



SALTERNS BOATYARD
BURSLEDON, HAMPSHIRE

A development by Waterspace Living



SALTERNS BOATYARD
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*Time is your most precious commodity.
Where you spend it is our speciality.*

In a world where everything is within easy reach, we go the extra mile to locate, provide, manage and transform the most exclusive homes on or by the water, in highly sought after locations.

Free from traditional constraints, our knowledge and experience of the riverside is beyond compare. Whether it be design-led boats, securing moorings, or sourcing waterside properties, we help our clients achieve a perfect balance of relaxation, recreation, and refinement.

Trusted by private individuals, property owners and corporate partners, we're fine-tuned to meet the exacting demands of our discerning clientele.

Our service is as unique as the individuals we work with. Proven success that delivers above and beyond. Every time. With a positive mindset and peerless levels of service, we open the doors others are yet to find.

BURSLEDON, HAMPSHIRE
from £349,950



WATERSPACE LIVING

*We open doors
to the great outdoors.*



Your master bedroom features a luxurious king-size bed, bespoke wardrobes, dressing table and backlit, wall-mounted LED TV. Model shown is the Hampton 70ft x 12ft open-bow wide-beam.



Our interiors are stylish and contemporary yet with the ability for you to customise the flooring, windows and blinds.



The light, bright kitchen and dining area is the perfect space for entertaining and comes with built-in 4-burner gas hob, oven, washing machine / dryer, microwave, fridge, freezer and even a separate wine fridge.



Your bathroom has a full-sized bath and separate shower. With sleek granite work tops and under-floor heating, it really feels like a modern apartment. Model shown is the Hampton 70ft x 12ft.



A UNIQUE RIVERSIDE RETREAT



Nestled on the shores of the famous River Hamble, surrounded by huge skies and tranquil salt marshes, this is one of the most beautiful and sought after locations on the south coast.

This stunning houseboat has been skilfully handmade by our master craftspeople with thoughtfully designed, modern interiors. The layout has been specifically designed to take advantage of this unique mooring with a generous stern seating area overlooking the verdant saltmarshes and ancient woodlands and the open bow facing directly onto one of the best rivers in the country for water-based adventures.

This unique waterside retreat offers a genuine sense of escapism yet is within walking distance of the village centre with its wonderful traditional pubs and local train station with direct services to Southampton, Portsmouth and beyond.

“We are in love with this part of the Hamble - waking up to the sound of skylarks and curlews and the sun rising over the water is always such a great way to start the day. There are fantastic bike rides and dog walks on our doorstep and we love paddling up to the Jolly Sailors on a sunny day for a pint and drifting back home on the ebb. The site is the opposite of the big commercial marinas on the river and we love it that way. Everyone here wants to enjoy the peace and quiet and because there are so few boats and so much open space, it feels like a little oasis of calm on the water”

HANNAH, LOCAL RESIDENT

THE LOCAL AREA

The village of Bursledon is less than 10 minutes walk from the mooring and is a charming traditional village with a working windmill, three excellent pubs, cafes, train station, local shops and sports facilities. The famous Jolly Sailors pub in the village is a quintessential, dog-friendly waterside pub, with outdoor seating on the river terrace in the summer and roaring fires and cosy nooks in the winter.

WALKING AND RIVER ADVENTURES ON YOUR DOORSTEP

Salterns Boat Yard is ideally located for anyone with a passion for the water, whether it be paddling around the creeks, fishing, or simply walking or cycling along the many miles of paths that wind their way around this glorious part of coastal Hampshire.

With plenty of space around the mooring, the owner of this boat could by arrangement keep paddleboard or kayak alongside the houseboat, allowing them to explore the beautiful creeks and numerous riverside pubs and cafes by boat.

There are several well-known marinas and sailing clubs in this part of the Hamble with a large community of keen yachtsmen. For the avid sailor there is plenty of water to explore on this stretch of the Hamble and the world famous waters of the Solent and the Isle of Wight beyond.



WELCOME HOME

As a small, family run site, Salterns is perfect for lovers of nature and for anyone who wants a tranquil place to escape from the hustle and bustle of daily life.

The boatyard is not a big, modern marina but a small collection of pretty boats with generous spaces between each mooring and breath-taking views in every direction.

The site is accessed by road down a narrow single track lane that meanders through ancient oak forests and into a wide gravel area overlooking the saltmarshes and open water beyond. Here berth holders have a designated car parking space as well as a small storage shed, perfect for storing bikes and paddleboards.

From the parking area, access to the boat is by foot along pretty wooden boardwalks, over the grasses and samphire of the marshes or above the water on a spring tide. As well as having two open deck areas onboard the boat, there is an

additional dining deck next to the boardwalk, perfect for sundowners with friends or romantic al fresco lunches with outstanding panoramic views of the river and the great outdoors.

With the bow of the boat extending 70ft into the river, the owner will have breath-taking views of the River Hamble from the luxurious master bedroom and from the open seating area off this room – the perfect place to wake up for a morning coffee or to stargaze at night.

With a lovely bright, cosy sitting room, complete with a stove and three separate outdoor spaces for dining and relaxing, this beautiful boat with 365 days mooring rights is a perfect home to enjoy every season of the year in this unique location.

Water and electricity are provided close to the berth. Boats waste will discharge overboard.



PRICES & AVAILABILITY

Waterspace Living has secured a residential mooring at Salterns Boatyard. The berth can accommodate a 73ft in length. Our boats are typically 12ft 3 inches wide (approx. 3.75m).

BOAT RANGE	BEDROOMS	SQ FT	LENGTH (FT)	PRICED FROM
The Salterns Hampton	2	700 +	73	£349,950

Delivery for this unit is anticipated for August/September with the option to specify interior and design features.



TYPICAL BOAT SPEC & FLOOR PLAN

We offer a range of 2-3-bedroom boats of various lengths and widths, all with custom interior finishes. Please speak to a member of our team for more details.

THE HAMPTON 70*

22.3m long x 4.15m wide - 2 bedrooms



THE BOAT IN DETAIL

MASTER BEDROOM

- King-size bed with ample storage
- Fully upholstered feature wall above the bed
- Wall mounted backlit LED TV
- Generous picture window
- Contemporary dresser unit
- Two deep, full-height mirrored wardrobes with interior lighting option
- Full-height, lit shelving
- Reading lights & USB sockets

GUEST BEDROOM

- Queen-size bed with storage
- Fully upholstered feature wall with discreet ambient lighting
- 2 large, full-height wardrobes
- Full-height, lit shelving
- Large oak mirror with lighting

THE BATHROOM

- Full-size bath with chrome mixer taps
- Single basin mounted on quartz slab vanity unit
- Tiled floor and wall
- Corner shower tray with chrome fittings
- Tiled floor with underfloor heating
- Large wall-mounted mirror with side lighting

THE LIVING AREA

- Generous central skylight allows light to pour in luxurious carpet with deep underlay or hardwood flooring option
- Attractive diesel solid fuel cast iron or electric letter-box style stove
- Backlit 42" wall-mounted TV
- Wraparound storage units with under-lit shelving

THE KITCHEN

- High-spec L-shape fitted kitchen with impressive central island
- Generous storage with soft-close doors and copper handles
- Quartz worktops and tiled or quartz splashback
- Underslung sink with chrome mixer tap
- Integrated appliances: fridge, freezer, dishwasher, washing machine, twin oven, 4-burner gas hob, microwave and wine cooler
- Stylish oak hardwood-effect flooring

THE EN-SUITE

- 1200x800m rectangular Shower Tray
- Quartz Wrap around work surface
- Oak Hardwood-effect floor with underfloor heating
- Electric macerated toilet

THE STERN

- Wraparound seating with removable cushions
- Fully collapsible rain or sun cover
- Discreet, practical storage
- Optional extras:
 - Removable dining table
 - Durable, teak-effect, yacht-style decking

* THIS IS A TYPICAL SPEC. THE SIZE OF BOAT AND NUMBER OF BEDROOMS CAN VARY, AND FIXTURES AND FITTINGS CAN BE CUSTOMISED. PLEASE ASK FOR MORE DETAILS

TRANSPORT LINKS

Salterns Boat yard in the Village of Bursledon benefits from excellent road, rail and airport connections:

BY RAIL

Bursledon Train station is a 5 minute drive / 13 minute walk from the boatyard offering an direct hourly service to:



SOUTHAMPTON

23

MINUTES



PORTSMOUTH

35

MINUTES



SOUTHSEA

35

MINUTES



LONDON*

2 10

HOURS MINUTES

*via Southampton Central

BY AIR

Southampton: 15 minutes (7 miles)

Gatwick: 1 hour 30 mins (75 miles)

Heathrow: 1 hour 5 minutes (66 miles)



BY CAR

The marina is only a few minutes drive from the M27, giving easy access to the M3 and A3 as well as along the coast to Portsmouth, Southampton and Chichester.

Southampton: 20 minutes (6 miles)

Portsmouth: 17 minutes (15 miles)

Chichester: 40 minutes (28 Miles)

London: 2 hours (85 miles)

SHOPPING

A post office and small local shops are available in the village while a larger Waitrose is located an 8 minute drive away at Locks Heath.



SMOOTH JOURNEY

AFTERCARE

Buying a luxury houseboat is an exciting experience, but we recognise that most of our customers have probably never owned or lived on a boat, so we want to make sure you're really happy right from the start.

We'll spend as much time as you need on handover day showing you how everything works, from the electrics and heating, right down to how to use the shower. We'll even take you out for your maiden voyage, to run you through the handling of the boat, as well as all the essentials like how to moor up.

From there, if you ever have any questions at all, our friendly team is never more than an email or phone call away. We even have a dedicated engineering team on call for any maintenance or repairs – after all, even the best-built boats will need a service or new part every now and again.

MOORING TERMS

The berths have residential status and come with two parking spaces, a log store and small wooden shed.

There is an annual charge of £9,000 which is paid in monthly instalments of £750 per month.

VIEWINGS

All viewings at Salterns Boatyard are strictly by private appointment only.



About us



THE ADVENTURE STARTS HERE

We hope we've given you a glimpse of what life could be like with a luxury home on the water, in a setting that's perfect for you. We'd love to talk to you about your plans for the future, take you on a tour of one of our show boats and discuss how we can help you create a new way of living. We look forward to welcoming you aboard.

We believe wholeheartedly that Waterspace Living can change your quality of life for the better. And it's with this goal in mind that we set out to find you your perfect home on the water.

There are two ways we do this: firstly, we specialise in designing luxurious residential boats. Next, we make them available to you in the best possible locations. As with all home purchases, it's this winning combination of property and location that makes a dream home.

You'll also benefit from our extensive knowledge about life on the water as we guide you through the practical side of purchasing a boat, learning the ropes and settling in.

We're here to help you see life differently from your extraordinary new home on the water.

ABOUT WATERSPACE LIVING

Waterspace Living is brought to you by Waterspace Developments Limited. The company was launched in 2019 by founding partners Mark Blackwell and Chris Hill, who have over 40 years' combined experience in the marine and property sectors. Working together with our award-winning interior designers, the company has an enviable reputation for providing luxurious, beautifully crafted boats in the most sought-after locations.

"It's like owning your very own luxury hotel suite in the city"

MR P

PARTNER WITH US

Do you have a space by the water? We regularly partner with landowners, property developers and local authorities to realise the full potential of their waterside land. We have years of experience in regeneration and development of the waterways and have created many profitable and successful sites through joint ventures and purchases. We know how to navigate the process of planning and development, as well as how to help you stock and market your site. Whatever the size or location of your space, we'd love to hear from you at:

partners@waterspaceliving.co.uk

CONTACT US

Please contact us for a private viewing of our Salterns Boatyard show boat.

020 8051 4520

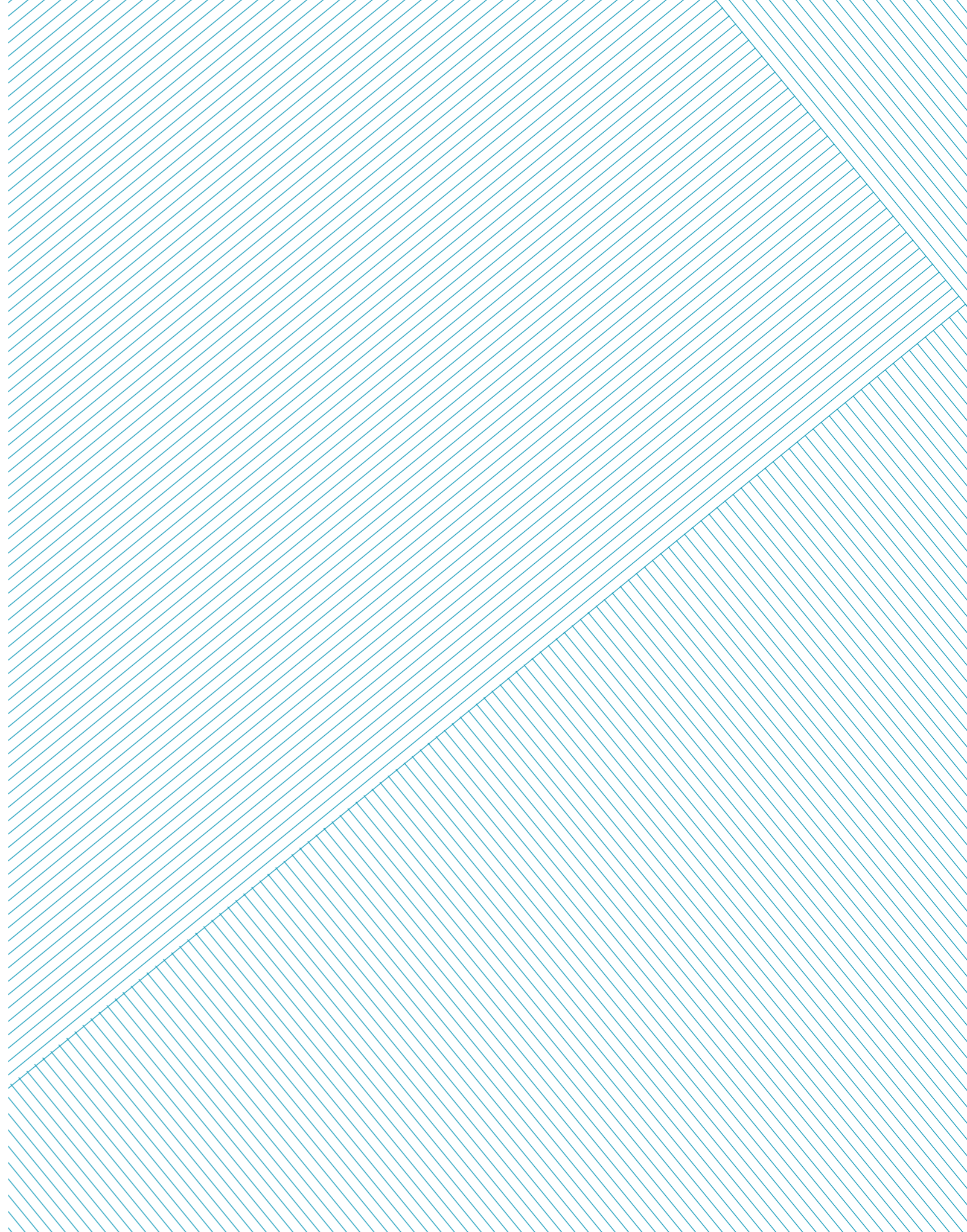
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