

WATERFRONT

V I E W

15TH EDITION

**THE EDGE
OF GLORY**

Discover Grand Designs'
Chesil Cliff House on the
North Devon coast

**RIDING THE
CREST OF A WAVE**

Expert insight on the
waterfront market's
extraordinary performance
over the past year

THE FINEST WATERFRONT PROPERTIES FROM AROUND THE WORLD



L'HEURE DU DIAMANT
- Handcrafted in Ethical Gold -

Chopard

THE ARTISAN OF EMOTIONS - SINCE 1860



WATERFRONT VIEW 2021: THE FINEST WATERFRONT PROPERTIES FROM AROUND THE WORLD

Welcome to our 15th 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.

It is with an overarching sense of relief that I pen this year's welcome note – a feeling that I hope is also shared among our readership. While we are not out of the woods yet, to see businesses opening their doors once again, people out and enjoying themselves, and of course, the vaccination programme coming together, it is with an altogether more optimistic outlook that we bring you this year's edition.

On that note, perhaps nothing personifies optimism quite like the extraordinary behaviour of the property market over the past year, and the stand-out message is clear: demand for waterfront property is greatly outstripping supply – globally. You can find out more about the market movements on page 6.

For those who are avid fans of Grand Designs, you may recognise the North Devon masterpiece that is Chesil Cliff House on page 12, due for completion at the end of 2021. On the subject of Devon, if you are considering a staycation this year, we have also rounded up a selection of our favourite nautical-inspired brands that will dress you for the elements on page 10. And of course, if you're thinking of making your own waterfront purchase, don't forget to explore the pages of market-leading property, cutting-edge research and area spotlights.

As ever, do not hesitate to get in touch if you would like to know more about how we can help. This year our firm turns 125 years old – an anniversary that we are all exceptionally proud of, but also a milestone that we have reached together thanks to your years of business, trust and loyalty. After a period that has proven the power of coming together, it is with the spirit of partnership and collaboration that we bring you Waterfront View 2021 – so sit back, relax and enjoy.

A handwritten signature in black ink that reads "Christopher Bailey". The signature is written in a cursive, flowing style.

Christopher Bailey
Head of National Waterfront

The Modernist Collection by Smallbone



Smallbone, Luxury Pavilion, Knightsbridge, London.
15,000 sq ft of the next generation immersive retail experience.
smallbone.co.uk



SMALLBONE

Your *marine* specialists



Our specialist Marine Consultancy Team has over 20 years of experience across all marine property sectors. This means we're perfectly placed to advise you on a wide range of areas, from managing, selling and acquiring marine assets, to development, valuations and compensation. Whatever your needs, speak to us.

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Swanwick Marina, Swanwick
Southampton SO31 1ZL
01489 667840
marineconsultancy@knightfrank.com
[knightfrank.co.uk/marine](https://www.knightfrank.co.uk/marine)

WATERFRONT VIEW 2021 PROPERTY MARKET REVIEW

The waterfront property market has been riding the crest of a wave, with the pandemic reinforcing the desirability of waterside living and the quality of life it offers



BY CHRIS DRUCE

Senior Analyst, Residential Research



WHAT'S DRIVEN DEMAND?

The waterfront property market has benefited from changing demand patterns that have emerged as a result of the pandemic, in particular the search for more open space and greenery. Successive lockdowns have also acted as a catalyst for those considering a change in lifestyle, while the greater adoption of working from home has boosted buyers' flexibility when it comes to location.

HOW HAS ACTIVITY COMPARED TO PREVIOUS YEARS?

New prospective buyers looking for a waterfront property in the UK were up 18% in the year to 31 March 2021 versus the five-year average. Exchanges increased 2% in the same period and offers accepted were up 30%. Meanwhile, supply has tightened, especially outside of London, supporting price growth.

WHAT'S HAPPENED TO WATERFRONT PRICES?

The average price of a waterfront property increased by 5.8% in the first three months of 2021. This was up from an increase of 1.3% in the final three months of 2020. The annual growth rate for waterfront properties in March was 10.1%.

HOW MUCH OF A PREMIUM DOES WATERFRONT LIVING COMMAND?

In the first quarter of 2021, the average premium for waterfront properties was 51% more than properties with the exact same characteristics located approximately a mile from the water with no waterfront view.





WHICH WATERFRONT LOCATIONS HAVE THE LARGEST PREMIUMS?

Waterfront properties on an estuary had an average premium of 73% in the first quarter of 2021, which was the largest of any waterfront location. This was followed by lakeside/loch with an average uplift of 72%. Coastal properties had an average premium over non-waterfront properties of 61%, while an inland riverside location had an average uplift of 20%.

WHO'S BUYING WATERFRONT PROPERTIES?

Buyers based in the South East, South West and London accounted for 83% of sales in the year to March 2021. Within this group, London-based buyers showed the biggest increase, representing 22% of sales in the year to March 2021, up from 9% a year earlier.

DOES THE WATERFRONT LIFESTYLE APPEAL TO INVESTORS?

Investors are back, attracted by the strong performance of the country market since the pandemic and the prospect of a surge in UK staycations. Average property prices in the South West were 9.1% higher in the year to April 2021, according to Land Registry. While 2% of UK waterfront sales outside of London were for investment in the year to March 2019, this increased to 7% in the year to March 2021. Investment buyers made up 9% of waterfront sales in London in the year to March 2021, unchanged from the same period in 2020.



Housing market bounces back from the pandemic

Spending in the year to March 2021 in the housing market in England and Wales was at its highest level since November 2007. Some £274.8 billion was spent over the 12-month period. This was 8.1% higher than the £254.1 billion spent in the year to March 2020, the month of the first UK national lockdown.



London market sees record-breaking activity

The number of offers accepted in prime central and prime outer London reached its highest level in a decade in April, signalling strong levels of domestic activity before the expected return of international buyers later this year.



Online searches for waterfront living surge

Web searches for UK waterfront property increased by 47% in the year to April 2021 versus the previous 12 months, as the pandemic encouraged people to reassess their lifestyles.



Forecast

We forecast prime regional and prime outer London prices will finish 2021 up 4%. Annual price growth in prime central London will be 2% in 2021 but it will be the fastest growing part of the UK market in 2020, with annual growth forecast at 7%.

HOW POPULAR ARE WATERFRONT PROPERTIES AS SECOND HOMES?

There has been strong demand for second homes in the country market. The proportion of waterfront properties purchased as second homes outside London was at a 13-year high in the year to March 2021 at 20%.

WHAT IMPACT HAS THIS HAD ON SECOND-HOME SALES?

In the year to March 2021, sales of waterfront properties purchased as second homes outside of London were up by 196% versus the five-year average. For the whole of UK, sales of waterfront properties purchased as second homes were up 128%.

HOW HAS THE PRIME REGIONAL MARKET FARED?

Annual price growth in prime regional markets outside the capital was 6.7% in the year to March 2021, its highest level since before the global financial crisis. The higher-value end of the market continues to perform strongly, as it has done since the property market reopened on 13 May 2020 after the first national lockdown. Buyers have continued to seek more space, greenery and privacy post-pandemic, exploring a new work/life balance that could mean more people work from home more often. Country homes valued at £5m and above saw average prices increase by 7.3% in the first three months of 2021, with tight supply and their relative good value due to weak price growth before the pandemic contributing factors.



SEAL ISLAND

A small, rocky inshore island that lies just 3.5 miles west of St Ives towards Zennor, this hidden delight is home to a colony of Atlantic grey seals and century-old shipwreck and can be reached by boat trips that regularly depart from St Ives.

SPOTLIGHT ON

ST IVES

A jewel of the Cornish Coast, St Ives has long been one of the most popular holiday destinations in the South West. Its appeal is wide thanks to the many factors that contribute to the town's character, including its artistic reputation, popular surf beaches and buzzing food and drink scene. Most recently the area was put under the global spotlight as the location of the G7 Summit at beautiful neighbouring Carbis Bay.

“St Ives is a true holiday and beach destination, with significance throughout the UK and beyond,” explains Christopher Bailey, Head of National Waterfront at Knight Frank. “It has been synonymous with surfing, artists, culture, gastronomy and an all-around thriving community for decades now. It achieved the title of Best UK Seaside Town in both 2010 and 2011 and it is home to a branch of the Tate gallery and the Barbara Hepworth Museum and Sculpture Garden.”

With four popular beaches, including surfers' favourite, Porthmeor Beach, a harbour, working port and some of the mildest winters and warmest summers in the UK, it's not difficult to understand the charm of St Ives.

TATE ST IVES

Home to one of the four Tate Galleries in the UK (the others can be found in London and Liverpool), Tate St Ives exhibits work by modern British artists with links to the St Ives area. The town itself is a haven for artists year-round thanks to its beautiful scenery and unique light, with the Tate continually proving itself to be one of the top attractions.



ST IVES ARTS CLUB

If you decide to become a local - then why not fully immerse yourself in the town's artsy culture by becoming a member of the St Ives Arts Club - an organisation designed for anybody with an interest in the arts, whatever discipline it may be.

PORTHMEOR BEACH

Often referred to as St Ives's best beach, this wonderful stretch of golden sand is popular with both surfers and swimmers alike, with the kind of crystal blue water that looks as though it belongs in the Mediterranean.

FORE STREET

One of the town's most popular shopping streets, here you will find an eclectic selection of tightly packed stores winding down a picturesque cobbled lane.

BARBARA HEPWORTH MUSEUM AND SCULPTURE GARDEN

Looked after by the same management as the Tate, Barbara Hepworth's studio is preserved to replicate how it was when the 20th century sculptor lived and worked there from 1949 until 1975. With the opportunity to get up close to some of her beautiful creations, this museum is always worth a visit.



PORTHMINSTER BEACH CAFÉ

Occupying one of the best locations in St Ives, with guests able to step straight onto Porthminster Beach, this popular seafood restaurant is relaxed and charming - just make sure you book in advance!



THE BRANDS MAKING A SPLASH THIS SUMMER

It's all about the Great British Staycation for summer 2021, but what to pack requires a little more thought than when you're heading for two weeks of guaranteed sun in Greece. Luckily, we've rounded up some of our favourite brands who specialise in nautical garb to combat the UK's unpredictable weather – with pieces to take you from scorching days on the beach and sea spray-filled sailing trips, to wet and windy coastal walks

FINISTERRE

Founded in 2003 by Tom Kay, Finisterre was born of a love of the beautiful and wild sea. Kay decided that the brave and hardy surfers of British waters required clothing that was just as tough and innovative as them.

Fast forward 18 years and Finisterre's HQ and workshop remain based in the Cornish village of St. Agnes, having expanded exponentially from its original fleece, designed to retain heat and keep out chill winds. The brand remains true to its ethos of functionality and sustainability, brought to life in an understated style and identity.

As you might imagine, Finisterre is committed to creating products of the highest quality, built to last and become increasingly loved over time, minimising our 'fast-fashion' footprint along the way. Using only the best and responsibly sourced materials, often including recycled fibres, Finisterre prides itself on its pioneering approach to production and design, and in turn, encouraging the consumer's sense of adventure and confidence in the great outdoors.

WATERFRONT VIEW'S TOP PICKS: Hegen Full Zip Wool Fleece made of recycled wool £125.00. Pennan Linen Zip Jumpsuit £135.00.

www.finisterre.com



Hegen Full Zip Wool Fleece brings that traditional outdoor aesthetic together with serious sustainable credentials



Bliss Stripe Knitted Dress with relaxed shape and pretty v neckline, this is perfect for day-to-evening dressing

QUBA & CO

Sporting an idea that was ahead of its time, Salcombe-native Quba & Co was founded in 1996 on the principle of creating unique and sustainable jackets from reclaimed canvas sailcloth. The 'X10' jacket was born, and while Quba & Co has since expanded into a wider range of nautical-inspired clothing lines, the X-series remains at the core of the brand's existence, now also featuring homeware, bags and accessories in addition to the original jackets.

Both distinctive and hard-wearing, Quba & Co's sailcloth jackets are designed to replicate the authentic look and feel of genuine boat sails, while offering fully waterproof, all-weather, technical protection.

WATERFRONT VIEW'S TOP PICKS: Men's New X10 Sport Waterproof Jacket £250.00. Ladies New X10 Heritage Waterproof Jacket £250.00.

www.quba.com

CREW CLOTHING COMPANY

Another brand that originates from Salcombe, the beautiful and quintessential Devonshire sailing village proved the perfect source of inspiration for professional skier Alastair Parker-Swift's first menswear collection. When he wasn't competing for England, Alastair ran a windsurfing school and it was this love of the water that led him to create a clothing line inspired by the British coast.

Now, with over 79 stores, Crew is perhaps one of the most well-known and best-loved coastal lifestyle clothing brands. Based on the founding principles of versatility and quality, Crew is an iconic staple of the nautical fashion world, with its crossed oars logo signifying timeless style.

WATERFRONT VIEW'S TOP PICKS: Bliss Stripe Knitted Dress £55.00. Ultimate straight fit chino £75.00.

www.crewclothing.co.uk



*L PX GORE-
TEX Jacket is
ideal for high-
performance
inshore or
coastal sailing
in warmer
conditions*

MUSTO

As the world's leading sailing brand, Musto is built on over 50 years of engineering and cutting-edge performance apparel, using the same fabric technology that protects ocean-racing athletes.

Musto's products are nothing if not built for endurance and tested in some of the world's most hostile environments. Buying a Musto product is not simply a purchase but an investment in the future – for all the adventures to come. The durability is so renowned that many of their garments come with a lifetime guarantee.

WATERFRONT VIEW'S TOP PICKS: Women's British Sailing Team short sleeve polo £50.00. L PX GORE-TEX jacket £350.00.

www.musto.com

GANT

Starting life as a shirt-making company in the college town of New Haven, Connecticut in 1949, GANT has become a staple of women and men's high-quality, smart yet sporty fashion over the years, diversifying into far more than just shirts, but retaining the same preppy, Ivy League style.

This year GANT introduced a new line called the Rough Weather capsule – a heritage-inspired collection that pays homage to life at sea. Featuring bright, nautical designs as well as technical fabrics designed to protect against the elements, this collection is perfect for a summer stint by the sea.

WATERFRONT VIEW'S TOP PICKS: Rough Weather Rib Half-Zip Sweater £145.00. Rough Weather Club Blazer £360.00.

www.gant.co.uk



*Rough Weather
Rib Half-Zip
Sweater - a
heritage-inspired
collection that
pays homage to a
life at sea - this
ribbed sweater
is the epitome of
old school*



THE EDGE OF GLORY

After capturing the imagination of the public in 2019 when it first featured on *Grand Designs*, Chesil Cliff House at last nears completion. *Rosa Smith* heads to North Devon to learn more about its incredible journey

As you travel along the B3213, having just passed the beautiful three-mile stretch of Saunton Sands, a sense of anticipation builds as the road curves around a small peninsula before you reach the picturesque village of Croyde. It's hard to miss Chesil Cliff House, a striking part-Art Deco, part-lighthouse inspired home taking shape on one of the most unique locations in North Devon, a precipice that promises a truly extraordinary lifestyle.

And it's a precipice that Edward Short has been standing on, both literally and figuratively, for the past decade. Engineered by HOP Consulting, the firm behind marine developments such as Brighton Marina, the lighthouse-replica passion project has become one of the most watched and talked about episodes of *Grand Designs* after its first airing in 2019. However, Chesil Cliff's future has hung precariously in the balance since the journey began in 2012, with building work often at the whim of the elements due to its unique clifftop position. Fast forward through the consequential seven-figure-overspend, uncompromising vision, and breakdown of his marriage, and any lesser mortal may have been forgiven for abandoning ship. But giving up was simply never an option for Edward, and now, as the property finally nears completion, rising phoenix-like from the ashes, one question remains to be answered: Was it all worth it?

When I arrive on a gloriously sunny day, it doesn't take long to understand what has tethered Edward to this spot for so many years. The seemingly never-ending merging of blue sky and glistening sea stretches the length of the property, with surfers' paradise Saunton Sands backed by the impressive UNESCO Biosphere Reserve of Braunton Burrows to the left, and the idyllic cove of Croyde, beyond which sits National

Trust-owned Baggy Point, to the right. Directly in front of you, some 12 miles out into the Bristol Channel, stands Lundy Island, a haven for rare seaweeds, corals and wildlife – becoming Britain's first Marine Conservation Zone in 2010.

We sit down on the decking outside The Eye, the smaller annex accommodation that Edward completed in 2017. What a journey it's been. Edward perhaps articulates it best: "Well, first there was fear, then hope, and then ambition, confidence, but then came the collapse. But low points lead to the fight. I'll always be proud to have finished this. I owe it to my family to have a real end result."

It was the decision to up sticks from their London home and return to Edward's native Devon which brought the family to the site on which Chesil Cliff House now stands. But despite setbacks along the way, it was a choice that resulted in an unbeatable childhood for his two daughters, Nicole and Lauren, now aged 21 and 20.

"There's a whole world of outdoors here that you can only discover properly when it's your home," he muses, looking out to the shimmering sea. "We did things daily that a lot of people rarely get to do with their children. They would come back from school, jump off the bus, wetsuit straight on and then in the sea. Kayaking, fishing, mucking around and just jumping off various places, it really was a dream lifestyle."

"We had all these kind of adventure areas down there that



discovered; one of them was called the rollercoaster, which was this wonderful gully which would toss you up in the air. My god, the fun we used to have there. We'd often have parties down on the rocks when the kids were young, coasteering and treasure hunts. They're experiences unique to coastal living."

But, as anyone knows, the sea demands respect, something which Edward quickly ensured his daughters learned: "When you live by the coast, they often have what's called Surf Life Saving Clubs which the kids can start from the age of seven. They teach children all there is to know about the sea: how to read the conditions, how to get out of trouble, how to enjoy it, and what to do with rip currents. They're invaluable organisations and both my daughters learned so much."

An active and healthy lifestyle is also top of the agenda in a location like this. "We all love to surf and kayak and swim, but also play volleyball. There's a local beach volleyball club in the village (Croyde) and it keeps you so fit. Both my girls play, and we absolutely love it, we have such a laugh."

In many ways, the timing of the property's completion could not be more felicitous. The Covid-19 pandemic has set the wheels turning on a mass lifestyle shake-up – with many people reassessing where they want to live, thanks to flexible working options – and being by the coast is certainly proving to be one of the most popular options. When I ask Edward why he thinks this is the case, he gestures around him and responds simply, "It speaks for itself. I was born by the sea, so I'm addicted to it. When I moved to London, it was great for the money and lifestyle, but I always wanted to be back by the coast."

"For your mental health, it's incredible. The sea is so constant, yet ever-changing. I can sit here and just empty my mind and become small again. When things get on top of me, I look out here and just think 'you've got first world problems'.

"We did things daily that a lot of people rarely get to do with their children. They would come back from school, jump off the bus, wetsuit straight on and then in the sea . . . it really was a dream lifestyle."





Top image: Saunton Sands stretches for three miles, overlooked by the renowned Saunton Golf Club

Bottom left: Fond family memories of time spent exploring the rocky beaches below the house and sea beyond

Bottom right: CGI of Chesil Cliff House

“There’s a whole world of outdoors here that you can only discover properly when it’s your home.”

You can so easily obsess over your own little nightmares in life, but the sea, it brings you back.”

It’s clear to see over the course of our conversation that the crashing waves on the private rocky beach below are incredibly evocative of the years of carefree fun spent here with his family, something which I imagine must be hard to let go of. He shrugs. “The time has come to move on. I will have achieved what I set out to do, never deviating from the plans, and for that I’ll always be proud.

“There will be a hole in our hearts, but we have our memories. That feeling of holding my daughters, one in each arm, and just jumping off the rocks into the sea – into absolute freedom – screaming with laughter. In the hot spells, floating on our backs, the buzz of catching a mackerel for lunch.

“The real value of living here is down on the beach. You look at the main house and The Eye and think of the millions I have spent, but the lifestyle aspect, it’s all down there – in the water.”

Of course, he’s right. Water seems to have a way of getting under our skin. As W.B. Yeats reflected in his 1888 eponymous poem on the subject of his beloved Isle of Innisfree, “I hear lake water lapping with low sounds by the shore; / While I stand on the roadway, or on the pavements grey, / I hear it in the deep heart’s core.” How pertinent his words remain in our modern world, particularly in Edward’s case it would seem.

A few weeks later, I catch up with Lauren, Edward’s younger daughter, to talk about her memories of growing up in such a unique spot. “We grew up with the best neighbours you could

possibly imagine – two beautiful beaches! My playground was the sea, sand and rocks. We knew we were lucky, but I don’t think you fully appreciate until you’re older how amazing growing up on the coast is. Combine that with the imagination you have when you’re a child – it was just the best.”

And what about seeing the site of her childhood home on the market? Her tone is resolute. “I will be over the moon to see it completed and know that we did it eventually. What a lot of people don’t realise is that our original house was falling apart. That spot – the point – it deserved a building as beautiful as its surroundings. And that’s what we will have created.”

As Chesil Cliff House reaches completion, the mixture of emotions is heady, but one thing is certain: it is now somebody else’s turn to sample the extraordinary lifestyle on offer here and take this landmark of the future into its next chapter. As for Edward Short, well perhaps he can have a long-overdue rest, knowing that at last his legacy has been bored into the rock-solid foundations of this remarkable stretch of coast, holding fast for generations to come.





SPOTLIGHT ON

CHISWICK

A leafy and friendly corner of West London best known for its village-like feel, Chiswick offers an array of green, open spaces, excellent schooling options and some of the most impressive houses in town. Affluent and safe, Chiswick has long been popular with families as well as those looking for a bit more space while staying well connected to the city centre. Its proximity to the the river is another big draw, offering delightful Thames Path walks and waterside dining opportunities.

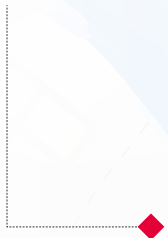
Paul Westwood, Head of Sales in our Chiswick branch explains: “People often choose to live in Chiswick because the houses generally have much more lateral space and larger gardens than found in more central locations. Chiswick High Road offers an abundance of amenities and the independent shops of Turnham Green Terrace are extremely popular with residents and visitors alike.”

Chiswick is also home to Bedford Park, often described as the world’s first garden suburb, designed by Richard Norman Shaw and completed circa 1880, as well as Chiswick House and Gardens – yet it’s just moments away from transport links that give easy access to both Central London and Heathrow Airport. Chiswick truly offers the best of London life.

THE NATIONAL ARCHIVES

Open to all, The National Archives is a non-ministerial department and the official archive and publisher for the UK government.

As a cultural, academic and heritage institution, it is the guardian of over 1,000 years’ worth of iconic national documents.



KNIGHT FRANK’S LOCAL OFFICE

Located at 64 Turnham Green Terrace, agents from the Chiswick office can provide intimate local insight and the very best property the area has to offer.



ROYAL BOTANIC GARDENS AT KEW

A botanical garden of international importance in terms of research and education, Kew Gardens is a UNESCO World Heritage site with over 50,000 living plants across its glorious 300 acres.



NO.197 CHISWICK FIRE STATION

This sleek all-day bar and restaurant is located on the Chiswick High Road and is a favourite among locals, great for both mid-morning coffees or post-work drinks.

TABARD THEATRE

The Chiswick Playhouse, formerly known as the Tabard Theatre, is an intimate 96-seat theatre located above the Tabard Pub which opened in 1985 after being founded by a collective of playwrights. Today, this unique theatre has a strong reputation for showcasing new and experimental writing, as well as hosting well known stand-up comedians such as Russell Howard and Dara O'Brian.



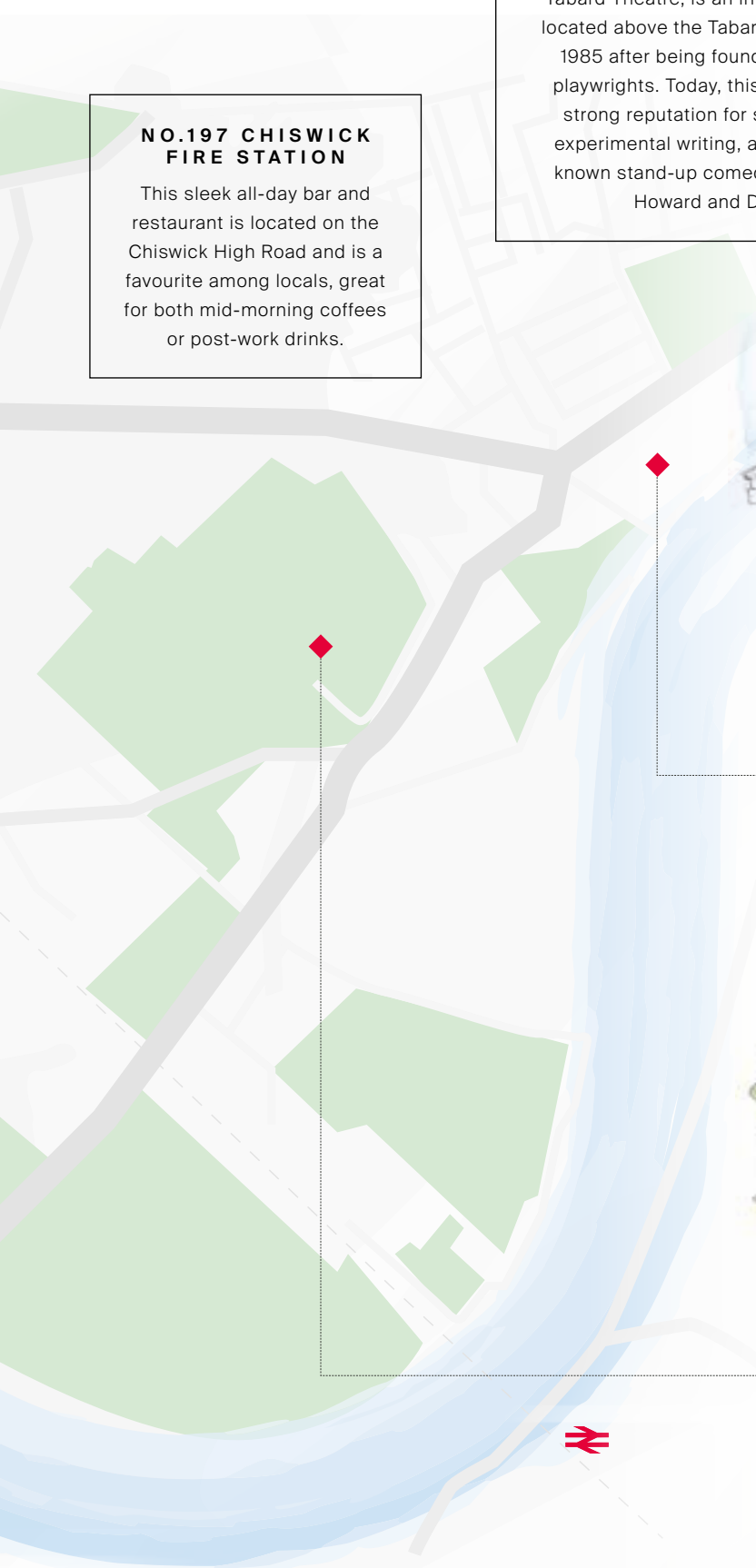
THE FULLER'S GRIFFIN BREWERY

Home to some of the UK's favourite ales, Fuller's Griffin Brewery houses an extensive shop as well as offering brewery tours - allowing you to see exactly where the magic happens.



CHISWICK HOUSE AND GARDENS

Inspired by the Earl of Burlington's Grand Tours of Italy, Chiswick House is a noble, Roman-style Palladian villa and one of the best examples of 18th century British architecture. The house along with the beautiful gardens, which are the birthplace of the English Landscape Movement, are open to the public.





THE SECOND HOME IS WHERE THE HEART IS

Waterfront and rural domestic getaways are booming, which is attracting interest in second homes and holiday lets. Favourable mortgage terms can enable purchasers to own their dream getaway while using Airbnb to cover the costs

The town of St Clears sits in a lush, unspoilt valley in picturesque Carmarthenshire. Stone cottages pock mark the landscape. A 12th century Norman Castle lies where the River Tâf meets the River Cynin.

The scene is typical of rural Carmarthenshire, known as the “Garden of Wales”. Every year, tourists come to visit its ancient towns and rolling countryside, or to travel to neighbouring Pembrokeshire, where they can walk 186 miles of trails and seek out a private spot on one of more than 50 beaches.

However, this year will be like few others. The popularity of ‘staycations’ has soared during the pandemic and towns and villages in the UK’s hotspots are anticipating a strong recovery in visitor numbers this summer – none more so than little St Clears.

The town is the UK’s top trending hotspot, according to Airbnb’s analysis of its own year-on-year search growth. In a

break from the norm, rural and waterfront locations dominate the top ten, including the Forest of Dean in Gloucestershire, Clovelly in Devon, Bosham in Sussex and the Primrose Valley in Yorkshire. The surge in interest is taking place in tandem with a boom in purchases of second homes and holiday lets as consumers seek out more permanent links to coastal and waterfront locations following a year of lockdowns, says Tim Woods, partner and head of country at Knight Frank Finance.

“We’ve seen a big increase in people wanting to have second homes in the UK in addition to their main residence and they often want to rent them out to cover the costs,” Woods adds. “A number of lenders allow you to take the option to rent them for just 90 days a year, which gives homeowners the option of owning a second home while having some of the costs covered by the likes of Airbnb.”

The ability to let out a property for 90 days a year has been a crucial factor underpinning the surge in second home

purchases. The opportunity isn't new, but few purchasers showed much interest until the pandemic, when a renewed desire among buyers to live closer to rural and waterfront locations began, according to Woods.

That interest climbed substantially during the early phase of the pandemic. Following the reopening of the market in spring 2020, offers accepted for coastal properties climbed 74% between 13 May and the end of 2020 compared with the equivalent period in 2019 according to data from Knight Frank.

"With the sheer scope of the rise in demand for both these kinds of properties and staycations as a holiday choice, buyers now have the confidence they can let the property on the days it's empty," Woods says. "Secondly, tight supply of properties

available to rent to holidaymakers has increased the weekly cost of rentals, which means buyers have greater assurance about the income their second homes can generate."

With all this in mind, purchasers are increasingly tempted by the prospect of letting out properties for longer than 90 days, which can become a flourishing second source of income. If that's the case, homeowners need to think carefully about which mortgage they opt for, according to Woods.

Buying a property as a second home to rent out for 90 days or less can be covered by a standard residential mortgage with flexible terms. However, those that wish to rent a property out for more than 90 days must get what's known as a holiday let mortgage.

There are important differences between the two. A holiday let requires a deposit of 25% of a home's value, whereas a second home mortgage only requires 20%. Plus, the affordability check on a second home mortgage will be based on a buyer's income alone, whereas those for a holiday let will be based on the income the home generates – more like a business.

“The flexibility of the finance, plus the new economics of domestic holidays, has provided the certainty a lot of people needed in order to make the dream a reality.”

There are other considerations. Buyers of second homes will pay an additional 3% stamp duty and will be liable for capital gains tax from the point of purchase. A holiday let, on the other hand, comes with running costs. Utilities, council tax, maintenance and management charges must all be factored in. All, however, are tax deductible.

Mortgage lenders look just as favourably on both. Net mortgage borrowing hit £11.8bn this March, the strongest since records began in April 1993. Renewed confidence that the economic recovery is now firmly embedded is driving lending. Banks are now competing for market share and view the second home market as ripe for growth.

The specialist holiday let mortgage market has also returned to growth, having shrank at the outset of the pandemic. Mortgage options for those looking at holiday lets have grown by 45% in the past six months and product availability is double what it was back in August 2020, according to Moneyfacts.

Lenders' eagerness to finance deals is likely to fuel growth in purchases throughout the summer months, which will have a positive knock-on effect for local economies that were starved of tourists during the early months of the pandemic.

"Buying a second home was a big luxury for a lot of people but we're going to see a lot more of it happening now," says Woods. "The flexibility of the finance, plus the new economics of domestic holidays, has provided the certainty a lot of people needed in order to make the dream a reality."

Knight Frank Finance

knightfrankfinance.co.uk
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CHOPARD RELAUNCHES HAPPY SPORT THE FIRST

Created in 1993 in an innovative alliance between steel and diamonds, Happy Sport has survived almost three decades while preserving every ounce of its charm and modernity. Chopard now presents Happy Sport the First: two 1,993- and 788-piece, limited-edition re-releases of the very first watch presented when the collection was launched

As perhaps the most iconic watch for women, designed by none other than Chopard's Co-President and Artistic Director Caroline Scheufele, this year Happy Sport is back, paying faithful homage to the original timepiece that launched in 1993, with just a few major innovations: a new case in Lucent Steel A223 redesigned in a 33mm diameter, inspired by the principles of the golden ratio, as well as the Manufacture Chopard 09.01-C movement with automatic winding.

Designed to accompany women in all their day-to-day activities, Happy Sport is a watch that must above all feel good to wear. As Scheufele explained in 1993, "I wanted a watch that I could wear all day long: at the gym, in the office or for a dinner in town."

Of course, this freedom of activity and movement also extends to the water. Water-resistant up to 30 metres and with a glare-proof, sapphire crystal pane, Happy Sport's comfort and durability makes it the perfect effortlessly stylish yet functional timepiece to see women through a day spent yachting. In fact, Scheufele herself is a keen water sports enthusiast, and can often be found enjoying the tranquillity of Lake Geneva, wearing, of course, her Happy Sport. She explains: "The Happy Sport is my favourite timepiece to wear, especially when enjoying exciting outdoor activities, which I love, such as water skiing on Lake Geneva or taking long walks with my dogs."



"In the 1990s we captured the spirit of the time, by creating a sports watch during an era when it was considered unthinkable to combine the precious nature of diamonds with a material as sporty as steel. Therefore, I took the innovative approach of using them together for the first time in the history of watch-making."

Even the design of the new Happy Sport the First lends itself to an aquatic theme, thanks to the Roman numeral hour-markers in their shimmering shade of blue, echoing the five cabochon-cut sapphires set on the lugs and crown of the watch, and the unique-to-Chopard smooth and supple pebble bracelet. You'd also be forgiven for drifting to distant seashores upon discovering the second variation of the Happy Sport, with its timeless, textured mother-of-pearl dial.

And who better to embody the new versions of the Happy Sport than Hollywood royalty and free-spirited woman, Julia Roberts. With a smile that can light up the length of the red carpet and an enduring and diverse acting portfolio, Roberts personifies the Happy Sport.

When asked what her favourite qualities are in a woman, Roberts replied, "Depth, soulfulness and just a real personal strength." Strength is after all a quality that defines all women, and the Happy Sport is here to do exactly that – supporting women in showing and practising their strength, every day.

Happy Sport the First 1,993-piece limited edition in stainless steel and Happy Sport the First 788-piece limited edition in stainless steel with diamond-set bezel are both available exclusively from Chopard.

UK WATERFRONT INSIGHT

Data provided by Chris Druce, Senior Analyst, Residential Research



Keir Waddell

PARTNER, HEAD OF BATTERSEA & RIVERSIDE SALES

Last April and May it became apparent that coastal property supply was going to shrink whilst demand was set to soar. Sellers began having second thoughts about selling and buyers quickly discounted foreign travel by air or ferry and looked much closer to home for not only holidays but a longer-term change in lifestyle, partly thanks to the long-term possibility of working from home. Within the South West, home to Devon and Cornwall our most active coastal market, new prospective buyers were up 70% in the twelve months to May versus the five-year average (excluding 2020). New prospective buyers based in London increased five-fold in the same period. The average house price in the South West has increased by 9.1% in the twelve months to April 2021, and we have seen some coastal hotspots within the South West increase by up to 20%. Meanwhile, the London riverside market has of course been affected by the events of the past year, however the diversity of the available properties on offer has ensured a high volume of transactions are taking place and record-breaking prices are being achieved. From brand new developments which benefit from impeccable levels of finish to charming period houses on the banks of the Thames, our clients have benefited from access to some of the finest examples of these properties in recent memory.”



Regional Waterfront premiums: Q1 2021 - average premium uplift



WITHIN THE SOUTH WEST, HOME TO DEVON AND CORNWALL OUR MOST ACTIVE COASTAL MARKET, NEW PROSPECTIVE BUYERS WERE UP 70% IN THE TWELVE MONTHS TO MAY VERSUS THE FIVE-YEAR AVERAGE (EXCLUDING 2020).

14%

The proportion of waterfront properties sold as second homes in the UK was 14% in the year to March 2021. This was the highest proportion in a decade.

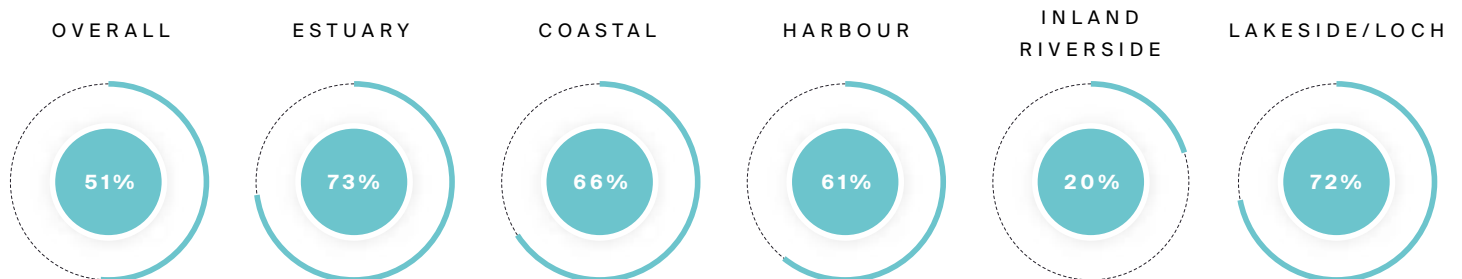


Web searches for UK waterfront property increased by 47% in the year to April 2021 versus the same period in 2020.

20%

INCREASE

Some coastal hotspots have seen prices increase by up to 20%.



Waterfront Index: Q1 2021 - average premium uplift

RIVERSIDE

*Discover the unparalleled delights of waterfront
living in Central London and beyond with our selection
of riverside properties*



LIFE AND LEGACY IN A LUXURY LOFT

Cathy Hawker experiences the seamless blending of old and new in this spacious Thames-front apartment

As The River Thames flows through the capital, passing iconic buildings and celebrated sites, it tells the story of London past and present. That theme is echoed in the intoxicating location of this loft-style apartment in Clink Wharf which perfectly combines the city's historic and contemporary character.

Clink Wharf is in the Borough High Street Conservation Area, one of the oldest parts of London, yet its atmospheric cobbled streets and industrial warehouses provide a vibrant and central lifestyle. Borough Market, one of London's most celebrated foodie destinations, is on the doorstep, along with both historic pubs and acclaimed restaurants - Padella and Le Pont de la Tour for example.

The cultural highlights of Southbank, Shakespeare's Globe Theatre, Tate Modern and the Royal Festival Hall are all within one mile, London Bridge, the oldest in the capital, is immediately to the east and within sight across the water are the tall towers of the City including 20 Fenchurch Street, star-architect Rafael Vinoly's curvaceous "Walkie Talkie" building.

The apartment capitalises fully on its riverside setting thanks to an artful redesign of the former warehouse. Accommodation includes four ensuite bedrooms, a galleried area that makes an ideal working-from-home office and a scene-stealing, dual aspect reception room of 2,000 square feet. With exposed

brickwork and beams, double height ceilings and two waterfront balconies, the apartment celebrates the building's history while offering a light and generously spacious home. It doubles as both a spell-binding entertaining space and a calm retreat from city life.

It's the rare combination of the apartment's size, 4,047 square feet in total, high quality finishes, the riverfront location and those views that make this so special says Mark Ruffell of Knight Frank: "It's a remarkable opportunity to own a vast conversion perched over The Thames with sumptuous views over The City. One additional special feature is the davit which allows residents to explore the capital by boat."

Add in a private sauna, secure bicycle storage, the opportunity to acquire a parking space by separate negotiation and good public transport connections nearby and the allure is complete.

"There will always be demand for homes directly on the river like this," says Mr Ruffell. "The skyline might change over time but they will never build in front of you. That is such a big plus and another reason why properties on the water have an enduring appeal."

Clink Wharf's guide price is available on request.

Contact Mark Ruffell: +44 20 3697 8234

mark.ruffell@knightfrank.com





THE IVORY HOUSE, WAPPING London, United Kingdom

A penthouse apartment in a glorious warehouse conversion within the yacht haven, St Katharine Docks adjacent to the River Thames. St Katharine Docks is Central London's only marina, steeped in heritage and truly unique; the docks are home to a wide range of amenities and high-quality restaurants.

*4 bedrooms | 3 bathrooms | Reception room | Roof terrace
Concierge | Private parking | EPC E*

lee.oneill@knightfrank.com
+44 20 4502 8435

Guide price £3,500,000
Property Number CNW012115337



CINNABAR WHARF EAST, WAPPING London, United Kingdom

A bespoke penthouse apartment set on the banks of the River Thames with far-reaching views taking in Tower Bridge and the London skyline. Arranged over two levels, the apartment features incredible 360 degree views, a roof top garden and terrace.

*2 bedrooms | 2 bathrooms | Reception room | Study | Balcony | Gym | Concierge | Lift
4 parking spaces | EPC C*

lee.oneill@knightfrank.com
+44 20 3918 4790

Guide price £5,500,000
Property Number WAP170093



HOLLY HOUSE, SARISBURY GREEN Hampshire, United Kingdom

An individually designed home in arguably the finest position on the banks of the River Hamble. Situated in one of Hampshire's most sought-after areas, the property has a New England style and its own private pontoon with twin lifting docks.

*6 bedrooms | 5 bathrooms | 5 reception rooms | Indoor swimming pool, wet room, gym & pilates suite
Tennis court | Coach House with potential flat | EPC E*

george.clarendon@knightfrank.com
+44 1962 656277
rupert.sweeting@knightfrank.com
+44 20 3411 4329

Guide price £6,950,000
Property Number CHO012071879



TOPSHAM
Devon, United Kingdom

The Warehouse is a beautifully presented home with outstanding panoramic views of the River Exe and excellent access to the much sought-after town of Topsham.

*3 bedrooms | 2 bathrooms | 2 reception rooms
Garage | EPC G*

mark.proctor@knightfrank.com
+44 1392 249397

Guide price £1,500,000
Property Number EXE012048716



BLENHEIM HOUSE London, United Kingdom

A premium river-facing apartment in Blenheim House, part of the prestigious One Tower Bridge development. The apartment utilises state-of-the-art technology, as well as providing extraordinary elegance, comfort and 5* facilities.

*4 bedrooms | 5 bathrooms | Reception room
Balcony | Roof terrace | Concierge | Leisure Facilities | Private parking | EPC C*

mark.ruffell@knightfrank.com
+44 20 3589 0900

Guide price £6,900,000
Property Number TWB170182



MERANO RESIDENCE London, United Kingdom

This fantastic penthouse apartment, in the desirable Merano Residences, offers the ultimate riverside lifestyle, featuring sensational panoramic views of the Thames and London skyline as well as one secure parking space, 24 hour concierge and residents' communal roof garden.

*2 bedrooms | 2 bathrooms | Reception room
Kitchen | Lift | Concierge | EPC B*

mark.ruffell@knightfrank.com
+44 20 3797 1976

Guide price £3,750,000
Property Number SBK012111323



NEWFOUNDLAND London, United Kingdom

Beautiful high specification apartments, unparalleled facilities and an award-winning service in London's tallest build-to-rent development. Each apartment has breathtaking panoramic views across Canary Wharf and London. Residents enjoy access to a regular programme of exclusive events, a private dining room, self-service wine bar, private terrace and more.

*Studio-3 bedroom apartments | Professionally managed | 24hr concierge
Residents' lounge | High specification gym*

sam.taylor@knightfrank.com
+44 20 3411 0794

Prices From £496 per week
Property Number VEQ012134312



ONE PARK DRIVE, CANARY WHARF London, United Kingdom

Standing tall in one of the City's most vibrant districts, One Park Drive represents the best of Canary Wharf and vision of 21st century waterside urban living. In a signature architectural building designed by Herzog & De Meuron and surrounded by green spaces and waterside boardwalks, this collection of 1-3 bed apartments offers exceptional living in London's new residential destination.

*Lounge | Library | Private cinema | Swimming pool
Residents' only gym | Studio space | Spa | 24hr concierge | On-site security*

will.watson@knightfrank.com
+44 20 3930 4755
jeremy.griffiths@knightfrank.com
+44 20 8115 2345

Prices from £840,000
Property Number TGW170170



SOUTHBANK PLACE London, United Kingdom

Located amidst the vibrancy of Southbank, one of London's most desirable riverside locations, Southbank Place offers a collection of stylish apartments and penthouses with breathtaking views across the River Thames and London's spectacular skyline, all set across three striking and timeless designed glass and bronze framed buildings.

*1-4 bed apartments & penthouses | Private health club & spa, complete with spin studio
25m infinity-edge swimming pool | 24hr concierge*

joe.vallone@knightfrank.com
+44 20 3641 6215
lili.zhang@knightfrank.com
+44 20 8022 6363

Guide price £1,390,000 - £7,850,000
Property Number KRD140001



RIVERWALK, MILLBANK London, United Kingdom

An impressive and well presented apartment in the highly sought-after Riverwalk development, Millbank. Set on the third floor of this prestigious development, the apartment offers unrivalled views over the River Thames and the London skyline.

*3 bedrooms | 3 bathrooms | Reception room
Balcony | Roof Terrace | Lift | 24hr concierge | EPC B*

keir.waddell@knightfrank.com
+44 20 3811 2056

Guide price £5,000,000
Property Number POD012020863



CHELSEA CREEK, CHELSEA London, United Kingdom

Bringing a characteristically European style of sophisticated waterside living to Central London, Chelsea Creek is a selection of beautiful one, two and three bedroom apartments and penthouses set within the tree-lined avenues and meandering waterways of Chelsea. Each apartment has its own balcony and feature breathtaking views of London and the River Thames.

*1-3 bed apartments & penthouses | Private health & fitness centre | Spa | Private cinema, business hub & residents' lounge
Imperial viewing lounge with 360 degree views | Managed underground car parking | 24hr concierge*

aidan.mcmahon@knightfrank.com
+44 20 3797 8749
lili.zhang@knightfrank.com
+44 20 4502 9996

Guide price £775,000 - £5,000,000
Property Number KRD100467-Dev



WATERSIDE TOWER London, United Kingdom

Recently fully refurbished throughout to an impeccably high standard, this magnificent penthouse is spread over two floors. Benefiting a private, 270 degree roof terrace, stretching around the apartment and offering spectacular river views. With landscaped gardens and a riverside boulevard, Imperial Wharf is an idyllic, vibrant place to live.

*4 bedrooms | 4 bathrooms | Reception room
Parking space | Concierge | Approximately 3,831 sq ft | EPC C*

jack.alisiroglu@knightfrank.com
+44 20 3589 4034

Guide price £5,500 per week
Property Number BAQ012045849

S O L D



PIER HEAD
London, United Kingdom

3 bedrooms | 3 bathrooms | Reception room | Parking

A penthouse apartment occupying the entire top floor, with a huge roof terrace of over 1,500 sq ft and panoramic views.

Guide price £3,395,000
lee.oneill@knightfrank.com



ST HILDA'S WHARF
London, United Kingdom

2 bedrooms | 2 bathrooms | Reception room | Patio

A rare apartment offering panoramic views over the River Thames from each principal room, set in this landmark Wapping development along the Thames Path.

Guide price £1,650,000
lee.oneill@knightfrank.com



THE TOWER
London, United Kingdom

2 bedrooms | 2 bathrooms | Reception Room | Private parking

A superb west-facing apartment on the 27th floor in one of the river's most prestigious buildings.

Guide price £1,795,000
keir.waddell@knightfrank.com



EAGLE WHARF
London, United Kingdom

4 bedrooms | 4 bathrooms | Reception room | Balcony

A superbly appointed apartment within this highly coveted development, offering exceptional views across the River Thames from the private terrace.

Guide price £2,000,000
keir.waddell@knightfrank.com

COASTAL

*From a classic English village in West Sussex to Britain's
best loved destinations in Devon and Cornwall, the UK coast
has never been so popular*



AN HISTORIC WATERSIDE HOME IN A CLASSIC ENGLISH VILLAGE

Cathy Hawker heads to West Sussex to discover what life is like in this tranquil and idyllic location

The waterfront village of Bosham in West Sussex offers an enchanting Swallows and Amazons lifestyle. From small boats bobbing on their buoys to the action-packed regattas of Bosham Sailing Club – established in 1907 making it the oldest of the fourteen sailing clubs in Chichester Harbour – this area celebrates the sheer joy of messing about on the water.

Bosham is one of the prettiest villages in West Sussex, tranquil and relaxed with a healthy focus on outdoor living. The village’s winning location, five miles from Chichester, eight miles from Goodwood and within ninety minutes of London, has made it a long-favoured second home destination for affluent buyers.

In the heart of the village with a prominent setting directly overlooking Bosham Creek, The Old Town Hall is a handsome and substantial brick and flint house that’s just the place to relish Bosham’s waterfront lifestyle. The prime south-facing location and the allure of a private mooring both add to the seductive front row role.

The house’s history is equally as prestigious. The Old Town Hall is a Grade II listed William & Mary house, dating to the seventeenth Century and thoughtfully renovated throughout by its current owner. Old beams and quirky timbers, exposed bricks and statement fireplaces mix with a thoroughly 21st Century treatment. The house has three

reception rooms, including a striking open-plan kitchen/breakfast room, and five-six bedrooms, four ensuite and one with an expansive dressing room. Across all the principal rooms, large windows fill the house with light and frame wide views of the water, glistening immediately beyond the garden.

“The Old Town Hall has one of the most sought after locations on the South Coast and combines period charm with supremely comfortable modern living,” says Oliver Rodbourne, Head of Country Homes covering Kent, Sussex and Surrey for Knight Frank. “It also has many of the additional details buyers now look for in rural properties. There’s an ideal home office above the separate double garage and immediate access to the blissful protected waterfront.”

The gardens, newly recreated by landscape designers Meeuwse Muldoon, are planted with ancient olive trees and include storage sheds and two off-street parking spaces.

It adds up to a family-friendly home in a timeless English village where there’s plenty to do on and off the water. Cyclists ride the paths to the beach at West Wittering while further afield, there’s golf and horse racing at Goodwood and fabulous walking on the Downs.

The Old Town Hall offers in excess of £4,500,000.

Contact Oliver Rodbourne: +44 20 7861 1093

oliver.rodbourne@knightfrank.com







CROYDE Devon, United Kingdom

Planning permission to create a landmark property of circa 6,550 sq ft overlooking one of the finest beaches in the country. Atlantis is positioned along the highly desirable North Devon Coast, overlooking Croyde Bay and offers uninterrupted panoramic views.

*7-8 bedrooms | 8 bathrooms/shower rooms | 5-6 reception rooms | In all about 0.5 acres
North Devon Council | Planning Permission Reference: 62954*

hamish.humfrey@knightfrank.com
+44 20 3733 1958
christopher.bailey@knightfrank.com
+44 1392 458660

Guide price £2,500,000
Property Number EXE120354



DITTISHAM, DARTMOUTH Devon, United Kingdom

Brook House is a charming, detached family home that is not listed and is situated in a prime position on the front edge of the popular village of Dittisham. The property comprises three bedroom cottage, an orchard to the other side of The Lane and the meadow.

*3 bedrooms | 2 bathrooms | 2 reception rooms
Double garage | EPC E*

christopher.bailey@knightfrank.com
+44 1392 247669

Guide price £2,000,000
Property Number EXE012050356



TORQUAY Devon, United Kingdom

A beautiful Arts & Crafts house in an unparalleled waterfront location that occupies a very secluded position, yet enjoying arguably one of the best views over Torbay from several vantage points in its extensive grounds.

*5 bedrooms | 3 bathrooms | 2 reception rooms
Garage | EPC G*

mark.proctor@knightfrank.com
+44 1392 249203

Guide price £1,850,000
Property Number EXE190373



SAUNTON Devon, United Kingdom

A rare opportunity to build a 9,400 sq ft coastal family home that has been cleverly designed to maximise the living space and accommodation whilst blending into its unique and picturesque surroundings, with views over Saunton Sands. The Dunecliffe site occupies a prime waterfront position in one of the most sought-after locations across the entire South and South West UK coastline.

*9 bedrooms | 5 bathrooms | 2 reception rooms | Double garage | Balcony | Indoor swimming pool | Sauna | Steam room
Cinema | Games room | Gym | Lower terrace | Garden | Private parking*

christopher.bailey@knightfrank.com
+44 1392 240982
hamish.humfrey@knightfrank.com
+44 20 3733 1479

Guide price £2,500,000
Property Number EXE170459



ST IVES Cornwall, United Kingdom

This quintessential waterfront home is situated in an outstanding beachside setting on the famous Porthmeor Beach in the heart of St Ives. The ground floor apartment has been designed and renovated to an exceptionally high standard and is situated in a frontline, prime waterfront position with breathtaking, panoramic coastal views overlooking Porthmeor Beach and out to sea.

*Bedroom | Bathroom | Reception room
Ground floor | Private parking | EPC C*

christopher.bailey@knightfrank.com
+44 1392 249404

Offers in excess of £930,000
Property Number POD012070524



ST. AUSTELL
Cornwall, United Kingdom

On the open market for the first time since 1939, is this magnificent detached Victorian villa in a clifftop position with truly spectacular sea views. Polstreath House has beautifully proportioned and grand family rooms, ten of which enjoy commanding sea views.

*7 bedrooms | 3 bathrooms | 4 reception rooms
Private parking | EPC F*

christopher.bailey@knightfrank.com
+44 1392 248105

Guide price £1,995,000
Property Number CHO190044



PADSTOW Cornwall, United Kingdom

A fabulous family home occupying a prime waterfront position on the front line of the popular hamlet of Porthcothan. Seastar is about 600 yards from Porthcothan beach, one of seven beautiful bays and beaches in the area known as the '7 Bays for 7 days', and is ideal for swimming, surfing and crabbing.

*6 bedrooms | 4 bathrooms | 3 reception rooms
Private parking | EPC D*

christopher.bailey@knightfrank.com
+44 1392 241429

Guide price £1,250,000
Property Number EXE190008



CROYDE Devon, United Kingdom

When built, Chesil Cliff will be, without doubt, a very special waterfront home. What will set the build apart from many other fine properties along the North Devon Coast is not only its impressive footprint, high design and build quality, but it's ease of access to the waterfront and its south-facing position; a rarity across the general waterfront market.

*5 bedrooms | 5 bathrooms | 4 reception rooms | Sauna | Cellar | Sunbathing platforms
Direct water & beach access | Double garage | Studio annexe*

hamish.humfrey@knightfrank.com
+44 20 3051 4055
christopher.bailey@knightfrank.com
+44 1392 458572

Guide price available upon request
Property Number EXE110049



ST. MARGARET'S BAY
Kent, United Kingdom

Sitting on the edge of the White Cliffs of Dover, The Cliff House occupies one of the most glorious positions along the south coast of England. Privately situated in its own 11.4 acres and surrounded by National Trust land, the property is secluded, private and protected

*5 bedrooms | 5 bathrooms | 5 reception rooms | Two bedroom annexe
Two further 2 bedroom cottages | Double garage | In all about 11.5 acres*

oliver.rodbourne@knightfrank.com
+44 20 4502 8261
simon.biddulph@knightfrank.com
+44 1962 656277

Guide price £4,250,000
Property Number CHO180245



TORQUAY Devon, United Kingdom

An outstanding 1920s built detached residence of over 4,400 sq ft with Art Deco styling with annexe, along with truly breathtaking sea views. Set within 'cliff top' gardens and grounds.

*6 bedrooms | 3 bathrooms | 3 reception rooms
Panoramic views | Swimming pool | EPC F*

mark.proctor@knightfrank.com
+44 1392 248099

Guide price £1,500,000
Property Number EXE170385



BRANSCOMBE Devon, United Kingdom

This Grade II listed mini estate is set in beautiful rolling countryside with some views of the sea. A selection of outbuildings, including a coach house offering secondary accommodation. The grounds extend to around 19.75 acres.

*7 bedrooms | 5 bathrooms | 5 reception rooms | Paddock | Woodland
Separate accommodation | Approximately 19.75 acres | EPC E*

mark.proctor@knightfrank.com
+44 1392 241316
hamish.humfrey@knightfrank.com
+44 20 3883 6194

Guide price £2,800,000
Property Number CHO200022



HELSTON Cornwall, United Kingdom

A spacious waterfront family home with breathtaking panoramic views out across Falmouth Bay, located in a prime coastal position on The Lizard Peninsular, with up to nine bedrooms and four reception rooms. It offers flexible accommodation with its two self-contained annexes and the potential for further self-contained annexes within the main house.

*9 bedrooms | 9 bathrooms | 4 reception rooms
Double garage | EPC D*

christopher.bailey@knightfrank.com
+44 1392 241312

Guide price £1,500,000
Property Number EXE012162752



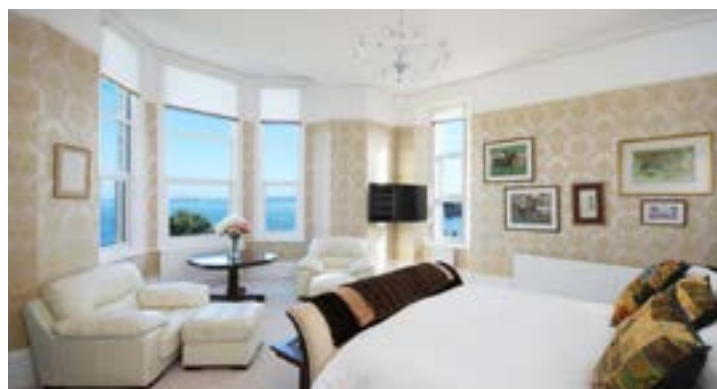
COVERACK Cornwall, United Kingdom

A highly desirable five to six bedroom property with spacious private gardens, double garage and private parking. Situated in a very popular part of Coverack with south-facing views out to sea.

*6 bedrooms | 3 bathrooms | 4 reception rooms
Outbuildings | Annexe | Triple garage | EPC D*

christopher.bailey@knightfrank.com
+44 1392 241303

Guide price £1,750,000
Property Number EXE012112538



TORQUAY Devon, United Kingdom

An impressive family home with a wealth of original features and a practical and manageable layout. The elevated position gives extraordinary far-reaching views over the harbour and sea beyond.

*5 bedrooms | 5 bathrooms | 4 reception rooms
Triple garage | Cellar | Annexe | EPC E*

mark.proctor@knightfrank.com
+44 1392 248211

Guide price £2,395,000
Property Number CHO012076972



SALTASH Cornwall, United Kingdom

Whitehouse is a lovely family home that provides an enviable lifestyle through a successful horticultural business coupled with a waterfront position.

*5 bedrooms | 3 bathrooms | 2 reception rooms
Single garage | Approximately 2.57 acres | EPC D*

christopher.bailey@knightfrank.com
+44 1392 248211

Guide price £895,000
Property Number EXE012148428



YEOMANS Isle of Wight, United Kingdom

An exceptional contemporary house occupying a prime position adjacent to the Royal Yacht Squadron in Cowes. Balconies on three of the four levels have uninterrupted views of The Solent, and there is secure basement parking for two cars.

*4 bedrooms | 4 bathrooms | 4 reception rooms
Roof terrace | Garden | EPC B*

george.clarendon@knightfrank.com
+44 1962 710151

Guide price £2,750,000
Property Number WIN180308



PARRACOMBE Barnstaple, United Kingdom

Located within Exmoor National Park in a spectacular coastal setting, this property benefits from superb, panoramic sea views. The main house is currently split into seven self-contained apartments plus two detached lodges; all currently producing an income through holiday lets. The grounds run down to the sea and include about a third of a mile of private coastline.

*10 bedrooms | 10 bathrooms | 10 reception rooms
Outbuildings | Stabling | Private parking | EPC E*

christopher.bailey@knightfrank.com
+44 1392 249421

Guide price £1,650,000
Property Number EXE120161



PADSTOW Cornwall, United Kingdom

A striking recently built property with an unusually large plot size is situated in an elevated and private position above Padstow and the Camel Estuary. The current owners have been meticulous in using local materials in the construction to ensure that the house blends in with its surroundings.

*4 bedrooms | 4 bathrooms | 2 reception rooms | Terraced garden with balcony | Lawn
Double garage | Parking for 4 vehicles | EPC C*

hamish.humfrey@knightfrank.com
+44 20 3925 1388
christopher.bailey@knightfrank.com
+44 1392 247686

Guide price £2,750,000
Property Number CHO012037453



PLYMOUTH Devon, United Kingdom

Rivage is located in a prime position on Plymouth's historic waterfront. Each apartment offers breathtaking sea views and a high specification finish.

*2 bedrooms | 2 bathrooms | Reception room
Roof terrace | 10ft high ceilings | Private parking*

christopher.bailey@knightfrank.com
+44 1392 249788

Guide price £530,000
Property Number BT190046

ST IVES Cornwall, United Kingdom

This stunning first floor, beachfront apartment overlooks Porthmeor Beach and also has one private parking bay. It offers the perfect beachside lifestyle in the very heart of St Ives.

Bedroom

Bathroom

Open Plan kitchen/dining/living room

Private Parking for 1 vehicle

EPC D

christopher.bailey@knightfrank.com

+44 1392 240944

Guide price £895,000

Property Number EXE012186540



SALCOMBE Devon, United Kingdom

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

5 bedrooms

3 bathrooms

Reception Room

Courtyard

Private parking

Mooring

christopher.bailey@knightfrank.com

+44 1392 249717

Guide price £1,950,000

Property Number EXE150150

LYNTON Devon, United Kingdom

This stunning Grade II listed late Georgian/Regency villa occupies the most glorious position perched next to the historic cliffside railway in the charming town of Lynton.

11 bedrooms
8 bathrooms
3 reception rooms
Private Parking
Sauna
Annexe

christopher.bailey@knightfrank.com
+44 1392 249416

Guide price £1,500,000
Property Number EXE012189426



BOURNEMOUTH Dorset, United Kingdom

One of two penthouse apartments in a prime coastal position in Studland Dene overlooking Alum Chine beach. Recently built, this apartment has extensive terracing and views of Poole.

3 bedrooms
3 bathrooms
Balcony
Concierge & lift
Private parking
EPC D

christopher.bailey@knightfrank.com
+44 1392 249416

Guide price £2,100,000
Property Number EXE012042874

S O L D



HOLT

Norfolk, United Kingdom

7 bedrooms | 3 bathrooms | 3 reception rooms

An iconic coastal home with probably the finest views on the North Norfolk Heritage Coast. Well situated between the popular villages of Blakeney and Moreston.

Offers in excess of £2,000,000
george.bramley@knightfrank.com



LITTLE HAMPTON

West Sussex, United Kingdom

5 bedrooms | 5 bathrooms | 3 reception rooms

A secluded south-facing house with spectacular views across the English Channel with garden access to the Greensward and beach and a private gated estate.

Guide price £2,950,000
oliver.rodbourne@knightfrank.com



GORSE AVENUE

Littlehampton, United Kingdom

6 bedrooms | 5 bathrooms | 4 reception rooms

A stunning contemporary house built to a very high standard with panoramic sea views and direct access on to the beach.

Guide price £5,000,000
oliver.rodbourne@knightfrank.com



CHICHESTER

West Sussex, United Kingdom

6 bedrooms | 3 bathrooms | 7 reception rooms

An elegant Edwardian house, with slipway and direct frontage to the upper reaches of Chichester Harbour which is so private and yet within a few minutes of the town centre.

Guide price £4,950,000
oliver.rodbourne@knightfrank.com

S O L D



LYMPSTONE
Devon, United Kingdom

8 bedrooms | 5 bathrooms | 3 reception rooms | Swimming pool

A Grade II listed home sitting in a majestic position on the Exe Estuary with far reaching views over the river from a private elevated position surrounded by nearly 13 acres.

Guide price £5,000,000
mark.proctor@knightfrank.com



STOKE GABRIEL
Devon, United Kingdom

5 bedrooms | 3 bathrooms | 3 reception rooms | Garage

A wonderful property with superb panoramic views over the Mill Pond and woodland with good access to the village.

Guide price £775,000
mark.proctor@knightfrank.com



PAIGNTON
Devon, United Kingdom

5 bedrooms | 4 bathrooms | 3 receptions rooms | Garage

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

Offers in excess of £725,000
mark.proctor@knightfrank.com



TEIGNMOUTH
Devon, United Kingdom

5 bedrooms | 2 bathrooms | 3 reception rooms | Garage

An outstanding home in a wonderful position with planning permission to create a superb contemporary property.

Offers in excess of £850,000
mark.proctor@knightfrank.com

S O L D



ST. MAWES Cornwall, United Kingdom

6 bedrooms | 5 bathrooms | 4 reception rooms
Sauna | Swimming pool | Boat store | Terrace

A frontline waterfront family home of magnificent proportions with far-reaching estuary views, with direct water access and a private running mooring.

Guide price £4,000,000

hamish.humfrey@knightfrank.com



KINGSWEAR Devon, United Kingdom

5-6 bedrooms | 5 bathrooms
4 reception rooms | Infinity pool | Hot tub

An award-winning and immaculately restored family home sitting in a private position with stunning views over Dartmouth, Kingswear and the River Dart.

Guide price £2,950,000

hamish.humfrey@knightfrank.com



SALCOMBE Devon, United Kingdom

5 bedrooms | 5 bathrooms | 2 reception rooms
Kitchen garden | Terrace | Barbecue area

A beautifully appointed family home in a peaceful creek-side position, with direct water access, mooring and established gardens.

Guide price £1,950,000

hamish.humfrey@knightfrank.com



SALCOMBE Devon, United Kingdom

5-9 bedrooms | 4-8 bathrooms
1-4 reception rooms | In all about 9.59 acres

An idyllic waterfront property with an attractive farmhouse and two converted barns, situated on the edge of a peaceful creek with direct water access from a slipway.

Guide price £3,500,000

hamish.humfrey@knightfrank.com



TOPSHAM Devon, United Kingdom

4-5 bedrooms | 5 bathrooms
2 reception rooms

A unique Grade II listed waterfront home on the Exe Estuary with magnificent views and a strong maritime history.

Guide price £3,000,000

hamish.humfrey@knightfrank.com



SALCOMBE Devon, United Kingdom

4 bedrooms | 4 bathrooms | 2 reception rooms
Lawn | Woodland | Hot tub | Boat house

A discreetly positioned waterfront home with outstanding estuary views, private beach, direct water access and two moorings.

Guide price £3,500,000

hamish.humfrey@knightfrank.com

S O L D



SALCOMBE
Devon, United Kingdom

6 bedrooms | 6 bathrooms | 2 reception rooms

Impressive new build family home cleverly designed to maximise the light and spacious feel of the living space with estuary views.

Guide price £1,800,000
christopher.bailey@knightfrank.com



DARTMOUTH
Devon, United Kingdom

6 bedrooms | 3 bathrooms | 3 reception rooms
Development Opportunity

A beautifully situated family home with a terraced garden occupying a commanding position with panoramic views across the Dart Estuary.

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



YELVERTON
Devon, United Kingdom

5 bedrooms | 3 bathrooms | 4 reception rooms
4.25 acres | Cottages | Swimming pool

An immaculately presented family home overlooking the Tamar Estuary with land, a strong income stream and flexible accommodation.

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



SLAPTON
Devon, United Kingdom

5 bedrooms | 2 bathrooms | 2 reception rooms
5.75 acres | Equestrian

Set in a coastal position in the South Hams, in about 5.75 acres with far-reaching coastal views and offering an exciting and rare development opportunity.

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



STOKE GABRIEL
Devon, United Kingdom

4 bedrooms | 3 bathrooms | 2 reception rooms
Direct water access

An immaculate, both inside and out and equally perfect as a main residence as it is as a "lock-up-and-leave", low maintenance holiday home offering the idyllic lifestyle.

Guide price £925,000
christopher.bailey@knightfrank.com



DARTMOUTH
Devon, United Kingdom

5 bedrooms | 4 bathrooms | 2 reception rooms
Garden

An immaculate, detached family home creating a low maintenance lifestyle that provides the ability to generate significant income through holiday lets.

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

S O L D



POOLE Dorset, United Kingdom

4 bedrooms | 2 reception rooms | 2 bathrooms
Double garage

A lovely family home situated in a frontline position on the foreshore of Poole Harbour. Planning permission granted for a new three storey dwelling.

Guide price £1,450,000
christopher.bailey@knightfrank.com



CAWSAND Cornwall, United Kingdom

7 bedrooms | 6 bathrooms | 3 reception rooms
Leisure facilities

Immaculate waterfront family home with coastal views. Currently run as a boutique, luxury lettings business. Includes a pool, Jacuzzi and private parking.

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



FOWEY Cornwall, United Kingdom

7 bedrooms | 2 bathrooms | 4 reception rooms
8.54 acres | Private parking

Development waterfront opportunity close to Fowey.

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



CROYDE Devon, United Kingdom

6 bedrooms | 6 bathrooms
3 reception rooms | Annexe

A fabulous, light, spacious and airy family home set in a secluded spot in Croyde.

Guide price £899,000
christopher.bailey@knightfrank.com



DITTISHAM Devon, United Kingdom

6 bedrooms | 5 bathrooms
4 reception rooms | Mooring | Annexe

Frontline waterfront home in Dittisham with direct access on to the Dart.

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



KINGSWEAR Devon, United Kingdom

4 bedrooms | 3 bathrooms | 2 reception rooms
Annexe | Garage | Workshop

A truly unique and beautiful home, situated in one of the most outstanding riverside locations in the South Hams.

Offers in excess of £1,500,000
christopher.bailey@knightfrank.com

INTERNATIONAL WATERFRONT INSIGHT

Data provided by Chris Druce,
Senior Analyst, Residential Research



Mark Harvey

PARTNER, HEAD OF INTERNATIONAL RESIDENTIAL

As a result of the pandemic, it's clear that many of our clients have been re-evaluating their lives, and consequently their real estate aspirations. Where people have perhaps been more cautious in the past, there has been a distinct increase in activity shaped by lifestyle considerations and a determined drive among our clients to secure a second home that meets the "new world order" – with a push towards the exceptional and new watermarks being reached. Two success stories that spring to mind are One Barangaroo in Sydney and the Royal Atlantis in Dubai, both of which have seen high sale volumes due to their incomparable waterfront positions, eye-catching architecture and world class amenities. The enduring appeal for US and Caribbean waterfront homes persists, with private islands particularly gaining popularity among the super-rich. Around the Mediterranean, water views are de rigueur when buying a property. From the Antares high rise – a new icon on Barcelona's already impressive skyline - to individual homes gracing the Italian, French and Spanish coasts – demand for waterfront homes has never been stronger. Add to this a significant reduction in supply levels and you can begin to understand the appetite, investment and justifiable premiums that often come with owning something waterfront.



TWO SUCCESS STORIES THAT SPRING TO MIND ARE ONE BARANGAROO IN SYDNEY AND THE ROYAL ATLANTIS IN DUBAI, BOTH OF WHICH HAVE SEEN HIGH SALE VOLUMES DUE TO THEIR INCOMPARABLE WATERFRONT POSITIONS, EYE-CATCHING ARCHITECTURE AND WORLD CLASS AMENITIES.



US AND CARIBBEAN

Waterfront homes persist, with private islands particularly gaining popularity among the super-rich.

Add to this a significant reduction in supply levels and you can begin to understand the appetite, investment and justifiable premiums that often come with owning something waterfront.

56%

Due to Covid-19, 56% of UNHWIs are more likely to buy a house in a resort or coastal area. This was the most popular location in this year's Wealth Report Attitudes Survey.

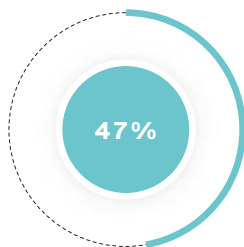
MEDITERRANEAN

From the Antares high rise – a new icon on Barcelona's already impressive skyline - to individual homes gracing the Italian, French and Spanish coasts – demand for waterfront homes has never been stronger.

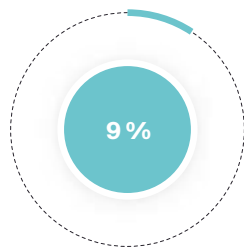
SYDNEY



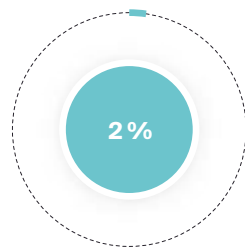
BRISBANE



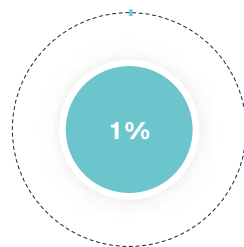
GENEVA



LISBON



DUBLIN



Prime residential prices:
12-month % change to average price - Q1 2021

Average premium uplift
(city) - Q3 2020.

INTERNATIONAL

*Private islands, dazzling Mediterranean coastlines and
incredible views – explore the finest overseas waterfront homes
on the market*



A COASTAL HOME AMONG THE TUSCAN VINES

Renowned for its rural beauty and rich history, *Cathy Hawker* takes us to Tuscany to learn more about a new development that seamlessly blends both the old and new

The Italian region of Tuscany has more than its fair share of natural beauty with green hills, precious vines and outstanding historic architecture peppering the landscape. Rather less well known, at least internationally, is Tuscany's coastline, 250 miles that in the off-radar south, the rugged Maremma region, includes fishing villages, empty dune-filled beaches and umbrella pines.

This is the pitch perfect setting for Le Ville Serristori, an exclusive development of six bespoke new villas, each set in secluded private grounds on an historic 350-year old estate. It's a true Tuscan idyll: exquisite properties mixing traditional craftsmanship with every contemporary comfort and the lifestyle benefits of exceptional five-star amenities, all within a stylish saunter of a beautiful, protected coastline.

The villas are the work of The Fingen Group, developers with an expert eye for turning historic properties into majestic residences. In Florence, they transformed a former Papal Residence into the award-winning Four Seasons Hotel and restored Palazzo Tornabuoni, a fifteenth century palace, into one of the city's most desirable residential addresses.

Homes at Le Ville Serristori will be substantial, three to six bedrooms of 615 to 930 square metres, all with wine cellars, offices or media rooms and a guesthouse or pool room. Skilled artisans will ensure traditional Tuscan style in properties that

expertly combine the new and the historic. Outside, alongside private gardens of at least two acres, owners will each have a dedicated vineyard with the opportunity to produce their own labelled wine.

"It is exceptionally rare to find high-quality bespoke homes that fit seamlessly with Tuscany's handsome traditional style, on a celebrated wine estate of historical significance," says Mark Harvey, Head of International Sales at Knight Frank. "Owners will be part of the same school of excellence that Fingen brought to Palazzo Tornabuoni in Florence. The stand-out facilities from the private beach club to the concierge and club services managed by Palazzo Tornabuoni will allow owners to fully relish these homes and the wild beauty of the setting."

The villas are 14 kms from Bolgheri, sixty minutes from the Alps and Pisa airport and forty-five minutes from Volterra in an area that provides activities for all ages. There are water sports on the beach, hiking and cycling inland and several small marinas nearby. On the Serristori Estate the concierge will arrange private parties and oversee a full social calendar while residents have access to the wonderful kitchen gardens and orchards threaded through the grounds.

Le Ville Serristori, Bolgheri prices from €10,000,000

Contact Mark Harvey: +44 20 7861 5034

mark.harvey@knightfrank.com





SAINT RAPHAEL Var, France

Originally built in 1903 by a famous French actress, this exceptional villa enjoys direct sea access on the French Riviera. Benefiting from elegantly appointed accommodation, the home has an array of features making it the perfect summer hideaway. Positioned between the renowned towns of Cannes and Saint-Tropez, the home also enjoys ease of access to Nice International Airport.

*6 bedrooms | 4 bathrooms | 3 reception rooms | Garden | Swimming pool |
Terraces | Private parking*

jack.harris@knightfrank.com
+44 20 8022 7544

Guide price €4,700,000
Property Number RSI012092573



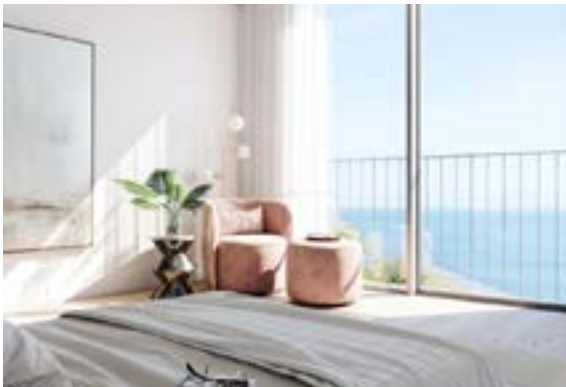
PORTO ERCOLE Monte Argentario, Italy

A truly unique property in a breath-taking location overlooking the Mediterranean Sea. The farmhouse measures approximately 730 sq m, south-facing with completely unspoilt views, around which an exclusive residential estate was developed in the 1960s. The estate comprises 29 private properties, it is completely fenced and gated with a porter's lodge.

*6-8 bedrooms | 6 bathrooms | Landscaped garden | Swimming pool & pool house | Tennis court
Garage & covered parking | Terraces | Sea view | Land area of 2 hectares*

amy.redfern-woods@knightfrank.com
+44 20 3393 2566

Guide price available on request
Property Number FLO190040



PRATA RIVERSIDE VILLAGE Lisbon, Portugal

The Prata Riverside Village is an extension of Parque das Nacoes, one of the most modern and sophisticated areas of Lisbon with direct river views of the Targus. Designed by world-renowned and Pritzker award winner Renzo Piano, these luxury apartments are of an exceptional standard and finish and are perfect for all.

Studio - 4 bedrooms | Balcony & terracing | Lift | Garaging | River views

oliver.banks@knightfrank.com
+44 20 3797 4766

Prices from €295,000
Property Number RSI012053358



ANTARES Barcelona, Spain

Uniquely positioned on Barcelona's famous shoreline, Antares is the latest masterpiece from world-renowned architect Odile Decq setting a new benchmark in contemporary living. The impeccably designed residences, duplexes and penthouses are awash with natural light due to floor-to-ceiling windows that give way to tranquil, private terraces offering stunning views of the city and the sea.

*1-4 bedrooms | State-of-the-art fitness facilities | Sky terrace & infinity pool | Landscaped gardens with paddle tennis
24hr security & concierge services | Underground parking & storage unit for every residence*

oliver.banks@knightfrank.com
+44 20 3797 6995

Prices from €850,000
Property Number RSI012079745



COLOGNY Geneva, Switzerland

This sumptuous contemporary villa is located in a quiet and peaceful position in the heights of Cologny overlooking Lake Geneva. It has been beautifully designed offering spacious living areas with clean lines and a fresh avant-garde design.

4 bedrooms | 4 bathrooms | 3 reception rooms | Swimming pool | Terracing & garden | Lake views | Garage with lift

alex.kdeg@knightfrank.com
+44 20 3393 1588

Guide price available on request
Property Number RSI012194556



ANANDA Killiney, Ireland

This spectacular, custom-built residence offers astonishing views of Killiney Bay and the Wicklow Mountains. Where nature meets contemporary, the curved undulating frame blends granite, steel, hardwood and glass of exceptional craftsmanship whilst providing a range of modern comforts. The balance of a unique rural ambience in an urban setting offers privacy, peace and tranquillity.

7 bedrooms | 6 bathrooms | 4 reception rooms | Approximate internal area of 10,000 sq ft

peter.kenny@ie.knightfrank.com
+353 87 2302939

Guide price €10,000,000
Property Number 3617



PETRE ISLAND New York, USA

A remarkable private island offering two Frank Lloyd Wright designed homes: the original 1950's guest house and a spectacular main residence cantilevered over Lake Mahopac. This architectural masterpiece offers an amazing backdrop for living and entertaining surrounded by the beautiful 593 acre lake.

6 bedrooms | 4 bathrooms | Beach | Mooring | Helipad 10.37 acres of land

jason.mansfield@knightfrank.com
+44 20 3051 4074

Guide price US \$9,950,000
Property Number USH6073976



BEL AIR St Philip, Barbados

This well-restored plantation-style home is set on over two acres of beautifully manicured gardens with almost 300 ft of ocean frontage and unobstructed sea views. A truly private and peaceful setting.

8 bedrooms | 6 bathrooms | Tennis court | Swimming pool | 2.5 acres of land

andrew.blandford-newson@knightfrank.com
+44 20 4502 8507

Guide price US \$3,000,000
Property Number RSI190271



FROND A - THE PALM JUMEIRAH Dubai, United Arab Emirates

This exclusive signature villa comes with an extended built-up area of 8,000 sq ft and a generous plot size of 13,364 sq ft. The property features a number of charming modifications.

6 bedrooms | 7 bathrooms | Swimming pool | Garden & terrace | Sea views | Available freehold

yasin.valimulla@me.knightfrank.com
+971 4 4267 616

Guide price AED 30,000,000
Property Number DUB012115876



FROND L - THE PALM JUMEIRAH Dubai, United Arab Emirates

This fully modified, upgraded and fully furnished Signature villa has stunning Dubai Marina skyline views and lavish contemporary architecture and is in one of the most sought-after locations in Dubai.

7 bedrooms | 8 bathrooms | Garden | Swimming pool | Cinema room | Available freehold

yasin.valimulla@me.knightfrank.com
+971 4 4267 616

Guide price AED 65,000,000
Property Number DUB012167521



ATLANTIS THE ROYAL RESIDENCES Dubai, United Arab Emirates

Atlantis The Royal Residences include a selection of two, three, four and five bedroom residences, Sky Courts with sky-high private landscaped terraces, penthouses with their own expansive terrace and a select number of garden suites with two landscaped gardens featuring a private pool and entertainment space.

Iconic waterfront location | 5 beachfront living | World-class residents' facilities | Stunning architecture
Michelin starred restaurants | Available Freehold*

maria.morris@me.knightfrank.com
+971 4 4267 639

Guide price available on request
Property Number DUB140137



CROWN RESIDENCES AT ONE BARANGAROO Sydney, Australia

Redefining bespoke luxury in the heart of the Sydney Harbour, Crown Residences at One Barangaroo has finally arrived home. A limited selection of two, three and four bedroom residences remain at Australia's finest address, ready for immediate occupancy.

*Interiors by Meyer Davis Studios | Dual & triple aspect views of Sydney Harbour Bridge & Opera House
Luxury hotel amenities by Crown Towers Sydney | Private residents entrance, concierge & pool*

erin.vantuil@au.knightfrank.com
+61 409 325 700

Prices from AUD \$10,000,000
Property Number OQB17001



BRISBANE SKYTOWER Brisbane, Australia

Brisbane Skytower does more than frame the views. It rises above as a defining landmark of this beautiful city. See Brisbane as never before. Expansive glass windows draw in the beautiful changing light of dawn, sundown and dusk as the views unfold with the progression of the day.

*4 bedrooms | 4 bathrooms | 3 car spaces | 421 sq m of living space | Expansive views of Story Bridge & Brisbane River |
5* amenities include sky lounge, gym & infinity-edge pool at the rooftop*

jason.march@au.knightfrank.com
+61 434 075 997

Guide price AUD \$5,500,000
Property Number 5305030



608/19 HICKSON ROAD, WALSH BAY
Sydney, Australia

This absolute waterfront residence is situated within 'The Pier' complex, capturing sparkling harbour views on both sides from a prized penthouse position. Complete with an 18.5m marina berth, this distinguished home delivers unparalleled contemporary luxury.

*3 bedrooms | 2 bathrooms | 2 secure car spaces | Uninterrupted views of the Harbour Bridge | Double-height ceilings
Integrated Miele/Sub Zero kitchen | CBus system | Ducted air conditioning | Bespoke joinery*

adam.ross@au.knightfrank.com
+61 409 663 051
william.laing@au.knightfrank.com
+61 404 381 960

Guide price AUD \$12,000,000
Property Number 6316147

LOCALLY EXPERT, GLOBALLY CONNECTED

Knight Frank has 488 offices across
57 territories, with over 20,000 people

There's a human element in the world of property that is too easily overlooked. As a partnership, we are neither owned by a bank, nor beholden to shareholders. This makes a crucial difference to the quality and impartiality of the advice we can provide. Indeed, as your partners in property, we act with integrity and always think about the bigger picture, providing personalised, clear and considered advice on all areas of property. A true partnership is also a balanced one, and we are committed to making our business inclusive and diverse, giving individuals the opportunity to perform at their very best as well as being truly recognised for the value they bring.

This year we're celebrating our 125th anniversary, an opportunity to take inspiration from our past and look forward to define our future – a future for positive growth, meaningful collaboration and action in shaping the built environment and its impact for good. Sustainability is a critical topic for Knight Frank. Recognising that 40% of carbon emissions come from the built environment, we are committed to combatting this head on. With ESG increasingly front and centre of property investment decisions, we aim to become influencers in improving the property sector through our initiatives.

Alistair Elliott, Senior Partner & Group Chairman



Gateway cities

Even in a world of instant global connections there are gateway cities, where we believe we are best placed to deliver for our clients and achieve the greatest impact.



THE AMERICAS 12 territories

Argentina, Brazil, Canada, Chile,
Colombia, Costa Rica, Mexico,
Panama, Peru, Puerto Rico,
The Caribbean, USA

Our Full Service List

COMMERCIAL SECTORS

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Garden Centres
Healthcare
Hotels & Leisure
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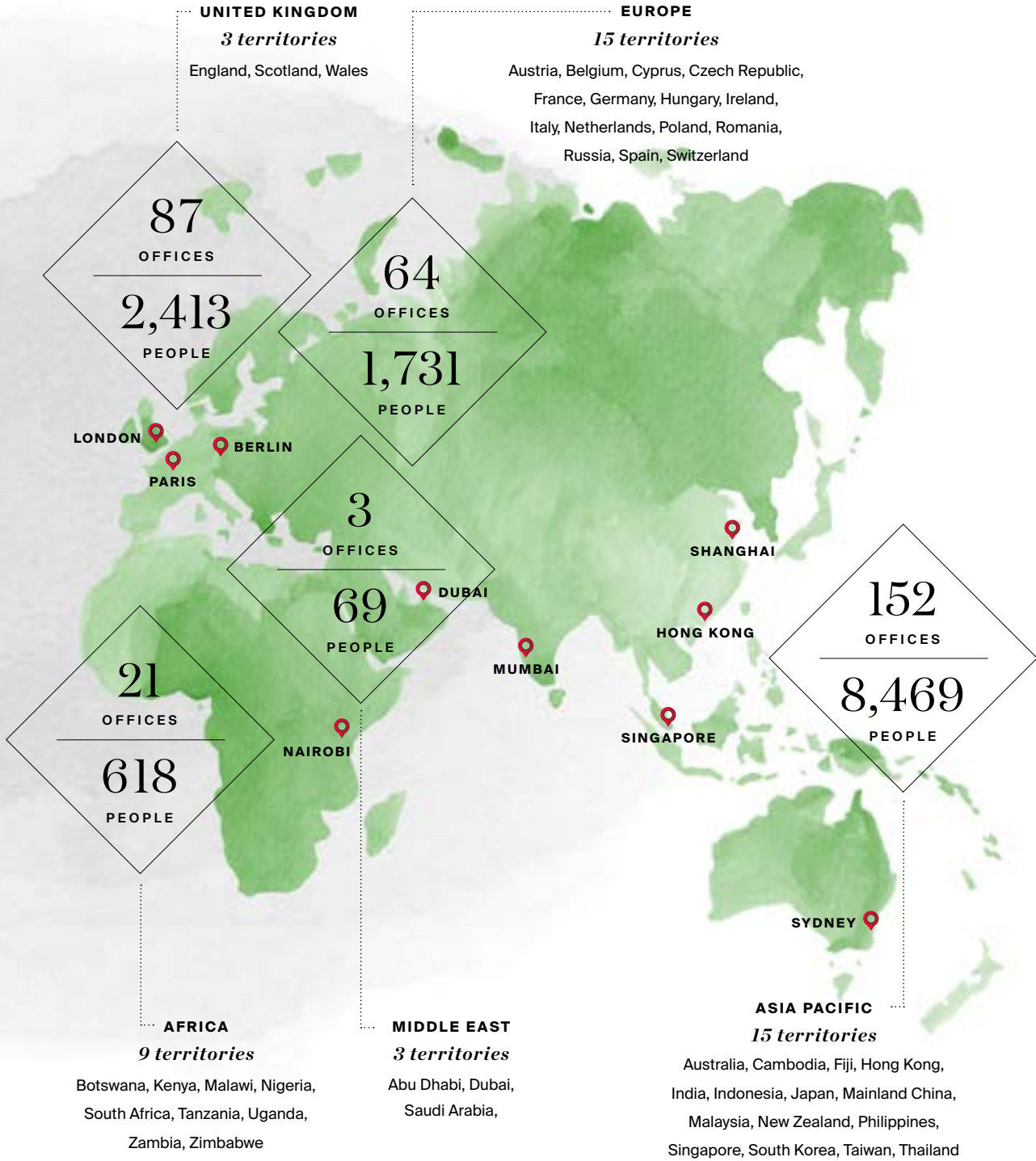
Public Sector
Retail & Leisure
Specialist Property
Student Property
SERVICES
Building Consultancy
Business Rates
Debt Advisory
Development
Energy & Sustainability
Consultancy

Flexible Office Solutions
Global Capital Markets
Global Corporate Services
Lease Advisory
Marine Consultancy
Occupier Services and
Commercial Agency
Planning
Private Office
Property Asset Management
Research

Restructuring & Recovery
Sale & Leaseback
Strategic Consultancy
UK Capital Markets
Valuations
Hotels and Leisure

RESIDENTIAL SECTORS

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Country Houses
Equestrian Properties
Farms & Estates
Interiors
Knight Frank Finance
New Homes
Rural Property
Senior Living



Sporting Estates
 Student Property
 Town & City Properties
 Waterfront & Riverside
SERVICES
 Affordable Housing
 Block Management
 Build to Rent
 Building Consultancy
 Buying & Selling
 China and South Asia Desk

Corporate Relocation Services
 Customer Care
 Development Consultancy
 Farm Management
 Finance
 Forestry
 Institutional property
 Interiors
 Investments
 Investment Lettings

Management
 Japan Desk
 Knight Frank Finance
 Land Agency
 Landlords
 Lease Extensions
 Leasehold Reform
 Lettings
 Lettings Management
 Litigation
 Mapping

Marine Consultancy
 Mortgage Broking
 Overseas Property
 Planning
 Private Office
 Property Management
 Promise
 Public Sector
 Rural Compulsory Purchase
 Rural Management Services
 Rural Property

Russia Desk
 Selling
 Senior Living
 Short lets
 Student Lettings
 Super Prime
 Tenanted Investments
 UK Residential Capital Markets



David Peters unwinding on the waves

FINAL VIEW

LAST REFLECTIONS

David Peters is the former Head of Residential Country Business at Knight Frank, having retired in March this year after 23 years at the firm. Here, he reflects on some of the highlights of his career, how he'll be spending his retirement and his passion for the water

HOW DID YOU BEGIN YOUR CAREER AT KNIGHT FRANK?

I initially joined in April 1998 to set up the Residential Valuations Department. Rather embarrassingly I joined the firm thinking I was heading up a team, but it turned out that it was only me! The department grew from that point, ending up with over 30 staff. I then changed role slightly to run the Valuations Team and wider consultancy services, which I did for a while before eventually moving across to the country sales business in 2013, which I headed up for the past eight years.

WHAT BROUGHT YOU INTO THE PROPERTY INDUSTRY?

Well, frankly, a passion for property. My personal passion is residential. I love houses: what you can do with them, where they are, their individuality, what they mean to other people. I also love remodelling houses – just ask my wife! Any kind of refurbishment, reconfiguration, restoration, whatever you want to call it. I love the versatility and freedom they bring, and what they can do for your quality of life.

WHAT'S YOUR FONDEST MEMORY OF WORKING WITHIN THE COUNTRY DEPARTMENT?

There's really too many to mention. Over the course of my career I have been fortunate enough to visit some of the best properties around the world. As much as I love country property, I've visited some incredible Aladdin's cave-type houses in London where as much of the house is underground as above. Then there are the beautiful period homes in the

countryside that are also incredibly modern. And of course, while I was part of Valuations, I was able to undertake valuations across Europe and the Caribbean, visiting genuinely some of the most amazing properties in the world. It's been such a privilege.

WHAT ARE YOU MOST LOOKING FORWARD TO ABOUT RETIREMENT?

My retirement is an interesting question, as it's not really retirement in the fullest sense of the word as I'm now a full-time vicar! However, when I retired from Knight Frank, I took a month off which I spent by the water in Salcombe. I find being by the sea utterly restorative. One of the most famous and quoted Psalms is Psalm 23, The Lord is my Shepherd, 'he leads me beside still waters, he restores my soul.' That's exactly how I feel when I'm by the water. I feel like I can breathe again and the pressures of life wash away.

LASTLY, WHAT IS IT ABOUT THE WATERFRONT LIFESTYLE THAT YOU ENJOY MOST?

If you're on the coast, there's just so much you can do. Even if you don't want to do anything – you've still got the most wonderful view. Then you've got the coastal paths and walks, where it's just you, the view and the wind in your hair. My real passion is dinghy sailing. Sailing is just brilliant, it's all-encompassing. It's dynamic, quick, and of course, very wet. It's all just great fun.

CONTACTS

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

London

Canary Wharf, Wapping and Aldgate

LEE O'NEILL

+44 20 7480 4475

lee.oneill@knightfrank.com

Chelsea Office

CHARLES OLVER

+44 20 7349 4302

charles.olver@knightfrank.com

Chiswick Office

PAUL WESTWOOD

+44 20 3371 3132

paul.westwood@knightfrank.com

Fulham Office

ARABELLA HOWARD-EVANS

+44 20 7751 2402

arabella.howardevans@knightfrank.com

Richmond Office

JAMES WILLIAMS

+44 20 8939 2808

james.williams@knightfrank.com

Battersea & Riverside Office

KEIR WADDELL

+44 20 3764 8914

keir.waddell@knightfrank.com

Southbank & Tower Bridge

MARK RUFFELL

+44 20 3697 8234

markruffell@knightfrank.com

South East & Home Counties

JULIA ROBOTHAM

+44 20 7861 5390

julia.robotham@knightfrank.com

RUSSELL GRIEVE

+44 14 2877 0562

russell.grieve@knightfrank.com

NICK WARNER

+44 1491 844901

nick.warner@knightfrank.com

Central Region, Wales & Channel Islands

PETER EDWARDS

+44 20 7861 1707

peter.edwards@knightfrank.com

OLIVER RODBOURNE

+44 20 7861 1093

oliver.rodbourne@knightfrank.com

East Anglia

GEORGE BRAMLEY

+44 20 7861 1069

george.bramley@knightfrank.com

North East

JAMES DENNE

+44 18 9680 7013

james.denne@knightfrank.com

North East & Scotland

TOM STEWART-MOORE

+44 131 222 9608

tom.stewart-moore@knightfrank.com

South West

CHRISTOPHER BAILEY

+44 1392 848822

christopher.bailey@knightfrank.com

LUKE PENDER-CUDLIP

+44 1935 810062

luke.pender-cudlip@knightfrank.com

SARAH BROWN

+44 20 7590 2451

sarah.ka.brown@knightfrank.com

HAMISH HUMFREY

+44 20 7861 1717

hamish.humfrey@knightfrank.com

Worldwide Residential Offices

Europe, Americas & Caribbean

MARK HARVEY

+44 20 7861 5034

mark.harvey@knightfrank.com

United Arab Emirates

MARIA MORRIS

+971 4 4267 639

maria.morris@me.knightfrank.com

Asia Pacific

VICTORIA GARRETT

+65 6429 3530

victoria.garrett@asia.knightfrank.com

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Knight Frank, 55 Baker Street, London W1U 8AN +44 20 7629 8171

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Publication Sponsor **Christopher Bailey** Publication Manager **Tom Smith** Features Writer **Rosa Smith** Art Director **Scott Jones**

Sub Editor **Jane Utting** Marketing Managers **Kendall West & Rachel Barnes** Marketing Operations Manager **Fiona Sexton**

Contributors: **Cathy Hawker, Chris Druce, David Peters, Keir Waddell, Mark Harvey, Mark Ruffell, Oliver Rodbourne, Paul Westwood** Print **Optichrome**

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