

WATERFRONT

VIEW

16TH EDITION

WILD WEST

How waterfront habitats in
the UK's south west are
driving sustainability

SEA CHANGE

Expert insight into the
waterfront property market's
growing appeal



ALPINE EAGLE XL CHRONO

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Chopard

THE ARTISAN OF EMOTIONS – SINCE 1860



WATERFRONT VIEW 2022: THE FINEST WATERFRONT PROPERTIES FROM AROUND THE WORLD

Welcome to the 16th edition of Waterfront View, Knight Frank’s annual publication dedicated to showcasing the very finest waterfront properties across the UK and the rest of the world.

This year, I write my letter with a sense of pride as much as I do relief, as our situation changes. The pandemic’s legacy will be lasting, and for many of us, the seismic shift of the past two years has impacted lives in ways unforeseen.

However, some have also been able to change their lives immeasurably for the better. From my perspective, I’m grateful we can help people make these changes by seizing on their dream to live on the water’s edge. We also know how much harder it is becoming to do this. Globally, demand for waterfront property outstrips supply. Understanding how, where and when to buy that dream home is becoming more complicated. But we hope the insight and inspiration contained within the pages of this magazine will help you do this. From our expert commentary on the UK and international property market, to a selection of all property types on our coasts and riversides, we believe we can help you find that perfect property.

Please do read the other articles, too, which delve into why the UK has it all in terms of waterfront lifestyles – a personal favourite is the feature on Clinton Devon Estates’ effort to preserve and reinvigorate hectares of heathland and wetlands, to benefit the natural environment.

As ever, do get in touch if you wish to find out how we may help you. I believe the knowledge and skillset my team has built in this niche market puts us in a better position to do so than any other agent, and it’s earned us the trust and loyalty of many clients over 16 years. We would also like to thank those who are familiar with Knight Frank for placing their trust in us – without you we couldn’t move forward as leaders in our market.

I wish you well, and a fantastic second half of your year.

Christopher Bailey
Head of National Waterfront



BOODLES

1798

A FAMILY STORY

Yasmin and Amber Le Bon wear The Secret Garden

PROUD PARTNER OF



Her Majesty The Queen's
PLATINUM JUBILEE PAGEANT
1952 – 2022

Hamish Mackie

HAMISH MACKIE SCULPTURE

LIFE IN BRONZE



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WATERFRONT VIEW MARKET OVERVIEW 2022

The waterfront property market continues to attract a wave of new buyers and their spending power is at a 10-year high



BY CHRIS DRUCE

Senior Research Analyst, Residential Research

Waterfront property has remained at the forefront of the search for greenery, space, and a pandemic-inspired change in lifestyle over the last 12 months, with demand continuing to outstrip supply.

Despite the end of the stamp duty holiday last September, UK waterfront exchanges were up 8% in the 12 months to May versus the five-year average.

Demand has remained resilient too, with viewings of UK waterfront property up 11% in the same period and offers accepted up 9%.

The new buyers coming into the UK waterfront market are looking to spend big too to secure the right property, with the potential spend of new prospective buyers at a decade-long

high of £1.7bn in the 12 months to May. The figure was up 13% on the £1.5bn registered in the 12 months to May 2021.

However, sustained demand and tight supply means the amount of waterfront property for sale has fallen over the course of the pandemic outside of London. Supply outside of the capital is down 22% in the 12 months to May 2022 versus the 12 months to May 2020.

This imbalance between supply and demand has continued to keep upwards pressure on prices, with annual average growth of 9.8% in the 12 months to June for UK waterfront properties. The desirability of a waterside setting to buyers means a property next to water commanded, on average, 50% more than an equivalent non-waterfront home in the second quarter of this year.



Increase in offers accepted for London waterfront property.

12 months to May vs 5-year average
Source: Knight Frank research



Average premium for a waterfront property in the UK vs non-waterfront.

Source: Waterfront Index Q2 2022



Increase in the average UK waterfront property price in the 12 months to June.

Source: Waterfront Index Q2 2022

Prime sales market forecast 2022-2026

	2022	2023	2024	2025	2026	Five-year cumulative
Prime Central London	3.5%	6.0%	5.0%	3.0%	3.0%	22.2%
Prime Outer London	4.0%	3.0%	3.0%	2.5%	2.5%	15.9%
Primary Country	5.5%	2.5%	2.0%	3.0%	3.0%	17%

Source: Knight Frank. Forecasts relate to average prices in the second-hand market. New-build values may not move at the same rate.

“The potential spend of new prospective buyers [was] at a decade-long high of £1.7bn in the 12 months to May.”

We expect a slowing of price growth in the prime property market by the end of this year as supply improves and economic headwinds temper demand. However, interest in the waterfront lifestyle remains high, with web views up 12% in the year to May vs the five-year average, suggesting a period of moderation rather than a dramatic reversal in fortunes is ahead for the waterfront market, which also benefits from its evergreen appeal among buyers.

WATERFRONT BUYERS IN 2022

Buyers from the South East, South West and London were the main purchasers of waterfront homes outside of London in the year to May, making up 72% of purchases collectively. Sales of waterfront properties as second homes increased by 62% in the 12 months to May versus the five-year average, making up 10% of all second home sales transacted by Knight Frank in the UK.

WHERE NEXT FOR PRIME MARKETS?

The UK property market has defied gravity over the course of the pandemic. Tight supply, low interest rates, accumulated household wealth and a desire for more space and greenery have conspired to produce double-digit house price growth over the last year. We believe that 2022 is when this begins to unwind, and growth returns to single figures (see Prime sales market forecast).

In prime central London we forecast 3.5% growth this year as the property market inside zone 1 continues its overdue recovery after six years of political uncertainty and the emergence of a more adverse tax landscape.

We forecast that growth will be 6% in 2023 as the return of international buyers gathers pace, and 22.2% over the next five years, making it the top-performing sector and bucking the overall trend.

We expect prime outer London to continue to benefit from the ‘race for space’ this year, which is likely to tail off from 2023, producing 15.9% growth over the five-year period.

It is a similar story in prime country markets, where prices are forecast to grow 17% over five years. All prime markets are expected to outperform the mainstream, with cumulative growth in the mainstream market expected to be 13.6% from 2022 to 2026.

Total potential spend of new prospective waterfront buyers 12 months to May



YOU WISH YOU WERE HERE

Owning a slice of paradise has never been more timely – back to the Bahamas we go

The Bahamas, it would seem, is enjoying its time in the sun again. Still extremely popular with US buyers – it's said that it is to Floridians what the Hamptons is to New Yorkers – its appeal might have waned in recent years among the international community. However, a surge in interest from further-flung reaches is now apparent, says Edward de Mallet Morgan, a Partner in Knight Frank's Global Super Prime Residential team.

"Aside from the natural beauty of the region and being surrounded by some of the most beautiful waterscapes in the world," de Mallet Morgan explains, "there's the added bonus of a number of spectacular boutique hotels and excellent restaurants to be found here.

"Its relative secludedness and close-knit community feel make Harbour Island the perfect destination for those looking to get away from it all."

La Palmeraie Villa II is a resplendent beachfront mansion and represents the very slice of paradise buyers can find on the island. Replete with nine bedrooms and 110ft of its own jaw-dropping ocean frontage, the 11,736 sq ft property expertly blends contemporary cool with home comfort and functionality.

A gymnasium, cinema, spa, self-contained staff accommodation and a roof terrace with soaring, 360-degree views, complete this Bahamian dream.

La Palmeraie Villa II has a guide price of \$35,000,000
Contact Edward de Mallet Morgan: +44 20 7861 1553
edward.demalletmorgan@knightfrank.com



WELCOME TO THE WILD WEST

From the Pebblebed Heaths to the estuaries of the Jurassic Coast, some very special things are happening to unite land and sea conservation efforts in East Devon

The county of Devon stands above nearly any other in England, in terms of richness in biodiversity and differing natural environments. From the vast, sprawling moorlands of Dartmoor National Park, to the lush, rolling valleys of its numerous Areas of Outstanding Natural Beauty (AONBs), all this county beholds is sandwiched between two of Britain's most popular heritage coastlines.

Preserving this natural state is no mean feat; ensuring it thrives is even more challenging. Today, doing so is of critical importance when considered against the backdrop of the climate crisis.

Conservation and land management efforts are seen as a key tool in fighting global warming, as the preservation of moors, grasslands, forests and wetlands helps in the sequestration of greenhouse gases like carbon dioxide, and this is before we consider how it supports the myriad ecosystems that exist within them.

Fortunately in East Devon, this is exactly what the expert team of land managers, property developers, conservationists, biologists, farmers, educators and horticultural specialists – among others – do, at Clinton Devon Estates.

Established more than 700 years ago, and owned by Devon's largest landowner, Baron Clinton, Clinton Devon Estates is a land management and property development company, responsible for managing 25,000 acres across three separate estates in the county. These include the Pebblebed Heaths, the Beer and Clinton Estates – in East Devon – and Heanton Estate, in North Devon.

The Estates' labours of love include its stewardship of the East Devon Pebblebed Heaths and the management of the ambitious Lower Otter Estuary Restoration Project, which unite the sprawling Devonshire lowlands with its Jurassic-age coastline.

Recognition for Clinton Devon Estates' work has been forthcoming. In May 2021, the East Devon Pebblebed Heaths became one of Britain's 225 National Nature Reserves (NNRs), building on its status as a Site of Special Scientific Interest (SSSI), as well as a Special Area of Conservation (SAC) and a Special Protection Area (SPA).

Dr Sam Bridgewater, Head of Wildlife and Conservation for Clinton Devon Estates, tells us the status is significant as it "helps ensure the future of the heaths and their wildlife. National Nature Reserves benefit from the highest level of conservation protection available under UK legislation.

"It's also recognition of the hard work not just of the staff of the three partner management organisations, but the many volunteers who give so much of their time to help, all of which is invaluable."

The management partners are the Pebblebed Heaths Conservation Trust, Devon Wildlife Trust and the RSPB. Recognition of the 1,160-hectare site as a NNR, both protects and establishes East Devon Pebblebed Heaths' important habitats, species and geology, and provides an 'outdoor laboratory' for research.

A biodiversity audit in 2016 documented more than 3,000 species of animal across the range of habitats on the heaths, 375 of which have high conservation designations. These include birds and insects such as Dartford warblers, nightjars and the southern damselfly.

Working alongside other environmental groups and governmental bodies, Clinton Devon Estates is creating vital frameworks for other landowners to follow in land recovery and conservation processes. "We're really looking at how an NNR like ours can act as an entry point for land recovery on a much larger scale," Dr Bridgewater says.

"It could, in effect, be the catalyst for what we consider a super NNR. We're looking at how we can join the dots not just within the Heaths itself, but around the wider landscapes. It's very exciting."

One such example is the Lower Otter Restoration Project, which will reconnect the lower estuary of the River Otter to its floodplain, in a practice called realignment. This will allow for the creation of 55 hectares of wetlands, while providing a natural, long-term solution to the threat climate change poses around the estuary, such as a rising sea level and failing sea defences.

The River Otter Estuary already covers an area of 33 hectares and along with the cliffs of Otterton Point is designated a SSSI, thanks to its saltmarsh habitat and adjacent Triassic sandstone rocks. The project will also create new intertidal habitats, which gives nature more space to thrive. This is particularly valuable to over-wintering and migratory birds.

These rare environments support other plants and animals that are specially adapted to thrive in the extreme conditions created by tidal flooding. The new creek network will also provide a highly productive nursery, feeding and spawning



Above: East Devon Pebblebed Heaths became one of Britain's 225 National Nature Reserves in May 2021.

Right: the Lower Otter Estuary, a natural habitat to the rare and wonderful, also has significant economic and sociological importance to human beings.



“It’s as much about stimulating the diversification of our land activities and helping make them productive, as it is about conserving nature.”

ground for commercially and ecologically important fish. These include herring, cod, whiting, sea bass, mackerel, salmon, sea trout and plaice.

An adjunct to the Lower Otter Restoration Project has been the reintroduction of beavers to the River Otter – the first wild population in Britain in 400 years – reflecting Dr Bridgewater's team's insistence on using nature itself to make realignment and recovery projects a success.

"We want to see what benefits beavers can bring, in terms of wetland habitat creation," he says. "We believe their ability to attenuate or stop waterflows will create natural flood defences. But we also must consider the issues they may equally cause, such as the building of culverts, the felling of trees or the flooding of roads. We must be smart about these decisions."

Conservation and realignment efforts are offering natural solutions to very human problems. While the Pebblebed Heaths and the encompassing coastal stretches around the Lower Otter Estuary do not just exist to provide natural habitats to the rare and wonderful, they're landscapes of significant economic and sociological importance to human beings.

The Pebblebed Heaths are visited by more than 400,000 people every year – serving as a vital arena to locals during the Covid pandemic – while patches carry significant agricultural value. Similarly, the River Otter is a source of employment for many, as much as it is a route to the ocean.

For Dr Bridgewater, ensuring its survival for these reasons is just as important as preserving and proliferating natural habitats for non-human species: "I see landscape recovery as something where you look at what's good about the landscape,

and see what you want to enhance and expand; see what you want to sort out – say water quality issues, loss of pollinators across agricultural landscape and so forth – and you come up with strategies to fix that."

Ultimately, he adds, this is what true land management is about and its benefits reach beyond the hectares

of natural beauty his team presides over: "It's as much about stimulating the diversification of our land activities and helping make them productive, as it is about conserving nature.

"This approach stimulates your regional economy and makes it a much greener one. Ultimately, this is what it looks like to be totally inclusive when we talk about sustainability."

To learn more visit clintondevon.com. For more information and advice on land management initiatives and conservation approaches, please contact Edward Holloway in our Rural Asset Management team - edward.holloway@knightfrank.com



THE BEST OF BOTH WORLDS

Why waterfront developments combine the best of modern living with the natural ideal

Living on the water's edge can wholly capture the imagination in a way other property types may not. For many of us, the dream will remain at arm's length as it is not always the most practical or accessibly property choice. That's why waterfront developments offer the perfect go-between – they combine all the benefits of modern life with the natural aspect waterfront living offers.

Knight Frank Partners Francine Watson and Priya Black tell us about the different lifestyles that can be achieved in their respective markets of the UK's south west, and London's waterfront.

WHAT QUALITIES DO RESIDENTIAL DEVELOPMENTS ON THE WATER OFFER TO HOMEBUYERS TODAY?

FW: The South West property market is often seen as a holiday home haven and coastal or estuary views come high on the 'must have' list for many buyers. Many people find waterfront locations very relaxing, helping them unwind from their busy day-to-day.

PB: As well as the obvious USPs, such as views and proximity to water, typically some of our waterside developments are situated in vibrant waterside communities, such as London's South Bank. The amenities, culture and leisure pursuits, and transport links, are right on your doorstep.



Above and bottom: CGI images of the luxury apartments at Oceanview in Carbis Bay, which have a 24-hour concierge and residents' gym.

WHAT ADVANTAGES MIGHT THEY HAVE OVER MORE CONVENTIONAL WATERFRONT PROPERTIES?

FW: Like any new home, they're equipped to suit modern-day living. Flexible space to live how you want to live is key; it allows for spending time with the family and entertaining friends or guests, but also offers the space to lock yourself away when home working. New homes also tend to be more fuel-efficient and easier to run and maintain.

PB: Typically, larger new-home developments are equipped with on-site amenities such as gyms, business lounges or screening rooms, meaning residents have the dual benefit of choice: they can work and relax at home, or in the community.

IN YOUR REGIONAL MARKETS, WHAT LIFESTYLE BENEFITS DO RESIDENTIAL DEVELOPMENTS OFFER TO BUYERS?

FW: In the South West, it really helps people achieve that healthy life-work balance we often hear about – and is the envy of those wanting to achieve it!

PB: Post-pandemic, exercise and enjoying the outdoors moved up everybody's priority list – two things that can be enjoyed on an urban waterfront, such as in London.

TODAY, WHICH DEVELOPMENTS IN YOUR MARKETS EXCITE YOU?

FW: Oceanview in Carbis Bay is a very exciting opportunity, and is due for completion at the end of the year. Its high-quality apartments are luxuriously finished, have stunning views, a 24-hour concierge, residents' gym, private outside space and communal gardens.

PB: We have been working on the Southbank Place development for nearly 10 years – its exemplar show apartments and outstanding riverside views never fail to impress our teams.

FROM AN INVESTMENT POINT OF VIEW, HOW WELL DO WATERFRONT DEVELOPMENTS PERFORM?

FW: Opportunities to buy them in the very best locations are few and far between. This means they're always in demand and their values are maintained.

HOW CAN KNIGHT FRANK ENSURE YOU ACHIEVE THE BEST PRICE WHEN IT COMES TO SELLING YOUR WATERFRONT PROPERTY?

FW: Many Knight Frank buyers know and trust our brand, whether they're local or international. Our numerous service lines help and support our customers through their property journey, in such an in-depth way other agents can't.

PB: Yes, and we take full advantage of our global network to market sellers' homes to international buyers – waterfront properties are always in high demand.

For more information on the residential developments featured in this article, please contact either francine.watson@knightfrank.com or priya.black@knightfrank.com



We are proud to partner with Mermaids

This Pride, we've partnered with Mermaids to support transgender, non-binary and gender-diverse children and young people.



Data provided by Chris Druce,
Senior Research Analyst, Residential Research

UK WATERFRONT INDEX



Christopher Bailey

KNIGHT FRANK HEAD OF NATIONAL WATERFRONT

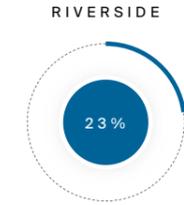
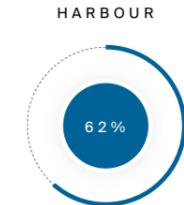
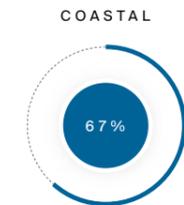
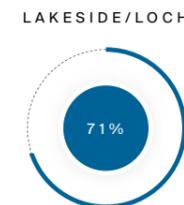
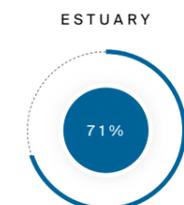
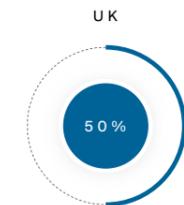
I'm pleased to say the UK's waterfront property market remains in a very healthy position this year. Evidently, the events of the past two years have driven homebuyers towards property types that offer them more space, calm and the opportunity to create healthier lifestyles.

In addition, there's the domestic holiday's escalating influence on buyers wanting to move from urban environments. So, I'd say the outlook is looking rosier. Currently, the race to buy waterfront properties is settling, but remains high – an average 50% across the UK versus non-waterfront properties – while supply is still tight. Coastal destinations in particular are enjoying a continued resurgence in popularity. This is partly boosted by continuing uncertainty around foreign travel. Whilst new developments are easing supply issues, it is at a cost. Still, potential clients seem reluctant to sell as they're realising the value of their property. I think this is being fuelled somewhat by a general change in people's view of home ownership. We're seeing more clients with multiple properties considering their waterfront properties not as a second home, but "another home" where they split their time living equally. For sellers this is heartening, and it's why our dedicated waterfront team exists – to help you make the most of these opportunities.



NEW PROSPECTIVE BUYERS IN LONDON WERE UP 21% IN THE 12 MONTHS TO MAY VERSUS THE PREVIOUS YEAR, WITH INTEREST IN WATERFRONT PROPERTY GROWING HAND IN HAND WITH THE GLOBAL TREND THAT HAS SEEN CITY MARKETS STRENGTHEN IN THE PAST YEAR. DESPITE THIS RECOVERY, NEW PROSPECTIVE BUYERS IN THE 12 MONTHS TO MAY ARE 48% BELOW THE FIVE-YEAR AVERAGE DUE TO THE PANDEMIC-INSPIRED HIATUS.
Source: Knight Frank Research

Average Waterfront Property Premium



Source: UK waterfront Index Q2 2022

19.

RIVERSIDE

Britain's waterways play backdrop to some of its most popular towns, cities and villages. They're also the setting for its finest waterfront property. Find the perfect one that suits your pace of life in the following pages



COME ON IN

Looking for one riverside destination like no other?
We have three...

Long immortalised in works of art and literature, Britain's waterways are a talismanic feature of our island nation that represent centuries of evolving transport, industry and trade. But more than anything, our rivers and lakes are overwhelmingly preferred as locations to live next to or on.

Below are three riverside or lakeside locations in Britain we believe encapsulate what it means to live life by the water's edge. Different for varying reasons, they're not necessarily the most obvious locales that come to mind, but we can indeed guarantee they have every ingredient to achieve the idyllic waterfront lifestyle. Our agents are here to explain...

BATTERSEA

A leafy yet lively district of South London, Battersea, SW11, is now one of the city's most rapidly evolved neighbourhoods. Popular with families and young professionals alike, its growing popularity has been bolstered by its world-class café and restaurant culture, beautiful green spaces and community-driven Arts Centre.

Battersea is served by the newly extended Northern Line and the A3 ring road. New residential developments such as Circus West Village and the recently renovated Battersea Power Station are of special interest.

Andrew Fisher, Head of Sales in our Battersea branch, says: "The evolving Battersea property market offers a blend of old and new. Large period homes around Battersea Park are historically snapped up by families looking for easy access to the area's excellent schools, while the new Thames-side developments attract domestic and foreign buyers. The outstanding Battersea Power Station is sure to cement this location as a real destination in the coming years."

OXFORD

Encircled by picturesque scenery, cultural landmarks and architectural beauty, Oxford is a quintessential English city. Popular with those seeking a balance of country life and city convenience, its welcoming local communities, culinary hotspots and world-famous educational institutions have made Oxford a destination for home and away for generations. The waterways that wind through the city are central to its antique charm, and make for commutable options alongside walking and cycling. For those travelling outside of the city for work, London is well served by train, and is approximately an hour and a quarter away.

Oliver Saxton, an Associate in our Oxford office, says: "We have seen the work from home situation provide a huge boost to the local market as lots of people have left the capital.

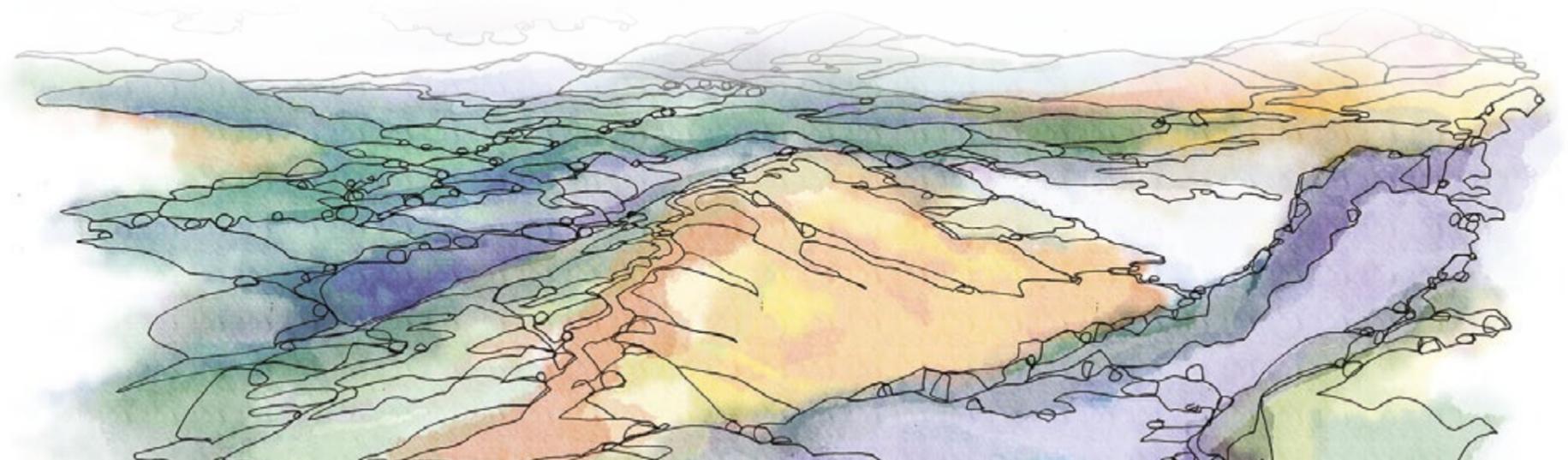
"Those from areas outside of the city see Oxford as an alternative, providing them with a buzz but also the balance of calm countryside living.

WINDERMERE

A small town that's big on beauty, Windermere is home to England's largest natural lake and encircled by stunning mountain vistas. There's also excellent schooling options and impressive homes, many of which have a rich history. James Denne, Head of our Scottish Borders office, says: "Windermere is iconic. The magic here is the way of life: walking, bird watching, sailing, canoeing. It's a very genteel experience."

Now more accessible than ever – around three hours and 15 minutes by train from London Euston – Windermere is one of the UK's top tourist destinations. It's also evident that an increasing number of people are making short-term retreats more permanent. "The ultimate is to have a lakeside house with a boat house, but those are limited," Denne explains. "Otherwise, it's houses with lake views, or, perhaps a reaction of the past two years, somewhere people can find a sense of isolation. Development is limited, but we are seeing several buildings being developed for holiday lets. It's exciting."

"Britain's waterways are a talismanic feature of our island nation that represent centuries of evolving transport, industry and trade. But more than anything, our rivers and lakes are overwhelmingly preferred as locations to live next to or on."





THE FINEST HOUSE ON THE RIVER

Wind your way up the Thames and you'll find magnificent Riverside Manor

those entering the main house, to a vast ballroom – yes, an actual ballroom, which accommodates up to 230 guests – or the state-of-the-art pool and spa complex linked to the property by a glazed bridge, an unerring commitment to reaching an exemplary standard of finish is clear. As such, it warrants its price tag of £36.5 million (\$46.88 million).

The setting alone means Riverside Manor is certain to have a suitor - and soon - says Knight Frank Partner and the head of its Country Department's Super Prime Team, James Crawford: "Riverside homes have their own special allure and with very few properties in this waterfront location on the market, we're expecting a considerable interest for Riverside Manor – both domestically and from international buyers."

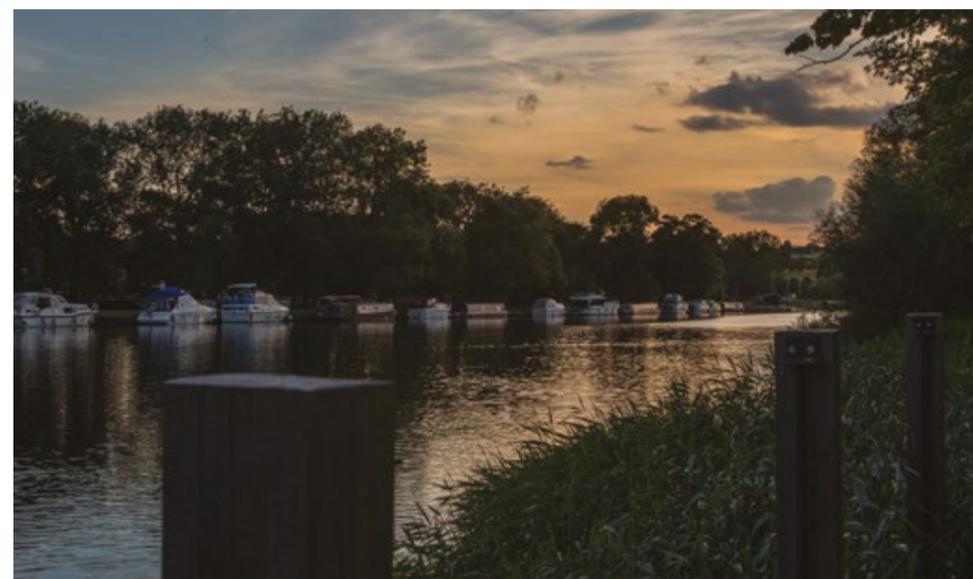
The 26,637 sq ft main house features an elevator, dining room, study, sitting room, drawing room and a spectacular river room overlooking the Thames, while additional amenities are as vast as they are varied. Aside from the ballroom, there's a billiards room and home cinema; a spacious wine cellar, and the aforementioned swimming pool, sauna, spa, treatment rooms and gym complex.

Three staff apartments, a guest pavilion and guest house that has another six bedrooms – all finished to the same exacting standard of the main property – ample garaging and a boathouse complete the estate, and the claim to Riverside Manor being one of the finest waterfront properties in the UK. Riverside Manor has a guide price of £36,500,000.

Contact James Crawford: +44 20 7861 1065
james.crawford@knightfrank.com

Main image: Riverside Manor, with a price tag of £36.5 million, has a ballroom large enough for 230 guests, and a state-of-the-art pool and spa complex linked by a glazed bridge.

Top right and left: if you enjoy messing about on the water, the property has its own boathouse.



inspired the location for Grahame's classic 1908 children's novel.

And while there are obvious points of difference between prose and design – and the likelihood Grahame drew inspiration from the grand estates of nearby Fawley Court, Hardwick House and Mapledurham House – the project's mission statement was clear: to create a modern homestead on the northernmost banks of the River Thames that could bear a similar appellation.

Every detail across the 33,435 sq ft of accommodation, and the 4.5 acres of beautifully manicured lawns and gardens, is what sets Riverside Manor apart from its contemporaries.

From the two sweeping staircases that greet

“It is a handsome, dignified old house of mellowed red brick, with well-kept lawns reaching down to the water's edge. Its owner is in no doubt as to its merits: 'Finest house on the whole river,' cried Toad boisterously. 'Or anywhere else, for that matter.'”

Perhaps this passage from Kenneth Grahame's *The Wind in the Willows* drifted through the minds of architects at EPR or William Bertram as they worked to bring the palatial Riverside Manor to life.

After all, the ambitious seven-to-eleven-bedroom, eight-bathroom home is situated just outside the Buckinghamshire village of Cookham, the sleepy riverside idyll said to have



Lechlade

Gloucestershire, United Kingdom

- ▶ 4 bedrooms ▶ 3 bathrooms ▶ 2 reception rooms ▶ Private parking
- ▶ Hot tub ▶ Stunning views over Longdoles Lake ▶ EPC B

Lakeside house in the exclusive Coln Park private estate, set amongst 850 acres of idyllic Cotswolds countryside. The house has been designed to the highest of standards by Yoo, where nature and design work in harmony to provide the ultimate rural retreat and lifestyle.

Guide price £3,350,000

Property Number: CIR012194942

peter.edwards@knightfrank.com | +44 20 3393 1588
 alasdhair.lochrane@knightfrank.com | +44 1285 300112



Preston Crowmarsh

Oxfordshire, United Kingdom

- ▶ 4 bedrooms ▶ 2 bathrooms ▶ 3-4 reception rooms
- ▶ Mooring ▶ EPC D

A charming and beautifully presented home, discreetly occupying an enviable position on the River Thames. The accommodation takes full advantage of the spectacular views over the garden and river beyond.

Guide price £2,895,000

Property Number: HOT012279478

nick.warner@knightfrank.com | +44 1491 844901
 edward.welton@knightfrank.com | +44 20 7861 1114



Calstock

Cornwall, United Kingdom

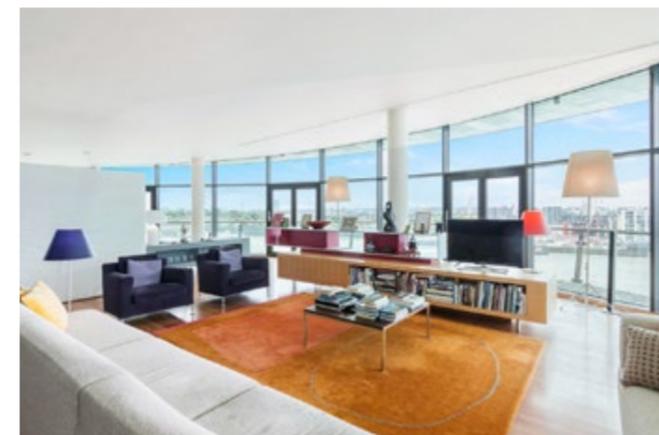
- ▶ 2-4 bedrooms ▶ 2-4 bathrooms ▶ 2-4 reception rooms ▶ Garden ▶ Terrace ▶ Woodland
- ▶ Outbuilding ▶ Mooring ▶ Private parking ▶ Holiday let ▶ EPC D

A 19th century Tin & Copper Mine - sold as a whole or as two separate lots, offering the most fabulous lifestyle combining and balancing nature with historical architecture.

Guide price £1,775,000

Property Number: EXE012261607

christopher.bailey@knightfrank.com | +44 1392 249203



Cinnabar Wharf

London, United Kingdom

- ▶ 2 bedrooms ▶ 2 bathrooms ▶ Reception room ▶ 2 terraces
- ▶ 4 car parking spaces ▶ Approximately 3,357 sq ft ▶ EPC C

Situated on the top two floors of an historic, landmark development in the heart of Wapping, this incredible duplex apartment features remarkable 360 degree views over the River Thames and the London skyline.

Offers in excess of £5,000,000

Property Number: WAP170093

lee.oneill@knightfrank.com | +44 20 3733 3915
simon.boulton@knightfrank.com | +44 20 4579 6653



Completion due May, 2022. Local authority Tower Hamlets. Planning permission reference: PA/16/00772.



CGI for illustrative purposes only



One Park Drive

London, United Kingdom

- ▶ Lounge ▶ Library ▶ Private cinema ▶ Swimming pool ▶ Sauna, steam room & spa
- ▶ Fully equipped gym ▶ Studio Space ▶ 24hr concierge ▶ On-site security

Standing tall in one of the City's most vibrant districts, in a signature architectural building designed by Herzog & De Meuron and surrounded by green spaces and waterside boardwalks, this collection of studio to three bed apartments offers exceptional living in London's new Crossrail destination.

Prices from £650,000

Property Number: TGW170170-Dev

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jeremy.griffiths@knightfrank.com | +44 20 4579 6257



CGI for illustrative purposes only

Chelsea Waterfront

London, United Kingdom

- ▶ 1-5 bedroom apartments ▶ 24hr concierge & security ▶ Private underground parking
- ▶ Residents' gym, pool & spa ▶ Landscaped riverfront gardens

A spectacular landmark development on the north bank of the River Thames offering the best in contemporary riverside living with unrivalled London views. Apartments and penthouses designed by Sir Terry Farrell and all set within tranquil landscaped riverside gardens.

Guide price £1,020,000 - £14,000,000

Property Number: KRD143769

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Chiswick Mall

London, United Kingdom

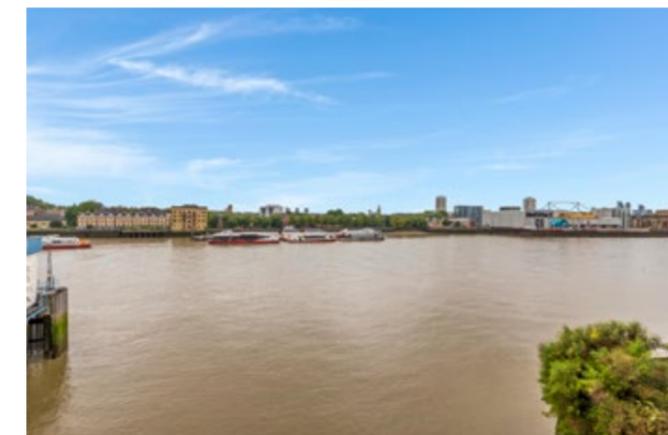
- ▶ 8 bedrooms ▶ 4 bathrooms ▶ 6 reception rooms
- ▶ 3 kitchens ▶ Cellar ▶ Steam room

One of the finest and most interesting Grade I listed Georgian residences in London that provides glorious river views. The property is set in a truly magical and unique location on Chiswick Mall, within the Old Chiswick Conservation area.

Guide price £18,500,000

Property Number: PCL012150905

paul.westwood@knightfrank.com | +44 20 3797 6995
paddy.dring@knightfrank.com | +44 20 4579 6523



Execution Dock

London, United Kingdom

- ▶ 3 bedrooms ▶ 2 bathrooms ▶ Reception room ▶ Balcony
- ▶ Private lift access ▶ Approximately 2,704 sq ft

Arranged over the top two floors of a Grade II listed converted warehouse in Wapping's Pierhead conservation area, this beautiful penthouse duplex apartment offers spectacular views over the River Thames.

Guide price £3,750,000

Property Number: CNW012238650

lee.oneill@knightfrank.com | +44 20 3925 1388
simon.boulton@knightfrank.com | +44 20 4579 6077



Southbank Place

London, United Kingdom

- ▶ Studio - 4 bedroom apartments & penthouses ▶ Private health club & spa, with spin studio
- ▶ 25m infinity-edge swimming pool ▶ 24hr concierge

Located amidst the vibrancy of Southbank, one of London's most desirable riverside locations, offering a collection of stylish apartments and penthouses with breathtaking views across the River Thames and London's spectacular skyline.

Guide price £880,000 - £17,000,000

Property Number: KRD140001-Dev

frazer.cunnane@knightfrank.com | +44 20 3918 4790

CHELSEA CREEK London, United Kingdom

Bringing sophisticated waterside living to the canal waterways and tree-lined promenades of Chelsea. Each apartment features its own balcony and breathtaking views across the River Thames.

- ▶ 1-2 bedroom canal-side apartments
- ▶ Private health, fitness centre & spa
- ▶ Private cinema & business residents' lounge
- ▶ Imperial Rooftop Terrace with 360 degree views across London and towards King's Road
- ▶ 24hr hotel-style concierge

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+44 20 3811 2056

Guide price £855,000 - £4,900,000



CGI for illustrative purposes only

BATTERSEA London, United Kingdom

Set within this iconic modern building by Norman Foster, four apartments were joined together to create an outstanding lateral property with unparalleled river views.

- ▶ 6 bedrooms & 7 bathrooms
- ▶ 2 reception rooms
- ▶ Wine room
- ▶ Balcony
- ▶ 4 parking spaces
- ▶ EPC D

andrew.fisher@knightfrank.com
+44 20 3797 4766

Guide price £9,750,000



ABERDEEN WHARF London, United Kingdom

A wonderful penthouse apartment situated in a converted warehouse on the banks of the Thames in Wapping. The home benefits from views across the river and a glorious west-facing roof terrace.

- ▶ 3 bedrooms
- ▶ 2 bathrooms
- ▶ Reception room
- ▶ Terrace
- ▶ Grade II listed

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Guide price £2,150,000



LONDON WHARF London, United Kingdom

An expertly finished apartment situated on the first floor of a converted warehouse offering fantastic south-facing views, high ceilings and wonderful natural light throughout.

- ▶ 4-5 bedrooms
- ▶ 4 bathrooms
- ▶ 2 reception rooms
- ▶ Balcony
- ▶ Approximately 3,676 sq ft
- ▶ EPC D&E

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+44 20 4579 6320

Guide price £4,000,000



BALMORAL HOUSE London, United Kingdom

A luxurious apartment featuring a wraparound terrace and stunning views of the City and Tower Bridge. The home benefits from floor to ceiling windows and on-site residents' concierge.

- ▶ 2 bedrooms
- ▶ 2 bathrooms
- ▶ Reception room
- ▶ Secure car parking space
- ▶ Approximately 1,569 sq ft
- ▶ EPC B

mark.ruffell@knightfrank.com
+44 20 3733 1958

Guide price £3,750,000



HARLEQUIN COURT London, United Kingdom

An exceptional west-facing apartment ideally located overlooking St Katharine Docks. The home features sublime living and entertaining space and benefits from an abundance of natural light.

- ▶ 3 bedrooms
- ▶ 3 bathrooms
- ▶ Reception room
- ▶ 3 terraces
- ▶ Approximately 1,535 sq ft
- ▶ EPC C

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+44 20 4502 8261
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+44 20 4579 2800

Guide price £2,500,000

CARGREEN Cornwall, United Kingdom

Whitehouse offers the most fabulous lifestyle, combining a horticultural business with an estuary and village lifestyle, all with good access to Plymouth City and Cargreen Yacht Club.

- ▶ 5 bedrooms & 3 bathrooms
- ▶ 2 reception rooms
- ▶ Garage & private parking
- ▶ Terraced decking
- ▶ Mature gardens surrounding the house
- ▶ EPC D

christopher.bailey@knightfrank.com
+44 1392 914168

Guide price £795,000



TWICKENHAM London, United Kingdom

Two beautiful, new build, riverside homes located down a quiet lane on Richmond Riverside with spectacular views across the River Thames, along with private river access and boat moorings.

- ▶ 5 bedrooms
- ▶ 4 bathrooms
- ▶ 1-2 reception rooms
- ▶ Garage
- ▶ Garden

james.williams@knightfrank.com
+44 20 4579 6211

Guide price £5,750,000



Completion due May, 2022. Local authority London Borough of Richmond upon Thames.
Planning permission reference: 21/1777/VRC.



LANDULPH Cornwall, United Kingdom

A pretty home that is ideal for a family looking for a village lifestyle within walking distance to the water's edge and with good access to Plymouth and Tavistock. Close to Cargreen Yacht Club.

- ▶ 4 bedrooms
- ▶ 2 bathrooms
- ▶ 3 reception rooms
- ▶ Garden & terrace
- ▶ Outbuildings & private parking
- ▶ EPC C

christopher.bailey@knightfrank.com
+44 1392 914734

Guide price £795,000



RICHMOND London, United Kingdom

An exceptional period property with views of the River Thames and direct access to the towpath. The property is arranged over four floors and provides luxurious accommodation throughout.

- ▶ 5 bedrooms
- ▶ 4 bathrooms
- ▶ 3 reception rooms
- ▶ Utility room
- ▶ Balcony & garden
- ▶ EPC D

james.williams@knightfrank.com
+44 20 3797 8749

Guide price £4,750,000

S O L D

WARGRAVE Berkshire, United Kingdom

An intriguing conversion from three barns recently modernised, now providing stylish and flexible riverside living with berths for three boats.

- ▶ 6 bedrooms
- ▶ 6 bathrooms
- ▶ 3 reception rooms
- ▶ Party barn
- ▶ Spa facilities
- ▶ Tennis court

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edward.welton@knightfrank.com
+44 20 7861 1114

Guide price £4,000,000



COOKHAM Berkshire, United Kingdom

An elegant residence, tucked away on the south side of the Thames. With wonderful Georgian characteristics, the home is well proportioned with high ceilings and ample accommodation.

- ▶ 8 bedrooms & 6 bathrooms
- ▶ 4 reception rooms
- ▶ Swimming pool & pool hut
- ▶ Double garage
- ▶ Wet boathouse
- ▶ EPC E

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oliver.beales@knightfrank.com
+44 1494 689264

Guide price £4,450,000



WARGRAVE Berkshire, United Kingdom

An outstanding Victorian home on the River Thames with flexible family accommodation and charming gardens leading to 88ft of direct river frontage with full riparian rights.

- ▶ 4 bedrooms
- ▶ 3 bathrooms
- ▶ 4 reception rooms
- ▶ Mooring
- ▶ Tennis court
- ▶ Private parking

nick.warner@knightfrank.com
+44 1491 844901

Guide price £2,100,000



STUTTON Suffolk, United Kingdom

A beautiful Grade II listed Georgian country house with fine river views in a desirable yet commutable location.

- ▶ 7 bedrooms
- ▶ 5 bathrooms
- ▶ 4 reception rooms
- ▶ Stabling
- ▶ Outbuildings
- ▶ Approximately 7.8 acres

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georgie.veale@knightfrank.com
+44 20 3995 0779

Guide price £2,000,000

S O L D

KEEPER WHARF
London, United Kingdom

A wonderful riverside apartment offering sublime views along the River Thames, in a popular development ideally located close to Canary Wharf.

- ▶ 2 bedrooms
- ▶ 2 bathrooms
- ▶ Reception room
- ▶ Car parking space
- ▶ EPC B

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 simon.boulton@knightfrank.com
 +44 20 3823 9944

Guide price £1,600,000



ST HILDA'S WHARF
London, United Kingdom

Set just above the water's edge this wonderfully bright apartment has been tastefully refurbished throughout and offers bright, spacious rooms with extensive views along the River Thames.

- ▶ 2 bedrooms
- ▶ 2 bathrooms
- ▶ Reception room
- ▶ Balcony
- ▶ Car parking space
- ▶ EPC C

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 simon.boulton@knightfrank.com
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Guide price £1,580,000

41.

COASTAL

The UK's coastal property market has been thriving, thanks in no small part to the different lifestyles that it allows for. From the beaches where active pursuits and watersports can be enjoyed, to the peaceful villages set against endless sea views, there is something for all



RISING TIDE

ALDEBURGH

Looking for a coastal destination like no other?
We have three...

As an island nation, the UK is spoiled for choice when it comes to its coastlines. From the rugged, otherworldliness of the northern-most stretches, to the picture-postcard quaintness of the most southern, they're cherished destinations to holiday, work or live next to.

The Covid pandemic has been partly responsible for a resurgence in coastal living's popularity, and there are few signs this trend is slowing down. For those still looking, we can guide you on your search, especially if you're looking for a destination to end up in that's not quite end-of-the-earth, but certainly a better-kept secret. Allow our agents to explain...

With its quaint, pastel-hued homes and amply furnished high street, which offers a mix of high-end high street with excellent independent, Aldeburgh is arguably one of East Anglia's most popular destinations for holidaymakers and second-home owners alike.

Beyond the vibrant arts scene, varied eating and drinking choices, and direct situation on the coast, the local area also has excellent walking routes across the marshes next to the River Alde or on the popular route to Thorpeness. George Bramley, a Partner in Knight Frank's Country Department, believes this gives it a fully rounded appeal: "There's a great entrepreneurial buzz to be found in Aldeburgh, with artists, designers and authors all setting up home here. The area is very desirable to second home owners, too, thanks to the popular Aldeburgh Golf Club and Yacht Club."

Local attractions include Sutton Hoo, Snape Maltings, Dunwich Heath and the RSPB Minsmere Nature Reserve.

LYMINGTON

The historic market town of Lymington lies on a scenic stretch of coastline at the edge of the New Forest, between Bournemouth and Southampton. Popular with buyers of all types - families, second home buyers and city dwellers looking to relocate - it's easy to see why it's considered a crowning gem for Hampshire.

"Lymington has beautiful Georgian and Victorian architecture, a rich and colourful maritime history and plenty of stunning local beauty spots. It's perfect for a spring or summer getaway," says Toby Turnage, head of Knight Frank's new virtual office in the area.

"You have access to some of the best UK sailing on your doorstep, and, further inland there are plenty of country pursuits to be enjoyed, from horse riding to hiking," Toby continues. "It roughly takes one hour and 45 minutes to Waterloo by train, so it's commutable too. Naturally, demand for property here is incredibly high."

SALCOMBE

Perhaps one of South Devon's most desirable areas, Salcombe lies within an Area of Outstanding Natural Beauty and is well-known for the outdoorsy lifestyle it offers locals. An active shellfish fishing industry and a plethora of quality pubs and restaurants also make the town a hotspot for foodies.

As such, Salcombe remains one of the UK's best-loved holiday destinations, flocked by around 17,000 Brits each summer. Christopher Bailey, head of Knight Frank's National Waterfront team, says its popularity is reflected in the value of its property: "The town has seen some of the greatest growth in property prices over the past 20 years, and according to at least one national mortgage lending survey, has the most expensive average house price compared to any other coastal resort nationally.

"Salcombe is a brand in itself and is synonymous with luxury waterside living, dinghy racing, a base for sale cruising and of course family beach holidays - it has a lot to offer."

"From the rugged, otherworldliness of the northern-most stretches of coastline, to the picture-postcard quaintness of the most southern, they're cherished destinations to holiday, work or live next to."





SIDMOUTH'S JURASSIC HEART

Introducing a landmark property on the Devon coast

Perched upon a clifftop near the middle of Devon's ancient Jurassic Coast, Grade II listed Clifton Cottage is a singularly special property which combines the perfect blend of situation, space and seascape.

From its uninterrupted views over the glistening English Channel, to the central location in the popular coastal town of Sidmouth, it represents the rare opportunity to own a landmark property rich in history, on one of the most desirable stretches of Britain's coastline.

Clifton Cottage is a spacious five-bedroom family home, with five bathrooms (one en suite) and four large reception rooms, spread across nearly 5,000 sq ft. Once owned by Emmanuel Lousada, a London-born merchant who became the High Sheriff of Devon in 1842, the cottage served as his 'beach house' from 1820.

Given Lousada's considerable wealth, and appetite for extravagant displays of it – his primary residence, the original Peak House, was one of the county's finest manor houses – it's easy to see why the cottage's ornate appearance drew



Above and left: Clifton Cottage is a spacious five-bedroom family property, with uninterrupted sea views, in the popular coastal town of Sidmouth.

Top right: private steps lead down from the paved terrace to the beach below.



the merchant to making it a summer bolthole.

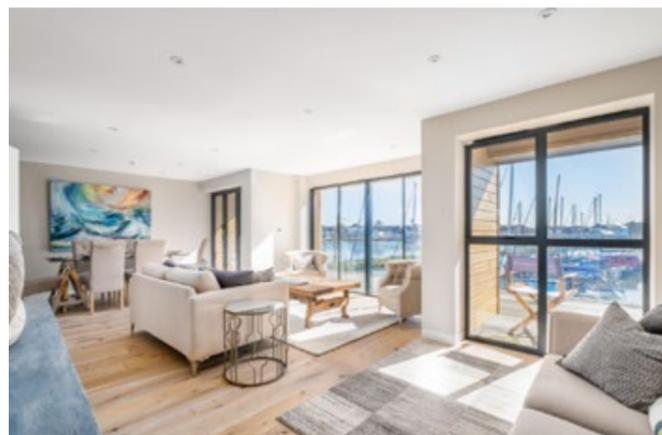
The property as a whole allows for light to be captured, and enjoyed, at all times of the day. The south east-facing morning room bathes occupants in morning light, while a west-facing drawing room allows them to follow it as the sun sets.

What really sets Clifton Cottage apart from other waterfront properties is its established and beautifully maintained west-facing garden, providing a mass of colour through the spring and summer months. A paved terrace looks out over the sea and private steps lead down to a beach. The house is accessed via electric gates, with ample private parking offered on the driveway and single-car garage.

Knight Frank Partner and head of the Country Department's South West team, Hamish Humfrey, says: "We anticipate Clifton Cottage will attract significant interest through the summer. It's a landmark property in the area, offering the rare combination of privacy, direct beach access and beautiful established gardens."

Clifton Cottage has a guide price of £2,750,000.

*Contact Hamish Humfrey: +44 20 7861 1717
hamish.humfrey@knightfrank.com*



Emsworth

Hampshire, United Kingdom

- ▶ 3 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms ▶ Roof terrace ▶ Private pontoon with direct access mooring
- ▶ Garage ▶ Covered carport ▶ Off street parking ▶ EPC B

Stunning contemporary home with a private pontoon mooring overlooking Emsworth Harbour water.

Guide price £2,500,000

Property Number: CHO012299514

oliver.rodbourne@knightfrank.com | +44 20 3051 4074

russell.grieve@knightfrank.com | +44 20 3944 7855



Isle Of Mull

Argyll & Bute, United Kingdom

- ▶ 7 bedrooms ▶ 6 bathrooms ▶ 3 reception rooms
- ▶ About 43.92 acres in total ▶ About 1.7km of foreshore ▶ EPC B

A spectacular coastal estate with a boathouse, pier, two slipways, 4.5 miles of salmon fishing, four further houses and a walled garden.

Offers over £2,900,000

Property Number: EDN012040748

tom.stewart-moore@knightfrank.com | +44 1315 818741



Port Navas

Cornwall, United Kingdom

- ▶ 4 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms ▶ Garden ▶ Patio ▶ Terrace
- ▶ Mooring ▶ Outbuilding ▶ Private parking ▶ EPC E

A charming, creek-side family home with lovely gardens, slipway and running mooring providing direct access to the Helford Estuary. The property occupies possibly one of the best positions overlooking Port Navis Creek with views towards the Helford River itself.

Guide price £2,250,000

Property Number: EXE130580

christopher.bailey@knightfrank.com | +44 1392 241429

Mevagissey

Cornwall, United Kingdom

- ▶ 5-7 bedrooms ▶ 2-3 bathrooms ▶ 3-4 reception rooms
- ▶ Garden ▶ Private parking ▶ EPC F

On the open market for the first time since 1939; a magnificent detached Victorian villa in a clifftop position with truly spectacular sea views.

Guide price £2,250,000

Property Number: CHO190044

christopher.bailey@knightfrank.com | +44 1392 914263



Croyde

North Devon, United Kingdom

- ▶ 5 bedrooms ▶ 5 bathrooms ▶ 4 reception rooms ▶ 3 bedroom annexe ▶ Garage
- ▶ Infinity pool ▶ Gardens ▶ Direct water access ▶ Foreshore

One of the UK's most spectacular coastal new build properties with three acres of grounds including a private beach and foreshore, with panoramic views over Saunton Sands, Croyde Beach and out to sea.

Guide price £10,000,000

Property Number: EXE160202

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Bantham

Devon, United Kingdom

- ▶ 4 bedrooms ▶ 2 bathrooms ▶ 3 reception rooms ▶ Garden & grounds
- ▶ Private parking ▶ Outbuilding containing sitting room/studio room with wood burner ▶ EPC E

On the market for the first time in its history, a fabulous waterfront family home in the heart of Bantham.

Guide price £3,000,000

Property Number: EXE012135987

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Little Petherick

Cornwall, United Kingdom

- ▶ 5 bedrooms ▶ 3-5 bathrooms ▶ 2-5 reception rooms ▶ Garden ▶ Terrace ▶ Woodland
- ▶ Mooring ▶ Outbuildings ▶ Private parking ▶ EPC D

An exceptionally special family home overlooking a tidal creek off the Camel Estuary that offers an idyllic 'Swallows and Amazons' waterfront lifestyle. It is a haven for wildlife and lies within an Area of Outstanding Natural Beauty.

Guide price £2,500,000

Property Number: EXE012194076

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St. Ives

Cornwall, United Kingdom

- ▶ 4-6 bedrooms ▶ 4-5 bathrooms ▶ 2-3 reception rooms ▶ 2 bedroom cottage ▶ Gym ▶ Carport
- ▶ Approximately 2.76 acres ▶ EPC F

A beautifully refurbished manor house in a prime waterfront location in one of the country's most desirable coastal destinations with far-reaching sea views. Lot 2 (available by separate negotiation) includes six contemporary holiday cottages.

Guide price for Lot 1 £3,750,000

Property Number: CH0012180485

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Oceanview

Cornwall, United Kingdom

- ▶ Apex hinged painted kitchens with Miele appliances ▶ Underfloor heating ▶ Two parking spaces
- ▶ Lift to apartment ▶ Lock-up storage for outdoor equipment ▶ EPC B

A new development of two and three bedroom luxury apartments benefiting from a concierge, residents' gym and private balconies with stunning views over Carbis Bay. Perfect for over 55's.

Guide price £750,000 - £3,000,000

Property Number: BTD012251180

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The Solent

Portsmouth, United Kingdom

- ▶ 8-9 bedrooms ▶ 9 bathrooms ▶ 3 reception rooms ▶ Officers' Mess ▶ Roof top terrace ▶ Sauna
- ▶ Firepit ▶ Hot pool ▶ Sun deck

A unique and impressive fort with planning status as a residential home that dominates the Solent. With extensive private accommodation in an outstanding and unique position with 360 degree sea views.

Offers in excess of £3,000,000

Property Number: CHO012148432

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christopher.bailey@knightfrank.com | +44 1392 914250



Padstow

Cornwall, United Kingdom

- ▶ 4 bedrooms ▶ 3 bathrooms ▶ 2 reception rooms ▶ Town centre location ▶ Off street parking
- ▶ Private garden ▶ Single garage ▶ Estuary views ▶ EPC B

A striking and impressive newly built family home with far-reaching views over the Camel Estuary. Elegant proportions and high quality finish throughout.

Guide price £2,750,000

Property Number: EXE012119139

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St Mawes

Cornwall, United Kingdom

- ▶ 5-7 bedrooms ▶ 5-6 bathrooms ▶ 3-4 reception rooms ▶ 2 bedroom holiday cottage ▶ Workshop
- ▶ Gardens & grounds ▶ Garage/boathouse with storage & first floor studio ▶ EPC G

A privately positioned and immaculately presented family home set in about 1.8 acres of established gardens on the edge of St Mawes.

Guide price £2,750,000

Property Number: EXE012204840

hamish.humfrey@knightfrank.com | +44 20 3797 0187
christopher.bailey@knightfrank.com | +44 1392 248 862



Plymouth

Devon, United Kingdom

- ▶ 4-8 bedrooms & 3-5 bathrooms ▶ 2-4 reception rooms ▶ Balcony & terrace
- ▶ Home office ▶ 2 annexes ▶ Grade II* listed

Without doubt, one of the most impressive, grand and immaculate period townhouses within Plymouth and the wider surrounds.

Guide price £2,500,000

Property Number: EXE012189896

christopher.bailey@knightfrank.com | +44 1392 914410



Kingswear

Devon, United Kingdom

- ▶ 4-5 bedrooms ▶ 5 bathrooms ▶ 2-3 reception rooms
- ▶ Garden ▶ Private parking ▶ EPC F

A striking waterfront family home with panoramic views out to sea, situated on the edge of Kingswear. The property is ideal as both a holiday home and as a main family home.

Guide price £2,250,000

Property Number: EXE030299

mark.proctor@knightfrank.com | +44 1392 249717



LOOE Cornwall, United Kingdom

The most wonderful family home that offers an idyllic waterfront lifestyle and overlooks the beach with breathtaking panoramic and uninterrupted sea views.

- ▶ 3 bedrooms & 3 bathrooms
- ▶ 3 reception rooms
- ▶ Garden & terrace
- ▶ Woodland
- ▶ Outbuildings & private parking
- ▶ EPC F

christopher.bailey@knightfrank.com
+44 1392 248105

Guide price £1,550,000



Saunton Sands

Devon, United Kingdom

- ▶ 3 bedrooms ▶ 2 bathrooms ▶ New build
- ▶ Balcony ▶ Terrace ▶ EPC C

A ground floor lateral apartment that has been designed to maximise the breathtaking views across Saunton Sands Beach and Braunton Burrows. Finished in 2017, this block of seven apartments is situated in a prime waterfront location.

Guide price £1,800,000

Property Number: EXE012238090

christopher.bailey@knightfrank.com | +44 1392 914912



ST. IVES Cornwall, United Kingdom

A spacious waterfront family home overlooking Carbis Bay with flexible accommodation a four bedroom house, one bedroom attached annexe and a studio above the detached garage.

- ▶ 5 bedrooms & 4 bathrooms
- ▶ 3-4 reception rooms
- ▶ Balcony & garden
- ▶ Terrace & annexe
- ▶ Outbuildings & private parking
- ▶ EPC D

christopher.bailey@knightfrank.com
+44 1392 241316

Guide price £1,600,000

LESNEWTH Cornwall, United Kingdom

A lovely rural property that offers the most idyllic, lifestyle for a family, with far-reaching views over the countryside to the sea off the North Cornish Coast.

- ▶ 4-6 bedrooms & 2-4 bathrooms
- ▶ 5-6 reception rooms
- ▶ Conservatory, terrace & garden
- ▶ Private parking & annexe
- ▶ Approximately 1.28 acres
- ▶ EPC E

christopher.bailey@knightfrank.com
+44 1392 241312

Guide price £995,000



S O L D

ST MARGARETS BAY Kent, United Kingdom

Located in one of the most remarkable locations on the Kent coast, with unrestricted views across the channel to France.

- ▶ 5 bedrooms
- ▶ 5 bathrooms
- ▶ 4 reception rooms
- ▶ Ancillary accommodation
- ▶ In all 11.5 acres
- ▶ EPC D

oliver.rodbourne@knightfrank.com
+44 20 7861 1093
simon.biddulph@knightfrank.com
+44 1892 515035

Guide price £4,250,000



LYNTON Devon, United Kingdom

Currently set up as a boutique hotel an attractive Grade II listed Georgian villa set in a cliffside position with sea and beach views.

- ▶ 8-11 bedrooms
- ▶ 8-9 bathrooms
- ▶ 3 reception rooms
- ▶ Garden & terrace
- ▶ Private parking
- ▶ Sauna & annexe

christopher.bailey@knightfrank.com
+44 1392 240982

Guide price £1,500,000



EMSWORTH West Sussex, United Kingdom

A well-proportioned family home that offers spacious and open-plan living accommodation and glorious sea views from many rooms.

- ▶ 5 bedrooms
- ▶ 3 bathrooms
- ▶ 3 reception rooms
- ▶ Swimming pool
- ▶ In all about 3.47 acres

oliver.rodbourne@knightfrank.com
+44 20 7861 1093
russell.grieve@knightfrank.com
+44 1428 770560

Guide price £2,500,000

S O L D



SALCOMBE Devon, United Kingdom

- ▶ 3 bedrooms ▶ 2 bathrooms
- ▶ 2 reception rooms ▶ Garden

A front line, detached waterfront family home overlooking the Salcombe Estuary to the open sea beyond.

Guide price £1,000,000
christopher.bailey@knightfrank.com



PLYMOUTH Devon, United Kingdom

- ▶ 2 bedrooms ▶ 2 bathrooms
- ▶ Reception room ▶ New development

A luxurious apartment with a terrace and a large bay window overlooking the sea.

Guide price £480,000
christopher.bailey@knightfrank.com



PORHCOTHAN BAY Cornwall, United Kingdom

- ▶ 6 bedrooms ▶ 4 bathrooms
- ▶ 3 reception rooms ▶ Private parking

A fabulous family home occupying a prime waterfront position on the front line of the popular hamlet of Porthcothan and overlooking Porthcothan Bay.

Guide price £1,250,000
christopher.bailey@knightfrank.com



PAIGNTON Devon, United Kingdom

- ▶ 4-5 bedrooms ▶ 4-5 bathrooms
- ▶ 3 reception rooms ▶ Outbuildings

A beautifully presented home with outstanding sea views and an impressive terrace and garden.

Guide price £725,000
mark.proctor@knightfrank.com



GWITHIAN Cornwall, United Kingdom

- ▶ 5 bedrooms ▶ 4 bathrooms
- ▶ 3 reception rooms ▶ Swimming pool

A stylish architect-designed home which fuses old with new throughout, creating a striking and unique take on the traditional Cornish barn.

Guide price £2,450,000
christopher.bailey@knightfrank.com



ST. IVES Cornwall, United Kingdom

- ▶ Bedroom ▶ Bathroom
- ▶ Reception room ▶ Private parking

Tastefully, sympathetically and extensively renovated in recent years a truly unique waterfront home.

Guide price £930,000
christopher.bailey@knightfrank.com



BERRYARBOR Devon, United Kingdom

- ▶ 5 bedrooms ▶ 5 bathrooms
- ▶ 4 reception rooms ▶ Roof terrace

An immaculate and cleverly designed family home that maximises the panoramic coastal views overlooking Combe Martin Bay and the Bristol Channel with Wales in the far distance.

Guide price £2,500,000
christopher.bailey@knightfrank.com



STOKE GABRIEL Devon, United Kingdom

- ▶ 3 bedrooms ▶ 2 bathrooms
- ▶ Reception room

The property has been completely refurbished in recent years to an excellent standard and now offers well-balanced accommodation over three floors.

Guide price £650,000
mark.proctor@knightfrank.com



THURLESTONE Devon, United Kingdom

- ▶ 5 bedrooms ▶ 4 bathrooms
- ▶ 2 reception rooms ▶ Cinema

An immaculate and cleverly designed new build family home in a prime waterfront position.

Guide price £3,000,000
christopher.bailey@knightfrank.com



COVERACK Cornwall, United Kingdom

- ▶ 4 bedrooms ▶ 3 bathrooms
- ▶ 4 reception rooms ▶ Balcony

An immaculate, coastal family home that faces south east and occupies a frontline, prime waterfront position with its extensive parking and a path down to the foreshore.

Guide price £1,950,000
christopher.bailey@knightfrank.com



MORVAH Cornwall, United Kingdom

- ▶ 4 bedrooms ▶ 4 bathrooms
- ▶ Reception room ▶ Private parking

With planning permission for a 2,533 sq ft new build in a prime coastal, frontline, rural position on the north Cornish coast.

Guide price £1,500,000
christopher.bailey@knightfrank.com



BEER Devon, United Kingdom

- ▶ 4 bedrooms ▶ 4 bathrooms
- ▶ 4 reception rooms ▶ Swimming pool

A magnificent clifftop Arts & Crafts house set in a private position with spectacular sea views from one of Devon's most desirable coastal locations.

Guide price £4,950,000
christopher.bailey@knightfrank.com

S O L D



BUDLEIGH SALTERTON Devon, United Kingdom

- ▶ 5 bedrooms ▶ 5 bathrooms
- ▶ 3 reception rooms ▶ Home office

A unique beautifully designed detached residence with a delightful well-stocked south-facing garden and stunning sea views.

Guide price £2,000,000
louise.glanville@knightfrank.com



PENDEEN Cornwall, United Kingdom

- ▶ 4 bedrooms ▶ 3 bathrooms
- ▶ 2 reception rooms ▶ Outbuildings

A fabulous and immaculate family home situated in an outstanding and rare coastal position, within a peaceful environment and close to nature and the coastline.

Guide price £1,500,000
christopher.bailey@knightfrank.com



SALCOMBE Devon, United Kingdom

- ▶ 5 bedrooms ▶ 3 bathrooms
- ▶ 2 reception rooms ▶ Grade II listed

An iconic, waterfront family home with direct water access in the very heart of Salcombe with parking.

Guide price £1,850,000
christopher.bailey@knightfrank.com



BEER Devon, United Kingdom

- ▶ 4 bedrooms ▶ 4 bathrooms
- ▶ 4 reception rooms

A magnificent cliff top Arts & Crafts house in a private position with spectacular sea views from one of Devon's most desirable coastal locations.

Guide price £4,950,000
hamish.humfrey@knightfrank.com



LYMPSTONE Devon, United Kingdom

- ▶ 7-8 bedrooms ▶ 4-5 bathrooms
- ▶ 3 reception rooms

Belvedere is Grade II listed and sits in a majestic position on the Exe Estuary with far-reaching views over the river.

Guide price £5,000,000
hamish.humfrey@knightfrank.com



PADSTOW Cornwall, United Kingdom

- ▶ 4 bedrooms ▶ 4 bathrooms
- ▶ Reception room

An elegant and striking recently built family home with stunning and far-reaching views over Padstow and the Camel Estuary.

Guide price £2,750,000
hamish.humfrey@knightfrank.com



EXMOUTH Devon, United Kingdom

- ▶ 3 bedrooms ▶ Bathroom
- ▶ 2 reception rooms ▶ Annexe

A beautiful home with a private lodge within close proximity of the Exmouth seaside and Maer Valley.

Guide price £1,500,000
louise.glanville@knightfrank.com



MANACCAN Cornwall, United Kingdom

- ▶ 9 bedrooms ▶ 9 bathrooms
- ▶ 4 reception rooms ▶ EPC E

A spacious waterfront family home with breathtaking panoramic views out across Falmouth Bay.

Guide price £1,400,000
christopher.bailey@knightfrank.com



BUDLEIGH SALTERTON Devon, United Kingdom

- ▶ 7 bedrooms ▶ 3 bathrooms
- ▶ 4 reception rooms ▶ Patio

An impressive seafront property with an investment opportunity, situated in a highly sought-after residential area.

Guide price £1,100,000
louise.glanville@knightfrank.com



BERRYNARBOR Devon, United Kingdom

- ▶ 5 bedrooms ▶ 5 bathrooms
- ▶ 4 reception rooms

An immaculate and cleverly designed family home that maximises the panoramic coastal views overlooking Combe Martin Bay and the Bristol Channel.

Guide price £2,500,000
christopher.bailey@knightfrank.com

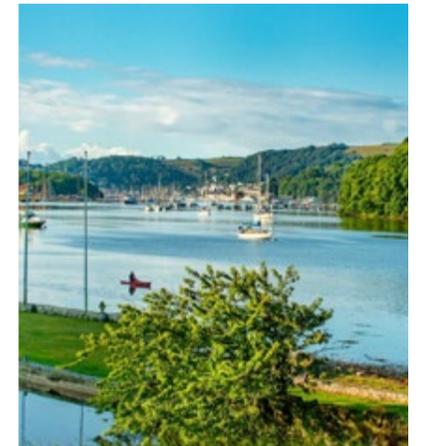


CROYDE Devon, United Kingdom

- ▶ 7-8 bedrooms ▶ 3-8 bathrooms
- ▶ 5-6 reception rooms

Planning permission to create a landmark waterfront home of c.6,550 sq ft.

Guide price £2,500,000
hamish.humfrey@knightfrank.com



MAYPOOL Devon, United Kingdom

- ▶ 4-6 bedrooms ▶ 3-4 bathrooms
- ▶ 3-4 reception rooms

An exceptionally rare riverside family home set in about nine acres of gardens and grounds with direct water access.

Guide price £3,000,000
hamish.humfrey@knightfrank.com

Data provided by Kate Everett-Allen
Partner, Residential Research

INTERNATIONAL WATERFRONT INDEX



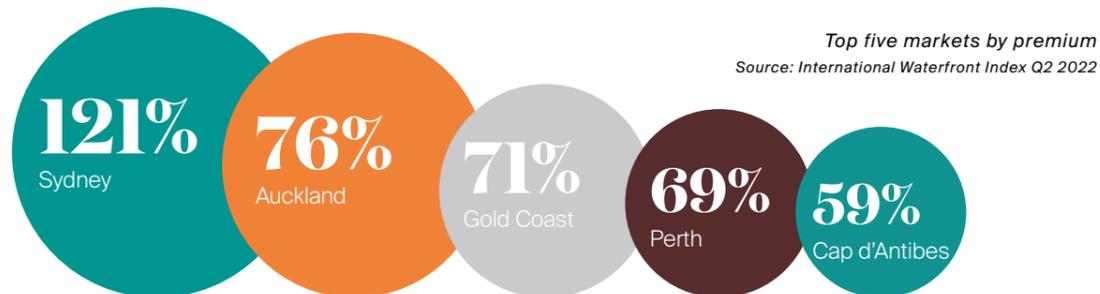
Mark Harvey

PARTNER, HEAD OF INTERNATIONAL RESIDENTIAL

The allure of waterfront homes remains strong and one of the most compelling property choices for international buyers today. As such, the rarity and exclusivity of this asset class commands a significant premium over comparable homes further inland; making them a good choice as a long-term investment.

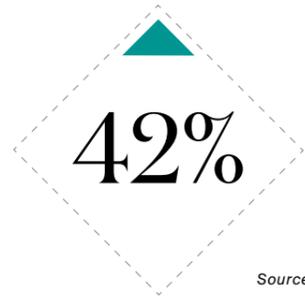
Over the last year, we have seen significant interest in major metropolitan cities with waterfront offerings. Locations such as Sydney, Dubai, Los Angeles, Miami and Auckland in particular have set the trend, with Sydney at the top of our International Waterfront Index markets by premium.

Destinations such as the Hamptons, the Caribbean and the Mediterranean are also proving hugely popular as more and more clients feel less tied down to a single destination and begin to integrate work into their “co-primary” homes. Interestingly, 42% of buyers feel more likely to purchase a waterfront property now than pre-pandemic. A combination of the post pandemic “race for space” and the sheer rarity value have driven waterfront home prices to new heights - a trend which is likely to endure for the foreseeable future.



63%

Average premium for a waterfront property with direct beach access compared with an equivalent non-waterfront property.



The number of buyers more likely to buy a waterfront property compared with before the pandemic.

Source: Global Buyers Survey 2021



MELBOURNE SAW THE LARGEST INCREASE IN WATERFRONT PROPERTY PRICES IN THE 12 MONTHS TO JUNE 2022 AT 23.2%. PARIS WAS SECOND AND HONG KONG THIRD, WITH INCREASES OF 22.4% AND 22% RESPECTIVELY. PERTH (+17.8%) AND GENEVA (+16.7%) COMPLETE THE TOP FIVE.

Source: International Waterfront Index Q2 2022

International Waterfront Premiums

INTERNATIONAL



BEACH



HARBOUR



COASTAL



LAKE



RIVERSIDE



Source: International waterfront Index Q2 2022

69.

INTERNATIONAL

From the world's greatest cities to its iconic beachlines, the global waterfront property market remains in good shape despite strong headwinds and slowing economies. Find the very best properties from across the US, Caribbean, Europe, East Asia, Australia and New Zealand



RIVIERA RESPLENDENCE

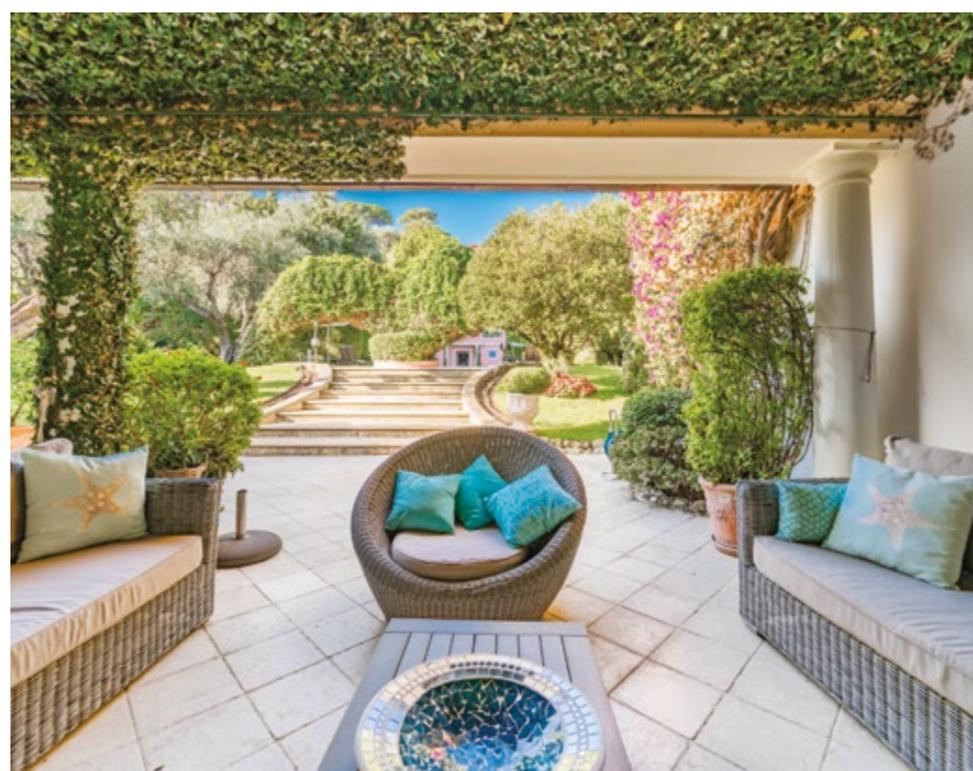
A rare chance to own a touch of Belle Époque glamour

Of the many towns and villages that line the French Riviera, the Mediterranean fishing village of Cap Ferrat on the eponymous peninsular of Saint-Jean-Cap-Ferrat, stands apart in its splendour. It may be named the ‘Billionaires’ Peninsula’, but there is also an understated elegance to a locale with France’s second most-expensive postcode.

Also known by the eponym, the Saint-Jean-Cap-Ferrat encapsulates old Riviera glamour and the serenity of the town’s minuscule local population. Cutting a striking figure on the coastline in dazzling shell-pink is this charming

and substantial property, split between two quite differently styled villas: the opulent, Belle Époque-style main villa and Mediterranean Beach House. Several large terraces with panoramic sea views and the allure of direct access to the water’s edge make it just the place to relish the captivating lifestyle of the Cote d’Azur.

The property has been thoughtfully renovated by its current owner. Classic white columns, rustic shutters and Italian-style gardens mix with 21st century mod cons. The main villa boasts a grand, open-plan lounge/dining room with large windows that fill the house with light and



Above: the dazzling shell-pink property has a tunnel leading to a private area by the sea.

Above right and left: split between two villas, it has been thoughtfully renovated by the current owner.

frame the stunning coastline view. There are eight bedrooms overall plus an independent guest studio, a two-bedroom staff apartment and five off-street parking spaces.

“Few properties of such calibre come onto the market that are waterfront on Cap Ferrat and when they do, they always receive considerable interest,” says Edward de Mallet Morgan, a Partner in Knight Frank’s Global Super Prime Residential team. “One of the unique elements about the property is a tunnel under the path in front, to a private area for dining or sunbathing, or to access your boat, right on the sea.

“For entertaining and enjoying the view, there is a raised terrace and dining area, but for privacy and peace and quiet, I love that the garden and swimming pool is a totally private haven, with glimpses of the sea back through the property.”

Cap Ferrat’s notoriety as the most sought-after address on the French Riviera dates back to the 1800s. Pablo Picasso, Jean Cocteau and Yves Saint Laurent have all soaked up the sea air at the famous Villa Santo Sospir, or on the golden sands of beaches Paloma or Cros Dei Pin.

Golden-age Hollywood stars and royalty propelled its reputation for glittering excess in the 1950s, while today you’ll find international A-listers, politicians and tech titans holidaying here, many of them in their own homes.

“The view here is to the east, back towards Monaco. In the summer months the crystal-clear sea is beautiful for swimming and the view is interspersed by superyachts, with the backdrop of the hills and mountains behind. It is a very special property.”

Saint-Jean-Cap-Ferrat has a guide price of €60,000,000.

*Contact Edward de Mallet Morgan: +44 20 7861 1553
edward.demalletmorgan@knightfrank.com*



Saint-Gingolph

Valais, Switzerland

- ▶ 5 bedrooms ▶ 5 bathrooms ▶ 2 reception rooms
- ▶ Jacuzzi ▶ Wine cellar ▶ Approximately 2,168 sq m plot

This rare waterfront home is situated in a prime position on the shores of Lake Geneva. It benefits from light spacious living areas and unique features including a private mooring and boathouse. It also enjoys beautiful views of the lake and mountains beyond.

Guide price CHF 6,500,000

Property Number: RSI012180976

alex.kdeg@knightfrank.com | +44 20 4502 8063



Théoule-sur-Mer

Côte d'Azur, France

- ▶ 6 bedrooms ▶ 5 bathrooms ▶ 2 reception rooms ▶ Swimming pool ▶ Private parking
- ▶ Staff accommodation ▶ Roof terrace ▶ Garden

Magnificent 1930s waterfront villa close to the city of Cannes, with panoramic views over the Mediterranean and the French Riviera. Featuring direct access to the beach, this home has been beautifully renovated and benefits from an elevator connecting the parking area to the house.

Guide price €18,000,000

Property Number: RSI012262123

jack.harris@knightfrank.com | +44 20 3411 4329



Estepona

Malaga, Spain

- ▶ 4 bedrooms ▶ 4 bathrooms ▶ Reception room ▶ Home cinema ▶ Lift
- ▶ Swimming pool ▶ Private garden ▶ Approximately 672 sq m

This modern villa is part of a prestigious 28-units seafront complex. It features large and bright spaces and includes a private garden from where it gets direct access to the communal areas and the swimming pool.

Guide price €5,900,000

Property Number: DM4925

mark.harvey@knightfrank.com | +44 20 4502 8507



Lake Garda

Lombardy, Italy

- ▶ 7 bedrooms ▶ 8 bathrooms ▶ 10 reception rooms ▶ Private beach ▶ Mooring
- ▶ Approximately 780 sq m ▶ Approximately 0.25 ha

Renovated period villa with unobstructed views over Lake Garda and the historic city of Sirmione. The property, located on the noble shores of Desenzano del Garda, has access to a private pier, beach and a double dock with hauling rails.

Guide price €9,000,000

Property Number: RSI012219728

amy.redfern-woods@knightfrank.com | +44 20 4502 9996



Censure House

Dublin, Ireland

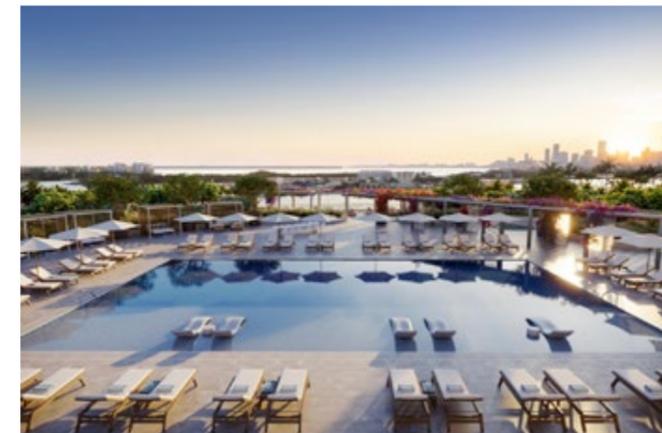
- ▶ 6 bedrooms ▶ Home cinema/billiards room ▶ Swimming pool complex with sauna, steam room & Jacuzzi
- ▶ Staff annexe ▶ Lift ▶ Approximately 9 acres ▶ Sunken garden, stable block & outbuildings ▶ BER C1

One of Dublin's finest coastal properties situated in a stunning position overlooking Dublin Bay. Dating back to the 1830s, the house has been comprehensively extended, refurbished and renovated throughout to create an outstanding family home ideal for entertaining.

Guide price €15,000,000

Property Number: HTMOR6913

guy.craigie@ie.knightfrank.com | +353 1 237 4532
james.meagher@ie.knightfrank.com | +353 1 634 2466



Miami Beach

Florida, USA

- ▶ 2-4 bedrooms ▶ 2-4 bathrooms ▶ 50,000 sq ft of extensive amenities
- ▶ In-house wellness ▶ 3 acre park ▶ Private beach club

The newest residential tower has arrived on Miami Beach. Designed by renowned architect, Arquitectonica, Five Park sets a new standard for function, beauty and sustainability, with unrivalled amenities and unprecedented views in every direction.

Prices from US \$2,640,000

Property Number: RSI012261574

georgina.atkinson@knightfrank.com | +44 20 8115 2345



Mantaray Bay

St James, Barbados

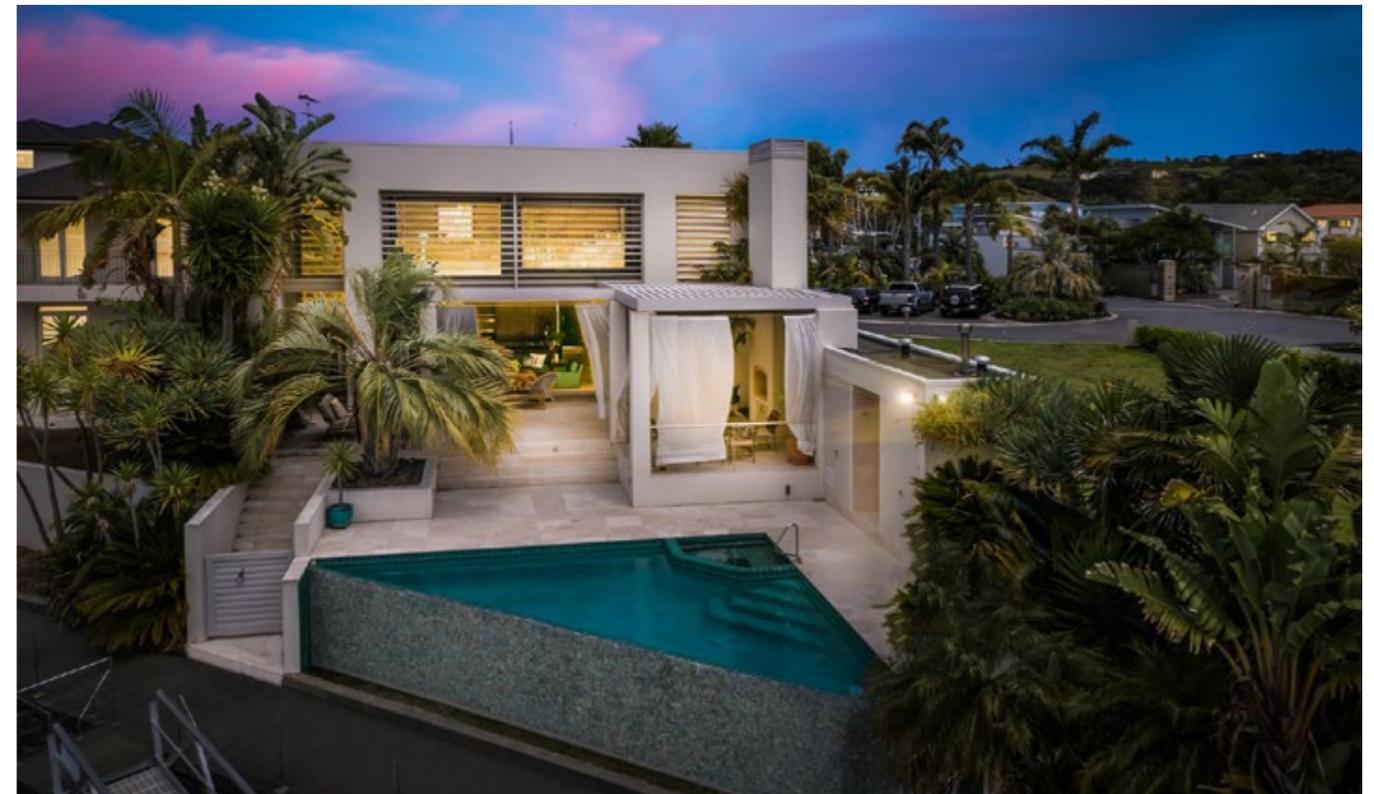
- ▶ 6 bedrooms ▶ 6 bathrooms ▶ 2 reception rooms
- ▶ Communal landscaped gardens ▶ Swimming pool ▶ Private beach access

One of only five luxury beachfront apartments located within the exclusive Mantaray Bay gated development. The property benefits from approximately 6,600 sq ft of light-filled living areas with a spacious terrace perfect for entertaining and far-reaching sea views.

Guide price US \$5,500,000

Property Number: RSI012269354

andrew.blandford_newson@knightfrank.com | +44 20 8022 7544



37 Rue D'Amarres

Gulf Harbour, New Zealand

- ▶ 4 bedrooms ▶ 3 bathrooms ▶ 2 reception rooms ▶ Study
- ▶ 3 car garage ▶ Swimming pool

As one of the original properties built in this enclave, the owners chose the site to maximise the views, sun and easy access to the berth. The main outdoor living flows effortlessly from the open plan kitchen, lounge and dining with space and facilities to entertain in style.

Guide price NZD \$6,700,000

Property Number: 1550429 - needs to be updated

analia.gentile@bayleys.co.nz | +64 21 060 9633

roger.sumich@bayleys.co.nz | +64 29 666 6666



Crown Residences at One Barangaroo

Sydney, Australia

- ▶ 6 bedrooms ▶ 6 bathrooms ▶ Private pool ▶ Cinema ▶ Gym
- ▶ Contemporary interiors ▶ Award-winning architecture ▶ 2 floors ▶ Approximately 800 sq m

An observational and architectural masterpiece, The Penthouse is the pinnacle of Crown Residences at One Barangaroo, Australia's first and only branded residences. Like all Residences, owners enjoy full access to 24 hour hotel services and unparalleled resort amenities.

Guide price AUD \$100,000,000

Property Number: AUHUB2087551

erin.vantuil@au.knightfrank.com | +61 2 9036 6699

Mona Vale Beach Basin

New South Wales, Australia

- ▶ 5 bedrooms ▶ 5 bathrooms ▶ 4 car garage ▶ Unimpeded 360 degree ocean views
- ▶ 1,280 sq m with lush gardens ▶ Plunge pool ▶ Stone guesthouse ▶ Sophisticated finishes throughout

Head up to the roof at twilight and enjoy a quiet wine from the cellar as you gaze over the Pacific Ocean, your Sydney beachfront lifestyle awaits you. Recently completed in 2019, this family entertainer has direct beach access and cannot be built out.

Guide price AUD \$9,900,000

Property Number: 6824814

duncan.schieb@au.knightfrank.com | +61 498 221 100

RIVER VALLEY HOUSE Nanyuki, Kenya

This extraordinary property on the Burguret River is in a class of its own. Overlooking Mount Kenya, this furnished Palladian-style house has sprawling gardens and productive farmland.

- ▶ 6 bedrooms & 6 bathrooms
- ▶ Swimming pool & gym
- ▶ Guest apartment & staff quarters
- ▶ Borehole
- ▶ Helipad
- ▶ Approximately 28.6 acres

dion.vanaardt@ke.knightfrank.com
+254 20 423 9000

Guide price USD \$2,500,000



THE RESIDENCES, DORCHESTER COLLECTION Business Bay, United Arab Emirates

Dorchester Collection brings a fresh perspective on premium living with a style reminiscent of palatial homes surrounded by curated botanical gardens and splendid views of Dubai's skyline.

- ▶ 4 bedrooms
- ▶ 6 bathrooms
- ▶ Leisure facilities
- ▶ Porter/Concierge
- ▶ Pool
- ▶ Gym & spa

andrew.cummings@me.knightfrank.com
+971 4 451 2000

Guide price AED 38,108,648



KIZINGONI BEACH Lamu, Kenya

This gorgeous coastal home has direct access to the secluded Kizingoni Beach. It enjoys unobstructed ocean views and the design of the home promotes indoor-outdoor living.

- ▶ 5 bedrooms & 5 bathrooms
- ▶ Swimming pool
- ▶ Tropical garden
- ▶ Staff quarters
- ▶ Solar water heating & freshwater well
- ▶ Approximately 1 acre

dion.vanaardt@ke.knightfrank.com
+254 20 4239000

Guide price USD \$950,000



ONE PALM Palm Jumeirah, United Arab Emirates

Iconic architecture, customised services, unmatched amenities, and outstanding interior design transform One Palm into a manifesto of exceptional artistry for luxurious living.

- ▶ 4 bedrooms
- ▶ 5 bathrooms
- ▶ 3 Parking spaces
- ▶ Leisure facilities
- ▶ 24hr security

andrew.cummings@me.knightfrank.com
+971 4 451 2000

Guide price AED 26,400,000



Toby Turnage is skipper of Knight Frank's virtual office in Lymington, Hampshire.

FINAL VIEW

COMING FULL CIRCLE

Knight Frank Partner, Toby Turnage, recently returned to his native Hampshire from London to head up the “virtual” Lymington office. Here, he tells us what it's like returning to his home town, running a special digital-first venture, and what's happening in his local area

WHAT'S THE SOUTH COAST MARKET LIKE FOR WATERFRONT PROPERTY TODAY?

In short, the market for best-in-class waterfront property is competitive to say the least. Demand is incredibly high. With so much of the frontage protected (particularly near Lymington and Beaulieu) it's rare to see existing properties come on the market – new sites are as rare as hens' teeth.

YOU'RE HEAD OF KNIGHT FRANK'S 'VIRTUAL' LYMINGTON OFFICE - WHAT'S IT LIKE OPERATING A DIGITAL-FIRST VENTURE?

It's a wonderful opportunity, and very exciting. I grew up here (about five minutes from where I live now) and have spent my life sailing these coastlines, so it's great to be back.

It seems the need for a traditional office is declining. In London, for example, a number of estate agencies have been working under the virtual model for years with great success. And if the last two years have taught us anything, it's that certain industries can function just as well without physical office space, at no detriment to clients or their needs.

In my opinion, estate agency can make this transition with very little fuss, and our Lymington office is evidence of that.

YOU MOVED FROM WANDSWORTH TO HAMPSHIRE. WHAT'S THE BIGGEST DIFFERENCE BETWEEN THE PROPERTY MARKETS?

The London market is very evidence-based when it comes to pricing. You can easily find a number of comparables to back up a price (as can buyers), whereas here, price feels more sentiment-based due to the variables of what's on the market.

WHICH ARE THE MOST EXCITING, UP-AND-COMING AREAS IN YOUR REGION?

The Isle of Wight is a great proposition for anyone wanting a change of pace or a second home. It's been overlooked for years by its neighbours Devon and Cornwall, but with its great beaches, water sports, adventure experiences and new restaurants popping up, the Isle of Wight is a fantastic place to spend time. You can reach it in about two and a half hours from London, too.

WHAT ARE YOUR FAVOURITE LOCAL SPOTS?

Boldre and Shirley Holms are wonderful. You're outside of the town centre, but you can cycle there within a few minutes. Beaulieu is another great location – a historic riverside village with beautiful architecture. If you're looking for top-quality restaurants, check out Milford-on-Sea. There's a lovely ambience there, down by the waterfront.

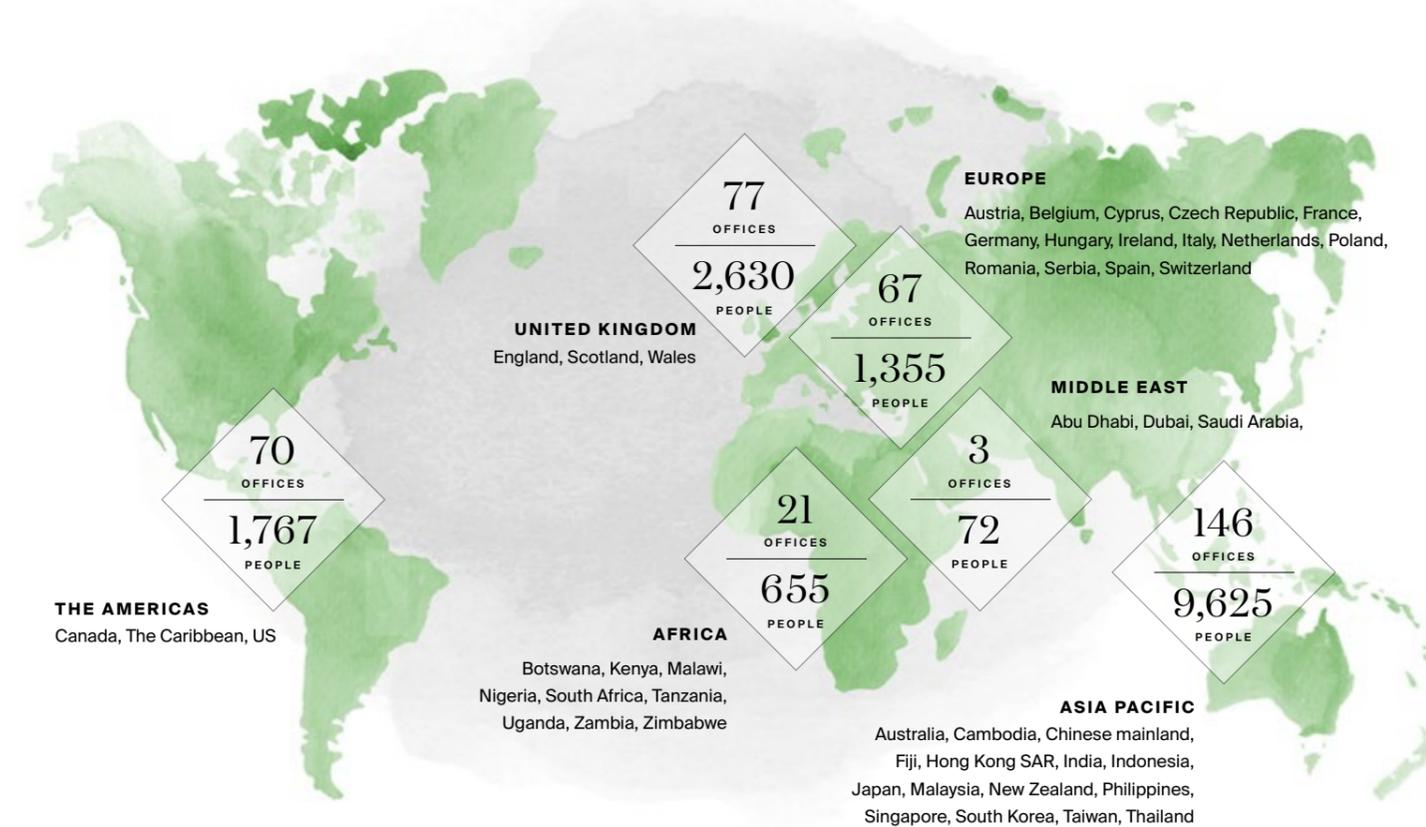
DO YOU HAVE ANY ADVICE FOR ANYONE MOVING FROM LONDON TO LYMINGTON - OR SOMEWHERE SIMILAR?

Being fast-moving is crucial; the market here is very different to London, where, if you miss out on a property, you might get 10 more come to market in the same road that year. If you think a property works, you have to jump on it. Ultimately, you need to have everything lined up as far in advance as possible.

For more information about our Lymington office, visit: www.knightfrank.co.uk/contact/lymington-estate-agents

OUR GLOBAL NETWORK

384 Offices across 51 countries and territories supported by 16,000 property professionals.



WATERFRONT CONTACTS

Meet the locally expert, globally connected team who will guide you in tracking down your dream waterfront property

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