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

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
A FAMILY STORY

Yasmin and Amber Le Bon wear The Secret Garden

BOODLES
1798

A FAMILY STORY

Yasmin and Amber Le Bon wear The Secret Garden

PROUD PARTNER OF

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

**WATERFRONT VIEW**

**MARKET OVERVIEW 2022**

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.

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.

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

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.

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 13.8% from 2022 to 2026.

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

<table>
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<th>2014</th>
<th>2016</th>
<th>2018</th>
<th>2020</th>
<th>2022</th>
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<tbody>
<tr>
<td>£1.4bn</td>
<td>£1.2bn</td>
<td>£0.8bn</td>
<td>£1.0bn</td>
<td>£1.7bn</td>
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Source: Knight Frank research
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.”

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
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 3,160-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 5,000 species of animal across the range of habitats on the heaths, 575 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’ve really looked 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 55 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 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 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.”

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“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
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 accessible 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.

THE BEST OF BOTH WORLDS

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

From above and below. CGI images of the luxury apartments at Oceanview in Carbis Bay, which have a 24-hour concierge and residents’ gym.
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.

Christopher Bailey  
KNIGHT FRANK HEAD OF NATIONAL WATERFRONT

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 58% 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.

Regional UK waterfront premiums: Q2 2022

The South West region once again commanded the largest average waterfront premium.

84%
Increase in UK waterfront viewings in the 12 months to May versus the five-year average.

Source: Knight Frank Research

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 HAVEN. For sellers this is heartening, and it’s why our dedicated waterfront team exists – to help you make the most of these opportunities.

RIVERSIDE

Britain’s waterways play backdrop to some of its most popular towns, cities and villages. They’ve 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...

Waterfront View Features

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 Fidler, 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 Demne, 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,” Demne 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.”
Wind your way up the Thames and you'll find magnificent Riverside Manor.

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

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 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 billiard 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
Lechlade

Gloucestershire, United Kingdom

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

Lakeside house in the exclusive 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
alusdhai.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, discretely 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.onill@knightfrank.com | +44 20 3733 3915
simon.boulton@knightfrank.com | +44 20 4579 6653
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

**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

Guide price £1,020,000 - £14,000,000

**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

- 1-5 bedroom apartments
- 24hr concierge & security
- Private underground parking
- Residents’ gym, pool & spa
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Guide price £1,020,000 - £14,000,000

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

- Guide price £1,020,000 - £14,000,000
- Property Number: KRD143769

**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

- Guide price £1,020,000 - £14,000,000
- Property Number: KRD143769
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.owen@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

Guide price £855,000 - £4,900,000

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

Guide price £9,750,000

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

Guide price £2,150,000

lee.onnill@knightfrank.com
+44 20 4502 8435
simon.boulton@knightfrank.com
+44 20 4579 6320

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

Guide price £4,000,000

lee.onnill@knightfrank.com
+44 20 3883 6194
simon.boulton@knightfrank.com
+44 20 4579 2800

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 1,589 sq ft
- EPC B

Guide price £3,750,000

mark.zullill@knightfrank.com
+44 20 7501 1956

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

Guide price £2,500,000

lee.onnill@knightfrank.com
+44 20 4502 8261
simon.boulton@knightfrank.com
+44 20 4579 2800
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  

Guide price £795,000  
christopher.bailey@knightfrank.com  
+44 1392 914168

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

Guide price £3,750,000  
james.williams@knightfrank.com  
+44 20 3797 8749

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

Guide price £4,750,000  
james.williams@knightfrank.com  
+44 20 3797 8749

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 Totnes. Close to Cargreen Yacht Club.  
• 4 bedrooms  
• 2 bathrooms  
• 3 reception rooms  
• Garden & terrace  
• Outbuildings & private parking  
• EPC C

Guide price £795,000  
christopher.bailey@knightfrank.com  
+44 1392 914168

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

nick.warner@knightfrank.com
+44 1491 844901

Guide price £4,000,000

COKHAMA  
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
- EPC E

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

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

george.bramley@knightfrank.com
+44 20 7861 1069

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

Guide price £2,000,000
KEEPIER 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

Guide price £1,600,000

lee.oneill@knightfrank.com  
+44 20 7480 6848

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

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

Guide price £1,580,000

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+44 20 7480 6848

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

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...
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…

**RISING TIDE**

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

**ALDEBURGH**

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 foodies, 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.

“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.”

**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 crossing gym 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 15,000 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.”
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 the merchant to making it a summer bolthole.

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

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**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 | +44 131 581 8741

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Port Navas

Cornwall, United Kingdom

- 4 bedrooms
- 3 bathrooms
- 3 reception rooms
- Garden
- 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

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
**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

chris@knightfrank.com | +44 1392 914492
hamish.humfrey@knightfrank.com | +44 20 3641 6215

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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

chris@knightfrank.com | +44 1392 241554
hamish.humfrey@knightfrank.com | +44 20 3051 4055
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

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: CHO012180485
The Solent

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

Portsmouth, United Kingdom

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

toby.turnage@knightfrank.com | +44 1590 230002
christopher.bailey@knightfrank.com | +44 1392 914250

Oceanview

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

Cornwall, United Kingdom

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

francine.watson@knightfrank.com | +44 1174 531894
christopher.hailey@knightfrank.com | +44 1392 914482
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

hamish.humfrey@knightfrank.com | +44 20 3733 1479
christopher.bailey@knightfrank.com | +44 1392 914159

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 3733 1479
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

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
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 | +44 1392 914912

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

Guide price £1,550,000

Christopher Bailey | +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

Guide price £1,600,000

Christopher Bailey | +44 1392 241316
**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

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**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 241312

Guide price £1,500,000

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**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

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**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
**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 £450,000
christopher.bailey@knightfrank.com

**PORTHCOTHAN 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 Portscatho and overlooking Portscatho 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

**GWOTHIAN**
Cornwall, United Kingdom
- 5 bedrooms
- 4 bathrooms
- 2 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

**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
- Swimming pool
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

**BERRYNARBOR**
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 £1,650,000
mark.proctor@knightfrank.com

**THURLESTONE**
Cornwall, United Kingdom
- 4 bedrooms
- 3 bathrooms
- 4 reception rooms
- Cinema
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

**COVERACK**
Cornwall, United Kingdom
- 4 bedrooms
- 4 bathrooms
- Reception room
- Private parking
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
Waterfront View

louise.glanville@knightfrank.com

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

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

3 bedrooms  3 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 waterfront property with an investment opportunity, situated in a highly sought-after residential area.

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

BEER
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
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.

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.

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

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.
Of the many towns and villages that line the French Riviera, the Mediterranean fishing village of Cap Ferrat on the eponymous peninsula 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 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 €50,000,000.

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

RIVIERA RESPLENDEENCE

A rare chance to own a touch of Belle Époque glamour

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.
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

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
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

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
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 renewed throughout to create an outstanding family home ideal for entertaining.

Guide price €15,000,000
Property Number: HTMOR6913

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

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: RSIO2015274

Completion due Q1 2024. Local Authority Miami Beach. Planning permission reference CP21-0065

Dublin, Ireland

james.meagher@ie.knightfrank.com | +353 1 634 2466

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@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

amalia.gentile@bayleysex.co.nz | +64 21 060 9633
roger.sumich@bayleysex.co.nz | +64 29 090 0000
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

Guide price AUD $100,000,000

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

Guide price AUD $9,900,000
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 26.6 acres

Guide price USD $2,500,000
dion.vanaardt@ke.knightfrank.com
+254 20 423 9000

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

Guide price AED 38,108,648
andrew.cummings@me.knightfrank.com
+971 4 451 2000

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 20 423 9000

Guide price USD $950,000

ONE PALM
Palm Jumeirah, United Arab Emirates

Iconic architecture, customised services, unmatchable 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

Guide price AED 26,400,000
andrew.cummings@me.knightfrank.com
+971 4 451 2000
Toby Turnage is director 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. 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 hen’s 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 selling these coastlands, so it’s great to be back.

It terms 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?**

Bolder 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?**

If you miss out on a property, you might spend time. You can reach it in about two and a half hours from London, too.

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