

35 ft 2004 Southerly 110, PILOTS GEM  
**£127,000 Tax: Paid, United Kingdom**  
 Chichester, West Sussex, United Kingdom

**SOUTHERLY  
 BROKERAGE**



**Boat Details**

Make:	<b>Southerly</b>	Class:	<b>Cruiser</b>	Cabins:	<b>2</b>
Model:	<b>110</b>	Hull Material:	<b>Fiberglass</b>	Heads:	<b>1</b>
Year:	<b>2004</b>	Drive Type:	<b>Shaft Drive</b>	Fuel Type:	<b>Diesel</b>
Length:	<b>35 ft 6 in</b>	Beam:	<b>11 ft 10 in</b>	Max Draft:	<b>7 ft 2 in</b>
Price:	<b>£127,000</b>	Boat Location:	<b>Chichester, West Sussex, United Kingdom</b>		
Condition:	<b>Used</b>	Name:	<b>PILOTS GEM</b>		

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## Description

A fine example of the Northshore build Southerly 110 swing keel cruising yacht. Under sail the Southerly 110 comes into her own. Lewmar/Whitlock direct steering, combined with the twin rudder arrangement gives instantly responsive steering, making helming this yacht a real pleasure. The large saloon is very spacious and has generous seating with dinette facilities for 6. This can convert to a double and single berth for additional sleeping accommodation. The chart table is positioned within the raised pilot house to starboard. The large galley is designed for comfortable living with ample work surfaces for food preparation, with double sinks, top access ice box and fully gimbled cooker with burners, grill, and oven. The forecabin has a single berth to port that converts to a double, with the aft cabin having a large double berth to starboard. These classic family cruisers are highly sought after, and we would therefore highly recommend an early viewing .

## Information & Features

### 2004 Yanmar 3YM30 (Engine 1)

Type:	<b>Inboard</b>	Power:	<b>29 hp</b>	Rope Cutter:	<b>true</b>
Fuel Type:	<b>Diesel</b>	Propeller Type:	<b>3 Blade</b>		
Drive Type:	<b>Shaft Drive</b>	Propeller Material:	<b>Bronze</b>		

### Dimensions

LOA:	<b>35 ft 6 in</b>	Min Draft:	<b>2 ft 4 in</b>
LWL:	<b>30 ft 3 in</b>	Max Draft:	<b>7 ft 2 in</b>
Beam:	<b>11 ft 10 in</b>		

### Weights

Ballast:	<b>6,765 lb</b>
Displacement:	<b>15,016 lb</b>

### Tanks

Fuel:	<b>1 x 40 gal-uk Stainless Steel</b>
Fresh Water:	<b>1 x 45 gal-uk Stainless Steel</b>

### Accommodations

Cabins:	<b>2</b>
Heads:	<b>1</b>

### Other

Flag Of Registry:	<b>United Kingdom</b>
Designer:	<b>Rob Humphreys/Northshore</b>
Builder:	<b>Northshore Yachts</b>

## Dimensions

Length Overall	10.82M	35ft 6ins
Length Waterline	9.22M	30ft 3ins
Beam	3.57M	11ft 10ins
Draft, Keel up	0.71M	2ft 4ins
Draft, Keel down	2.17M	7ft 2ins
Displacement	6,811Kg	15,016lbs
Ballast weight	2,205Kg	4,455lbs
Keel Weight	1,050Kg	2,310lbs
Total Ballast	3,255kg	6,765lbs
Fuel tank	182L	40gallon
Water tank	205L	45gallon

## Hull Construction

The Hull is a heavy duty GRP moulding, hand laid up to the Nordseal laminating system. Thickness increases progressively towards the keel area. Sandwich construction stiffening runs the entire length of the hull. The keel box is an integral part of the hull lay-up.

Hull gelcoat: Ivory White 3969

Underwater gelcoat: Clear

Style lines: Oxford Blue

Boot-top lines: Oxford Blue

## Deck Construction

The deck is hand laid up GRP and is of sandwich type construction using balsa core stiffening with plywood in high stress areas where fitting are positioned. The entire deck is bonded and mechanically fixed to the hull, resulting in a strong and integrated unit. Moulded non-slip finish.

Deck gelcoat: Ivory White 3969

## Swing Keel

The fixed ballast is an iron casting which acts as a grounding plate and as transverse stiffening for the keel unit. It is fitted into a recess in the hull in the area of the keel box by means of stainless steel bolts. The aerofoil swing keel is cast iron and incorporates a stainless steel pivot at the leading edge. The swing keel is raised and lowered by a hydraulic ram powered by an electrically driven pump, operated from the cockpit. There is a hand operated back up. All the hydraulics are easily accessible for maintenance. The keel control and gauge showing the keel position is fitted at the wheel pedestal.

## Engine

Yanmar 3YM30 29hp 3-cylinder fresh water cooled diesel engine. Reduction/reverse gearbox. Bronze three bladed propeller. Rope cutter fitted 2016. 60 amp alternator. Substantial skeg is fitted on the centreline to protect propeller and rudders when the yacht is dried out. Bronze stern tube with water lubricated stern gland. Stainless steel fuel tank under the cabin sole below the chart table 182 litres/40 gallon capacity, sediment trap, gauge and line filter. Bronze water inlet with filter. Extractor fan. Hinge up panels at either end of engine box for engine access. Sound deadening to engine box. Engine box can be completely moved for maintenance.

## Electrics

12 volt system. Two heavy duty Victron deep cycle 110ah batteries, for lighting and other equipment, fitted new 2017, and one Avon 125ah gel battery for engine start, fitted new 2021, all charged from the engine alternator. Victron 12V 15amp charger and battery monitor, fitted new 2016. Isolating switches Cabin lighting throughout, mainly LED. Reading lights over bunks. Chart light over navigation table. Full navigation light system incorporating bow light, stern light, masthead tri-colour light with all round white anchor light, deck flood light and steaming light. Circuits breakers on main panel. 140V 1kW immersion heater fitted to calorifier. 10w solar panel. Greenhouse heater for frost protection.

## Engineering

Eberspacher D4 Airtronic warm air heating system with 4 outlets

## Navigation and Electronics

Firdell radar reflector. Raymarine ST60+ speed, depth and wind fitted with displays mounted in pod above companionway. VHF antenna with hawk feathers. Icom DSC VHF Radio. Standard Horizon HX290 handheld radio. Emergency VHF aerial. Raymarine eS MFD 9" and 7" plotters at chart table and binnacle. AIS Class B transceiver. Quantum 24C 18" radar scanner. Raymarine Evolution autopilot with p70 control head, fitted new 2016. Admiralty leisure chart folios, Ramsgate to Isles of Scilly.

## Water System and Pumps

Pressurised hot and cold water system. Mixer tap to galley sink. Mixer tap in heads compartment. Water is heated from engine via a calorifier tank. Stainless steel water under aft end of the dinette - 205 Litres/45 gallons capacity. One manual bilge pump. One electric bilge pump

## Steering

Semi-balanced twin rudders. Pedestal mounted 30" stainless steel pedestal mounted cockpit wheel. Lewmar Whitlock Cobra system. Single lever engine control. Emergency steering system. Compass guard and 6" main steering compass. Raymarine Evolution auto pilot with P70 control head, fitted new 2016

## Bow Thruster

New Vetus 55Kg thrust bowthruster fitted, fitted 2014, with joystick control mounted at pedestal.

## Spars and rigging

Selden "Tall" masthead rig. Selden anodised aluminium spars, finished in silver. Internal halyards. 1 x 19 stainless steel wire standing rigging with swage toggle-fork rigging screws. Furlex headsail reefing system. Single line reefing led aft to cockpit for mainsail. Strong gas kicker. Main halyard. Genoa halyard and topping lift with appropriate sheets. Burgee and signal halyards. Sail controls led aft across coachroof. Lewmar size 8 winch on mast. New standing and running rigging fitted October 2018 by A2 Rigging, Falmouth.

## Sails

UV protection to foresail. 2 plus 2 battened mainsail with mast sliders, Vectron sailcloth, both new in April 2023. Stacpack mainsail cover, renewed 2018, with lazyjacks. Cruising chute, pulleys and snuffer.

## Cockpit

Aft cockpit. Self-draining. Good access for boarding through the transom. Folding stern boarding ladder. Two cockpit lockers, deep lazarette locker to port, shallow drained lazarette locker to starboard. Gas bottle stowage in cockpit locker, adaptor to use either calor or camping gas cylinders. Cave locker in starboard cockpit coaming. Acrylic main hatch with washboard. Instrument panel above hatchway. Two winch handle pockets. Steering pedestal. Sprayhood in blue canvas.

## Deck Fitting and Loose Gear

Two Lewmar 44 self-tailing winches on coaming. Cleats forward, aft, and amidships. Fairleads as appropriate. Reinforced foredeck to take anchor windlass. Manual windlass fitted, however heavy duty cable is fitted to starboard side of boat to enable upgrade to electric windlass if required. Stainless steel twin bow roller. Fuel and water deck fillers. Genoa tracks with single car and plunger control stops. Genoa tracks with single car and plunger control stops. Genoa sheet turning blocks, (double to port with jammer) to take the Furlex control line. Mainsheet track with control lines leading aft to the cockpit for mainsail control. Three rope clutches each side, for mainsheet control lines. Lewmar 16ST winches. Stainless steel grab handles on either side of the coachroof. Additional grab handles by companionway. Bruce anchor with 30 Metres of chain. 30 Metres of Warp. Kedge anchor with 5M chain and 100M rope. Two fire extinguishers. One fire blanket. Numerous fenders and mooring warps. Boat hook, Ensign and staff.

## Safety Equipment

Solas B liferaft. 4 Lifejackets, certified March 2023. Ocean signal EPIRB 2015. Emergency tiller. Anchor ball. Motoring cone. Sea anchor drogue. Bolt croppers. Lifebuoys with lights. Searchlight.

## Windows, Hatches and Ventilation

Lewmar opening deck hatch, size 60, over forecabin. Two Lewmar size 1 opening ports in cockpit to serve aft cabin. Two dorade ventilators on deck serving heads and galley. Acrylic main companionway hatch. Pilot house window and hull ports are partially reflective toughened glass, bonded into recesses in GRP mouldings.



## Internal Joinery and Upholstery

Interior joinery is finished in solid timber and faced marine quality plywood built onto a GRP base module. Linings are fabric covered plywood or GRP as appropriate. Cabin soles are teak and holly striped non-slip laminate. Curtains fitted throughout and blinds fitted for saloon and galley windows.

Timber American Cherry

Upholstery:

Main saloon Jab Weston 1-2177-416

Cabins Jab Weston 1-2177-416

Portlight curtains Jab 1-6145-377

## Accommodations

The layout is in accordance with the general arrangement drawing. There are a total of seven berths with two in the forecabin, three in the saloon (a double berth conversion and a single settee) and a large double berth in aft cabin.

### FORECABIN

Single berth to port that converts to a double for sleeping. Full length shelf to port. Locker aft. Hanging locker to starboard. Access to chain locker through forward bulkhead. Two fixed hull port. Opening deck hatch. Two overhead lights. Door aft to saloon.

### SALOON

Dinette seating arrangement to port. Stowage under. Stowage outboard. Stainless steel mast support pole, table slides and can drop to convert the area to a double berth. Full length single settee to starboard. Stowage under and front access. Bottle stowage. Recessed lights under the side decks. Two overhead LED lights. Four fixed hull ports. Curtains to hull portlights. Lee cloth fittings to starboard saloon berth, lee cloth stowed in aft cabin.

### NAVIGATION AREA

Chart table to starboard with excellent visibility. Chart stowage under hinged lid. Book stowage below. Large stowage under seat. Instrument console forward of chart table. Helmsman's seat. Main switch panel. Chart light. Overhead deck light.

### GALLEY

Raised galley to port. Nordstone worktop. Twin stainless steel sinks, recessed into the worktop. Ice box with top access with Isotherm 3200ASU unit fitted (ASU unit replaced 2019). Fully gimballed cooker with two burners, grill and oven (fail safe devices on all burners). Waste bin below. Two large opening lockers. Four drawers. Stowage under side deck. Stainless steel galley crash bar/grab handle is fitted to edge of worktop. Overhead lights.

### HEADS

Heads compartment to starboard of companionway. Jabsco marine WC, regularly serviced. Hand basin with Nordstone surround. Stainless steel grab handle. Stowage under and outboard. Acrylic doors. Hinged seat to cover marine toilet. Showerhead/mixer tap. Shower fixing. Grating to shower tray. Electric sump pump, replaced 2022. Mirror. Waterproof toilet roll holder. Oilskin stowage.

### AFT CABIN

Spacious double berth offset to starboard. Large vanity unit to port. Angled acrylic doors. Stowage under and stowage outboard. Two drawers. Locker. Wardrobe with shelves. Stowage drawer under forward end of double berth. Two overhead lights. Two fixed hull ports. Two opening ports to cockpit. Curtains. Door to ensuite facilities. Access aft through bulkhead to steering gear. Carbon Monoxide monitor by aft cabin door.

## **Disclaimer**

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STANDARD INTERIOR LAYOUT

