



Lutra

A luxury floating home by Waterpod.  
Only at Silverlake, Dorset



Waterpod and Silverlake  
are proud to present  
**Lutra**, a unique floating  
home ownership  
opportunity within an  
award winning private  
estate in Dorset.

waterpod.



# Lutra

Lutra is named after England's only native otter—an animal that thrives at the water's edge, building its home in stillness, not movement.

Like the otter, this houseboat is designed to settle beautifully into its environment, offering a comfortable, peaceful retreat that blends comfort with nature.

But there's more to the name. Lutra is also an anagram of Ultra—and that's no accident. This is the most advanced and refined houseboat we've ever created. Every detail, from the features, materials and layout reflects a new standard in floating living. It doesn't just sit on water—it elevates the experience of being still.







Lutra offers the opportunity to immerse yourself in the serenity of nature,  
from the comfort of a well appointed apartment





The spacious, customisable living area offers floor-to-ceiling windows for the ultimate backdrop





The rooftop offers uninterrupted views across the private lake



The principle bedroom features a large floor-to-ceiling corner window



# Kitchen

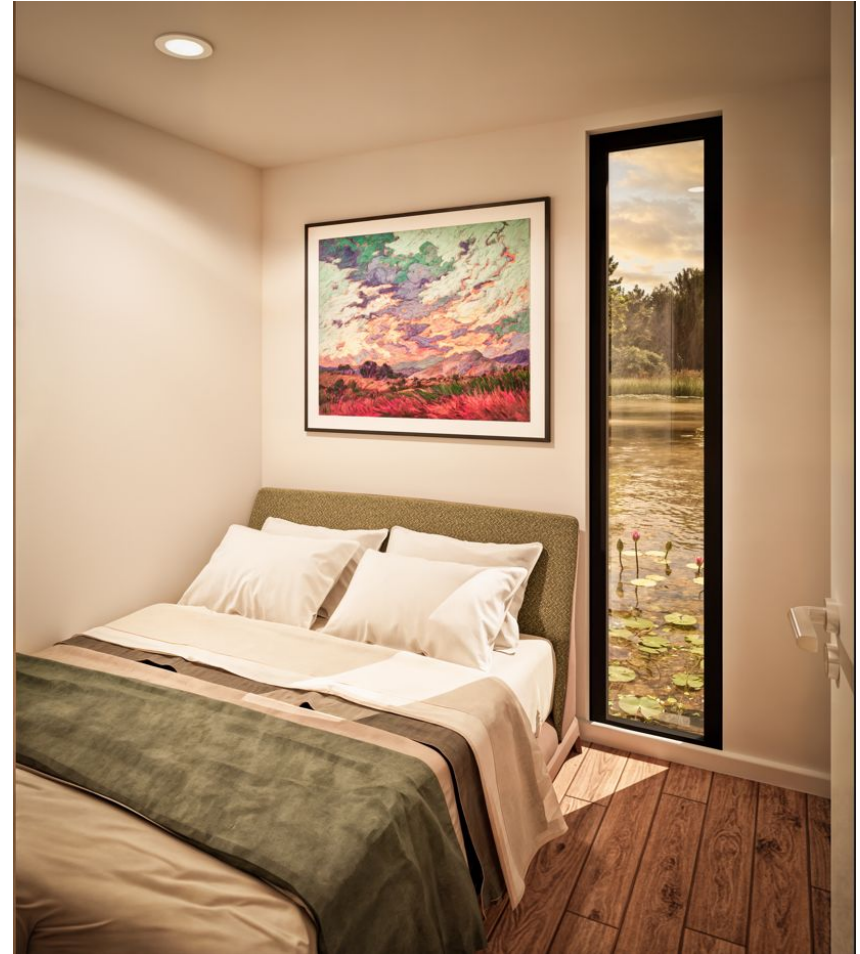
Fully customisable German engineered kitchen by Et Lorem to meet your style, function and layout preferences.





# Guest bedroom

Compact yet large enough for a king size bed or bunk beds, wardrobe and plenty of under-bed storage



# Key features

2 or 3 bedroom layouts

Sleeps 6-8 people

Up-to 115 sqm of internal and external living space.

Optional rooftop kitchen and rooftop hot tub.

50+ year design life

Completely afloat. Certified as a Category D vessel. Can be relocated.

Designed and built in England by Waterpod.



waterpod.





# Base Specification

A high specification with a design unique to Silverlake

total price including delivery and installation (no VAT payable) **£297,950**

## Exterior

- 14.5 x 4.6M Size
- Black sugi ban style cladding with wood accents or alternative choice of cladding colours
- 13 sqm front + 6.5sqm rear decks with composite decking
- 25 sqm roof terrace (with option to upgrade to 50sqm)
- Louvred pergola on front deck (waterproof when closed)
- 4-pane sliding patio door to front deck
- Single glazed door to rear deck
- Swim ladder
- High performance single ply membrane roof with decking tiles
- Side access floating walkway with bridge

## Structure

- Virtually unsinkable hull system with 50+ year design life
- High performance insulation across walls, roof, and floors (100mm average)
- High performance double glazing (matte black frames) with privacy treated (one-way) glazing.

## Interior

- 45 sqm lodge size
- Two bedrooms, one shower room
- Large principle bedroom. King/queen size bed, WC, large wardrobe
- Second bedroom with double bed or bunks
- Internal solid doors, with pocket door to bathroom
- Kitchenette with fridge, sink and hob (upgrade options available)
- GRP woven textured wallpaper. Painted in your choice of colour.
- Panelled ceiling
- LVT flooring

## M&E

- Interior and Exterior LED Downlights
- High performance waste water transfer tank (mains connected)
- Electric hot water tank
- 32A mains connection
- Mains water connection (insulated)

## Other

- Delivery and setup
- 1 year defects period, 50 year design life



# Delivered and installed from £297,950 (no VAT and no stamp duty payable)

## Base Model

**£297,950**

- 14.5m x 4.6m footprint
- Two bedrooms, one bathroom
- Kitchenette
- Front deck pergola
- Premium exterior cladding details
- 50% roof deck (22 sqm)
- Highly insulated
- Floating side walkway, access bridge.
- Privacy glass
- Delivery and installation

## Outdoor Upgrades Package

**£38,850**

- Full size roof deck upgrade (50sqm)
- Hot-tub on roof
- Exterior decorative lighting
- Upgrade to Millboard exterior decking
- 2-pane patio door to rear deck

## Internal Upgrades Package

**£29,870**

- Air Source Heat Pump with air conditioning
- Additional bedroom (3 total)
- Full kitchen upgrade including Dekton worktops
- Window blinds and curtains
- Bedroom wall lights
- Internal door portholes
- 80L hot water tank upgrade
- Heated towel rail in bathroom
- Wall hung Samsung TV
- 5.1 surround system prep

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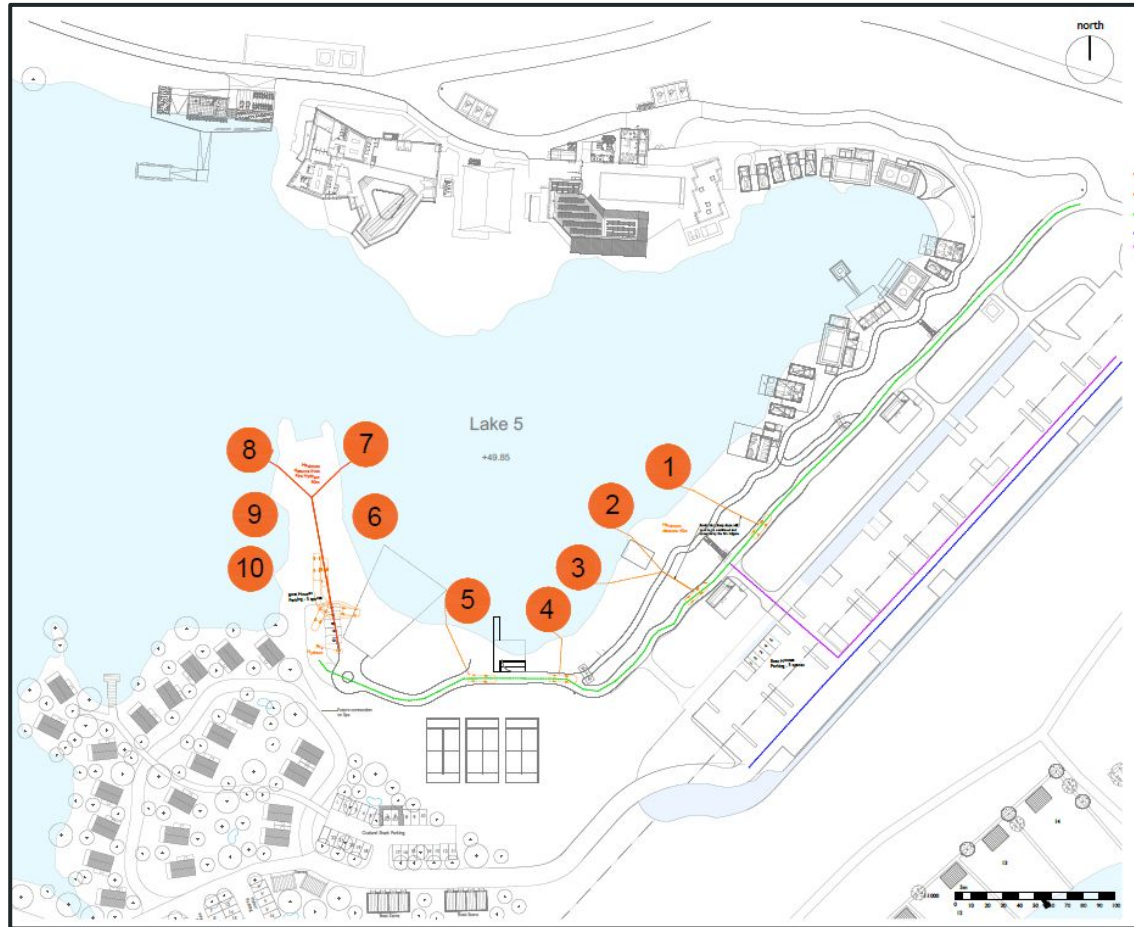
Contact us to discuss over 40 customisation options available  
Excludes mooring, site and service fees payable to HFG  
Pricing subject to change without notice



# Site layout

10 spaces available

Select your preferred location at the time of order (subject to availability)



# About Waterpod

Waterpod designs and builds floating apartments in Berkshire, England. We are a young, innovative company focussed on enabling people to live on the water sustainably, without compromising on living standards.

Our houseboats are architecturally designed like luxury apartments, meeting and exceeding all statutory obligations for safety, comfort and energy efficiency, while offering long lifespans (50+ years) for piece of mind.





# What Waterpod customers say

“Our team conducted a rigorous procurement process and selected Waterpod for their commitment to sustainability, their price competitiveness and innovative approach to design and construction.”

“We went to see the Waterpods under construction in Berkshire and what struck us was the high-quality of the build, and the feeling of space inside them. We were pleased to see the sustainable materials the Waterpod team are using.”

## Captain William Sadler

Harbourmaster, Ports of Jersey



<https://www.ports.je/news/floating-holiday-accommodation-construction/>

<https://www.britishmarine.co.uk/news/2024/June/ports-jersey-select-waterpod-new-floating-apartments-saint-helier-marina>



# Layouts

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# Floor Plan - Option 1

Maximised living space with two bedrooms and one shower room (base layout)



# Floor Plan - Option 2

One shower room + additional ensuite WC (+£2,900 upgrade)





# Floor Plan - Option 3 (3 bed)

Three bedrooms + one shower room + ensuite WC (+£4,900 upgrade)



# Materials & Options Examples

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Fully customisable to make it your own



# Exterior Cladding Options

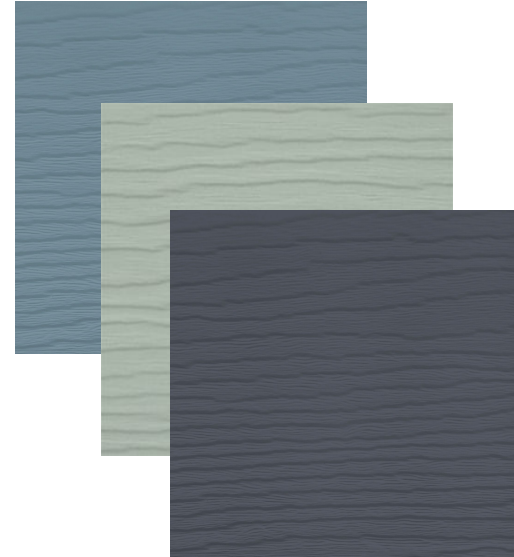
The exterior cladding is made from 100% sustainable composites that are low maintenance and long-lasting.

A range of options and combinations are available.

Wood effect with shadow



Painted wood effect



# Exterior Decking

Front and rear decks are finished with sustainably sourced, low maintenance composite decking in a choice of colours and shades.

Millboard enhanced grain decking is also available as an upgrade option.





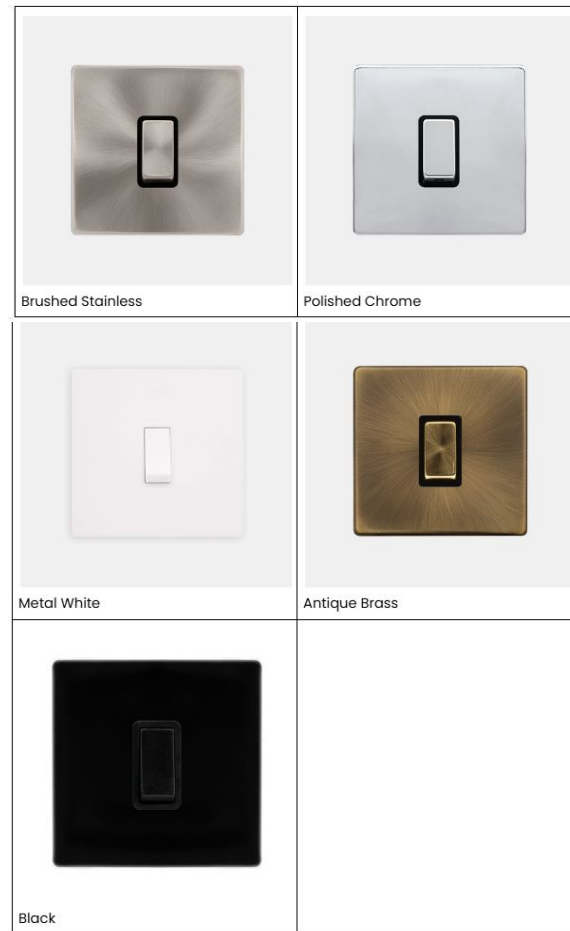
# Internal Flooring

Internally, a choice of LVT or engineered oak flooring is available in a range of colours and styles.



# Electrical Fixtures

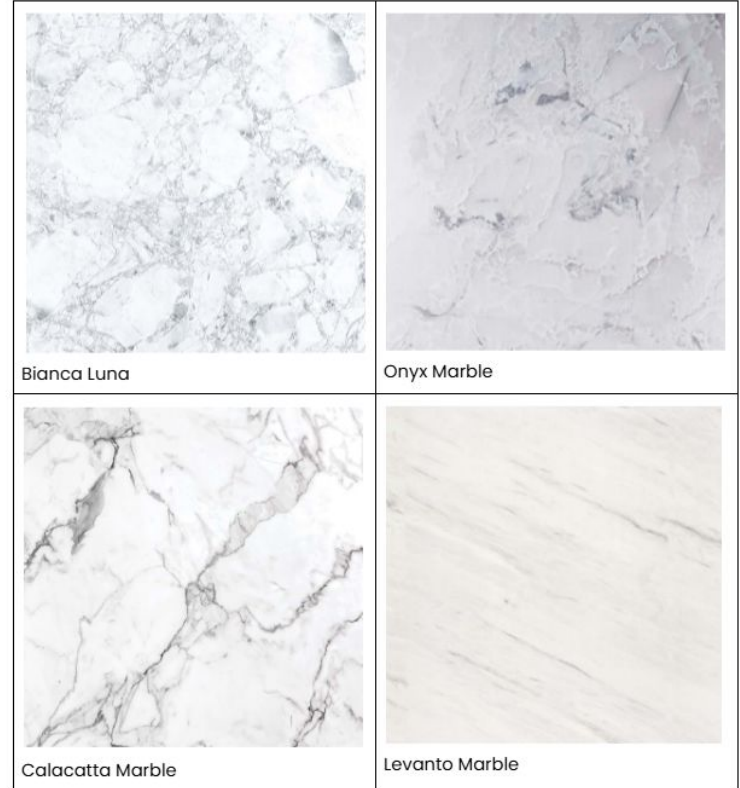
Electrical fixtures are available in a range of luxury finishes



# Bathroom Walls

Wet areas in bathrooms are available in a wide range of finishes.

Here are just a few options.

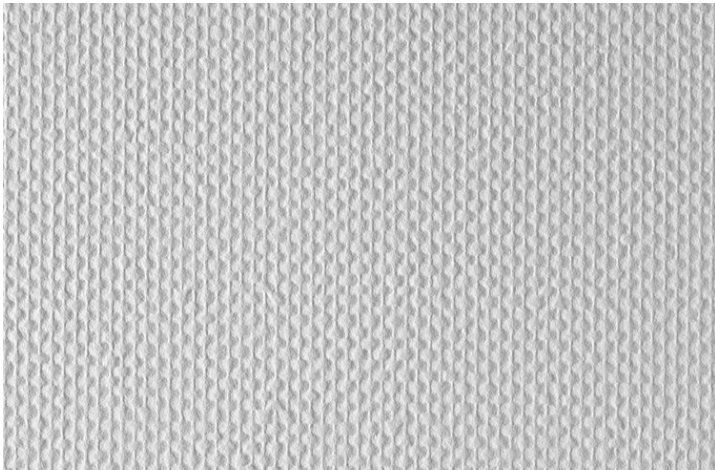




# Interior Walls

## GRP Wallpaper

- Decorative, tough, washable, fire and moisture resistant
- Choice of textures
- Painted in your choice of colour



# Common Questions

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# Common questions

1. **Is there stamp duty / VAT?**  
No. Under current HMRC rules there is no tax payable on the purchase of a static houseboat.
2. **Does it get cold in the winter?**  
No. Every Waterpod is highly insulated, keeping it warm in winter and cool in summer and easily maintains 21-23 degrees internal temperature all year.
3. **What are the average running costs?**  
When fully occupied, expect to spend less than £100 per month on energy bills, at all times of year (based on 2025 electricity pricing).
4. **What maintenance is required?**  
Lutra requires the same maintenance as a typical household (just routine cleaning and general maintenance).
5. **How do the utilities and sewerage work?**  
Lutra connects to mains water, sewerage and electricity utilities, just like a house.
6. **Does it have hot water?**  
Yes. Lutra has an energy efficient electric hot water system.
7. **Can it be customised?**  
Yes. As every Waterpod is built to order we can help you make your Lutra unique to you. We look forward to hearing your ideas.
8. **It is a boat? Does it have an engine?**  
Technically yes, it is a boat (a Category D vessel), however does not come fitted with an engine as standard.
9. **How does insurance work?**  
Insurance is similar to a house and is available from our partners at Haven Knox Johnston and other insurance providers.
10. **Can I get a mortgage?**  
Traditional mortgages are not available for houseboats, however, marine finance is available from lenders.
11. **How does the heating work?**  
Lutra has infrared panel heating as standard, though we recommend upgrading to Air Source Heat Pump technology for energy efficient heating and cooling (full climate control).





# Important Disclaimers

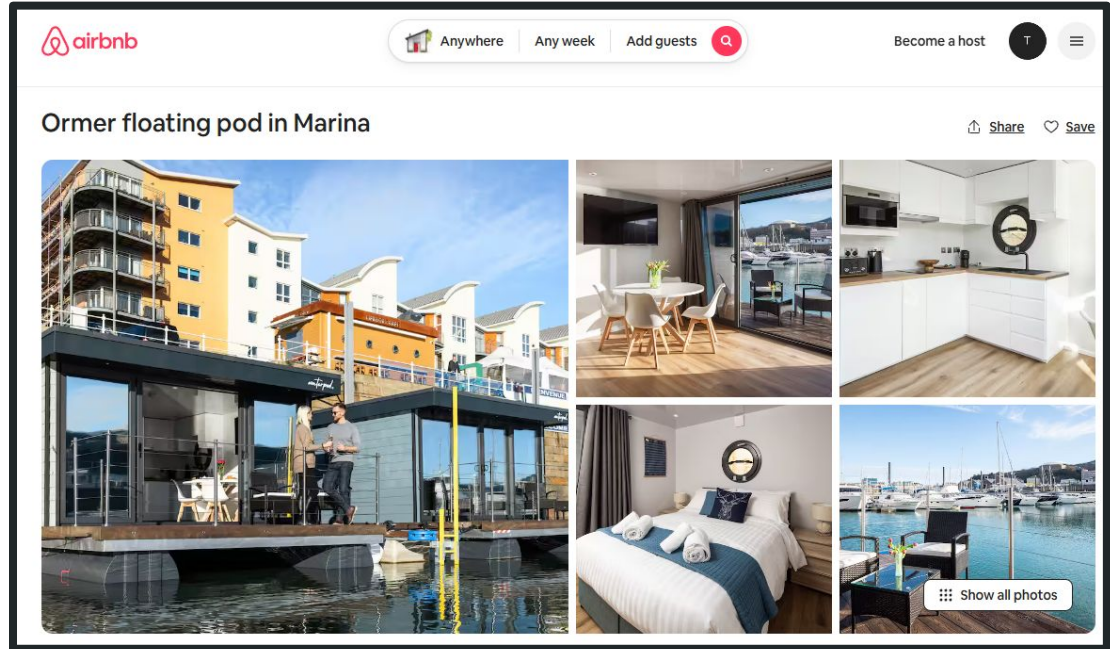
1. All information contained in this document, including pricing is subject to change without notice.
2. While all efforts have been made to ensure the accuracy of the information within this document, no guarantees for accuracy are made and no liability is accepted for any errors or omissions.
3. Silverlake cannot be used as your primary residence.
4. CGI images are for illustrative purposes. Your Lutra layout and finishes may vary based on your layout and styling choices.
5. Deliveries and installations will be made from June 2026 and will be confirmed at your time of order. Deliveries will be take place in the order in which they were placed. Later orders may be delivered later in 2026.
6. Orders are subject to contract, affordability and AML checks.
7. Locations on the lake are illustrative and subject to availability on a first come first served basis.



# Book a stay

Experience a Waterpod with a short stay at St Helier, Jersey.

<https://www.airbnb.co.uk/rooms/1364356423194328742>



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Limited edition of  
10 Available

Learn more at [waterpod.co.uk/lutra](https://waterpod.co.uk/lutra)

Request a Silverlake tour [live@silverlakedorset.com](mailto:live@silverlakedorset.com)