WWW.BOVISANDHARBOUR.COM

CALL OUR BOVISAND HARBOUR CONSULTANTS:

STRUTT & PARKER
BNP PARIBAS GROUP

T: 01392 229426
E: CHRISTIAN@STRUTTANDPARKER.COM
E: ENQUIRIES@BOVISANDHARBOUR.COM

Douglas & Gordon

T: 0207 036 4000 / 0207 963 4639
E: AALEXANDER@DNG.CO.UK
E: NEWHOMES@DNG.CO.UK

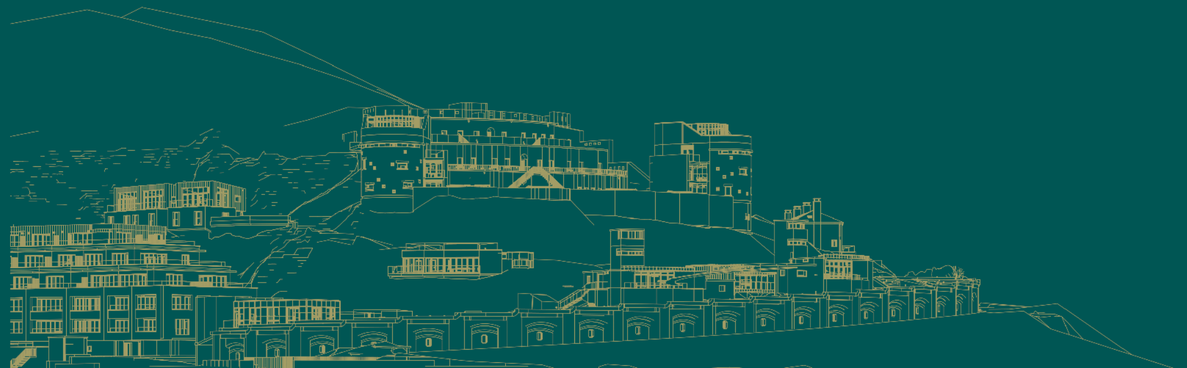
FORT BOVISAND DEVELOPMENTS LIMITED

A LUXURY DEVELOPMENT BROUGHT TO YOU
BY FORT BOVISAND DEVELOPMENTS LIMITED

BOVISAND HARBOUR

SOUTH HAMS · DEVON

RETREAT TO YOUR COAST



Luxury concierge coastal homes in the South Hams, Devon

Bovisand Harbour offers an unrivalled collection of luxury concierge homes for sale on South Devon's glorious coastline. Created within historic fortifications on a spectacular peninsula in the South Hams, this development brings together world-leading partners and designers to offer landmark architectural excellence and unprecedented amenities. Bovisand Harbour presents a unique opportunity for a truly iconic and prestigious living space.

A shared vision for luxury

Established and led by former BBC Director General and philanthropist, Greg Dyke, the Fort Bovisand Developments property company has a single, aspirational vision – to breathe new life into the historic defences at Fort Bovisand along the South Devon coast.

Since the initial purchase of the site's lease in 2004, the team has been working closely with Historic England, together with the South Hams planning authorities, to gain the consent and approvals required for the complete regeneration of the site's existing, at risk, Grade II Listed structures.

With the conclusion of this significant first stage, we have a carefully selected collection of locally sourced and supplied teams and materials, ready to bring our shared vision for luxury into reality.

With over 150 years of history, we're looking forward to beginning the next chapter of this landmark venture and welcoming you to your luxury coastal retreat at Bovisand Harbour.

Your coastal retreat for exceptional living

Positioned along the magnificent South Devon coast, Fort Bovisand offers an exceptional location for your coastal retreat. Providing you with unobstructed views, the outlook embraces the seascape from the Wembury coast in the east, across The Sound to historic Drake's Island in the north, and the tip of Cornwall's Heritage Coast in the south, and beyond.

Across four exclusive phases, the coastal home development of Bovisand Harbour will deliver a series of 81 sympathetically designed, stylish, spacious, and truly iconic residences. With elegant interiors to indulge the most discerning tastes, unprecedented amenities, 24/7 concierge service, and secure access, you can enjoy the luxurious lifestyle you deserve.

1

Phase 1:
Palmerston Court

A deluxe collection of six, three-floor, three-bedroom homes overlooking Bovisand Bay

2

Phase 2:
Anchorage Apartments

A contemporary complex of 40, two and three-bedroom apartments with large external terraces overlooking Bovisand Harbour

Drake's View

A chic collection of three, detached and semi-detached, two/three-bedroom homes overlooking Bovisand Harbour and across to Drake's Island, set back and above Anchorage Apartments

3

Phase 3:
Mayflower Point

A selection of 14 one, two, and three-bedroom apartments in the original cliffside fort, including Henderson Tower and Webb Tower, with premium views out to the breakwater

4

Phase 4:
Artillery Row

A handsome, granite terrace of 16, one-bedroom studio apartments with views out to the breakwater. Plus two, three-bedroom tower homes, and one, three-bedroom central home, each with two floors and large external terraces showcasing panoramic views across the breakwater

Moncrieff House

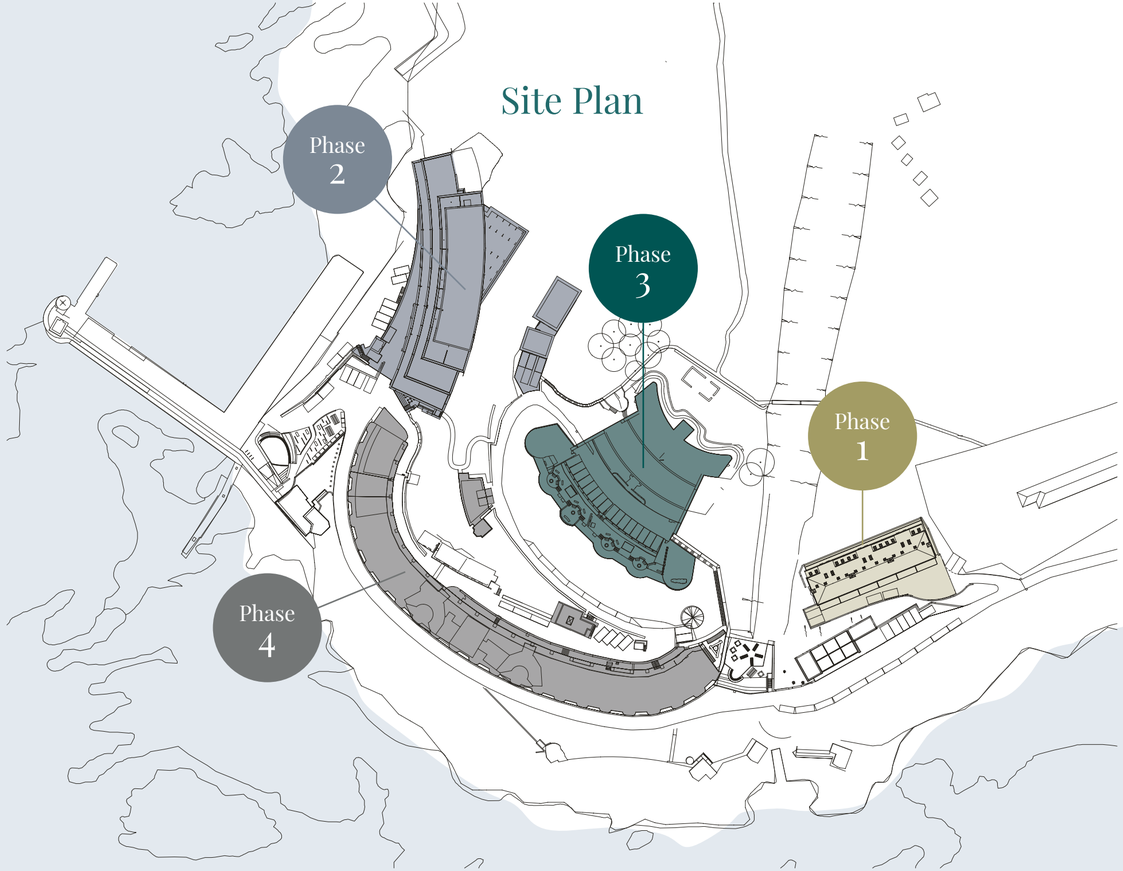
A modernistic, cliffside, two-bedroom home above Artillery Row with stunning breakwater views

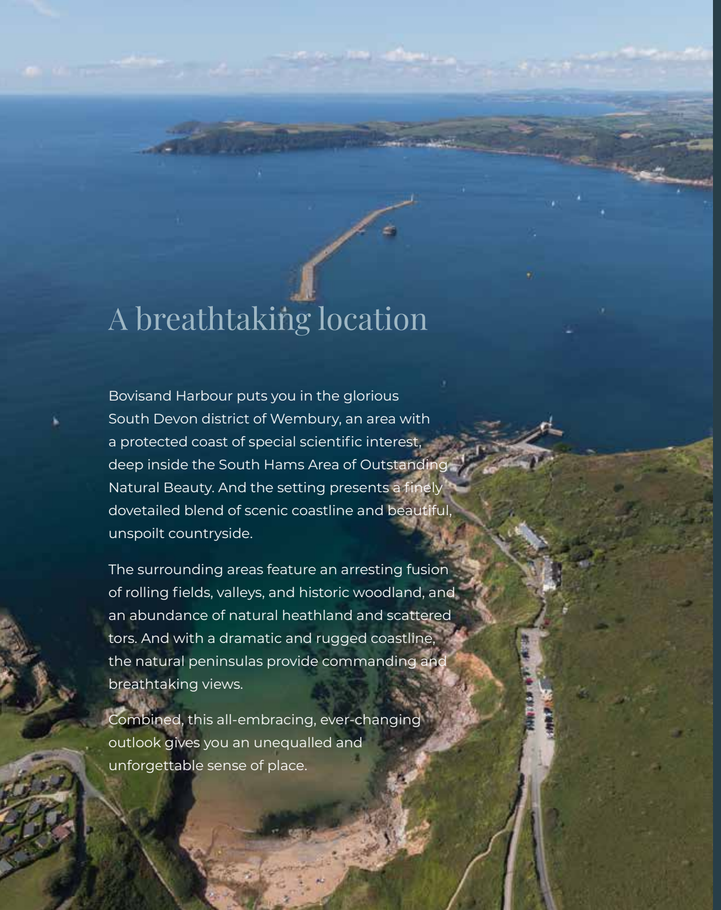
Rennie House

A stylish, two-bedroom home behind Artillery Row with upper floor views out to the breakwater

All properties in the Bovisand Harbour development feature external terraces affording expansive views across the peninsula, with the exception of the one-bedroom apartments in Mayflower Point and Artillery Row. While having no external terrace, each of these apartments still takes advantage of views out across the breakwater.

Site Plan





A breathtaking location

Bovisand Harbour puts you in the glorious South Devon district of Wembury, an area with a protected coast of special scientific interest, deep inside the South Hams Area of Outstanding Natural Beauty. And the setting presents a finely dovetailed blend of scenic coastline and beautiful, unspoilt countryside.

The surrounding areas feature an arresting fusion of rolling fields, valleys, and historic woodland, and an abundance of natural heathland and scattered tors. And with a dramatic and rugged coastline, the natural peninsulas provide commanding and breathtaking views.

Combined, this all-embracing, ever-changing outlook gives you an unequalled and unforgettable sense of place.

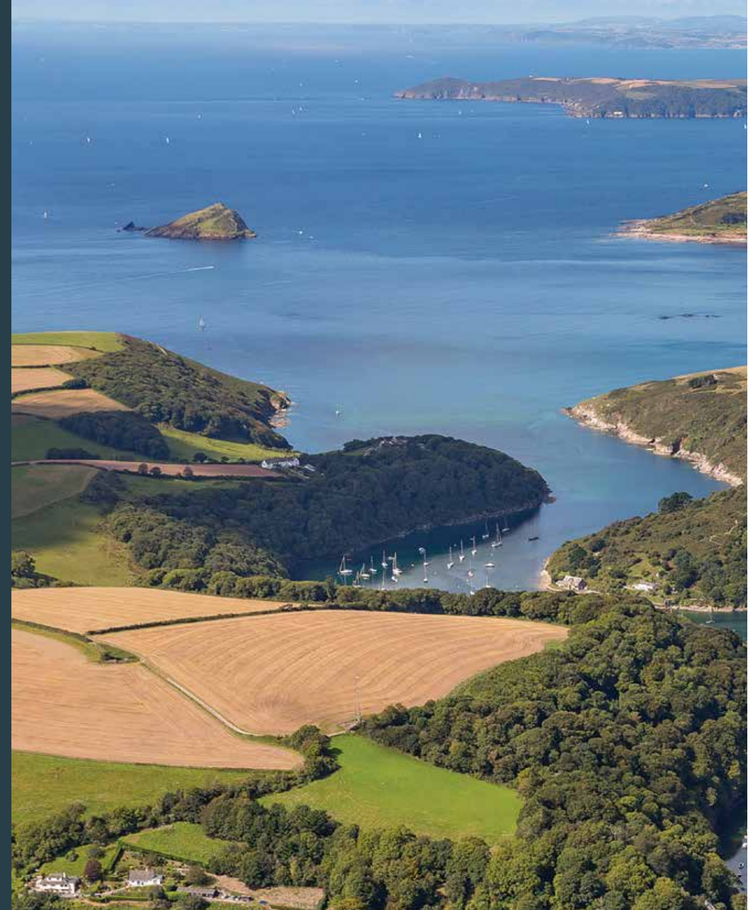
Fully reimagined for lifestyle leisure and pleasure, the luxurious Bovisand Harbour development gives you access to a diverse choice of activities and pursuits – on land or water.

There are water sports for those who seek uncompromising adventure, as well as those who prefer something more leisurely. Bovisand Harbour is perfectly positioned to experience everything from adrenaline-fuelled power sports to relaxing sail and paddle sports or wild swimming.

But on dry land, the surrounding countryside offers a selection of alternatives that all have tempting appeal. From relaxing health spas to stunning walking and cycling routes, riding, climbing, or taking advantage of the local premium golf courses and tennis clubs.

Or just ease into your surroundings, unwind with a glass of something special, and savour the pleasure yachts and powerboats as they cruise smoothly across The Sound.

The choice is yours...



Fine coast and country living

This unique and spectacular region also offers you an exquisite taste of the West Country. Some of the finest food, wine, and fine dining experiences in the locality are right on your doorstep, ready to sate whatever your taste or impulses desire...

From intimate pubs and award-winning restaurants serving succulent cuisine with the finest locally-sourced ingredients to gourmet seafood restaurants delivering nothing but the freshest, locally-caught shellfish and sea fish.

And take your pick from sensational wines and flavourful cheeses from the internationally renowned and award-winning Sharpham Vineyard, or the exceptional range of spirits of distinction from the Salcombe Gin Distillery.

Quintessential concierge

As a Bovisand Harbour luxury property owner, you'll have unrivalled access to a full, on-site concierge service. Giving you the ultimate in ease, convenience, and personal lifestyle management, your concierge is available to you via direct call and smartphone or tablet app, 24-hours a day, 7-days a week.

From daily life and property management to leisure and lifestyle arrangements and reservations, and luxury travel planning and preparations. Whatever's required, your concierge will deliver efficiency of service with the greatest attention to detail, day or night.

Representative concierge services

The Bovisand Harbour private vehicles can be used to collect you or your guests upon arrival in Devon.

- Private transport for safe and secure access to and from the development
- On-site delivery of fresh, locally-sourced produce and grocery orders direct to your property
- On-site secure receipt of parcels, packages, and post
- Full maintenance and housekeeping arrangements
- Premium event and restaurant reservations
- Valet, laundry, and dry cleaning
- Vehicle valeting, servicing, and hire
- Collection of guests arriving into Devon by train, plane, or boat
- Provision of private wine sommelier and/or chef
- Arrangement of all water sports facilities, boat experiences, and specialist excursions

Actual image

PALMERSTON COURT

BOVISAND HARBOUR

A deluxe collection of six, three-bedroom homes with panoramic views overlooking Bovisand Bay.

Palmerston Court is the first of four landmark-defining phases for Bovisand Harbour. Set above a ground floor, private garage and utility area, each of the six, spacious, three-bedroom homes offer two floors of exceptional living space with an exclusive balcony providing extensive views over Bovisand Bay.

PALMERSTON COURT

BOVISAND HARBOUR

Timeless luxury in every detail

The luxury appointed homes of Palmerston Court present a sophisticated and modern living space – with the high-end specification you'd expect in a premium residence. Curated exclusively by eminent designers, Cornish Interiors, each space offers timeless elegance and exquisite attention to detail, with the natural materials, contemporary finishes, and distinguished design features each coming together to complement this stunning location.

Luxurious interiors are the hallmark of each Palmerston Court residence, with the timeless and natural finish giving you space to add your own personality.

Ultra-modern bathroom and kitchen fittings (shown above) give you the best in stylish luxury.

Actual images

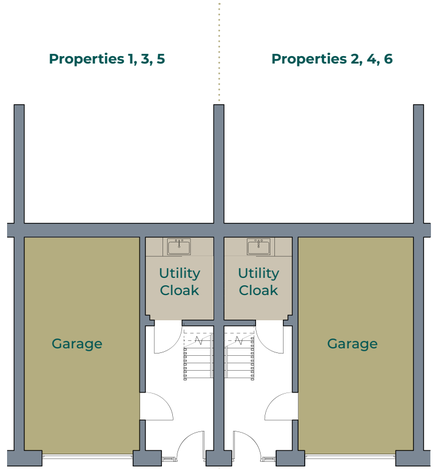
Actual images

Inside every Palmerston Court residence, the uninterrupted view has been accentuated by exceptional and minimalist interior design, featuring thoughtful and considered accents and flourishes connecting you with the coastal landscape.

Your living space, with warm oak flooring and contemporary fittings, leads to a stylish and fully-integrated kitchen with the perfect streamlined finish. En-suite and family bathrooms provide a chic blend of textured and satin tiles and the flair of innovatively-designed bathroom furniture, while each bedroom focuses on sumptuous textures and warm tonal colours that invite comfort and calm.

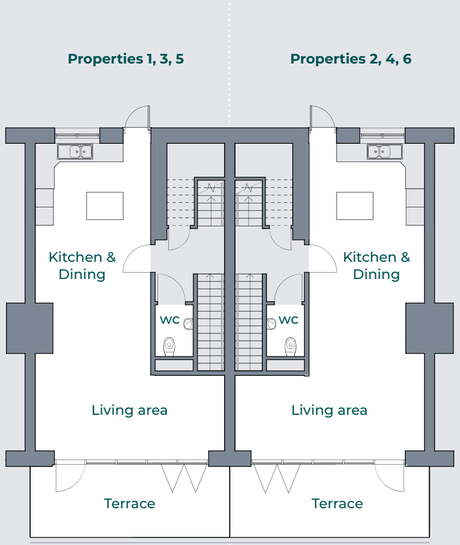
Ground Floor

Garage and utility area



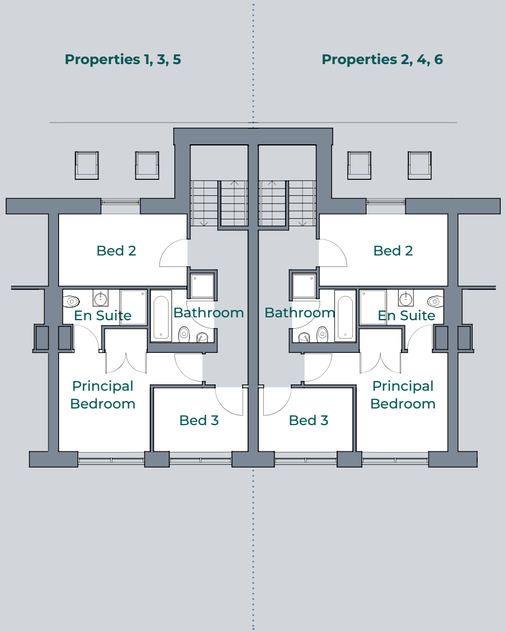
First Floor

Living area, Kitchen/Dining area, WC



Second Floor

Principal Bedroom with en-suite, Bedroom 2, Bedroom 3, Bathroom



Dimensions

Property (average)	133 m² / 1431.6 ft²

Ground Floor 15.48m2 / 166.7 ft²

Entrance area	4.11m x 2.25m / 13.5ft x 7.38ft
Utility room	2.77m x 2.25m / 9.09ft x 7.38ft
Garage	27.52m² / 296.2 ft²

(with integral space for outdoor sports equipment)

First Floor - 63.18m2 / 680.1 ft²

Kitchen/Dining area	3.84m x 5.27m / 12.6ft x 17.31ft
Living area	5.16m x 6.28m / 12.6ft x 17.31ft

External Space* - 16.82m2 / 181.1 ft²**

Front Terrace	6.19m x 2.27m / 20.32ft x 7.47ft
Kitchen Courtyard	(Dimensions tbc)

Second Floor - 53.25m2 / 573.17 ft²

Principal Bedroom	3.27m x 3.06m / 0.73ft x 10.04ft
Principal Bedroom en-suite	2.77m x 1.98m / 9.08ft x 6.51ft**
Bedroom 2	4.27m x 2.38m / 14.03ft x 7.81ft
Bedroom 3	3.18m x 2.10m / 10.23ft x 6.89ft
Family Bathroom	2.11m x 1.76m / 6.95ft x 5.79ft**

* Based on No.1. Sizes are approximate. ** Dimensions for widest points. *** Outside space is not included in the 133m2 usable living space dimensions. For end of terrace properties 1 & 6, there are two additional 800mm x 1,300mm (W x H) windows – one in the Living Area and one in Bedroom 2.

For a higher quality of living.

Palmerston Court Specifications and Finishes

Thoughtfully designed with luxury in mind, the interior of your Palmerston Court home displays style, quality, and craftsmanship in every feature, creating a modern living space with a personal touch.

Heating and Interior finishes

- 5-panel internal doors with satin nickel finish door furniture*
- Character, matt lacquered, engineered timber flooring in kitchen and living area
- 100% wool, 3-ply yarn carpet in bedrooms*
- 100% wool herringbone, flatweave stair runner
- Contemporary square groove skirting and architraves
- Screwless, satin nickel finish electrical switches and sockets*
- Farrow & Ball matt paint finish to walls and ceilings
- Satin paint finish to internal doors
- Underfloor heating to 1st and 2nd floors with Ground floor hallway radiator

Designer Kitchen

- Fitted designer kitchen featuring Matt Platinum, handleless base and wall units
- White linear splashback wall tiles*
- Ceaserstone 20mm polished, quartz stone worktops in Symphony Grey
- Miele integrated multi-functional, handleless oven (A+ rated)
- Miele integrated microwave and combination handleless oven
- Miele integrated 4-zone induction hob and slimline cooker hood
- Miele integrated dishwasher and fridge/freezer
- Quooker Flex boiling water tap - stainless steel
- Caple undercounter, single-zone wine cabinet
- 1810 Zenuno 600mm sink - stainless steel

Bathrooms and En-suite

- Contemporary Laufen bathroom furniture
- Textured, natural finish wall tiles (Bathrooms only)
- Satin finish wall tiles (WC only)
- Wall to wall natural finish floor tiles (Bathrooms only)
- Character, matt lacquered, engineered timber flooring (WC only)
- Wall to wall feature mirror (WC only)
- Laminate-fronted cupboards and mirror fronted vanity units
- HIB H70 x W50 x D5.5cm backlit LED mirror (En-suite only)
- Dansani 610mm wash basin - porcelain white (WC uses Dansani micro wash basin)
- Graff single-lever basin mixer taps - polished chrome
- Graff concealed thermostatic mixer - polished chrome (Bathrooms only)
- Graff hand shower set with slide bar - polished chrome
- Graff shower head - polished steel
- Amanzonite Rectangularo 170 x 70mm single-ended bath - white
- Pevensey flat-fronted, heated towel rail - stainless steel (Bathrooms only)
- Contemporary square groove architraves (also skirting in WC)
- Farrow & Ball matt paint finish to ceilings (also walls in WC)

Exterior finishes

- Spacious, private ground floor garage with power and light, plus utility/outdoor equipment store
- Exterior balcony decking

*Optional colour/material/style upgrade available

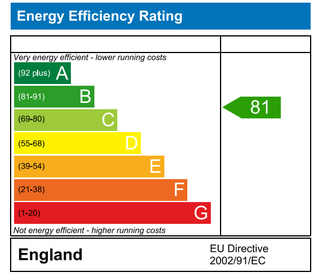
Disclaimer

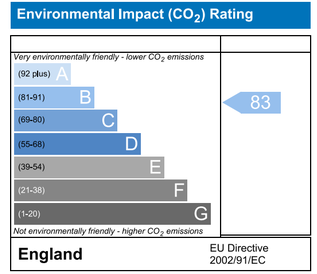
Please note, statements contained within this brochure are believed to be correct at time of print. They are not to be regarded as statements or representations of fact; neither the selling agents nor Fort Bovisand Developments guarantee their accuracy. This brochure does not form part of any contract. *The computer generated images are for illustrative purposes only, and are intended to serve as a general guide to the appearance of the properties. All photographs are for indicative purposes only. It may be necessary, and rights are reserved, for Fort Bovisand Developments to make alterations to the specification, layout and appearance of the development at any time without formal notice. Please refer to a sales representative for elevation and landscape details. Bovisand Harbour is the chosen marketing name and has not been approved by the Local Authority as the registered postal address. Maps show approximate locations and are not to scale. Road distances are based on mileages supplied by Google Maps: google.com/maps.

Energy Rating*

This energy rating is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO_2) emissions.





*Interim figure

Map

Address

Bovisand Harbour
Fort Bovisand
Wembury
South Devon
PL9 0AD

Grid Reference
SX 487 507

What three words:
zest.skill.drives

Scan for Google Map

Designed with you in mind

Bovisand Harbour has been designed with you in mind.

Each apartment and cottage home takes full advantage of sweeping coastal views, while deluxe interiors have a designer touch that reflects exactly where you are.

And while you're in the perfect location to experience the luxury, coastal retreat Bovisand Harbour affords you, you're never far from the Southwest's finest, thriving, and modern cities.

Bovisand Harbour is steeped in British history and offers the ultimate setting in which to provide a taste of luxury for history still being made.

A LUXURY DEVELOPMENT BY

FORT BOVISAND DEVELOPMENTS LIMITED

Directions

Bovisand Harbour

Set in the scenic South Hams Area of Outstanding Natural Beauty, Bovisand Harbour is easy to find, despite its secluded location. The following directions should help you find us safely. If you have any problems along your journey, please call us on 01752 422460.

From the North and East

- Join the M5 towards the South West, merging into the A38 Devon Expressway after J31 towards Plymouth
- Follow the A38 for 32 miles before taking the exit at Deep Lane (signposted Plympton B3416)
- At the next junction, turn left (signposted Brixton and Yealmpton)

From the West

- Join the A38 East wherever convenient and continue, taking the exit at Deep Lane (signposted Plympton B3416)
- At the traffic lights, turn right onto the B3416 (signposted Brixton and Yealmpton)
- Continue over the carriageway bridge, bearing right

Then use the following directions

- Continue for 2 miles (passing through Sherford) and onto Hercules Road
- At the T-junction, turn left onto Haye Road
- Continue for 0.3 miles and take the 1st exit left onto Elburton Road
- At the next roundabout (by the Elburton Inn), take the 3rd exit right onto Springfield Road
- Continue for 0.5 miles and take the 4th left onto Reservoir Road
- Continue over the mini roundabout onto Wembury Road
- Continue for 0.3 miles and bear right into Staddiscombe Road
- Continue along Staddiscombe Road after taking the left turn at the next T-junction
- Continue for 1 mile as the road turns into Bovisand Road
- Take the 1st right into Hooe Lane
- Follow a sharp left then bear right and continue for 0.5 miles as the road turns into Staddon Lane
- After a further 0.5 miles, take a sharp left downhill into an unnamed lane
- Follow this road for 1 mile to reach Bovisand Harbour