

# WATERFRONT

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## HOMES

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EDITION 2 - 2024





# Welcome

Welcome to Waterfront Homes, your essential guide to the captivating world of waterfront property. As we dive into our second edition, I'm delighted to share the latest insights and trends that shape this sought-after market.

First, let's start by celebrating the enduring appeal of waterfront living. Properties nestled along rivers, lakes and coastlines continue to entice buyers with their unique charm. Our research confirms this sentiment, showing that waterfront homes in the UK command a significant premium of 48% over their inland counterparts. It speaks volumes about the intrinsic value and appeal of living by the water's edge.

Despite market fluctuations over the past year, waterfront properties have shown remarkable resilience, exhibiting greater price stability compared to the broader UK market. Notably, the South West and South East regions have seen heightened demand and notable price increases. For a deeper dive into market trends, turn to page 4.

Our team of waterfront specialists take great pride in working on some of the most extraordinary homes both locally and globally. From picturesque riverside retreats to luxurious coastal havens, each property is handled with care and expertise. Explore our selection starting from page 10, and don't miss our spectacular cover image of Porthminster Watch in St. Ives, Cornwall – it truly captures the essence of waterfront living.

At Knight Frank, our dedicated waterfront team stands ready to guide you through every step of your property journey. Whether you're selling your cherished abode or seeking your dream coastal retreat, our expertise and personalised advice ensure a seamless experience from start to finish.

Discover your waterfront paradise within the pages of this edition and let us help you turn your property aspirations into reality.

**Hamish Humfrey**  
Partner, Head of National Waterfront

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# Ready for your next chapter?

From coastal views to riverside walks,  
we're here for where life takes you.

Start your journey



Your partners in property

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Tom Bill  
Head of UK Residential Research



Kate Everett-Allen  
Head of European Residential Research

# Coastal homes outshine riverside properties

The coastline of Great Britain, including its islands, covers almost 19,500 miles, according to Ordnance Survey. Add in 124,000 miles of rivers and tributaries, and it offers boundless opportunities for waterside living.

Britain's prime waterfrontage may come with a price tag, but it is one that many homeowners are willing to pay for.

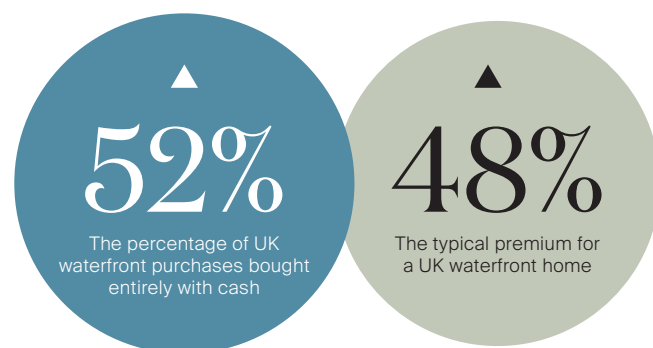
New data from Knight Frank Research reveals that in 2024, the average premium for a waterfront home in the UK stands at 48%.

Breaking down this premium further, coastal properties take the lead with a staggering 66% uplift, triple the 22% premium for riverside homes. Even within the riverside category, there are nuances: a riverside property in Britain commands a 30% premium, whereas one situated along the River Thames in London typically sees an 11% uplift.

Regional analysis reveals that the South West (76%), South East (51%), and Scotland (42%) boast the most substantial uplifts for waterside homes. Estuaries (75%) and lakes or lochs (71%) emerge as the strongest categories in terms of location type.

## Prices

Higher borrowing costs over the past two years have impacted sales more than prices, but with cash buyers accounting for 52% of all waterfront home sales in the year to February 2024, the sector has been less exposed to economic headwinds than the wider UK housing market.



Declining stock levels have helped stabilise prices, with waterfront property listings decreasing by 4% in the year to February 2024. Recording a modest 3% dip in average prices, waterfront homes have showcased greater resilience compared to the broader UK property market, which experienced a 5% decline, highlighting their enduring appeal.

Demand for waterfront properties is resilient. Viewings increased 25% in 2024 compared to the five-year average, excluding 2020, due to the pandemic, while offers accepted jumped 12%.

On the supply side, while market assessments have decreased due to many mortgaged households benefiting from low pre-2022 rates and choosing to remain in their current homes, Knight Frank's instructions have surged by 16% during the same timeframe, indicating a growing market share.

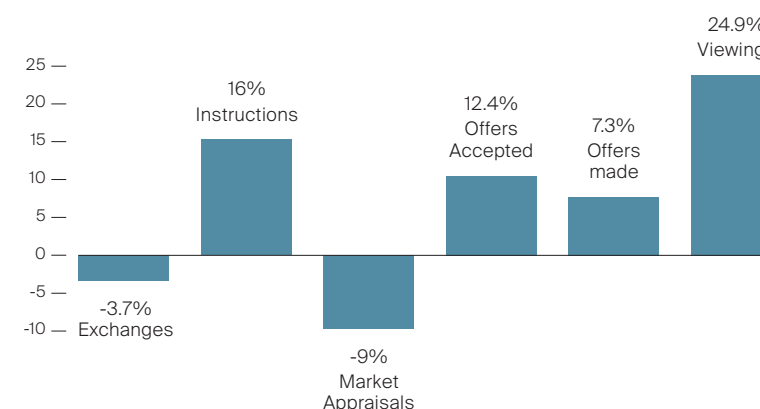
-4.1%

The decline in the number of waterfront homes on the market in the 12 months to February 2024. Lower stock levels are cushioning prices.

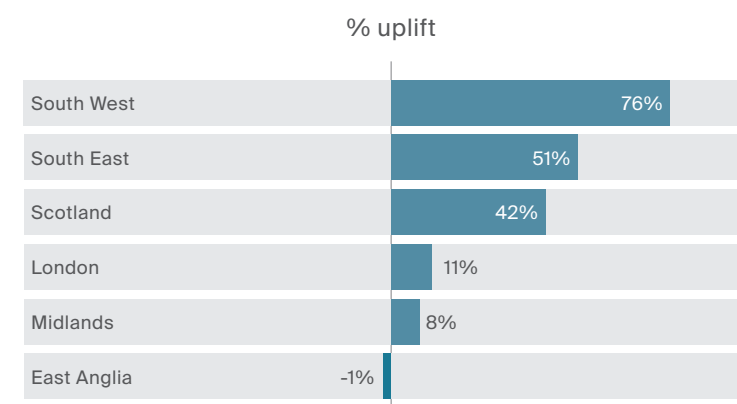
-2.7%

The average change in the price of a UK waterfront property in the year to Q1 2024, this compares to -5.1% across the wider UK country market.

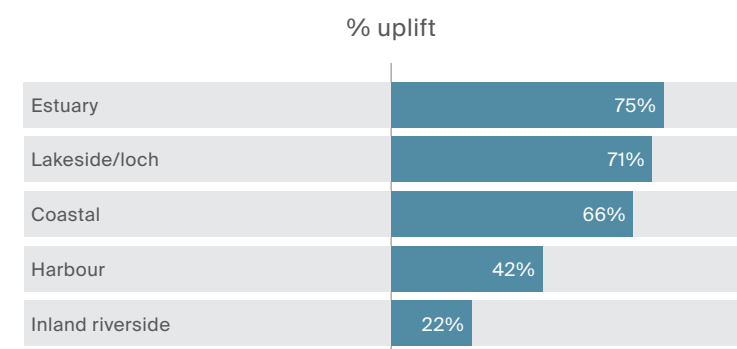
2024 vs Five Year Average Excl 2020



Breakdown by UK region



Breakdown by property type



## Miami tops global waterfront property rankings in 2024

In 2024, the global waterfront premium results closely mirror the UK's. The average uplift for a waterfront property across 17 global luxury residential markets sits at 49%, only marginally higher than the UK's figure of 48%.

At 93%, Miami leads Knight Frank's Global Waterfront Premium rankings, with a waterfront property generating more than double the global average.

Luxury homes on Miami Beach, Key Biscayne, and Coral Gables are highly sought after, boasting beachfront living, picturesque sunsets, and ocean panoramas.

With the absence of state income taxes and the limited availability of prime beachfront real estate, along with a diverse pool of international buyers, Florida's beachfront homes are facing strong demand.

Miami's solid performance helped push the Americas to the top spot in the world region breakdown. On average, the region registered a 77% uplift for waterfront homes, with little separating EMEA (49%) and Asia-Pacific (47%).

Occupying the second-highest global ranking is Lake Como, Europe's standout performer, boasting idyllic lakeside retreats offering privacy, security, and unparalleled views of the Italian Alps.

Rounding out the top five are three coastal markets: the Bahamas (72%), Auckland (67%), and Barbados (65%). Interestingly, unlike in the UK, where coastal properties reign supreme, globally, lakes (64%) and estuaries (62%) command the highest premiums.

49%

The average uplift for a waterfront across 17 global luxury residential markets

93%

Miami leads Knight Frank's Global Waterfront Premium rankings

# Our waterfront property agents

Our dedicated team of waterfront property agents is here to advise you on this buoyant market. This active department source the best waterfront properties around the UK and the globe. Here, four of our advisors share their local insights into their coastal and riverside markets.



**Sarah Brown**  
Modern waterfront homes

## What defines a contemporary waterfront property?

A contemporary waterfront home embodies location, architectural design, sustainability, and perfectly balanced space for family and guests. The very best put waterfront views at the centre of their design, featuring minimalist luxury and sustainable interiors. The gardens are designed to ensure exotic plants blend naturally with outdoor amenities like kitchens, hot tubs, and solar-heated swimming pools.

## How do these modern amenities influence buyer decisions?

Waterfront properties are all about lifestyle and the best

waterfront homes will have that at the forefront of their design. Take Porthminster Watch in St. Ives, Cornwall (page 14), for instance – an exceptional modern waterfront home with an eye-catching design and outstanding sea views. In addition to a stunning garden and generous living spaces, there's a heated swimming pool, hot tub, gym, cinema, wine store, games room, and garaging.

## What advice would you give to someone selling their modern waterfront home?

Ensure the house suits the lifestyle it offers. The overall presentation of the house is also key, highlighting a high-quality finish and use of local materials. Opt for a fresh, modern interior style, and don't be afraid to use art on a grand scale. Consider the outdoor space an extension of the living areas with top-tier amenities and robust landscaping. Features like electric car charging points and high-speed internet connectivity are essential.



**Sarah Bennett**  
London's waterfront market

## What sets London's waterfront market apart from other regions?

London's waterfront stands out for its iconic views and architectural diversity, blending heritage buildings with modern skyscrapers. From the Houses of Parliament to Canary Wharf, it offers a dynamic skyline and varied housing options, appealing to a global audience seeking landmark views. Often for pied-à-terre purposes, Thameside properties benefit from having access to London's cosmopolitan amenities and extensive transport connections while retaining the tranquility of waterfront living.

## Which properties are in highest demand?

Properties with panoramic views and luxury features are in high demand along the riverfront. Ongoing regeneration projects like Battersea Power Station are highly desirable and attract substantial global interest. An emerging theme for pied-à-terre buyers and tenants especially is finding properties close to nature, which makes London's waterfront properties an attractive choice.

## What strategies do you recommend for sellers in this market?

With new developments continuing to be built on the waterfront, it's important to consider how your property compares to the broader marketplace and what else is on offer. While standout views are favoured, luxury amenities are now equally crucial for the modern-day buyer.



**Toby Turnage**  
Lymington waterfront properties

## What are the key attractions for buyers in the Lymington region?

Lymington holds the best of all worlds for buyers. It's located in - or on - the edge of the national park, so it benefits from fantastic wildlife and excellent walking and cycling – with the added bonus of some of the best sailing in the country on the Solent thrown in. Add a vibrant town and easy access to London into the mix, and it's not hard to see why it's as popular as it is.

## What challenges do sellers face in Lymington and how can they overcome them?

The most common problem sellers face is finding the next option. Whether downsizing or upsizing, there is very limited stock across the whole area at any given time. Narrow it further to properties with water access or a sea view, and they're even more challenging to find. The way clients can combat this is to secure a buyer for their property on the understanding they need to find and be ready to act decisively when the right thing presents itself.

## What are your forecasts for the future of the Lymington waterfront market?

The only way is up in many regards. Demand for waterfront properties is always high, and with working trends changing, people are able to work more flexibly without having to commute as much, which means the waterfront market in Lymington should remain strong.



**Hattie Young,**  
Chichester waterfront homes

## What attracts buyers to Chichester Harbour?

Where to start? The sailing and sailing clubs are excellent. This, combined with the superb food and social life on offer and the easy commute to London, makes it such a fantastic place to live. I particularly love The Crab & Lobster in Sidlesham for its outstanding seafood! Sailing isn't the only thing on offer; you're also close to Goodwood, which draws lots of people to the area. Many fly in and out on their own aircraft.

## How does the selling process differ for waterfront properties compared to inland homes?

You're selling a lifestyle when it comes to waterfront houses. There might be fewer buyers to target, but they tend to be more focused, and waterfront buyers will often ignore the location and be more 'house-led' looking across a large stretch of water rather than in one village. In terms of value, we often see a 30-50% uplift for a waterfront house.

## What do you suggest for sellers looking to maximise their property's value in the region?

It's important to pick the right season to start marketing; you need great photography with the right tides. If views are the selling point, make sure windows are de-cluttered. It can also be helpful to time viewings with either low or high tide, depending on which looks best.



## Speak with a team member

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# Generations by the water's edge

After nearly 50 years, Miriam and Morten Bentsen are preparing to bid farewell to Newbarn, a beloved lakeside home that has been in the family for generations. Miriam shares with Rob Copsey the joy of living by the water and the importance of choosing an agent who understands the emotional journey is crucial when selling a family home.

In the serene landscape of West Sussex, overlooking the shimmering expanse of Bewl Water, a vast reservoir and recreational area, stands Newbarn – a remarkable country estate with a rich history spanning nearly three centuries. For Miriam and Morten Bentsen and their four children, this beloved home has been a sanctuary and the backdrop of countless family memories for almost 50 years.

Purchased by Miriam's parents in 1977, Newbarn was "a tiny cottage in the middle of very dense woodland – Bewl wasn't there yet," Miriam recalls. By the time she and her husband bought the property in 2000, Bewl had become a focal point for the entire family. "My kids look back on their childhood and think they had a Famous Five lifestyle – making rafts out of crates and sailing across Bewl. They're so grateful for it and they're all still very much into nature."

The Bentsen's decision to sell was not made lightly. With their youngest child soon to finish school, and their other children all moved out, the couple realised it was time to find a more manageable home. "Downsizing is a practical step for us now," Morten explains. "But it doesn't diminish the emotional attachment we have to Newbarn. It's been a place of joy, growth, and countless beautiful memories."

Understanding the sentimental value attached to Newbarn, Miriam and Morten knew they needed an estate agent who could appreciate their emotional journey. "We chose Knight Frank because they not only understand the market but also the personal significance of selling a family home like ours," Miriam says. "The London team were incredibly sensitive to our needs.

They did an amazing job with the marketing and provided exceptional guidance throughout the process."

"Newbarn's setting is truly unparalleled," notes Ed Rook, Head of Knight Frank's Country Department. "With its panoramic views over Bewl Water, extensive gardens, and the historical charm of the house itself, it offers a rare combination of privacy, beauty, and heritage."

The main house, dating back to 1720, has six bedrooms, four bathrooms, and a mix of formal and informal living spaces arranged over four floors. The property also includes an 18th-century Sussex Barn, an Oast House and two separate cottages, all set within around 14 acres of mature gardens and grounds. "Every part of Newbarn has its own story and purpose," Miriam reflects. "The dining room is perhaps my favourite room. It can seat 22 people, and it's got a huge inglenook fireplace and beautiful old beams. It's a gem sitting in there for special occasions like Christmas or a birthday."

As they prepare to hand over the keys to Newbarn, the Bentsens are confident that Knight Frank will find the right buyers who will appreciate the estate's unique charm and history. "We hope the new owners will love and cherish this home as much as we have," Miriam says. "I'd love it if a young family could enjoy it in the same way."

And what will Miriam miss most about Newbarn? "Opening my curtains every morning and looking out at the view – it never wears. It might sound silly, but I'll miss standing at the kitchen sink – it has to be one of the best views in the country – while washing up."



## CONNECTING THE RIGHT PEOPLE TO YOUR PROPERTY

We pride ourselves in knowing our buyers well so that our clients gain quality viewings. We offer outstanding professional photography and state-of-the-art videography, including drones (subject to local planning consent), to showcase your home in the best light in print and digital. From our eye-catching brochures and mailouts, to paid advertising and tailored alerts for our coastal and riverside buyers, we are masters at property marketing.



## QUALITY PRESS COVERAGE

Our in-house PR team has extensive experience generating positive and compelling editorials for our clients, which helps us drive sales leads, reaching a wider audience looking for their perfect home. We have established strong relationships with the press, with our core focus being national property supplements such as The Times Property, FT House & Home, The Telegraph, and Fabric Magazine. We also have a 125-year relationship with Country Life, the best place to showcase your waterfront property to the right buyers domestically and abroad.



## A POWERFUL DIGITAL PRESENCE

In addition to our website, which is viewed by more than 13 million people every year, we harness the full potential of online property portals such as Rightmove, Zoopla, OnTheMarket, and PrimeLocation. We can also include your property in carefully targeted, bespoke email campaigns at a local, national, and global level, capitalising on our extensive client and property database.



## PLUGGED IN TO A GLOBAL AUDIENCE

We use social media to its full extent, harnessing our combined global reach of 32 million people to proactively engage with audiences looking for a property just like yours. We can showcase your property organically or as part of a targeted, paid promotion campaign on Facebook, X (formerly known as Twitter), Instagram, LinkedIn and YouTube.



# Coastal

The appeal of UK coastal living remains strong, with waterfront properties offering irresistible lifestyle advantages. In the first quarter of 2024, homes with sea views experienced a remarkable 66% average price uplift, especially those near top surfing locations and with direct beach access. This surge in demand reflects a growing desire to embrace the coastal lifestyle and enjoy the myriad benefits of seaside living. The Scottish Highlands, known for their natural beauty and tranquillity, stand out as a top choice, attracting buyers seeking both serenity and investment potential. As buyers increasingly seek to make permanent coastal moves or invest in second homes, historically popular areas in the West Country, along the South Coast and in East Anglia also continue to witness robust demand.

**Hamish Humfrey**  
Partner, Head of National Waterfront



The average uplift for a property overlooking the sea

Top ten coastal locations by annual price performance, 2023

Rank	Local Authority
1	Scottish Highlands
2	Argyll and Bute
3	Teignbridge
4	Fife
5	Isle of Wight
6	Fareham
7	Dorset
8	South Hams
9	Plymouth
10	North Somerset

Breakdown by type of access %

Surfing lifestyle	98%
Direct Beach Access	88%
Running Mooring	84%
Boathouse	82%
Private slipway	77%
Pontoon / Jetty	10%

Source: Knight Frank Research\HMLR  
Areas tracked: Chichester to Bristol, including the Isle of Wight. Scotland: Argyll and Bute, Highland, Fife and East Lothian  
Notes: Based on coastal towns in the Local Authority, average price based on sales in the time period



## Ropehawn

Trenarren, Cornwall, United Kingdom

► 4 bedrooms ► 3 bathrooms ► 2 reception rooms ► Walled garden ► Secondary accommodation ► Outbuildings  
► Boat store ► EPC G ► Freehold ► Council Tax band G

A secluded waterfront retreat in an exceptional, private position with its own harbour, slipway, foreshore and two deep water moorings.

Guide price £3,500,000

Property Number: EXE012441082

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## Woodlands Vale

Seaview, Isle of Wight, United Kingdom

► 9 bedrooms ► 7 bathrooms ► 5 reception rooms ► Self-contained 2 bedroom flat ► Landscaped gardens  
Swimming pool ► Ornamental pond ► Paddocks ► Outbuildings ► Freehold ► Council Tax band H

A majestic Grade II\* listed family home situated in an elevated coastal position of approximately 29 acres, offering far-reaching sea views.

Guide price £3,495,000

Property Number: CHO012319871

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## Porthminster Watch

St. Ives, Cornwall, United Kingdom

- ▶ 4 bedrooms ▶ 6 bathrooms ▶ 3 reception rooms ▶ Swimming pool & hot tub ▶ Outdoor kitchen & entertaining area
- ▶ Extensive parking ▶ Surf store & shower room ▶ EPC C ▶ Freehold ▶ Council Tax band G

A contemporary home of exceptional quality in one of the country's most sought-after coastal locations.

Offers in excess of £4,000,000

Property Number: CHO012336270

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## Sanda Island

Mull Of Kintyre, Scotland

- ▶ 5 bedrooms ▶ 2 bathrooms ▶ Reception room ▶ 453 acres ▶ Mooring ▶ Outbuildings
- ▶ Standalone secondary accommodation ▶ Freehold

An iconic group of islands off the Kintyre Peninsula including seven houses, tavern, a pier, a slipway, a lochan and sandy beaches.

Offers in excess of £2,500,000

Property Number: POD012309983

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



## Beniguët

Trebetherick, Cornwall, United Kingdom

- ▶ 4 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms ▶ Sea views ▶ Large sun terrace ▶ Approximately 4 acres ▶ EPC E
- ▶ Freehold ▶ Council Tax band G

On the market for the first time in its history, a much-loved family home with unparalleled sea and coastline views.

Offers in excess of £6,000,000

Property Number: RVC170539

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## Bridleway House

Salcombe, Devon, United Kingdom

- ▶ 5 bedrooms ▶ 5 bathrooms ▶ 2 reception rooms ▶ Modern barn ▶ Double garage ▶ Outbuildings ▶ Private parking
- ▶ Entertaining terrace ▶ Woodland gardens ▶ EPC C ▶ Approximately 1.38 acres ▶ Freehold ▶ Council Tax band H

An exceptional contemporary family home, privately positioned in one of the country's most desirable waterfront locations.

Guide price £3,500,000

Property Number: EXE012423675

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## Waterstone

Bude, Cornwall, United Kingdom

- ▶ 4 bedrooms ▶ 3 bathrooms ▶ 4 reception rooms ▶ Luxury cabin ▶ 2 further holiday cottages ▶ Additional dwellings
- ▶ Outdoor entertaining areas ▶ 2 natural wildlife ponds ▶ Wildflower meadow ▶ EPC B ▶ Freehold ▶ Council Tax band F

On the market for the first time in 100 years, a small private estate within approximately five acres, comprising an elegant family home, further dwellings and holiday cottages within sight of the sea.

**Guide price £3,750,000**

Property Number: EXE012372779

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## Quay House

Chichester, West Sussex, United Kingdom

- ▶ 5-8 bedrooms ▶ 5-8 bathrooms ▶ 3-4 reception rooms ▶ 2 bedroom boathouse ▶ Annexe ▶ Courtyards
- ▶ Formal gardens ▶ Field ▶ Approximately 0.75 acres ▶ EPC E ▶ Freehold ▶ Council Tax band H

A stunning Grade II listed Tudor village house with guest house, in one of the most sought-after positions on the south coast.

**Guide price £3,950,000**

Property Number: HSM012481680

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



## Tenterleas

Fowey, Cornwall, United Kingdom

- ▶ 5 bedrooms ▶ 4 bathrooms ▶ 3 reception rooms ▶ Covered first floor balcony ▶ Large garden
- ▶ Private driveway & integral double garage ▶ EPC D ▶ Freehold ▶ Council Tax band G

A rare jewel above the harbour: A spacious detached home with breath-taking sea views, on the market for the first time in over 20 years.

Guide price £2,500,000

Property Number: CHO012340546

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sj.chick@knightfrank.com | +44 1392 914734

## Hidcote House

Strete, Devon, United Kingdom

- ▶ 4 bedrooms ▶ 2 bathrooms ▶ 5 reception rooms ▶ Sea views ▶ Walk-in dressing room ▶ Landscaped gardens ▶ Electric gated driveway ▶ Double garage ▶ EPC D ▶ Freehold ▶ Council Tax band G

A stunning New England style coastal house, beautifully designed and offering superb accommodation, gorgeous gardens, gated driveway and sublime views.

Guide price £1,750,000

Property Number: EXE160180

sj.chick@knightfrank.com | +44 1392 914734

S O L D



**TRENGWAINTON**  
Treyarnon Bay, Cornwall, United Kingdom

► 6 bedrooms ► 5 bathrooms ► 3 reception rooms

An outstanding new build waterfront home at Treyarnon Bay, constructed in 2020, a short drive from Padstow's historic quayside and revered restaurants.

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



**CLIFTON COTTAGE**  
Sidmouth, Devon, United Kingdom

► 6 bedrooms ► 5 bathrooms ► 4 reception rooms

One of Sidmouth's landmark properties, set in a magnificent coastal position with uninterrupted sea views, direct access to the beach and private parking for five vehicles.

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

S O L D



**THE CELLARS**  
Harlyn Bay, Cornwall, United Kingdom

► 6 bedrooms ► 3 bathrooms ► 3 reception rooms

On the market for the first time in over 50 years, this historic Grade II listed waterfront home is set in one of the most spectacular coastal positions in North Cornwall.

Offers over £4,000,000  
hamish.humfrey@knightfrank.com



**108 PANORAMA ROAD**  
Poole, Dorset

► 6 bedrooms ► 6 bathrooms ► 4 reception rooms

Nestled in the most prestigious corner of Sandbanks, this contemporary waterfront home offers direct water access and exceptional waterfront views with the majestic Purbeck Hills as its distant backdrop.

Guide price £8,995,000  
hamish.humfrey@knightfrank.com



**MARINERS**  
Cowes, Isle of Wight, United Kingdom

► 6 bedrooms ► 5 bathrooms ► 4 reception rooms

An exceptional six bedroom Grade II listed property with sea views across the Solent.

Guide price £1,795,000  
toby.turnage@knightfrank.com



**PINK COTTAGE**  
St. Mawes, Cornwall, United Kingdom

► 5 bedrooms ► 5 bathrooms ► 2 reception rooms

A picturesque and luxurious detached waterside family home of outstanding quality, capturing magnificent south-facing panoramic views.

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



# Riverside

Demand for UK riverside property remains buoyant, with the average price of a home on the water up 30% across many scenic locales. Leading the pack is Gosport, where the picturesque riverside setting captures the attention of buyers seeking both exceptional views and the conveniences of urban living. Following closely are Oxford and Waverley, showcasing the enduring appeal of riverside living across diverse regions. Buyers are increasingly drawn to spacious homes that seamlessly blend work and leisure. Whether it's a tranquil retreat or a bustling hub of activity, riverside properties continue to entice buyers with their unmatched views and lifestyle offerings.

**Sarah-Jane Bingham-Chick**

Partner, Head of South Hams and Cornwall



The average uplift for a UK riverside property outside of London

Top ten UK riverside locations (excluding London) by annual price performance, 2023

Rank	Location
1	Gosport
2	Oxford
3	Waverley
4	Vale of White Horse
5	Basingstoke and Deane
6	Hart
7	Nuneaton and Bedworth
8	Dover
9	Dartford
10	North Warwickshire

All data as at Q1 2024 unless otherwise stated  
 Source: Knight Frank Research/HMLR  
 Note: Based on sales within 100m of inland rivers within the county



## The Gullet Estate

Nr Salcombe, Devon, United Kingdom

► 10 bedrooms ► 9 bathrooms ► 4 reception rooms ► Party barn ► 2 bedroom flat ► 2 bedroom cottage ► Walled garden  
► Swimming pool ► Boathouse ► Approximately 10 acres ► EPC F ► Freehold ► Council Tax band H

An exceptional Country Estate with a recently renovated house set on a private peninsular on the Salcombe Estuary with no public access. Further land and cottages available by separate negotiation.

**Guide price £8,000,000**

Property Number: CH0170390

alice.keith@knightfrank.com | +44 1392 249203  
will.matthews@knightfrank.com | +44 20 3733 7389



## Marsh Mills Boathouse

Henley-on-Thames, United Kingdom

► 5 bedrooms ► 5 bathrooms ► 4 reception rooms ► Boathouse  
► Access to Marsh Mills Lock ► EPC C ► Freehold ► Council Tax band F

A rare opportunity to acquire one of Henley-on-Thames' most breath-taking riverside family houses.

**Offers in excess of £4,500,000**

Property Number: H0T012332583

nick.warner@knightfrank.com | +44 1491 378108  
edward.welton@knightfrank.com | +44 20 4579 6621



## Little Fishery House

Maidenhead, Berkshire, United Kingdom

- ▶ 10 bedrooms ▶ 7 bathrooms ▶ 5 reception rooms ▶ Double garage & car port ▶ Landscaped gardens
- ▶ Mooring ▶ Raised sun terrace ▶ Approximately 0.5 acres ▶ EPC E ▶ Freehold ▶ Council Tax band H

A stunning riverside residence with an approximately 84ft mooring, offering extensive accommodation and set within glorious private river gardens.

Guide price £5,250,000

Property Number: ASC012327270

george.pratt@knightfrank.com | +44 20 4502 9996  
edward.shaw@knightfrank.com | +44 20 4502 8435



## Bowers Mill

Guildford, Surrey, United Kingdom

- ▶ 6 bedrooms ▶ 3 bathrooms ▶ 2 reception rooms ▶ Tennis court
- ▶ EPC E ▶ Freehold ▶ Council Tax band H

A truly sublime riverside country house adjoining the River Wey, yet close to the centre of Guildford.

Guide price £1,950,000

Property Number: GLD100125

tim.harriss@knightfrank.com | +44 1392 249397





## Riversea

Dartmouth, Devon, United Kingdom

- ▶ 7 bedrooms ▶ 6 bathrooms ▶ 5 reception rooms ▶ Landscaped gardens ▶ Lawn ▶ Terraces ▶ Double garage
- ▶ Boathouse ▶ Private jetty ▶ Running mooring ▶ EPC C ▶ Freehold ▶ Council Tax band H

An exceptional waterfront family house with spectacular views across the River Dart and out to sea.

Guide price £6,500,000

Property Number: EXE012348099

mark.proctor@knightfrank.com | +44 1392 914410  
sarah.ka.brown@knightfrank.com | +44 20 3733 1934

## The Grange

West Charleton, Devon, United Kingdom

- ▶ 5 bedrooms ▶ 4 bathrooms ▶ 3 reception rooms ▶ Triple garage ▶ Self-contained annexe ▶ 6 holiday cottages
- ▶ Indoor swimming pool ▶ Gym ▶ Tennis court ▶ Boat store ▶ Lake ▶ Woodland ▶ EPC F ▶ Freehold ▶ Council Tax band F

An imposing period manor house in excellent order and set in excess of nine acres of Devon Countryside with its own lake and stream. Included in the sale are six fully refurbished holiday properties.

Guide price £3,750,000

Property Number: EXE012347599

mark.proctor@knightfrank.com | +44 1392 914410  
sarah.ka.brown@knightfrank.com | +44 20 3733 1934



## The Element

Dartmouth, Devon, United Kingdom

- ▶ 5 bedrooms ▶ 4 bathrooms ▶ 3 reception rooms ▶ Cinema room ▶ Private parking ▶ Single garage ▶ Outdoor kitchen
- ▶ Panoramic views ▶ EPC B ▶ Freehold ▶ Council Tax band G

The epitome of modern elegance, an outstanding new-build family home with exceptional waterfront views.

Guide price £2,950,000

Property Number: EXE012342001

hamish.humfrey@knightfrank.com | +44 20 3918 4667  
 sj.chick@knightfrank.com | +44 1392 914734

## Oxton Mere

Exeter, Devon, United Kingdom

- ▶ 6-7 bedrooms ▶ 6 bathrooms ▶ 4 reception rooms ▶ Approximately 19.52 acres ▶ Outbuildings ▶ Double Garage
- ▶ Woodland ▶ Lake ▶ EPC D ▶ Freehold ▶ Council Tax band G

An impressive, detached country house with two annexes and delightful gardens.

Guide price £2,500,000

Property Number: EXE012242064

louise.glanville@knightfrank.com | +44 1392 248099  
 hamish.humfrey@knightfrank.com | +44 20 3918 4667



## Lodona

Wargrave, Berkshire, United Kingdom

- ▶ 5 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms ▶ Mooring with jetty ▶ Triple garage
- ▶ Approximately 1.25 acres ▶ Freehold ▶ EPC C ▶ Council Tax band H

An impressive contemporary home on the much sought after Loddon Drive with frontage to the River Loddon.

Guide price £3,895,000

Property Number: HOT012240199

nick.warner@knightfrank.com | +44 1491 378108  
edward.welton@knightfrank.com | +44 20 4579 6621

## Treverra Farm

Rock, Cornwall, United Kingdom

- ▶ 5 bedrooms ▶ 3 reception rooms ▶ 4 bathrooms ▶ 3/4 bedroom cottage ▶ Studio ▶ Oval infinity pool ▶ Jacuzzi
- ▶ Tennis court ▶ Vegetable garden ▶ Orchard ▶ Meadows ▶ Paddocks ▶ EPC C ▶ Freehold ▶ Council Tax band H

A true gem on the North Cornwall coast, offering a luxurious and private family home within a stunning natural setting of about 13 acres.

Guide price £7,500,000

Property Number: CHO012407834

hamish.humfrey@knightfrank.com | +44 20 3918 4667  
sj.chick@knightfrank.com | +44 1392 914734



# Tuckenhay

Nr Dartmouth, Devon, United Kingdom

- ▶ 4 bedrooms ▶ 3 bathrooms ▶ 2 reception rooms ▶ Walk in attic room ▶ Kitchen with Aga ▶ Walled garden ▶ Riverside terrace ▶ Garden studio ▶ Workshop ▶ Parking ▶ Freehold ▶ EPC D ▶ Council Tax band G

A beautiful Georgian house, with private mooring, within walking distance to three village pubs, and situated in the most glorious of settings on the River Dart

Guide price £1,500,000

Property Number: EXE012352543

sj.chick@knightfrank.com | +44 1392 914734

# Newbarn

Wadhurst, East Sussex

- ▶ 6 bedrooms ▶ 3 bathrooms ▶ 4 reception rooms ▶ Approximately 14 acres ▶ Outbuildings ▶ Gardens and grounds ▶ EPC E ▶ Freehold ▶ Council Tax band G

A truly magical compact estate in the most glorious setting overlooking Bewl Water.

Guide price £4,250,000

Property Number: CHO180010

edward.rook@knightfrank.com | +44 1392 914250  
simon.biddulph@knightfrank.com | +44 1392 914263

S O L D



**THE OLD RECTORY**  
Dittisham, Dartmouth, United Kingdom

▶ 8 bedrooms ▶ 6 bathrooms ▶ 4 reception rooms

An extremely rare opportunity to acquire an elegant and beautifully restored Georgian Rectory in an elevated position commanding spectacular estuary views.

Guide price £9,750,000  
rupert.sweeting@knightfrank.com



**HOOK FARM**  
Bosham, West Sussex, United Kingdom

▶ 4 bedrooms ▶ 3 bathrooms ▶ 4 reception rooms

A unique opportunity on Chichester Harbour within easy reach of London, all the amenities of the historic city of Chichester, and the premier harbour village of Bosham.

Guide price £8,500,000  
james.crawford@knightfrank.com



**LOD COTTAGE**  
Dittisham, Devon, United Kingdom

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

An immaculately presented 5-6 bedroom waterfront family home on the banks of the River Dart, with ample parking, outbuildings and extensive gardens.

Guide price £2,950,000  
hamish.humfrey@knightfrank.com



**SOUTHLANDS**  
Stoke Gabriel, Devon, United Kingdom

▶ 5 bedrooms ▶ 4 bathrooms ▶ 3 reception rooms

A beautifully designed and immaculately presented contemporary waterfront home, with extensive gardens and direct access to the River Dart.

Offers in excess of £3,500,000  
hamish.humfrey@knightfrank.com



**THE BOATHOUSE**  
Westcott, Surrey, United Kingdom

▶ 4 bedrooms ▶ 3 bathrooms ▶ 2 reception rooms

On the water. Set in an outstanding private position in The Surrey Hills. A stunning single storey home built on the lake in 2019 to a very high standard.

Guide price £3,000,000  
julia.meadowcroft@knightfrank.com



**POOL LODGE**  
Lechlade, Gloucestershire, United Kingdom

▶ 6 bedrooms ▶ 6 bathrooms ▶ 3 reception rooms

Contemporary lakeside living within an exclusive and unique private estate. Pool Lodge occupies a private and tucked away location on the exclusive Bowmoor lake with beautiful views across to the island and beyond.

Guide price £5,500,000  
peter.edwards@knightfrank.com



**FERRY HOUSE**  
Wargrave, Berkshire, United Kingdom

▶ 5 bedrooms ▶ 4 bathrooms ▶ 2 reception rooms

A beautiful riverside house with a boathouse in the sought-after location of Wargrave, close to Henley-on-Thames.

Guide price £2,950,000  
edward.welton@knightfrank.com



**MOON RIVER**  
Exton, Devon, United Kingdom

▶ 5 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms

An outstanding contemporary waterfront home with views over the Exe estuary. Exceptional quality and interior design, as well as a cleverly planned layout all combine to ensure Moon River provides the ultimate waterfront lifestyle.

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

S O L D



# London Riverside

The appeal of riverside living extends beyond the UK countryside, with London's riverside properties experiencing an average 11% uplift last year. This steady appreciation underscores the enduring attraction to waterfront living in the heart of the capital. South West and West London lead this market, offering luxurious residences with the Thames as a stunning backdrop. From the prestigious addresses of Knightsbridge and Belgravia to the emerging hotspots of Nine Elms and Chelsea Riverside, each neighbourhood presents an opportunity for buyers to experience the best of London living by the water, with homes offering luxury amenities, breathtaking views, and proximity to cultural landmarks.

**Sarah Bennett**  
Associate, Sales Manager, Battersea



The average uplift for a London riverside property

Top ten London riverside locations by annual price performance, 2023

Rank	Location
1	Thamesfield
2	Vauxhall
3	Waterloo & South Bank
4	Knightsbridge & Belgravia
5	St Mary's
6	Nine Elms
7	Palace & Hurlingham
8	Chelsea Riverside
9	Pimlico South
10	Sands End

All data as at Q1 2024 unless otherwise stated  
Source: Knight Frank Research\HMLR  
Notes: Riverside is from Waterloo Bridge to Putney Bridge and 100m buffer.



## The Old Garden

Richmond, United Kingdom

- ▶ 9 bedrooms ▶ 10 bathrooms ▶ 6 reception rooms ▶ Garden
- ▶ Approximately 18,834 sq ft ▶ Freehold ▶ EPC C ▶ Council Tax band H

A magnificent Palladian style residence designed by renowned architect Quinlan Terry, occupying a private riverside plot of around three acres.

Guide price £29,950,000

Property Number: RCH012160222

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

## Ducks Walk

Twickenham, United Kingdom

- ▶ 5 bedrooms ▶ 4 bathrooms ▶ 3 reception rooms ▶ Garden ▶ Off street parking
- ▶ Approximately 3,852 sq ft ▶ Freehold ▶ EPC C ▶ Council Tax band H

Located on the bank of the River Thames, with a mooring and one of the largest gardens in East Twickenham, this house presents an incredible opportunity for a family home.

Guide price £4,950,000

Property Number: RCH012465309

edward.adler@knightfrank.com | +44 1392 914388  
james.williams@knightfrank.com | +44 20 4579 6211



## Balmoral House

London, United Kingdom

► 2 bedrooms ► 2 bathrooms ► Reception room ► Approximately 1,569 sq ft ► Leasehold: approximately 986 years remaining ► Service charge £15,442 per annum ► Ground rent £500 per annum ► EPC B ► Council Tax band H

A luxurious ninth floor dual apartment situated in a prestigious development that features a wrap-around terrace and beautiful views of the City, the Tower of London and Tower Bridge.

Guide price £3,450,000

Property Number: SBK012180875

mark.lee@knightfrank.com | +44 20 4579 6621

## Battersea Power Station

London, United Kingdom

► 4 bedrooms ► 4 bathrooms ► Reception room ► Approximately 2,346 sq ft ► Leasehold: approximately 987 years remaining ► Service charge £17,700 per annum ► Ground rent £1,600 per annum ► EPC B ► Council Tax band G

A one-of-a-kind, luxurious duplex apartment featuring floor-to-ceiling windows offering far-reaching views over the River Thames and the London skyline, located within the iconic Battersea Power Station.

Guide price £6,999,995

Property Number: BAT012457242

jack.gravestock@knightfrank.com | +44 1392 249397





# International

Waterfront living continues to captivate, with its scarcity contributing to desirability and significant returns on investment. This year, global waterfront properties have seen a 49% average price uplift. The Americas emerge as the frontrunners in this surge, with Miami leading the charge, benefiting from favourable tax arrangements. However, the appeal of waterfront living spans the globe with the likes of Lake Como, The Bahamas, Auckland, Barbados and the Algarve experiencing a surge in demand this year. The type of waterfront also matters greatly. Lakeside and estuary homes, offering serenity and a superb lifestyle, are particularly sought-after. Whether it's a tranquil lake retreat, a coastal haven, or a bustling harbourfront residence, waterfront properties continue to command attention and yield strong investment returns.

**Mark Harvey**  
Partner, Head of International Residential

Waterfront uplift by world region		Waterfront uplift by global location	
	% uplift		% uplift
Americas	77%	Miami	93%
Asia-Pacific	47%	Lake Como	83%
EMEA	49%	Bahamas	72%
		Auckland	67%
		Barbados	65%
		Algarve	57%
		Bangkok	54%
		Phuket	54%
		Berlin	50%
		Stockholm	47%
		Monaco	43%
		Paris	40%
		Ibiza	31%
		Geneva	29%
		Lisbon	26%
		Vienna	15%
		Hong Kong	13%

Uplift by type of waterfront	
	% uplift
Lake	64%
Estuary	62%
Beach	62%
Canal	51%
Harbour	48%
Coastal	47%
River	38%



The average uplift for a global waterfront property

Source: Knight Frank Research



## Le Val Lodge

St Brelade, Jersey, Channel Islands

- ▶ 7 bedrooms ▶ 7 bathrooms ▶ 7 reception rooms ▶ Infinity swimming pool ▶ Tennis court
- ▶ Self contained guest accommodation ▶ Freehold

An exquisite coastal residence that showcases vistas of the golden sands of Ouaisne and the bay of St. Brelade.

Guide price £16,250,000

Property Number: CHO190106

oliver.rodbourne@knightfrank.com | +44 20 3797 0310

aimce@wilsons.je | +44 1392 914168

## Villa Levanta

Corfu, Greece

- ▶ 5-6 bedrooms ▶ 5-6 bathrooms ▶ Swimming pool
- ▶ Terraces ▶ Guest House ▶ Private access to the beach

A wonderful home set within the Emerald Bay, a private and exclusive world of outstanding beauty. In approximately 1.2 acres of beautifully manicured garden, the villa offers a private access to the beach with mooring for a small boat.

Asking price €6,750,000

Property Number: RSI012128725

mark.harvey@knightfrank.com | +44 20 8022 7544



## Broad Beach Road

Malibu Beach, California

- ▶ 6 bedrooms ▶ 9 bathrooms ▶ 12,303 sq ft of living space
- ▶ Cinema room ▶ Gym ▶ Swimming pool ▶ Spa ▶ 1.09 acres of grounds

This luxury beachfront estate on the pristine shores of the Pacific Ocean, perfectly combines modern elegance with Spanish architecture. The home offers grand open-plan living spaces with high ceilings, spacious terracing and lush landscaping, all enjoying spectacular ocean views.

Guide price US\$ 59,500,000

Property Number: us24363261

jason.mansfield@knightfrank.com | +44 1392 241554

## Silversands

Grenada, Caribbean

- ▶ 3-4 bedrooms ▶ 3-4 bathrooms ▶ 2 reception rooms ▶ Over 5,000 sq ft of indoor-outdoor living spaces
- ▶ Private pool & terrace ▶ Access to the 5-star luxury hotel services & resort facilities

A selection of new beachfront and seaview villas situated within the Silversands resort, a 5-star luxury hotel on the world-famous Grand Anse Beach. Each private villa offers extensive open-plan indoor-outdoor living that is ideal for entertaining with beach access and sweeping sea views.

Prices from US \$7,000,000

Property Number: RSI012433035

andrew.blandford-newson@knightfrank.com | +44 20 8022 6363



## Villa Arenzano

Genova, Liguria

- ▶ 14 bedrooms ▶ 15 bathrooms ▶ 5 reception rooms ▶ Swimming pool ▶ 1.11 acres of grounds
- ▶ Private residential amenities including golf course, tennis courts and equestrian centre

This superb villa is situated in La Pineta di Arenzano, a private residential area with spectacular views overlooking the Ligurian coast and the Mediterranean. The property offers extensive living over three floors with large terraces ideal for entertaining.

Guide price €3,500,000

Property Number: RSI012355099

andrew.blandford-newson@knightfrank.com | +44 20 8022 6363



## Théole-sur-Mer

Côte d'Azur, France

- ▶ 7 bedrooms ▶ 7 bathrooms ▶ Swimming pool ▶ Lift ▶ Terraces ▶ Garages ▶ Guest House

Located in a gated seafront domain near Cannes, this newly renovated villa offers 400 sq m of luxurious accommodation, a three-bedroom guest apartment and panoramic views across the Mediterranean.

Asking price €13,600,000

Property Number: RSI012412803

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



## Paraiso Barronal

Estepona, Málaga, Spain

- ▶ 8 bedrooms ▶ 6 bathrooms ▶ Swimming pool
- ▶ Garage for 10 cars ▶ Terraces ▶ 1800 m<sup>2</sup> of living space ▶ 1.3 acres of land

An exceptional beachfront mansion with stunning sea views, set on a large plot with direct beach access and complete privacy. Located in a tranquil residential area 10km from Puerto Banús and 7km from five golf courses, this home blends timeless elegance with contemporary comfort.

Asking price €11,900,000

Property Number: DM0860-03

mark.harvey@knightfrank.com | +44 20 8022 7544

## Cap Bénat

Côte d'Azur, France

- ▶ 5 bedrooms ▶ 4 bathrooms ▶ Swimming pool ▶ Panoramic sea views ▶ Landscaped gardens
- ▶ Balcony ▶ Terraces ▶ Parking

An exceptional waterfront residence on a private domain on Cap Bénat with panoramic views and direct access to a discreet beach. Timeless accommodation across three-levels and in lush, landscaped Mediterranean gardens.

Asking price €6,980,000

Property Number: RSI012439939

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

# Sailing towards a brighter future

## The Ellen MacArthur Cancer Trust is empowering young cancer survivors to rediscover their potential

Even after they are given the all-clear, cancer can impact young people's lives long into the future.

They are often left with fewer friends and struggle with relationships, their education suffers, they miss out on work experience, and they develop body image issues. Their mental wellbeing takes a massive hit.

Adjusting to this 'new normal' can be extremely difficult. That's why when treatment ends, the Ellen MacArthur Cancer Trust's work begins.

The charity inspires young people aged eight to 24 to believe in a brighter future living through and beyond cancer.

Through the charity's sailing and outdoor adventures, young people gain a new sense of purpose and self-worth, rediscover their independence, and feel optimistic about what comes next in life. They realise what they are capable of, stop feeling like 'the only one', and their mental wellbeing improves.

Founder and Patron of the charity, Dame Ellen MacArthur, said: "We see it time and time again. Young people arrive anxious and isolated, but they leave feeling part of something. Sailing gives everyone the chance to find out what they are capable of alongside others who completely understand what they've been through."

Find out how you can make a difference at [www.ellenmacarthurcancertrust.org](http://www.ellenmacarthurcancertrust.org)

“

Minnie was first supported in 2023 after treatment for non Hodgkin lymphoma.



**“My mum was with me when I was poorly, but it's not really the same as other people who have experienced it. At home and at school, people don't understand, so it's really nice to talk to people who get it here.”**

“

Shaun was first supported in 2023 after treatment for a brain tumour.



**“When you're in such a positive environment, it feels great sharing bits and bobs about what has happened to us and take it all in. I think it's the best thing for it, because you get to process everything in a healthy way.”**

“

Libby was first supported in 2022 after treatment for lymphoma.



**“I'd been struggling in school with talking out in class, and the confidence boost from the trips has really helped me with that and means I'll be able talk about more things. I've learned here that I'm not alone.”**

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