

# The Telegraph

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## New homes that will float your boat

Waterside properties can command premiums of up to 90 per cent, but *Holly Thomas* finds the best for all budgets



A drop in the ocean: the Waterside in Worcester is the best new build for value, left; flats at Coble Quay, 40 minutes from Newcastle, for sale with Strutt & Parker (01670 516123) from £270,000, main

A breathtaking view of rolling countryside or the London skyline, dotted with cultural landmarks, will elevate the price on the plainest of homes – after all, residents will spend their time looking outwards not inwards. But for many the ultimate vista is over water. Be it overlooking a bay, a winding river or a marina, it gives an air of holiday to everyday life. And we're prepared to pay for it. Luxury waterfront properties – those

the Moresby Tower, Southampton's tallest residential building, is on sale for £510,000.

### Best for amenities

Forget the fact it's at the top of the exclusive Richmond Hill, in south-west London, or that it overlooks the Thames winding out past Ham House and into the green fields of Surrey – once completed, London Square's Star and Garter will even have a concierge service fit for a royal, run by Harrods Estates.

The old war veterans' home has been painstakingly converted into luxury apartments. The meticulously



studio, a boxing ring and a private cinema. Ballymore and Eco World, who are working on the plot, have just released another 251 properties for sale from £630,000.

### Best for views

Atlantic House in Cornwall has unspoilt views of the coastline and the ocean. The nine fully furnished apartments have front-line access to Polzeath beach, well known for its waves, which have attracted princes William and Harry, David Cameron and Hugh Grant for a surf.

The South West Coast Path attracts walkers, while golfers head to one

70 per cent more than their inland counterparts on average, according to Knight Frank's Prime Waterfront Index.

The level of premium varies by location, with the South West – home to the longest coastline of any English region – offering the most added value at up to 91 per cent. The region boasts some of the country's most expensive waterfront properties, with Sandbanks, Rock and Salcombe among the most sought after spots.

In the South East the very best waterside homes can command premiums up to 44 per cent, falling to 41 per cent in East Anglia and 33 per cent in Scotland.

As new developments saturate our waterways, here's our guide to the best homes to suit you and your budget.

### Best for luxury

Neo Bankside on London's South Bank oozes luxury. Designed by Rogers Stirk Harbour + Partners, all apartments are finished to the highest specification, with light, contemporary interiors, including Bulthaup kitchens.

Most of the apartments have private winter gardens and come with a 24-hour concierge service, bike club, business centre, residents' gym and wine cellar.

Two-bedroom apartments are available from £2 million but the penthouse, which occupies the 23rd and 24th floors and features a double-height reception room, is priced at £15 million via Knight Frank. It has two large private roof terraces and triple-aspect views of the Thames.

Admirals Quay – part of the sprawling Ocean Village Marina developments in Southampton – is home to 299 properties, restaurants and bars. A two-bedroom duplex penthouse apartment with a 893 sq ft roof terrace is for sale through Savills for £875,000.

A three-bedroom apartment in

parquet flooring, ornate mouldings, coffered ceilings and fireplaces. It will offer an opulent spa, pool and fitness suite, staffed by the team from Harrods Urban Retreat, who will be transported over to Richmond to cover appointments as and when required. Fancy.

Four apartments and three penthouses are available at the moment. Prices start from £1.75 million for a two-bedroom apartment.

Embassy Gardens in London's Nine Elms will eventually be made up of



Stunning: Atlantic House in Cornwall available through John Bray and Partners

2,000 homes starting at £602,000. Residents will have an impressive list of amenities on their doorstep.

At the end of last year the proposal for the "Sky Pool" was unveiled. The glass-bottomed swimming pool 25 metres long and three metres deep will be suspended 115ft in the air, should it be approved.

The sky deck at the top of two of the buildings incorporates a spa, summer bar and the Orangery. All residents of Embassy Gardens also benefit from membership of the exclusive residents-only private members club which has just been completed and is now open. It includes a private gym and yoga

nearby St Enodoc. Top restaurants from the likes of Rick Stein at Padstow are within easy reach.

Nine luxury apartments are for sale on a fractional ownership scheme for holidaymakers. Each apartment will be available in "fractions" of five weeks, with a separate company holding the lease to each apartment. Prices range from £115,000 to £125,000 for the remaining fractions through John Bray and Partners.

### Best for transport links

Royal Wharf near City Airport is appealing to those priced out of more expensive areas of London. Work has begun on a site that will have a total of 3,385 homes by the time it completes in 2020.

The development sits on the edge of a Crossrail station that, when finished, will be just 10 minutes' walk away. City Airport has flights to New York and across Europe, to the likes of Paris, Mykonos and Palma. Those who have bought phase one will move in this year. One-bedroom homes start from £350,000 with Ballymore.

### Best for sailing

The development on River Road in Littlehampton sits on the banks of the tidal river Arun. Five contemporary town houses designed by John Pardey Architects benefit from private boat moorings. They are in a former wharfside warehouse, balancing traditional and contemporary architecture, enriching the character of the surrounding area.

The street and flank flint walls of the original warehouse have been retained, with glass balconies and a natural-finish aluminium used on the roof to reflect the marine environment. A four-bedroom town house with a 17ft mooring is on the market for £599,950 with Jackson-Stops & Staff.