



FOR SALE

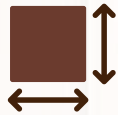
A collection of six public houses across
Leicestershire, Worcestershire, Warwickshire
and Derbyshire



RAGLEY BOAT STOP

The Ragley Boat Stop is a large destination pub set on a significant plot, with large car park and south facing beer garden bordering the Trent and Mersey Canal.

The pub has around 200 internal covers, with multiple seating areas on the ground floor and further seating / function room on the first floor. The pub currently offers diverse menu of British and International dishes, acting as a destination venue for families & friends, with the capacity for hosting large events and parties.



Site Size
3.16 acres



Owners Accommodation

Large Two bedroom owners flat with Office, kitchen, bathroom, large bedroom, en suite shower room & stairs leading to top floor bedroom



Trading Hours

Monday - Saturday: 11:30am - 11pm
Sunday: 12 - 10:30pm



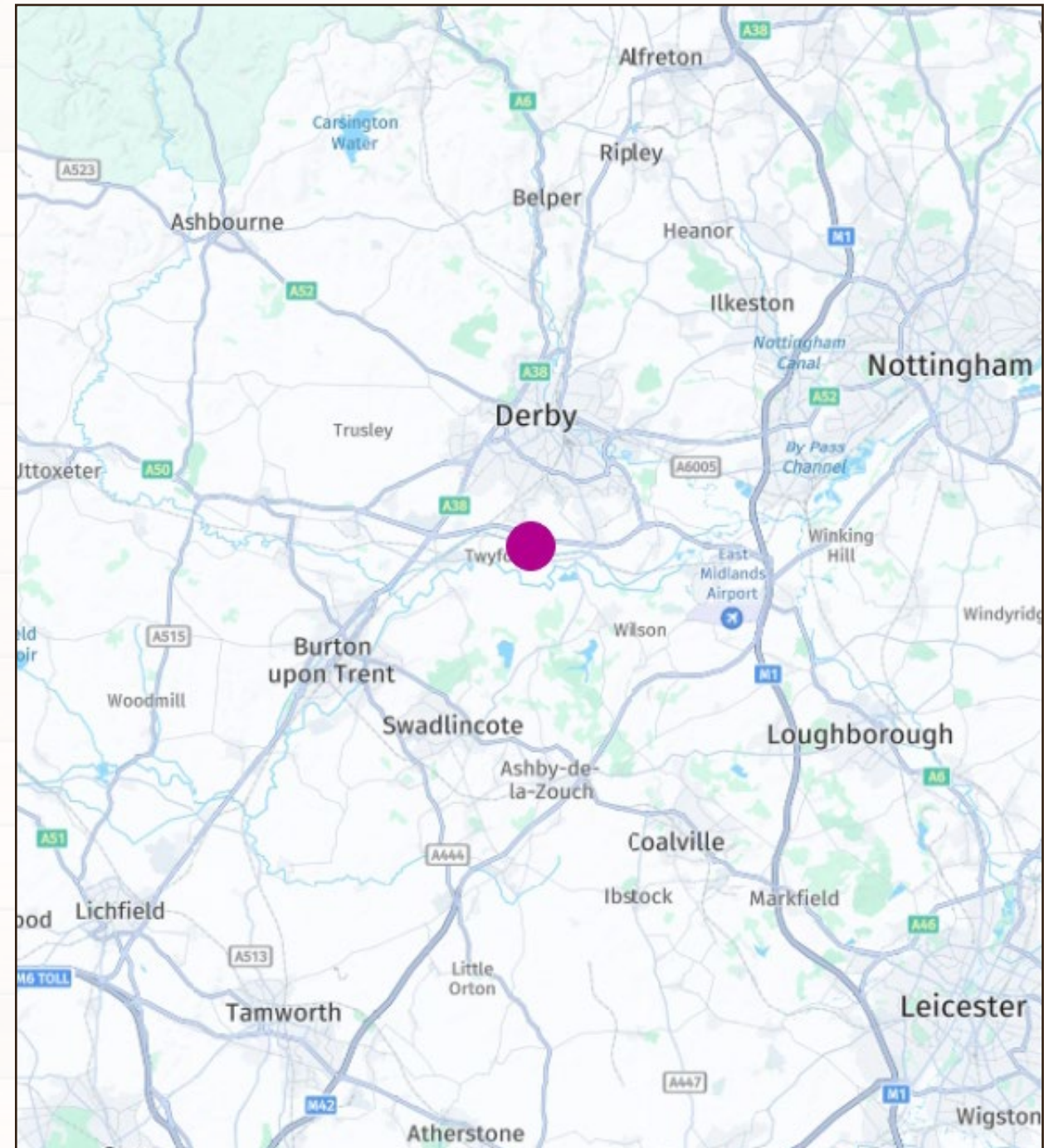


RAGLEY BOAT STOP

THE LOCATION & AMENITIES

The pub is located south of the Sinfen and Chellaston areas of Derby, and the southernmost part of the site borders the Trent and Mersey Canal. The site will soon benefit from a new junction from the A50, with funding recently secure to provide direct access onto Deepdale Lane, as part of infrastructure to build more homes and access to Infinity Park, and improving links to East Midlands Airport, the M1 and major employers such as Rolls Royce, Toyota and JCB.

The Ragley Boat stands as a well located destination venue on a large 3 acre plot





RAGLEY BOAT STOP



External Details

The pub is positioned on a large 3.16 acre plot, with a large car park to the front that could accommodate around 100 cars.

To the rear, the pub has a large beer garden with a patio area with 80+ Covers. The first floor function room, leads out to a terrace with a further 30 covers.

Picnic benches are positioned in the lawned area with a further 84 covers.

The lawned area also has a marquee to allow for further events.

The plot is bordered by the Mersey Canal with its own Canal boat stop.



Internal Details

The pub boasts a significant trading space, with 3 designated dining areas and a further bar area on the ground floor, and further dining on the first floor that also acts as a function room. Internal covers total around 200.

There is a large bar servery on the ground floor and a further bar in the function room.

Ancillary areas include a large commercial kitchen, various storage and staff amenities and beer cellar.





RAGLEY BOAT STOP

THE OPPORTUNITY

This is a rare opportunity to purchase a significant plot of land with a successful business. The new highways infrastructure will make the pub significantly more accessible and with continued residential development on the North side of the A50, this pub can function as a pub for residents as well as a destination venue for those from further afield. The plot of land is undeveloped with scope for further investment to diversify trade.

We regard the unit as under trading, given the size and location and we would anticipate a new operator to be able to grow the turnover significantly.

FINANCIALS

Period Sept 2024 - Aug 2025	Ragley Boat Stop
Turnover	£1,518,333.95
EBITDA (£)	£354,330.09
Wet %	30.12%
Dry %	69.55%
Other %	0.33%
Barrelage	184.46

Business Rates

Current rateable value (1 April 2026 to present) - £94,000.

Fixtures & Fittings

Fixtures and Fittings are included, sold as seen.

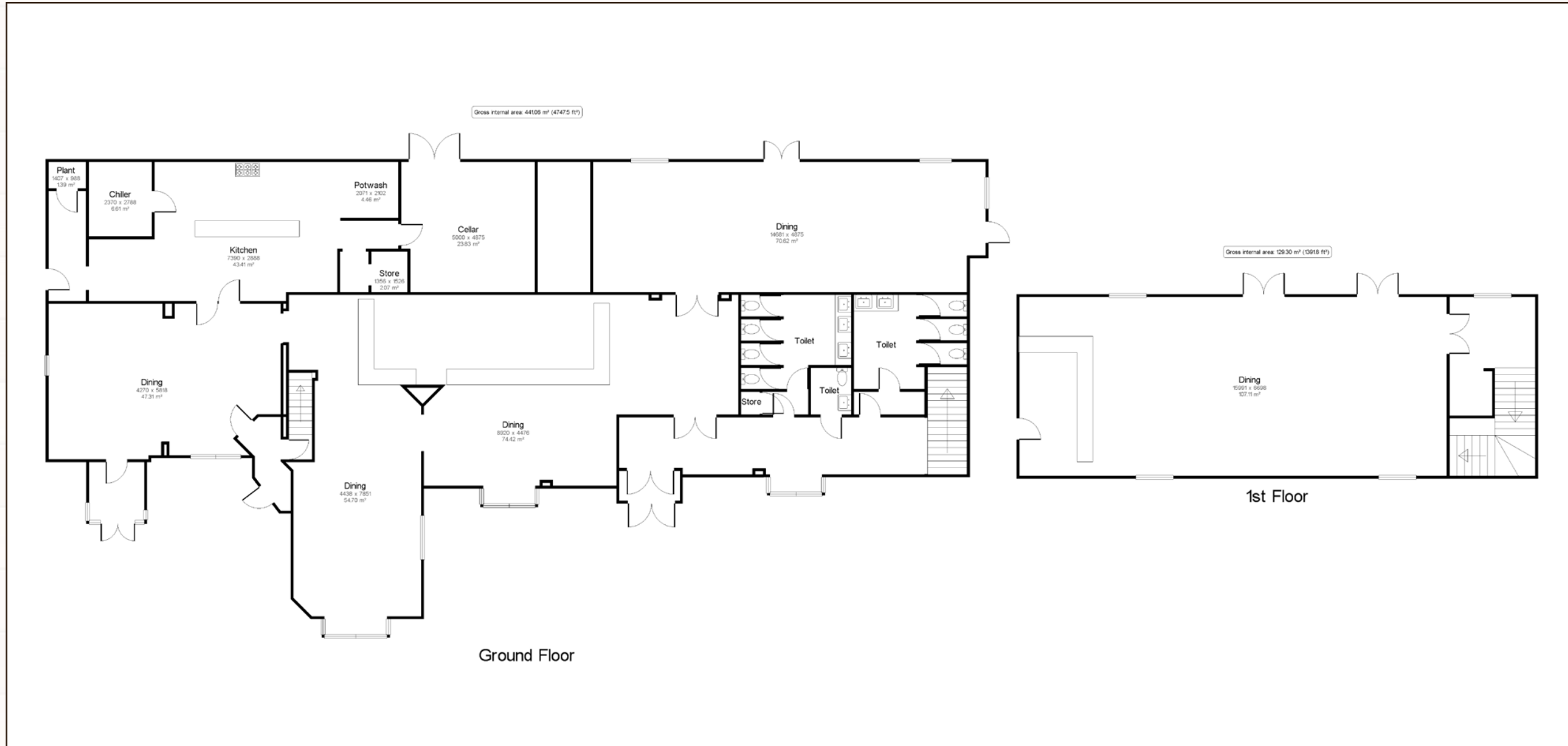
Staff

The property is currently operated as a managed house as part of a small group. A staff list can be made available.





RAGLEY BOAT STOP





PROCESS AND CONTACT

DAVID CASH Regional Director T: +44 (0) 7736 621 023 E: david.cash@christie.com	JONTY GREEN Business Agent T: +44 (0) 7715 806 592 E: jonty.green@christie.com	NATHAN MCFARLANE Senior Finance Consultant T: +44 (0) 7775 807 074 E: nathan.mcfarlane@christiefinance.com
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This pub is part of a portfolio of 6 pubs, where offers will be considered on an individual basis, distinct sub groups or the whole group.

The sale process will be led by David Cash, Regional Director, Pubs & Restaurants North Division and Jonty Green, Business Agent in the Pubs & Restaurants North Division, based in the Nottingham Office.

Interested parties will need to demonstrate proof of funds, provide an overview to your business background and sign an NDA prior to further information being issued.

No direct approach may be made to the business. For an appointment to view, please contact the vendor’s agent.

Pub Name	The Ragley Boat
Address	Deepdale Laneoff Sinfin Lane
Town	Barrow-On-Trent
City	Derby
County	Derbyshire
Postcode	DE73 7FY
Asking Price	£2,500,000
Method Of Sale	Share Purchase
Company Name	RAGLEY BOAT STOP LIMITED
Company Reg no.	16721031





CONDITIONS OF CHRISTIE & CO

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an “acquirer”) and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co (“the Agent”) for themselves and for the vendors, owners or landlords of the property (together the “Client”) whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. January 2026.

DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address;
if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

Please note, all images used in this Information Memorandum is for design intent only.