



PLAN WITH CONFIDENCE. LIVE WITH EASE.

Understanding the Costs

Your guide to typical annual expenses & recommended maintenance for our luxury houseboats.



Typical annual costs & recommended maintenance

When weighing up a purchase of one of our new-build houseboats, it is important for you to understand on-going costs of keeping the boat moored in your preferred location, the anticipated costs that you will incur to heat and power the vessel and how much you might need to set aside for annual or other regular maintenance.

Prices for Boat & Mooring

Location	Prices starting from For a 70ft x 12ft 3" Lexington	Annual Mooring Fee (payable to operator)
Limehouse Waterside & Marina, London Docklands	£265,000	£18,747.04
Poplar Waterside & Marina, London Docklands	£265,000	£18,802.68
D'Oyly Carte Island, River Thames, Weybridge	£260,000	£9,200
Bramley Falls, London Docklands	£294,500	£18,802.68
St. Katharine Docks	POA	£30,000
Birdham Pool Marina, Chichester	£270,000	£12,000
Packet Boat Marina, Uxbridge	£265,000	£14,000
Salterns Marina, Bursledon, Hampshire	£325,000	£9,000
Taplow Marina, Maidenhead	£325,000	£9,000
Bath Riverside, Bath	£265,000	£13,500
Apsley Waterside & Marina, Hertfordshire	£265,000	£12,000

Annual Costs

Mooring fees

Mooring fees are payable to your marina or mooring operator. Depending on your location, expect to pay between £700 and £1700 per month.

£800 - £2300

*Check mooring list

Electricity charges

Electricity charges are also payable to your marina or mooring operator. Some of our partners have Smart Meter systems where you can create an on-line account to see your consumption and patterns of usage, view bills and pay through a secure portal. Other operators may simply carry out regular electricity meter reads and issue you with an invoice. For two people living on board full-time, we would recommend that you budget between £50 and £70 per month across the year to cover electricity charges.

Allow £20 to £70 per month

Diesel

Diesel is used to fuel your engine, to heat the boat/provide hot water via the Webasto heater and, in some vessels, to fuel the bubble-stove in the living area. The monthly costs for diesel will therefore be directly related to how much you cruise and/or stay on the boat, and the season of the year. We would recommend you budget between £50 and £70 per month in the winter, and approx. £20 per month in the summer.

Between £50 and £70 per month

Gas

Gas is used for the oven, grill and hob. Our boats now come with one propane gas bottle supplied, but we recommend that you purchase a second bottle as a spare to ensure you always have a backup. Refill charges are approximately £39.99 (as at January 2023). On the basis that the hob will be used daily for most evening meals, we would expect a 13kg bottle to last around 6 months.

£39.99 per approx. 6 months

Water

At most locations, water is currently unmetered and included in the monthly mooring fee. However, some sites have now started to charge for water usage, typically around £10 per month.

Approx £10 per month

Pump-out

Our boats contain a 550-litre black waste tank. This will need to be pumped out when close to full. Depending on your marina and their charges, this cost may either be included in the mooring fee, or it may be a chargeable service (such as at D'Oyly Carte Island). Some of our locations also offer a private pump-out facility. Costs for this depend on how many people are living aboard, but broadly speaking, you should budget around £50 per month.

Budget around £50 per month, depending on how many people are aboard

Council Tax

Where applicable this will be classed as Band A. For example in Limehouse marina, the cost is approximately £1,200.00 per annum.

Price varies by marina. Approx, £1,200 per annum

Wi-Fi

There are various options for broadband at our mooring locations. For those marinas run by Aquavista, fast-speed fibre optic broadband is offered to berth holders through a third-party provider at a cost of around £30-£40 per month. At other sites, boat owners arrange their own broadband internet connection (typically through 4G or 5G in some areas) with their chosen provider. Again, we would recommend that you budget around £40 per month for unlimited data. We also offer the option to fit 5G antennas on the boats at the factory, complete with internal Wi-Fi routers, providing a convenient onboard broadband setup from day one.

Around £30-£40 per month

Insurance

You will need to insure your boat and its contents. Annual premiums will vary depending on where the boat is kept, how much cruising you do. We will be happy to introduce you to our providers to obtain a quote.

Allow between £750 to £1500 per annum

Maintenance

Annual Service

Even if you don't cruise often, the Webasto heater should be serviced yearly, the cost is approx. £250, and it's wise to service the engine too, which costs around £250-£300.

Between £500 and £600

Hull Maintenance

Re-painting of the hull underwater is one of the most important tasks for the boat-owner and requires the vessel to be either slipped or in dry dock for it to be successfully craned out. This is important to ensure that corrosion of the hull plating is kept to a minimum. After 12 months of your vessel being in the water, we recommend it comes out at a dry dock to have a protective coat of paint applied. Including dry dock costs, expect to pay between £1,800 and £3,000 depending on where you are based. Your boat maintenance / repair yard will advise when you should next remove your boat from the water (normally every three to five years depending on your use of the vessel and the environment it is moored in). We have trusted contacts who can collect your boat, take it to dry dock, and return it to your berth—making the process hassle-free. It's the perfect time to enjoy a week's holiday in the Maldives while the work is done!

Between £1,800 and £3,000 depending on where you are based.

WATERSPACE DEVELOPMENTS LTD

Get in touch

020 8051 4520

enquiries@waterspaceliving.co.uk

[@waterspaceliving](https://www.instagram.com/waterspaceliving)

[waterspaceliving.co.uk](https://www.waterspaceliving.co.uk)

Waterspace Developments Ltd. assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information in this brochure. While we've made reasonable efforts to ensure the information is correct, the brochure is designed specifically as a broad, indicative guide only and accuracy can't be guaranteed and no representation or warranty is made in that regard. This brochure and the information contained in it does not in any way constitute or form any part of a contract for sale, transfer or lease, nor does it constitute a representation or otherwise form the basis of a contract. Photos, computer-generated images, drawings and perspectives contained in this brochure are indicative only. All sales remain subject to contract.

A little bit about us

Waterspace Living, established in July 2019, specializes in designing luxurious residential boats situated in prime locations. Our mission is to enhance your quality of life by combining expertly crafted boats with idyllic moorings.

Our knowledgeable team, with extensive experience in the marine and property sectors, is dedicated to guiding you through the process of purchasing and settling into your new floating home.

We partnered with the UK's largest marina operators, award-winning design companies, and first-class hospitality businesses to ensure a seamless and enriching waterside living experience.

