There was a low turnover of berths across the region with 19 vacancies being advertised, 11 achieving rates above the guide price.

(the prices shown in this table include VAT at 17.5%)

Site Name	Prevailing guide price (VAT=17.5%) £	Berth Size	Total vacancies advertised	Total tenders	Total tenders > guide price	Average £/m following tender (VAT=17.5%)
Bugsworth Basin	£72.50	> 10m	4	22	12	£83.17
Whaley Bridge	£72.50	> 10m	2	3	0	£52.63
Croxton Lane, T&M	68.00	> 10 metre	7	7	0	£36.65
Park Lane (Caldon)	90.00	>10	3	5	0	£65.19
Red Bull Bottom (T&M)	83.00	>10 metres	1	3	0	£101.73
Hyde Mill (SU)	64.00	>10 metres	1	2	1	£50.06
Bettisfield (Llan)	71.00	<10 metres	2	0	0	0
Henhull (SU)	72.00	>10 metres	1	8	1	£80.00
Shelmore (SUS)	90.00	>10 metres	1	14	11	£142.31
Froncysyllte (Llan)	72.00	>10 metres	3	9	0	£47.95
Red Lion (T&M)	78.00	>10 metres	1	1	0	0
Barbridge (SU)	79.00	>10 metres	1	4	1	£95.29
Big Lock (T&M)	73.00	>10 metres	2	6	0	£43.05
Shelmore Res (SU)	90.00	>10 metres	1	14	10	£171.38
Greenfield Lock (SU)	69.00	>10 metres	1	3	1	£70.58
Calveley offside (SU)	80.00	>10 metres	1	6	1	£81.05
Calveley T/P (SU)	88.00	>10 metres	1	0	0	0
Nantwich (SU)	75.00	>10 metres	1	6	2	£86.11
Bosley (Macc)	83.00	>10 metres	1	5	2	£91.66
Chester (SU)	83.00	>10 metres	2	4	0	£45.97

Private operator reference sites

We have identified the following privately operated mooring sites as being the most relevant to the BW sites for price comparison purposes:

New Mills	Chirk Marina	Toms moorings
Portland Basin Marina	Maestermyn Marina	Holidays afloat
Furness Vale Marina	Blackwater Marina	Teds Boat Yard
Elias Wilde	Whixall Marina	North Cheshire Cruising club
Ashton Packet Boat Company	Swanley Marina	Marineville
Lower Wharf Street	Merrells Offside	Lime View Marina
Orchard Marina	Kings Lock Boat Yard	Heritage Marina
Uplands Marina	Church Minshull	Festival Park
Anderton Marina	Venetian Marine	Dolphin Boats
Jalsea Marine	Middlewich boats	Smithson
Northwich Marina	Nantwich canal centre	
	Swanley Marine	

Brief profiles of BW and these privately operated sites are summarised in an appended table

Pricing conclusions

The table below summarises our site-by-site conclusions across the area. Prices include VAT at 15%.

Site Name	2008 Price	Price from April 2009	Notes on pricing decision
Ashton Canal			
Portland Basin	£55.79	£59.70	No customers have resigned their mooring permits at this site, suggesting that the existing price was not too high. Taking account of differences in facilities and immediate environment, this price is consistent with that of Portland Basin Marina.
Caldon Canal			
Park Lane	£94.94	£94.94	Price comparative to nearest largest private operator Festival Park marina (£110 per m). Good access to facilities. Historically low turnover of berths, site costs have been reviewed and prices held at 2008 rate.
Llangollen Canal			
Platt Lane	£68.51	£71.36	Private operators used as comparisons are Black water (£105 per m) and Whixall (£101-141 per m) marina which have greater access to facilities on site. No berths have been tendered at this location. Following a review of the costs associated with this site an inflationary increase has been applied.
Bettisfield Offside	£69.49	£72.27	Results of the three vacancies tendered so far indicate low demand for small berths (all three vacancies were for boats of less than 8m). Nearest private comparators are Whixhall (£101-141 per m) and Blackwater (£105 per m) where facility provision is greater. We believe this price is fair by comparison given the difference in facilities provided.
Froncycyllte	£70.47	£75.36	Rural site located in potential World Heritage Site (WHS). Nearest privately operated site is Chirk Marina (£119 per m). Site has access to facilities a short distance away. Interest in the vacancies offered for tender has been mixed, but we believe this price is fair in comparison to other moorings on the canal.
Macclesfield Canal			
Higher Ponyton	£81.23	£84.48	Private operators for comparison are Heritage Marina (£114) and Lyme View Marina. No vacancies have arisen at the site, suggesting that the price is not too high. We have applied an inflationary increase to offset our rising costs.
Bosely Top lock	£81.23	£84.48	Popular site, 1 berth tendered generating £91.66 per m, private sites used for comparison are Heritage marina (£114), Marine Ville and Lime View. Historically there have been few vacancies at this site, suggesting that the price is not above the market rate. The price increase reflects our cost inflation over the past 12 mths.
Redbull Basin	£96.89	£100.17	Popular site, short walk into town, nearest comparator is Festival Park (£110 per m) and Smithsons. Historically this has been a popular site with few vacancies, suggesting that the price is not above the market rate. We believe this price is fair in comparison with those of the reference sites, taking account of differences in facilities and environment.
Montgomery Canal			
Maesbury Wharf	£78.30	£90.04	No vacancies have arisen at the site, suggesting that the price is not above the market rate. Nearest private sites for comparison are Maestermyn Marina, Black Water Meadow (£105 per m) and Chirk (£119 per m), where although the provision of facilities is greater, the location and rural character are the same.
Belan Locks	£92.98	£92.98	Closest private sites for comparison are Chirk (£119 per m), Black water (£105 per m) and Maestermyn Marina which have greater access to facilities on site. Given the remote location away from the main network, we have decided to hold the price at the current level.
Peak Forest Canal			

Site Name	2008 Price	Price from April 2009	Notes on pricing decision
Bugsworth Arm	£69.00	£71.45	We have not tendered any vacancies at this site, and due to safety reasons the one remaining berth will be closed in November 2009. Taking account of differences in facilities and immediate environment, this price is consistent with that of Whaley Bridge Long Term Moorings.
New Mills Mooring	£57.74	£60.19	Taking account of differences in facilities and the immediate environment, this price is consistent with that of competitors in the area.
Whaley Bridge	£70.96	£74.38	Popular location close to Whaley Bridge and its amenities. Several customers have resigned their mooring permits at this site and interest in the vacancies has been low, but these do not show sufficient data to conclude that a price reduction is necessary. Nearest British Waterways comparable is Bugsworth Basin, which is a new site and all four berths were tendered and achieved high levels of tenders above the published guide price which is comparable with this increase.
Shropshire Union Canal			
Stoke Hall Lane	£84.17	£84.17	Site requires improvements, although it has remained popular and no berths have become vacant for tendering. Reference sites are Venetian Marine, Outlanes, Nantwich and Middlewich boats. We believe the current rate remains fair by comparison with these and other BW sites in the area. No increase for 2009.
Chester Dee Branch	£81.23	£69.86	City centre location, 2 out of a possible 9 berths have been tendered. The number of tenders received for the site was low. Nearest private site comparator is Ellesmere port (£52 per m). To reflect similarity in sites, and ensure consistency with other BW sites in the area (GreenField lock), the current rate has been reduced. This site will be re-assessed in 2009.
Greenfield Lock	£67.53	£70.23	Located on outskirts of city, nearest site used for comparison is Ellesmere Port (£52 per m), location and setting are very different. To reflect the increase to costs associated with maintaining this site an inflationary increase has been applied.
Calveley Offside	£78.30	£81.56	2007/2008 has seen significant investment into this offside location to bring the mooring up to a similar standard as the towpath. Private sites for comparison are Venetian Marine, Outlanes and Nantwich. To reflect our investment, the comparison with the towpath site, and access to this site, an inflationary increase has been applied.
Calveley Towpath	£86.13	£86.13	As for Calveley Offside except towpath location. To ensure consistent pricing with similar sites in the area no increase has been applied.
Barbridge Site 1	£77.32	£85.05	Nearest private operator sites for comparison are Venetian Marine, Outlanes and Nantwich, where although facilities are greater the rural setting is similar. The site is in a similar location to Calveley. Only one vacancy has arisen that sold by tender for 18% above the current price. To ensure prices are consistent with similar sites in the area and reflective of private site charges a higher than inflationary increase has been applied.
Barbridge Site 2	£77.32	£85.05	As Barbridge 1, sites adjacent to each other.
Henhull	£70.47	£74.70	Located close to Nantwich and Venetian. Vacant berth generated 8 tenders demonstrating demand for site. Current pricing is considerably lower than other BW sites.
Nantwich	£73.40	£81.56	Nearest private operators used as comparators are Nantwich and Swanley (£89 per m) marina with similar access to facilities. Only one vacancy has arisen at the site since the introduction of the tendering system, and this sold for a premium of nearly 15% above current rates.
Audlem South	£70.47	£73.29	Nearest private operator used for comparison is Nantwich Marina and Whixall (£101-141 per m), where facility provision and access is greater. No vacancies have arisen at the site since the introduction of the tendering system, indicating that the price is not too high. This price is fair by comparison with reference sites.
Audlem Town Lock	£70.47	£73.29	As for Audlem south.
Tyrley Wharf	£70.47	£73.29	Located near to lock flight, with facilities nearby. Nearest private comparators would be Toms moorings and Holidays Afloat. No vacancies have arisen at the site since the introduction of the tendering system, indicating that the price is not too high. We believe this price to be fair by comparison with the reference sites.
Nodens	£82.21	£65.14	Nearest private operator is Holidays Afloat which has superior facilities. No vacancies have arisen at the site since the introduction of the tendering system, indicating that the price is not too high. We believe this price to be fair by comparison with the reference site and other BW sites in the area.
Grub Street	£62.64	£65.14	Rural location close to village of Norbury and other BW sites in area, but without facilities. No vacancies have arisen at the site suggesting that the price is not too high. The price increase reflects our cost inflation.

Site Name	2008 Price	Price from April 2009	Notes on pricing decision
Norbury towpath	£70.47	£73.29	Very popular rural location, with easy access to facilities. Nearest private operator for comparison is Holidays afloat and Norbury Wharf (£107 per m). No vacancies have arisen at the site suggesting that the price is not too high. Price increase reflects our cost inflation.
Shelmore Offside Weir	£88.09	£96.89	As for Shelmore offside.
Shelmore Offside	£88.09	£96.89	Nearest private site comparison is Norbury Wharf (£107 per m) and Great Haywood (£148 per m), where access to facilities is similar. A vacancy arising in Feb 2008 attracted 11 offers in excess of the guide price indicating very strong demand. We believe the new price still offers good value.
[R] Shelmore Residential	£88.09	£110.11	There is no direct private operator comparison for residential moorings. The nearest marina is Great Haywood (£148 per m). This large price increase reflects the exceptionally strong demand for authorised residential sites. The one vacancy arising at the site in June 2008 attracted ten offers in excess of the guide price and the winning offer was more than double the guide price. This site will be re-assessed in 2009.
Trent & Mersey Canal			
Bartington	£64.60	£67.18	Nearest private operators for comparison are Orchard and Uplands which have greater access to facilities and services. No vacancies have arisen at the site, suggesting that the price is not too high. The new price is fair taking account of differences in facilities and environment compared with reference sites.
Valley Farm	£64.60	£67.18	Nearest private operators are Uplands & Orchard, which have greater access to facilities. No vacancies have arisen at the site, suggesting that the price is not too high. The new price is fair taking account of differences in facilities and environment compared with reference sites.
Red Lion, Barnton	£77.32	£77.32	Private site comparators are Anderton and Uplands. Current price for the moorings is higher than other BW sites in area with similar facilities, and the one vacancy offered for tender attracted little interest. The price is therefore being held at the net 2008 level.
Anderton	£88.09	£101.30	Nearest private operator for comparison is Anderton and Uplands marina which have similar access to facilities. 2 new marinas are opening in the area 2008/9. Site has greater access to facilities than other BW sites in this area. No vacancies have arisen at the site suggesting that the current price is not too high. We believe the new price is fair, given comparison with reference sites.
Ollershaw Lane	£64.60	£67.18	Nearest private operators Anderton and 2 new marinas yet to open. The site is comparable to other BW towpath sites in area. No vacancies have arisen since the beginning of the tendering system suggesting that the price is not too high. Increase reflects our cost inflation.
Lostock Gralam	£65.57	£68.20	
Croxtan Lane	£66.55	£66.55	Closest comparators Anderton and Uplands, where facilities are greater, and location more desirable. 7 berths have been tendered attracting very little interest, so the 2008 price will be held.
Big Lock	£71.45	£71.45	2 marinas opening close by this year, increasing supply of moorings in this area. Two vacancies have been tendered, attracting very little interest so the 2008 price will be held. .
Kings Lock	£73.40	£76.34	2 new marinas will be opening nearby this year increasing supply and quality of mooring provision. No vacancies have arisen at the site since the beginning of the tendering system suggesting that the current price is not too high. Price increase reflects our cost inflation.
Redbull Offside	£81.23	£86.11	No berths tendered, nearest comparator is Festival Park (£110 per m) and Smithsons. Historically this has been a popular site with few vacant berths, and has good provision of facilities with electricity to berths. Absence of vacancies suggests that current price is not too high. Price increase reflects our cost inflation over the past year.
Hardings Wood	£87.11	£100.17	Nearest private operator for comparison is Smithsons and Festival Park (£110 per m). Nearest BW comparator with similar facilities is Redbull Offside. No vacancies have arisen at the site since introduction of tendering system suggesting that the current price is not too high. This price increase makes the rate fairer in comparison to private reference sites and Redbull.

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MOORING SITE COMPARISONS FOR BORDERS, PEAK AND POTTERIES

Site Name (BW in Bold)	Setting	Mooring amenity	Facilities
Buxworth Arm	Rural Location approx 5 minutes drive from the local town	Linear offside	No on site facilities
Bugsworth Basin	Rural , relatively quiet location ; Popular with visiting boats and visitors	Basin leisure site	Shared refuse; Toilets; Water; Elsan
Midshires	Rural Location	Linear towpath leisure site	No on site facilities
New Mills	Semi rural location; 5 minutes drive from the local town	Linear towpath leisure site.	No on site facilities
Whaley Bridge	Semi rural location; 5 minutes drive from the local town	Linear towpath leisure site	Car parking; Water; Elsan; Toilets; Refuse
Portland Basin	Semi rural location; 10 minutes drive from the local town	Small basin	No on site facilities
Anderton	Suburban; Near to Anderton Village;	Offside with rings;	Electricity to each boat; Good road access; In village of Anderton general shop on main road; Near to Boat Lift so access to R Weaver; Within easy access of services
Valley Farm	Rural; Near to Acton Bridge	Towpath with rings;	No facilities; Reasonable road access; Two pubs within walking distance; Water, Pump out, Diesel available at Bartington Wharf
Bartington Towpath	Rural; Just off A49 at Acton Bridgge;	Towpath	No facilities ; Good road access; Two pubs within walking distance; Water, Pump out, Diesel available at Bartington Wharf
Croxton Lane	Semi-Rural; Good road access; Near to Middlewich;	Towpath; Hard edge with rings	No facilities ; Nearest pump out at Anderton about 2 hours cruise. ; Water at Big Lock, about 1 hours cruise; Good road access; Middlewich town centre about 1 hour's cruise with shops, pubs, restaurants, banks.
Ollershaw Lane	Semi-rural; On outskirts of Northwich	Towpath; Hard Edge;	No facilities; Nearest pump out at Anderton about ½ hours cruise.; Pub nearby; Northwich town centre about two miles by road. Few shops at Wincham about ½ a mile by road
Lostock Gramam	Rural; Near to small suburb of Wincham	Towpath;	No facilities ; Nearest pump out at Anderton about 1 hour's cruise; Pub nearby; Few shops at Wincham a short walk away; Brokerage at wharf a short walk away
Red Lion, Barnton	Semi-rural; Near to village of Barnton	Towpath; Nearest pump out at Anderton about ½ hours cruise	No facilities; Nearest pump out at Anderton about ½ hours cruise; Shops, pubs, etc available at Barnton
Froncsyllte	Rural setting within potential WHS; Parking/local facilities within short distance;	Off side linear site	2 water points; Waste disposal short distance a way; Privately operated pump out facilities; Parking 100m from moorings ; Local facilities in village a short distance.; 15min to major road connection to the North West & West Mids;
Bettisfield Off side	Semi-rural; Nearest town Wem	Offside linear site; Some rings;	2 water points; Waste disposal; Car Park; 5 miles from Wem which has pubs, a Co-op, banks and post office
Platt Lane	Semi-rural	Offside linear site; Mooring bollards	No facilities
Belan Locks	Rural ?	Towpath	No facilities
Maesbury Wharf	Semi Rural; Near to village of Maesbury	Offside linear site; Hard edge with rings	Service station with shower, toilet, pump out, water; Post office/tea room nearby
Kings Lock Offside	urban;	Offside linear site;	Locked gate ; Near to Middlewich; Variety of shops, pubs, restaurants
Stoke Hall Lane	al; Near to Nantwich;	Offside linear site; Mooring bollards	2 water points; Car park; Waste disposal; Nearest town Nantwich (5 miles by road)

Site Name (BW in Bold)	Setting	Mooring amenity	Facilities
Barbridge Site1	ni-rural; Nantwich 5 miles away;	Offside linear site; Hard edge	Water point nearby; Waste disposal a short distance away.; Two pubs within walking distance of mooring ; Nantwich 5 miles away with shops, pubs, restaurants;
Barbridge Site 2	ni-rural; Nantwich 5 miles away;	Offside linear site; Hard edge with rings	Water point nearby; Waste disposal a short distance away. ; Two pubs within walking distance of mooring ; Nantwich 5 miles away with shops, pubs, restaurants;
Chester Dee Branch	ster city centre;	Basin	Water point nearby; Service station nearby; Shops, pubs, restaurants within walking distance
Greenfield Lock	Semi-suburban; 3 miles from Chester City Centre	Offside linear site; Hard edge with rings	Service station with pump out at Tower Wharf; Chester City Centre approximately 3 miles distant
Calveley Offside	Rural site; Just off A51	Offside linear site; Hard edge with rings	Service station including pump out; Car park; Pub within walking distance; Nearest town Nantwich about 5 miles distant; Good road access
Calveley Towpath	Rural site; Just off A51	Towpath; Hard edge with rings	Service station including pump out; Car park; Pub within walking distance; Nearest town Nantwich about 5 miles distant; Good road access
Henhull	Rural site; Within easy distance of Nantwich	Offside linear; Moorings only accessible by boat	2 water points; Car park; Waste disposal; Nearest town Nantwich 1½ miles distant where there is a service block; Small chandlery at Nantwich Canal Centre; Good road access
Nantwich	Semi-rural; On the edge of Nantwich Town Centre	Towpath; Hard edge with rings	Service station nearby; Shops, pubs, restaurants within walking distance of town.; Small chandlery at Nantwich Canal Centre; Good road access
Audlem South	ni rural ; Within small market town;	Offside linear; Hard edge	Service station nearby; Two pubs nearby; Shops, banks etc within walking distance; Good road access
Audlem Town Lock	ni Rural; Within small market town;	Offside linear; Hard edge	Service station nearby; Within small market town; Two pubs nearby; Shops, banks etc within walking distance; Good road access; Two pubs nearby; Shops, banks etc within walking distance
Tyrley Wharf	Semi-rural; Market Drayton 5 miles away.	Offside linear; Hard edge	Water point; Car park ; Nearest town Market Drayton about 5 miles with shops, pubs, etc
Nodens	Rural Location; Near to Market Drayton	Offside linear	Electricity ; Water; Parking; Secure site; Good Access
Grub Street	Rural location	Offside linear	No facilities;
Norbury towpath	Semi-rural; Near Norbury village (5 mins by car)	Towpath; Hard edge	Service station nearby; Near to the village of Norbury; Nearest town Newport about four miles by road.; Road access with care
Nobury BW yard, weir (Do not use); Shelmore o/s by weir	Semi-rural; Near Norbury village (5 mins by car)	Offside linear; Hard edge with rings	Service station nearby; Near to the village of Norbury; Nearest town Newport about four miles by road.; Road access with care
Shelmore, Norbury Offside	ni-rural; Near to Norbury village (5 mins by car);	Offside linear; Hard edge with rings	Service station nearby; Electricity to each boat; Near to the village of Norbury; Nearest town Newport about four miles by road.; Road access with care;
Shemore, Norbury Residential	Semi-rural; 5 mins by car to Norbury village	Offside linear; Hard edge with rings	Service station nearby; Electricity to each boat; Car park (permit); Near to the village of Norbury; Nearest town Newport about four miles by road.; Road access with care

Site Name (BW in Bold)	Setting	Mooring amenity	Facilities
Higher Poynton	Semi-rural; Outside village of Higher Poynton (5 mins by car)	Offside linear; Hard edge with rings	Water nearby; Public car park nearby; Small chandlery within walking distance; Shop selling sweets, ices, etc at chandlery; Shops, café and pub in Higher Poynton about five mins by car. ;
Bosley Top lock	al site;	Towpath; Hard edge with rings	Service station nearby; Nearest town Congleton about 4 miles distant with supermarket, pubs, shops, restaurants etc.
Big Lock	urban; Just outside town of Middlewich;	Offside linear; Hard edge with rings	Water point nearby; Near to a pub; Chandlery, boat repairs etc available within a hour's cruise.
Kings Lock	ni-rural;	Offside linear; Hard edge with rings	Locked gate; Chandlery nearby; Near to a pub; Chandlery, boat repairs etc nearby; Middlewich town centre within walking distance.
Redbull Offside	Semi-rural; At junction of A50 and A34 at Kidsgrove	Offside linear; Hard edge with rings	Service station nearby; Near to pub; Shops at Kidsgrove and Butt Lane (about one mile and two miles respectively); Opposite sewage farm
Redbull Basin	ni-rural; Near to junction of A50 and A34 at Kidsgrove;	Offside linear; Hard edge with rings	Electricity to each boat; Locked gate; Near to pub; Shops at Kidsgrove and Butt Lane (about one mile and two miles respectively);
Hardings wood	urban; At junction with Macclesfield Canal;	Offside linear; Hard edge with rings	Electricity to each boat; Locked gate; At junction with Macclesfield Canal; Very near railway bridge
Park Lane	ni-rural; Near to village of Endon;	Offside linear; Hard edge with rings	Service station nearby; Garage and pub on main road; Pump out cards available at Spar shop a short walk away
Private Site comparisons			
Private ref site 1 New Mills Marina	Semi rural location , 5 minutes drive from the local town	Marina with Pontoon berths	Slipway, water, electric, diesel
Private ref site 2 Portland Basin Marina	Semi rural	Marina with Pontoon berths	Toilets; Showers; Electric; Elsan/pump out; Chandlery,diesel; Dry dock & hard standing
Private ref site 3 Furness Vale	Semi rural	Marina with Pontoon berths	Toilets; Car parking; Water points; Pump out; Refuse; Electricity; Security; Chandlery, diesel; Dry dock
Private ref site 4 Warble Wharf	Semi rural	On line offside moorings	No on site facilities
Private ref site 5 Ashton Packet Boat Company	Semi rural	On line offside moorings	Water point and refuse disposal; Toilets, Elsan; Car parking; Electricity; Security; Laundry & postal service
Private ref site 6 Lower Wharfe Street	Semi rural	On line offside moorings	No on site facilities
Private ref 7 site Top Lock Marine	Semi rural	On line offside moorings & small basin	Drinking water, refuse disposal, elsan, diesel & gas
Orchard Marina	Semi-rural; Main road access good, but care required at entrance to marina	Marina and linear offside; ;	Elsan ; Water
Uplands Marina	Semi-rural; Road access good; Near to village of Anderton	Marina;	Fuel; Gas; Coal; Near to Anderton Boat Lift ; Small general store within walking distance.;
Anderton Marina	Semi-rural; Near to Anderton Village	Marina;	Water; Diesel; Gas; Slipway; Workshop; Near to Anderton Boat Lift ; Shop on site; Boat hire; Road access good near to Anderton village with general shop on main road; Dry Dock
Jalsea Marine	Semi-rural; Near to Northwich town centre	Marina and linear offside;	Electricity; Water; Toilet; Shower; Diesel; Elsan; Reasonable road access; Northwich town centre about 1 hour's cruise (through Hunts Lock); Car park
Northwich Marina	Town Centre;	Basin;	Slipway; Storage; Water; Electric; Calor Gas; Good road access; Shops, banks, post office, pubs, restaurants in the town centre a short walk away; Car park

Site Name (BW in Bold)	Setting	Mooring amenity	Facilities
North Cheshire Cruising club	Semi-rural	Basin; Shops, cafes, pubs nearby at High Lane;	Electricity; Water; Elsan; Refuse disposal; Boat houses (not for every boat)
Chirk Marina	Rural; Reasonable road access on Llangollen to Chirk road	Marina	Drinking water; Elsan disposal; Pump out; Diesel and gas
Maestermyn Marina	Rural; 5 miles cruise to Ellesmere;	Online offside	Water ; Pump out; Gas; Reasonable road access; Pylon near to site
Blackwater Marina	Rural;	Marina	Water; Pump out; Fuel; Electric; Engineering Services; Reasonable road access; Ellesmere town centre within walking distance.
Whixall Marina	Rural; Reasonable road access	Marina	Toilets; Showers; Laundry; Pump out; Elsan; Water; Fuel; Dry dock;
Swanley Marina	Rural; Part of a working farm;	Marina	Toilets; Showers; Wi-fi; Engineering; Elsan; Good road access; Nantwich town centre about 4 miles by road with good shops, pubs, restaurants
Merrells Offside	Rural; Near Grindley Brook locks;	Lay-by	Near village of Grindley Brook limited shops; Near to service station; Parking on main road; Café within ten minute walk; Pub within ten minute walk.; Short bus journey to Whitchurch. ; Good road access to Chester, Shrewsbury and Mid Wales
Kings Lock Boat Yard	Suburban; Just outside Middlewich town centre;	Basin	Water; Near to Middlewich town centre; Pub nearby; Boat repairs on site; Private moorings
Church Minshull	Rural	Marina	Electricity and water to each boat; Pump out; Elsan disposal; Showers; Toilets; Laundry; Boat repairs on site; Dry dock, hard standing, slipway; Shop and café; Car park; B&B at farm; PP for holiday cottages; Pub 5 mins by car
Venetian Marina	Rural; Good road access to Nantwich and Crew and access to M6;	Marina	Water; Pump out; Electricity; Elsan; Showers; Toilets; Gift shop; Chandlery; Brokerage; Hardstanding; Reasonable road access
Nantwich canal centre	Semi-rural; Just outside Nantwich town centre	Basin	Shop on site; Secure parking; Boat repairs; Chandlery; Pump out; Water; Diesel; Elsan; Engineering services; Nantwich town centre within walking distance; Shops, pubs, restaurants nearby
Toms moorings	Semi-rural; Just outside Market Drayton	Basin	Water; Car parking; Near to Market D; Shops, pubs, wine bars nearby
Holidays afloat	Semi-rural; Just outside Market Drayton	Offside linear; Piled edge rings	No facilities; Shops, pubs, wine bars nearby
Teds Boat Yard	Semi rural; Just outside Market Drayton	Basin	Near to Market D; Shops, pubs, wine bars nearby
North Cheshire Cruising club	Some boat houses; Secure	Basin	Electricity; Water; Elsan; Refuse disposal
Marineville	Rural; Near village of Higher Poynton; Access over an accommodation bridge – care required	Marina	Water; Car park ; Small chandlery within walking distance; Shops, café and pub in Higher Poynton about five mins by car. ;
Lime View Marina	al; About 5 mins by car from village of Adlington ;	Marina	Fuel; Water; Elsan; Pump out; Café in village of Adlington
Heritage Marina	Semi-rural;	Marina	Water; Electric; Elsan
Festival Park	Urban; Good road access	Marina	Diesel; Elsan; Pump out
Smithsons	Semi rural	Online offside	Diesel/coal; Parking; Water; Shared electricity; Easy access
Dolphin Boats	ic mooring ;	Online offside	Water; Slipway