

TINY HOMES

HILLIS GATE ROAD • COWES • ISLE OF WIGHT • PO30 5UB



BCM

Wilson | Hill



TINY HOMES

HILLIS GATE ROAD • COWES • ISLE OF WIGHT • PO30 5UB

A unique opportunity to purchase a boutique holiday letting business “Tiny Homes Holidays” comprising 6 architecturally designed eco lodges with ancillary property including a large studio/yoga barn, all set within 2.08 acres.

Guide Price - £1,250,000

TINY HOMES

Eco Lodges

Eilidh
Kindred
Silva
Hygge
Keith
Saoirse

Ancillary Buildings

The Studio- a multi tasking space with full kitchen- used for yoga retreats / cooking demonstrations / craft workshops
Workshop/Store
Vintage static caravan “Mabel”- planning permission granted for tutor accommodation / treatment space
Touring Caravan “Debby”

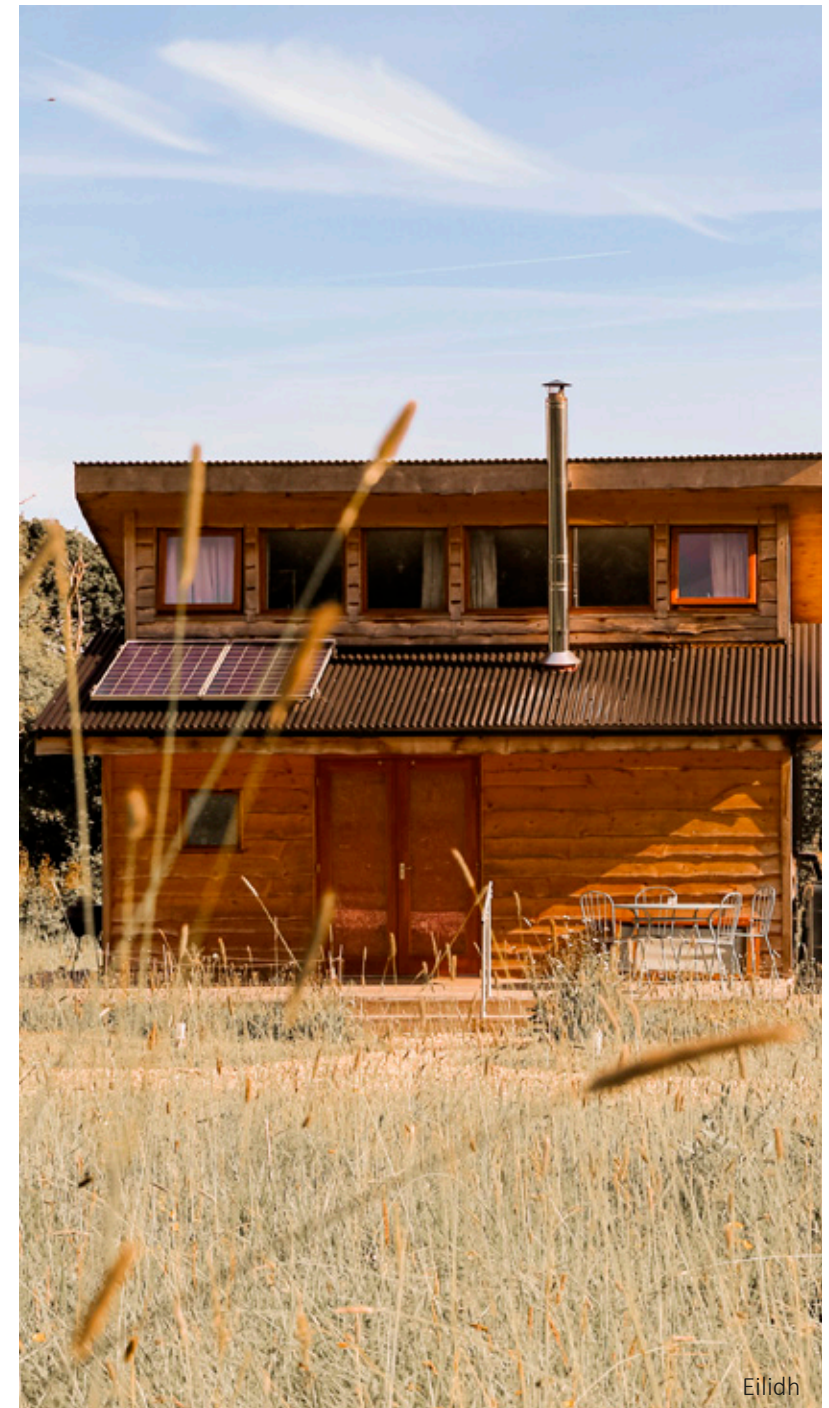
Amenity

Bike Store
‘Kids Teeny Tiny Wendy house’
EV Charger
Greenhouse
Sauna/Hot Tub/Shower
Outdoor covered kitchen with pizza oven
Vegetable Garden

GARDENS AND GROUNDS

2.08 acres
Parking Area
Centred Meadow

In all approximately 2.08 acres (0.84 ha).



Eilidh



SITUATION

Tiny Homes is situated on the outskirts of the village of Gurnard and the seaport town of Cowes. The position of the property is off Hillis Gate Road, surrounded by woodland and rural countryside. The property is within proximity to public footpaths, local pubs and approximately 2.9 miles from Gurnard seafront. The property is within close proximity to mainland ferry links with the closest (East Cowes – Southampton) only an 18-minute drive.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.



Hygge



Kindred



Keith





DESCRIPTION

Tiny Homes, established by the current vendors has been a successful unique, off-grid holiday letting business on the Isle of Wight. There are 6 architecturally designed, Eco Lodges, with a contemporary rustic influence comprising:

Eilidh – A eco lodge, with rough natural larch cladding, sleeping four with its own outside decking area comprising:

Ground Floor

- Galley Kitchen
- Lounge with wood burning stove.
- Shower room and W/C

First Floor – accessed via ladder.

- Bedroom
- Ancillary mezzanine space

Kindred – An eco lodge, with natural cedar cladding, sleeping four with its own outside decking area comprising:

Ground Floor

- Lounge with wood burning stove.
- Kitchen
- Shower room/ WC

First Floor – accessed via ladder.

- Bedroom
- Ancillary mezzanine space

Silva – An eco lodge, with natural cedar cladding, sleeping four with its own outside decking and bathing area comprising:

Ground Floor

- Lounge with wood burning stove.
- Galley Kitchen
- Shower-room/WC

First Floor – accessed via ladder.

- Bedroom

Hygge – An eco lodge, with stained larch cladding, cabin sleeping four with its own outside decking area comprising:

Ground Floor

- Lounge with wood burning stove.
- Galley Kitchen
- Shower-room/WC

First Floor – accessed via ladder.

- Bedroom
- Ancillary mezzanine space

Saoirse – An eco lodge, with natural larch cladding, sleeping four with its own outside decking area comprising:

Ground Floor

- Lounge with wood burning stove.
- Kitchen
- Shower-room/WC

First Floor – accessed via ladder.

- Bedrooms x2

Keith – An eco lodge, with Siberian larch cladding, sleeping four with its own outside decking area comprising:

Ground Floor

- Lounge with wood burning stove.
- Kitchen
- Shower-room/WC

First Floor

- Architecturally designed cantilevered sleeping pod













Tiny Homes



Produced on May 23, 2024.
© Crown copyright and database right 2024 (licence number 100059532)

Not to scale



GENERAL REMARKS AND STIPULATIONS

Method of Sale

Tiny Homes is offered for sale by private treaty as a whole.

Tenure

Freehold.

Access

The property is accessed directly from the public highway, Hillis Gate Road via two separate entrances.

Services

The property is connected to mains water and electric, private drainage system (Klargester) for the ancillary buildings and vintage caravan.

The Tiny Homes are connected to solar lighting and USB sockets, LPG gas, woodburning stoves, composting 'diverter' toilets, individual reed beds and rainwater harvesting.

The cabins also have facility to be connected to mains power to help in winter months.

Website

www.tinyhomesholidays.com

Company

The business, Tiny Homes Holiday Limited could be available to purchase by separate negotiation.

Accounts/Trading Information

Further accounts information including full management accounts are available from the selling agents upon request.

Goodwill & Stock at Valuation

Should a prospective purchaser wish to purchase the company, separate from the freehold, a list of items included in the goodwill & stock at valuation can be made available from the selling agents upon request.

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

Postcode

PO30 5UB

Building Regulations

The lodges benefit from building control approval. Further details are available from the selling agents.

Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TUPE

Should a Purchaser be interested in purchasing the freehold property and the existing business, they will be required to inherit any existing employees currently employed by the business. Further details can be made available from the selling agents.

Broadband

Up to 5 MBS.

Planning

The property is outside of the Isle of Wight Area of Outstanding Natural Beauty and the Property is not listed. There is a planning condition that confirms that each lodge cannot be sold away separately. The lodges can be occupied for 365 days a year so long as the owner keeps 6-weekly records.

Local Authority

Isle of Wight Council

Public Rights of Way

There are no public or private rights of way across property.

Postcode

PO30 5UB



splashes.rips.frail

Council Tax and Business Rates

Council Tax Band – n/a

Business Rates – n/a

EPC

An exemption letter is available from the selling agents.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings

BCM will supply a list, on request, identifying clearly which items are included within the sale price, and those that are excluded from the sale price but could be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Viewings

Viewings strictly by appointment with BCM.

Selling Agent

BCM, Isle of Wight office Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

NB. These particulars are as at May 2024 and photography taken April 2024.



WINCHESTER

BCM, The Old Dairy, Winchester Hill,
Sutton Scotney, Winchester,
Hampshire SO21 3NZ

T 01962 763 900
E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,
Merstone Lane, Merstone,
Isle of Wight PO30 3DE

T 01983 828 805
E iow@bcm.co.uk

OXFORD

BCM, Sunrise Hill Yard,
East Ilsley,
Newbury RG20 7LY

T 01865 817 105
E oxford@bcm.co.uk

PETERSFIELD

BCM, Wilson Hill,
4 Lavant Street, Petersfield,
Hampshire GU32 3EW

T 01730 262600
E info@wilsonhill.co.uk



rural property specialists