

TINY HOMES

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



Carter Jonas





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.

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).

Guide Price: £750,000

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.





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

– An 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 hot tub 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

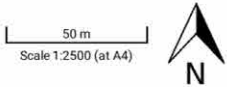








Tiny Homes



GENERAL REMARKS

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.

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 (Isle of Wight National Landscape) 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.

What3words
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 Wilson Hill Isle of Wight Office or Carter Jonas Winchester.

Selling Agent
BCM Wilson Hill Isle of Wight office and Carter Jonas Winchester.

BCM Wilson Hill Isle of Wight
01983 828 807 | tdawson@bcmwilsonhill.co.uk
01983 828 808 | dward@bcmwilsonhill.co.uk

Carter Jonas Winchester
07977 705 276 | megan.stacey@carterjonas.co.uk
07880 084 633 | andrew.chandler@carterjonas.co.uk

NB These particulars are as at July 2026 and photography taken April 2024.

IMPORTANT NOTICE
BCM Wilson Hill 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 Wilson Hill or their clients. Neither BCM Wilson Hill 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 Wilson Hill tested them.



Isle of Wight

01983 828 800

iow@bcmwilsonhill.co.uk

Further offices at: Winchester | Petersfield | Oxford

bcmwilsonhill.co.uk

Carter Jonas

