THE WATERFRONT

POOLE, DORSET

1 Introduction

A new award-winning destination for luxury coastal living.

4 Transportation

One of the most accessible destinations in the South West offering easy access by road, railway and ferry.

2 Poole, Dorset

Home to award winning golden sandy beaches, a bustling quayside and a beautiful historic old town.

5 An Exceptional Habitat

Contemplated design inspired by the unique character of its location.

3 The Waterfront: Location

The Waterfront is perfectly located to enjoy all of the amenities of Poole and beyond.

6 Apartments

Designed with a contemporary style and meticulous attention to detail.

A VIBRANT WATERFRONT

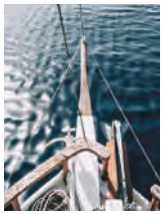
COMMUNITY,

AN EXCEPTIONAL

HABITAT FOR ITS

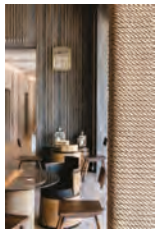
RESIDENTS.

CONTEMPLATED DESIGN



INSPIRED BY THE UNIQUE

CHARACTER



OF ITS

LOCATION,

FULL OF

WARMTH AND TRANQUILITY.

A new destination for luxury coastal living.

Located at West Quay Harbour with views across Upton Lake and Twin Sails Bridge, The Waterfront presents exceptional one, two and three bed new homes alongside exclusive communal facilities for the lifestyle you've always dreamed of.

The Waterfront takes inspiration from the rich maritime heritage of the surrounding area, pairing remarkable design and quality with a community ethos offering a halcyon lifestyle. A place where you belong.

Whether you're a first time buyer or looking for a second home by the calming harbour, The Waterfront offers a vibrant community and a new standard of living in Poole. A place you can be proud to call home.

Poole

Dorset

Boasting the second largest natural harbour in the world, Poole is home to award winning golden sandy beaches, a bustling quayside and a beautiful historic old town.

2

The Quay

The historic quayside offers an immersion into Poole's maritime history. A location for culture, boat trips and al-fresco dining. It's a must-visit destination.

Poole Museum is set to re-open in 2024 following a £7.7m renovation with new maritime galleries exhibiting Poole's rich history and hosting events and festivals for all ages.

Admire the eclectic mix of boats moored at the Quay from fishing vessels to luxury motor yachts. Book a boat trip to discover a nearby island such as the National Trust's Browsea Island, famous for its rare red squirrels.

Old Town

Take a step back into Poole's fascinating past on the streets of the Old Town. With an hour to spare you can participate in the self-guided Cockle Trail. Follow the brass plaques in the ground to retrace Poole's rich history and medieval architecture.

High Street

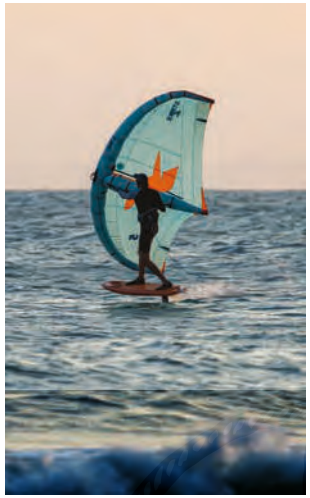
Poole High Street links its historic Quayside with the town centre. Bustling with coffee shops, restaurants and eclectic independent retailers, the high street stretches from the water's edge at Poole Quay to the Dolphin Shopping Centre which is Dorset's largest covered shopping centre with fashion, fitness and everything in between.

The Sand & the Sea

With 15 miles of award-winning beaches on your doorstep, and crystal-clear waters that provide excellent conditions for every imaginable water sport in both the open sea and the harbour, you really will be spoilt for choice.

Sandbanks, known as one of the most exclusive areas in the world, boasts one of the UK's finest beaches. Having held the prestigious Blue Flag award for over 35 years, the beach is perfect for those seeking either relaxation or adventure. The golden sands are ideal for leisurely walks before a dip in the crystal-clear waters. Make a day of it by renting a charming beach hut.

For the adventurous souls, every water sport is available here, including paddleboarding, wakeboarding, kitesurfing, jet skiing, and more, suitable for all ages and abilities.



Salterns Marina

As one of the UK's most prestigious boating locations, Poole offers an unparalleled home for yacht owners and sailing enthusiasts alike as its Mediterranean-like seas offer ideal sailing conditions, whilst the abundance of harbours and yacht clubs provide protection and safety.

Find out more or explore permits and insurances via Poole Harbour Commissioners at phc.co.uk.

The Royal Motor Yacht Club

One of the premier yacht clubs in the world, the Royal Motor Yacht Club is a private Members' Club with over 100 years of history. Located within the beautiful Sandbanks Peninsula, the Club offers excellent facilities with magnificent views overlooking Poole Harbour and Brownsea Castle.

Parkstone Yacht Club

Parkstone Yacht Club regularly hosts major national and international events and is renowned for Poole Week which is held each year in August, offering open regatta racing for classes of dinghy, and Poole Regatta.

Salterns Marina

Only a 13 min drive from The Waterfront, Salterns Marina provides outstanding access to Poole Harbour and the award winning beaches of Sandbanks and Studland.

Sandbanks Yacht Co.

Established in 1957, a beautiful new club, gym and boatyard welcome you on the stunning Sandbanks Peninsula. The club offers a boatyard with a launch and retrieve service, 50 swinging moorings as well as dinghy, kayak and paddle - board storage.

Poole Park

Compton Acres

Parks & Trails

Poole has an equal abundance of green space, nature parks and trails.

Poole Park features 110 acres of parkland, large play parks, a saltwater lagoon and a beautiful boating lake. The facilities include a fitness trail tennis courts for hire, a bowling green and crazy golf.

Compton Acres is one of the finest privately owned gardens in England and one of the most important historic gardens in the UK with a series of classical themed gardens, tea rooms and plant shops for those inspired.

Internationally recognised as natural habitats for protected creatures including all six native reptiles, The Heathland Trails are beautiful nature reserves to visit at any time of the year. Choose from Upton Heath, with its gently rolling pathways and great views across Poole Bay or Canford Heath, with views that stretch to Corfe Castle and the Purbecks. Follow the waymarked nature trails on foot or by bike.

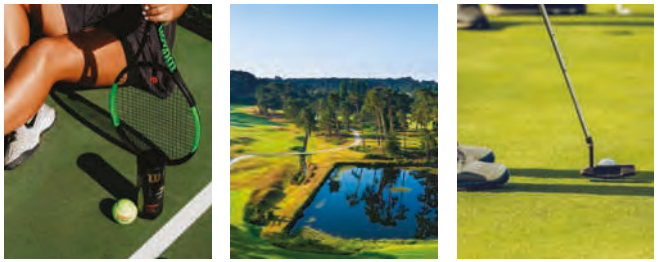
Health & Wellness

Parkstone Golf Club, one of the top 100 courses in the country is on your doorstep, so is the Isle of Purbeck Golf Course with its stunning panoramic views.

For tennis lovers, The West Hants Club based in Bournemouth offers internationally renowned club facilities and coaching. Besides tennis, The club's state of the art facilities offer the opportunity to enjoy the best in racquet sports including padel and squash alongside general fitness and relaxation.

Poole has an abundance of spas to allow you to relax and unwind. As the birthplace of the Lush brand, Poole High Street features its very own Lush Spa where they believe fitting a little bit of calm into a busy day can be enough to boost vitality and keep your body and mind healthy. Gina Conway has a tempting menu of Aveda facials, massage and body treatments with views across the water to the Purbecks. A short distance further and you can find some of the South Coasts most prestigious spas including Christchurch Harbour Hotel and the beautiful Chewton Glen Hotel set on 130 acres of countryside.

Chewton Glen Hotel & Spa



Parkstone Golf Club

Culture & Events

Poole plays host to an array of local events and festivals through the year celebrating art and culture to food, sports and music.

Lighthouse is the largest arts centre in the UK outside London and is the only multi-space venue with four auditoria in the South West, housing a symphonic concert hall, mid-scale theatre, small-scale studio theatre, independent cinema, art galleries and function room spaces.

Poole Seafood Festival takes place in June. It's free to attend on the Quayside offering seafood from the nearby coastal waters, chef demonstrations, music and entertainment for all the family.

Lighthouse

Sandpolo

Sandfest

Sandpolo at nearby Sandbanks is the largest beach polo event in the world and brings world-class polo to the area alongside fine-dining and internationally acclaimed entertainment.

The Sandfest boutique beach festival returns each summer with popular music acts including Craig David, Faithless and more.

Adventure *Awaits*

Poole is perfectly placed to explore some of the country's most exciting destinations such as Hampshire and the New Forest to the East and Wiltshire to the North. Alternatively, you're a short trip away from the Channel Islands and French Ports. The central location makes Poole a great base to explore the whole of Dorset and beyond by bike, train, car or sea.

New Forest

Poole is only a 35 minute drive away from countryside getaways nestled in the New Forest, one of Europe's most important locations for nature and conservation. Perfect for weekend exploring.

New Forest

Bournemouth

You will find a variety of fascinating things to do in this beautiful coastal town with its seven gorgeous miles of award winning sunny shoreline.

Jurassic Coast

Stretching for 95 miles between Studland Bay in Dorset to Exmouth in East Devon, Poole is a fantastic place from which to explore England's first natural UNESCO World Heritage Site. Jurassic Coast is named that way because the cliffs contain fossils dating from the Jurassic period, 200 million years ago!

Bournemouth

Jurassic Coast

Dorset Countryside

Brownsea Island

Dorset Countryside

Use Poole as a base to explore the unspoilt countryside of rural Dorset. Take a step back in time as you discover the many small towns and villages exhibiting the history and beauty of the area.

Brownsea Island

This island wildlife sanctuary is within an easy reach and has something exciting to offer during every season: from warm summer waves to lovely winter sunsets with a rich abundance of history and wildlife too.

And beyond...

Poole offers unbeatable access to France and beyond with ferries running up to 10 times a week.

For the more adventurous, try the Tour De Manche cycle. A 1,200 kilometre circular route that crosses the Channel and can be cycled in stages from Poole to Mont-Saint-Michel.

3

The Waterfront:

Location

The Waterfront is perfectly located to enjoy all of the amenities of Poole and beyond.

Food & Drinks

1. Guildhall Tavern
2. St Tropez Lounge
3. Delhi on the Quay
4. The Custom House
5. Lakeside Fish & Chips
6. Riptide Espresso & Records
7. Hotel Du Vin
8. The Brewhouse
9. Renoufs Cheese and Wine Bar
10. Pi Pizza
11. Italian Diva
12. Pizzeria Valona
13. The Kings Head
14. The Angel

Shopping

1. Dolphin Shopping Centre
2. Poole High Street
3. LUSH
4. Wild Roots Plants
5. Lavender Moon
6. Asda
7. Sainsburys
8. Aldi

Attractions & Points of Interest

1. Poole Museum
2. RNLI Lifeboat Museum
3. Sunseeker Sales
4. Lexus Poole

Entertainment and Fitness

1. Lighthouse Centre for the Arts
2. Holes Bay Nature Park
3. Poole Park & Boating Lake
4. Leisure Centre & Pool
5. Poole Park Bowling Club & Tennis Courts

Public Car Park

Train Station

Bus Stops

Ferry

Neighbourhood

An Insider's Guide

Poole's charm is cemented through its people. Whether you've lived locally for years or are just passing through, the welcoming warmth and friendly nature of the community is infectious and will have you feeling at home in no time at all.

Meet your new neighbours and find out what they think makes Poole so special.

Sam & Aaron

Riptide

Sam Sheldon

Co-owner
Riptide Espresso & Records

Sam Sheldon co-owns Riptide Espresso & Records, located at the Quay end of Poole High Street with her partner Aaron. Serving a fantastic selection of hot drinks and food with an emphasis on local produce and tasty vegan and veggie options, Riptide is a must visit for a morning coffee or lunchtime bagel. Try a brownie supplied by the local Soco Brownie Studio, you won't be disappointed!

Q: Describe your ideal day in Poole?
A: Grab a coffee from Riptide (obviously!), walk along the Quay to Baiter Park and down to Sandbanks Beach. Finish it off with some amazing pizza from Valona.

Q: What is your favourite place to eat?
A: Italian Diva in Old Town Poole, the food has always been incredible!

Pizzeria Valona.
Poole High Street

Sandbanks Beach

Andy Gatwick

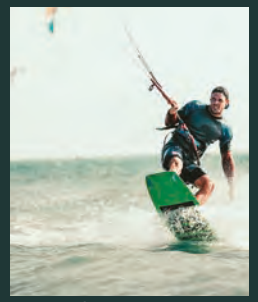
Andy Gatwick

Owner
Easy-Riders

Easy Riders is a certified BKSA and BSUPA watersport company with two locations in Poole offering kiteboarding, stand up paddle boarding, powerkiting, kite buggying, and landboarding lessons. Both of their locations are on Shore Road, Sandbanks.

Q: What makes Poole so special?
A: It's a beautiful place. Sandbanks, the harbour, New Forest nearby, The Purbecks, it has something for everyone!

Q: Where would you take a visitor to show them the best the area has to offer?
A: I'd take them on a boat trip from the harbour. Everything looks magic from the water as you can see the town, the beaches, Brownsea and Bournemouth.



Kitesurfing in Poole

Corfe Castle, Isle of Purbeck

New Forest National Park

Customs House

Old Town

Jeanette Walsh

Jeanette Walsh

Owner
Truly Scrumptious Sweet Shop

Truly Scrumptious is an independent old-fashioned sweet shop, at 5 High Street with over 220 jars of delicious traditional confectionery. As well as all your favourite nostalgic treats, Jeanette and her team make fresh fudge in store with over 20 flavours available and a mouth-watering chocolate cabinet.

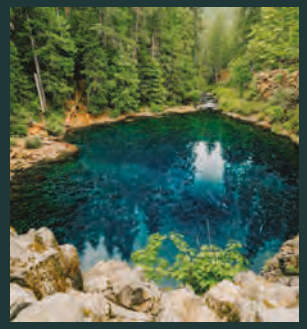
Q: What is your ideal day in Poole?
A: A walk-through Poole Park to Poole Quay, hopping onto a boat for a trip about the harbour. I would then wander around the Old Town taking in its wealth of history before finishing at the Customs House which is the last place on the quay to see the sun go down.

Q: What is your favourite local restaurant?
A: St Tropez Lounge – The food is fantastic, there's excellent service and it never disappoints.

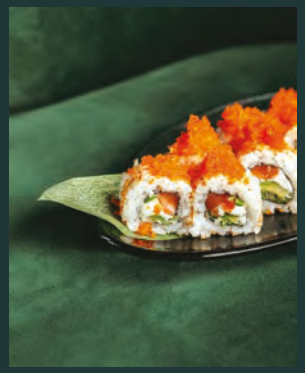
Rebecca Mason

Local Resident

Q: Where would you take a visitor to show them the best that the area has to offer?
A: When we have visitors we tend to head towards the Purbecks to see some of the best views of the Jurassic Coast. There are so many to choose from, but we love Corfe Castle, Kimmeridge, Lulworth Cove & Blue Pool. Each are very different, and all perfect sites to see. After we have walked, we often head over to a pub called The Square and Compass which has incredible views and is perfect for a pasty and a pint after a nice long walk.



Blue Pool



Drgnfly

Lulworth Cove

Kimmeridge

Q: Describe your ideal weekend?
A: We like to start with the Park Run (5k) at Poole Park, as frequently as we can. Poole Park itself is a lovely place to go with a café and 2 different parks, a soft play, and the Poole Park Miniature Train which our toddler regularly enjoys.

Q: What is your favourite place to go in the evening?
A: If we were planning on heading out for a drink, we would usually head to Ashley Cross to have some sushi at one of my favourite restaurants called Drgnfly- the sushi is some of the best I've had. Once finished, we can head to any of the many bars and pubs around the square for cocktails or a little bit of a dance if the floor is calling.

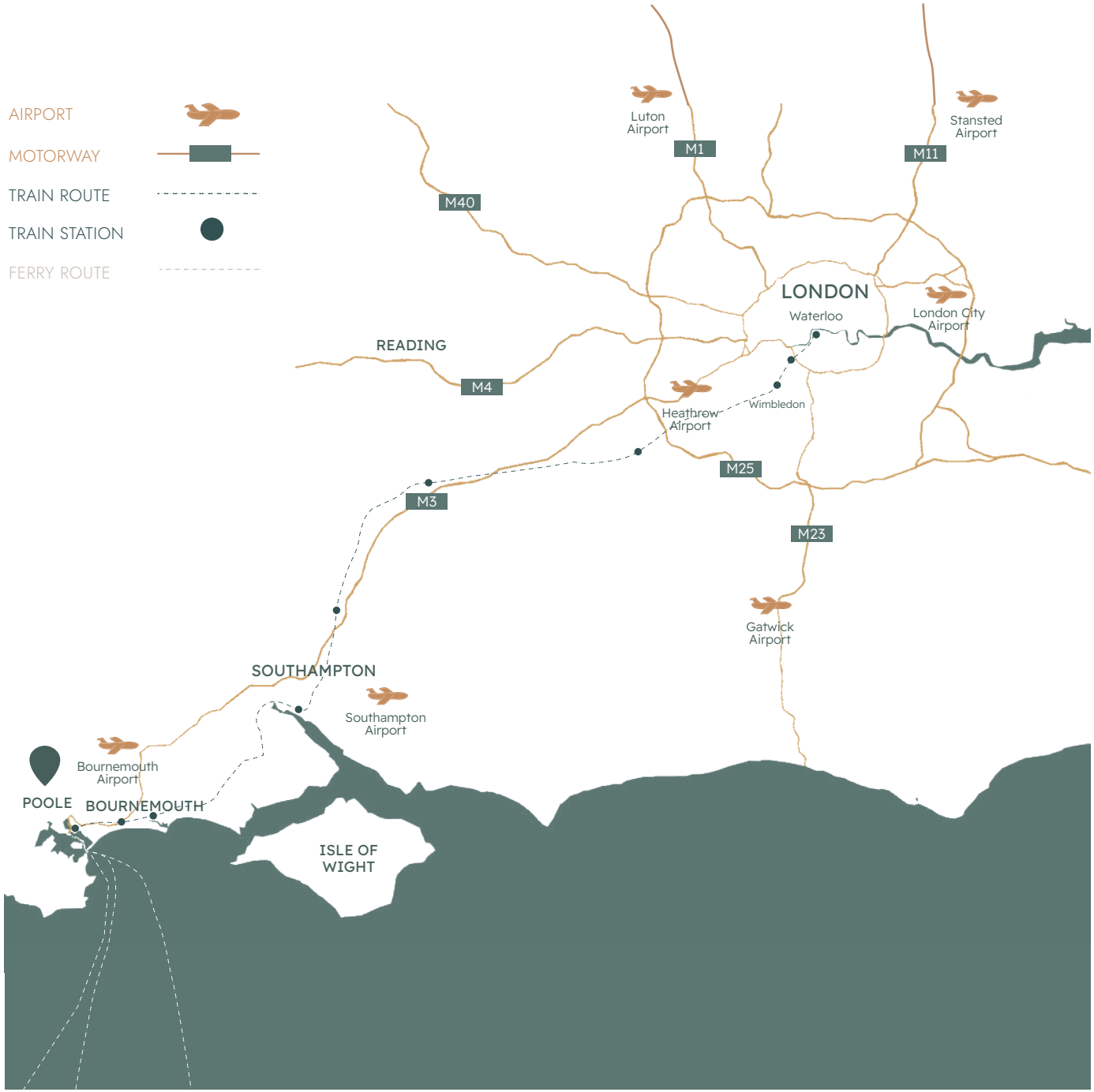
"You can't beat a little time out on the water. We go down to Lake Pier, Hamworthy with the paddleboards followed by Fish & Chips."

Lake Pier Hamworthy

Transportation

4

The Waterfront is one of the most accessible destinations in the South West offering easy access by road, railway and ferry.



Transportation

The nearest major town, Bournemouth, is only 20 minutes away whereas the nearest city, Southampton, can be reached in a little over an hour.

London can be reached in two hours, with 4 trains per hour running to London Waterloo Station.

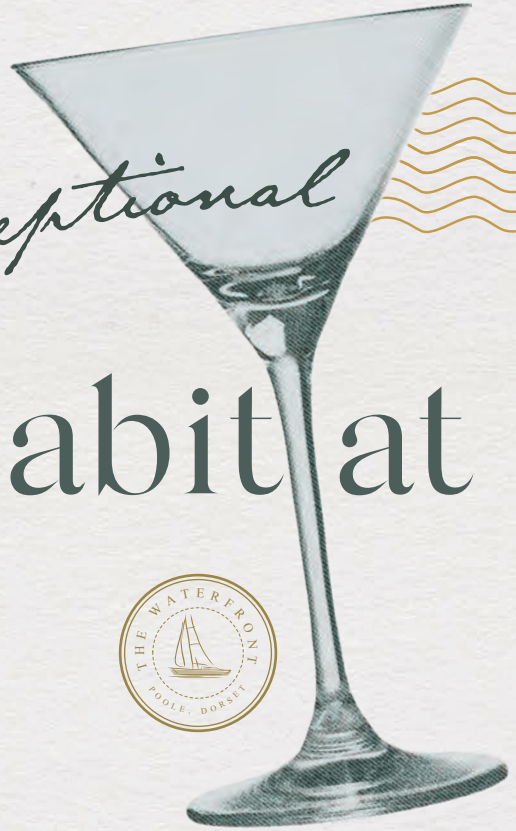
When it comes to international travel, Poole Port offers frequent access to Guernsey, Jersey and St Malo, France.

Bournemouth airport is only 8 miles away or Southampton airport can be reached by road or rail within an hour.

2 hrs train to London

30 mins to Bournemouth Airport

4 hrs ferry to Cherbourg



An exceptional Habitat

5

Contemplated design inspired by the unique character of its location, The Waterfront presents an exceptional habitat full of warmth and tranquillity.

The Waterfront Promenade

Amenities

Residents will have access to a wide range of amenities, including a communal courtyard with office pods, two furnished resident club lounges and exclusive roof terraces with views out across the harbour.

CLUB LOUNGES

ROOF TERRACES

COURTYARD

OFFICE PODS

CONCIERGE

Club Lounges & Roof Terraces

Two furnished club lounges with full kitchen and dining facilities are the perfect spaces to relax and unwind or entertain your friends and family.

Our private roof terraces are the ideal location for sundowners and al-fresco dining whilst admiring the spectacular west-facing sea views.

Courtyard

The internal courtyard is an exclusive residents space including stylish and functional garden pods offering a private office or relaxing garden oasis at your leisure.

Courtyard Office Pods

Concierge

A welcoming entrance lobby with daytime concierge services, features warm natural finishes inspired by the local maritime heritage of Poole.

The Waterfront Resident App provides useful information and support in the palm of your hand as well as all the latest community events and exclusive invitations.

Enjoy your new inspired harbour lifestyle with a stroll along the promenade admiring the array of yachts along the way.

Apartments

6

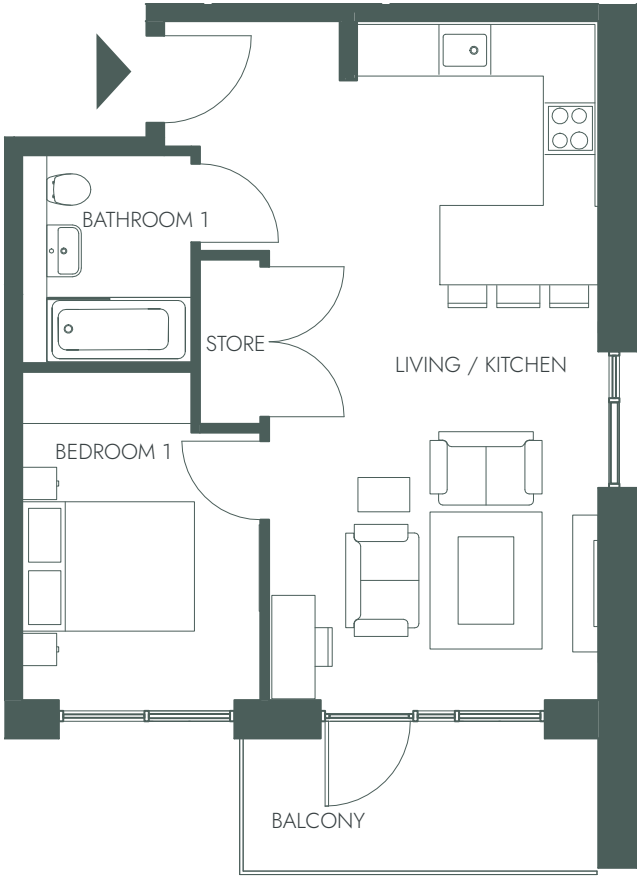
Spacious living areas, elegant kitchens, and beautiful bathrooms with luxurious finishes.

The interiors are designed with a contemporary style and meticulous attention to detail, creating a comfortable, convenient and elegant atmosphere.

Apartment Types

The Waterfront presents 291 one, two and three bed homes. A vibrant community & inspired harbour living in the beautiful coastal town of Poole, Dorset.

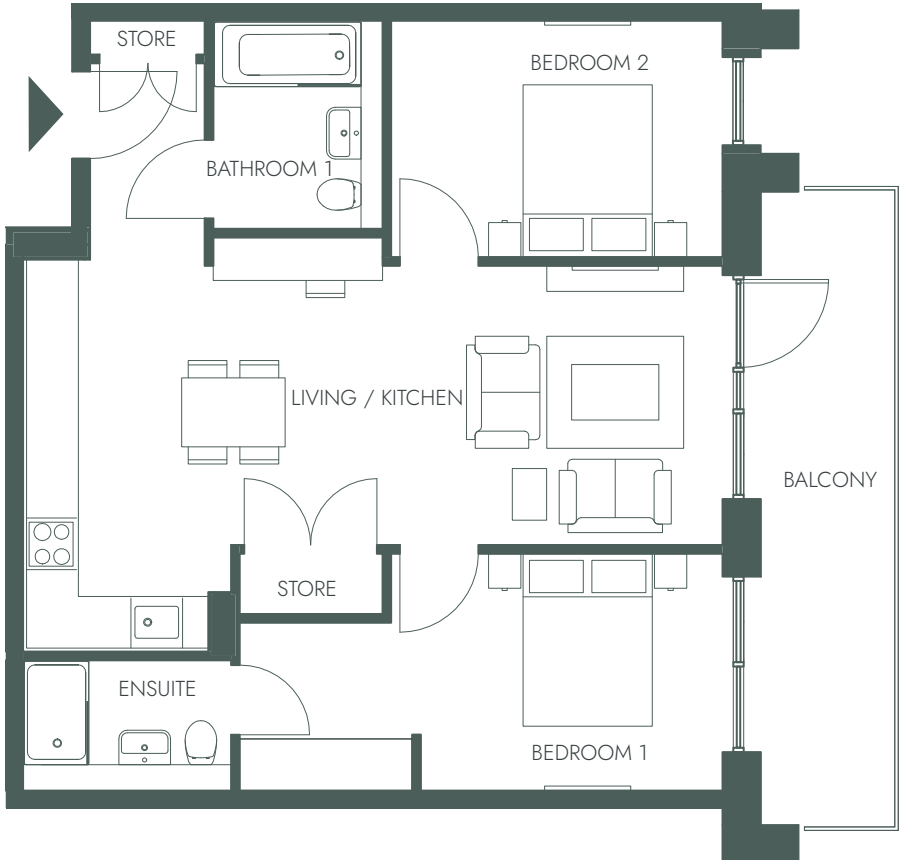
Typical One Bedroom



Living / Kitchen	3.8 x 7.9 m	12'06" x 25'10" ft
Bedroom 1	2.8 x 3.8 m	09'01" x 12'06" ft
Total approximate area	50.94 sq m	548.32 sq ft

0 2.5m 5m

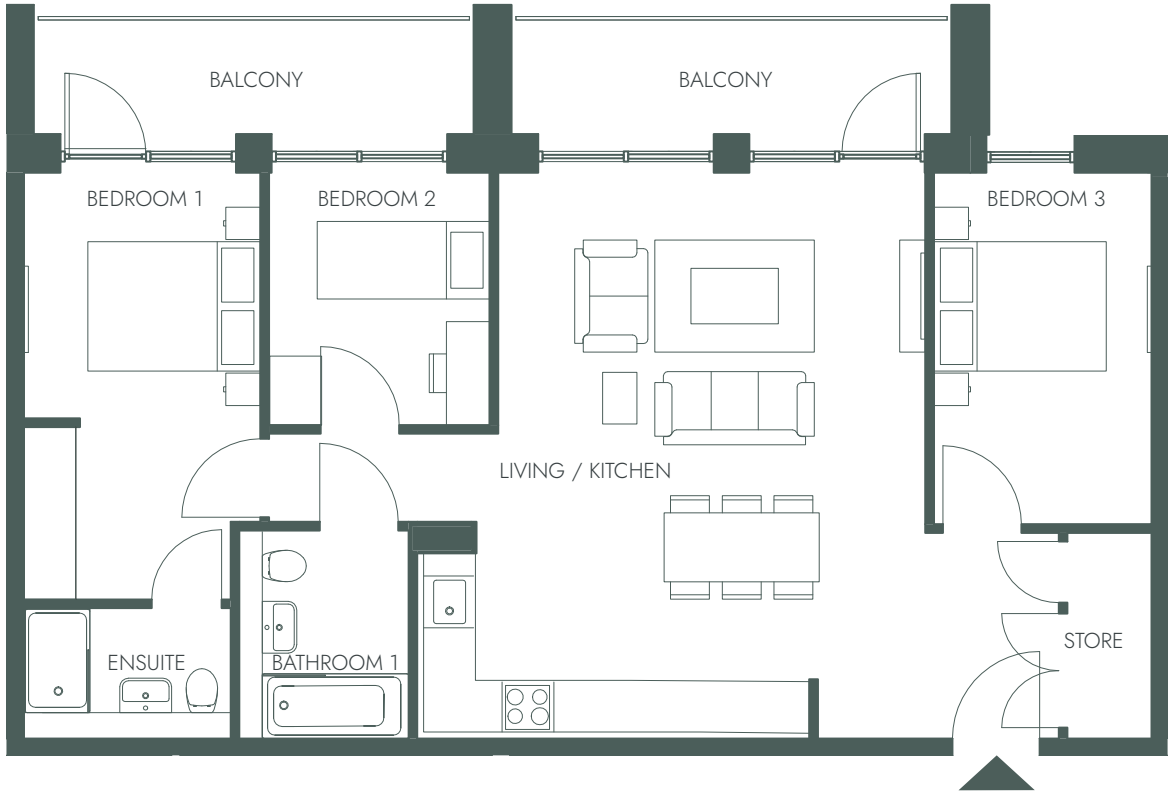
Typical Two Bedroom



Living / Kitchen	8.1 x 3.2 m	26′08″ x 10′08″ ft
Bedroom 1	5.8 x 2.7 m	19′01″ x 08′12″ ft
Bedroom 2	3.9 x 2.7 m	12′08″ x 08′11″ ft
Total approximate area	70.57 sq m	759.65 sq ft

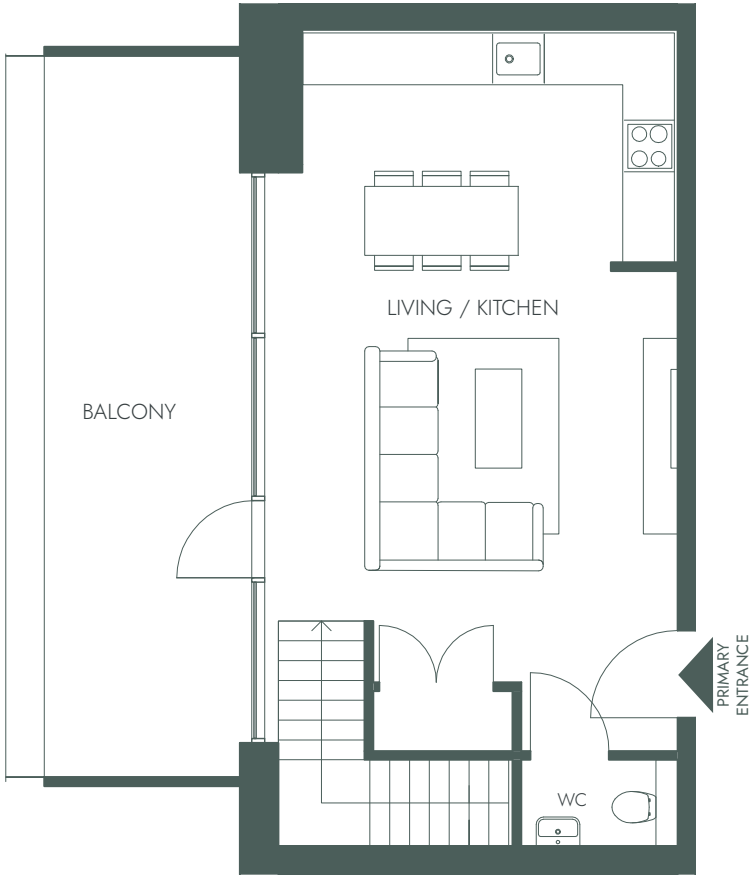
0 2.5m 5m

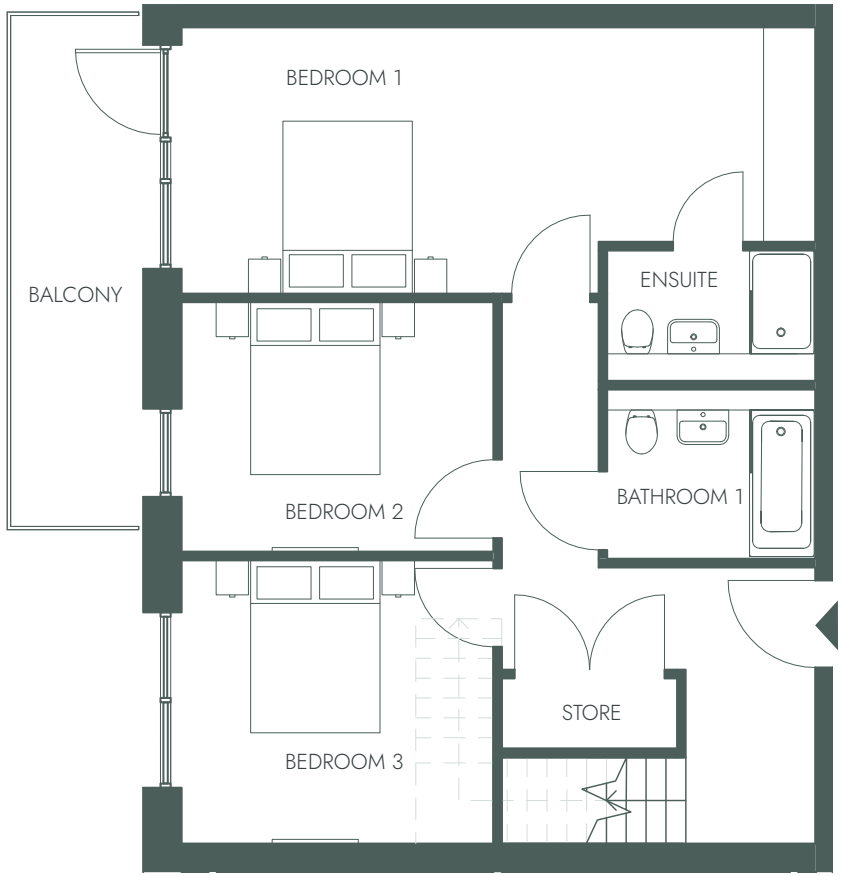
Typical Three Bedroom



Living / Kitchen	5.9 x 6.6 m	19'04" x 21'06" ft
Bedroom 1	2.7 x 5.0 m	08'12" x 16'03" ft
Bedroom 2	2.6 x 2.9 m	08'05" x 09'07" ft
Bedroom 3	2.5 x 4.1 m	08'03" x 13'04" ft
Total approximate area	87.12 sq m	937.74 sq ft

Typical Penthouses





Living / Kitchen	4.6 x 8.4 m	15'02" x 27'05" ft
Upper level approximate area	44.23 sq m	476.12 sq ft
Lower level approximate area	69.97 sq m	753.16 sq ft

Bedroom 1	7.3 x 3.1 m	24'01" x 10'04" ft
Bedroom 2	3.6 x 2.9 m	11'10" x 09'06" ft
Bedroom 3	3.6 x 3.3 m	11'10" x 10'09" ft
Total approximate area	114.20 sq m	1229.28 sq ft

0 2.5m 5m

Club Lounges

Roof Terrace

Building

Five houses reaching up to 11 storeys high around a professionally landscaped internal courtyard.

- Four courtyard office pods.
- Passenger lift to all floors.
- Two stylish, furnished resident club lounges with full kitchen and dining facilities.
- Two private residents roof terraces with views out across the harbour.
- A welcoming entrance lobby with daytime concierge services, featuring natural finishes inspired by the local maritime heritage of Poole.
- Integrated post boxes and parcel storage room situated within the concierge lobby.
- 290 secure cycle spaces.
- Allocated undercroft parking spaces to selected plots, and electric car charging facilities.

Apartments

Flooring & Doors

- Oak composite plank flooring throughout with under-floor heating system.
- Veneered entrance doors with vertical groove finish in natural European white oak finish. Multi-point locking system latch and door viewer.
- Internal doors and frames in white matt lacquer finish with high-quality stainless-steel hardware. Handles are round.
- Vitra porcelain large format floor tiles to bathrooms.

Kitchens

- Italian made handleless contemporary kitchen cabinets doors with soft-close hinges in satin matt lacquer and veneer finish with feature lighting.
- Luxury silestone quartz 20mm polished countertops.
- Luxury marble countertops in penthouse apartments.
- Contemporary mixer tap in polished chrome.
- Stainless steel under-mounted sink.
- Energy efficient integrated appliances by Samsung to include:
    - Induction hob
    - Integrated single oven
    - Integrated microwave oven (3 bed / penthouses)
    - Integrated 70/30 fridge freezer
    - Dishwasher
    - Washer/ dryer machine

Bedrooms

- Full height integrated wardrobe space by Italian producer HOMES with Tortora veneer matte finish sliding doors to master bedrooms to include one integrated shelf and hanging rail. Full length edge pull handle.

Bathrooms

- Vitra porcelain large format floor tiles and feature wall tiles.
- Contemporary wall hung WC.
- Vitra polished chrome fittings including dual flush WC plate and thermostatic mixers.
- Bespoke designed wall hung mirrored vanity unit with single mirrored door, shaver socket and feature lighting.
- Premium 3 way controlled thermostatic overhead shower, hand held shower and bath filler.
- Vitra Nuo washbasin with wall-mounted vanity cabinet.
- Premium fittings including robe hooks and toilet roll holders.
- Polished chrome electric heated towel rail.

Climate Control, Electrical & Lighting

Climate Control

- Thermostatically controlled under-floor heating to all rooms.
- Tilt turn windows.
- Mechanical ventilation.

Electrical

- All visible plates, sockets, TV and data outlets in polished chrome or white powder coated metal to suit wall and surface finishes.
- USB functionality at worktop level in kitchen and side table locations in bedrooms.

Telephone, Data Systems and AV

- Smart home ready.
- TV socket set to living room and bedroom 1, wired for Sky Q (subject to subscription).
- BT fibre and Grain Connect internet providers available (subject to subscription) with speeds up to 1,000 Mb/s for upload and download.
- Home office facility with telephone and data points.

Home Automation and Lighting

- LED lighting throughout, pendant lighting in bedroom.
- Video intercom linked to the main building entrance located in a central location within each apartment.

Security

- Video intercom door entry system to the main entrance door.
- CCTV to building entrance lobbies, cycle stores and vehicle entrance.
- Movement controlled lighting to all corridors.

Warranty

- 10 year insurance backed building warranty provided by Buildzone.

Lease

- New 999 years lease.

* *The items within this specification are for guidance only and may be substituted at any time. Please check with a member of the sales team for the latest information*

Awards

The Waterfront has been recognised for its excellence in architectural design and development at the prestigious International Property Awards, most notably achieving 'best in the United Kingdom' and 'best in Europe' for architecture.

The United Kingdom Property Awards are highly regarded, with a judging panel comprising over 80 independent industry experts. The judging criteria encompasses design, quality, service, innovation, originality, and a commitment to sustainability. Notably, the panel is chaired by esteemed members of the House of Lords in the UK Parliament, Lord Best and Lord Waverley.

Enquiries

The Waterfront Sales Suite

Twin Sails Bridge Approach
Poole
BH15 1HX

Tuesday - Saturday
10 am - 5 pm

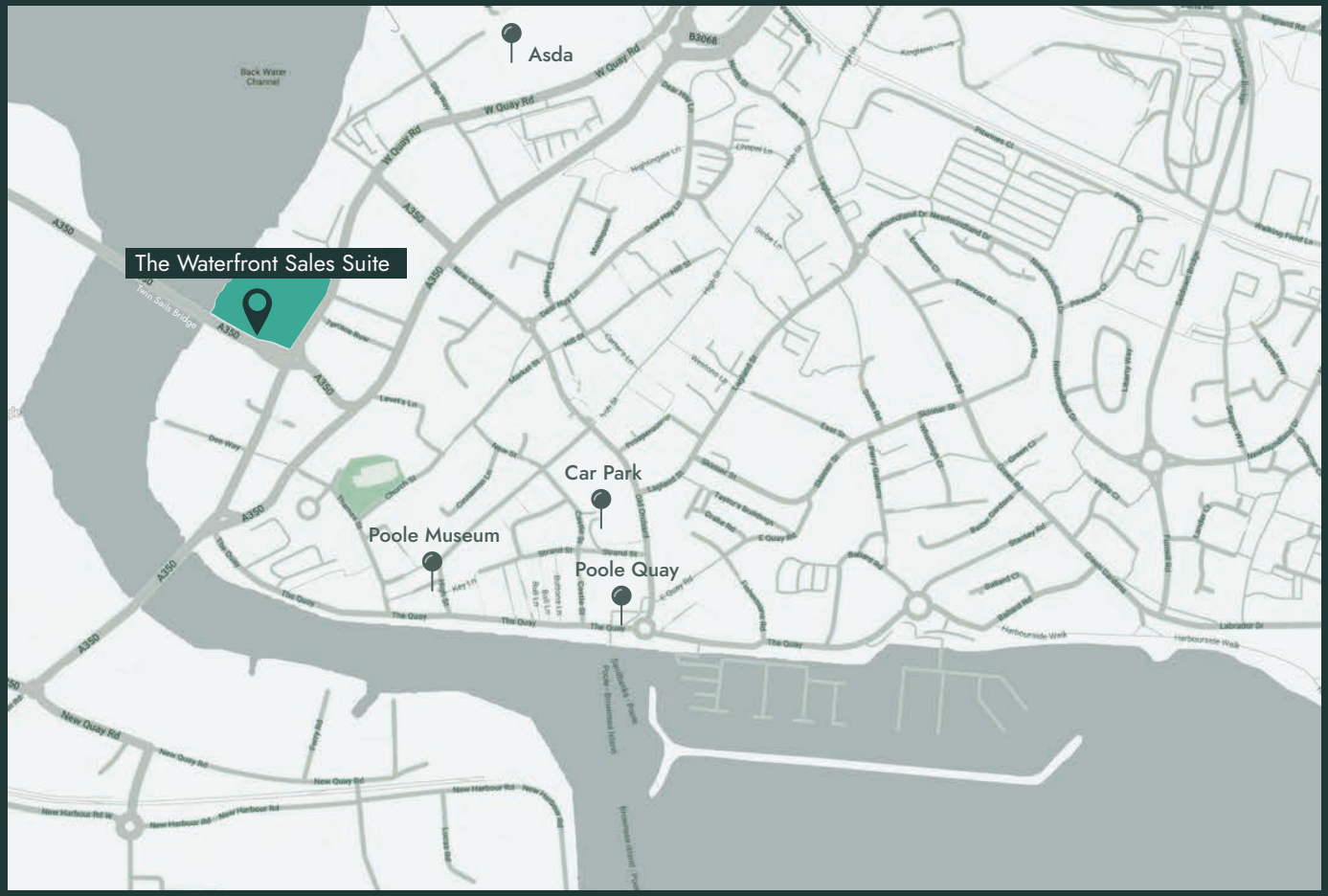
Walk Ins Welcome

Residential Sales:

Phone: +44 (0) 1202 287547
Email:thewaterfront@savills.com

Commercial Sales:

Sibbett Gregory
Phone: +44 (0) 7795 346157
Email:alastair@sibbettgregory.com



Project by
LONDON LAND
GROUP

London Land Group is a residential-led mixed-use real estate development company driven by a vision to create the best possible lifestyle experiences for its residents across all its residences, building communities with a strong sense of belonging, through an innovative, reliable and sustainable real estate operating platform.

Developer: London Land Group
Architects: Benchmark Architects

THE
WATERFRONT
POOLE, DORSET

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