



U N L O S T
— D E N S —

** Seeking Land Partners **

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We are offering a unique opportunity for land owners to diversify and add an income without any effort or impact on their land.

Unlost Dens are a secret network of nature based office spaces for conscious founders and creatives to escape, focus and make positive stuff happen.

Dens have epic views are fully mobile and off grid. They are designed to have everything needed for year round focused, peaceful and productive days. (Currently NOT overnight stays)

We are looking for land owners who are interested in gaining an additional income stream without having to build or maintain anything. Or, those who looking increase off-season bookings and add value to guests.

Please note this deck outlines our ideals but we are flexible and would love to explore options with you if something is not an exact fit...



What's in it for you?...

- Share of rental profit or flat rental fee
- Year round income stream
- Additional custom if you have neighbouring business
- Increased bookings if you have accommodation
- Utilisation of unused corners of land
- Land guardianship
- Part of a thriving network of purpose driven founders
- Potential further future income from our other nature based ventures

What we're ideally (but not essential) looking for...

- Land owners looking for easy, low impact ways to diversify income
- Tiny (as small as 5m x 5m) patches of land in peaceful, green locations, with nice views
- Periphery land not currently being utilised to its full potential
- Within 10 miles of Brighton
- Business hours access to a basic toilet facility within a 5 minute walk of Den location (or we can provide and manage a compost toilet)
- Ideally one land owner with multiple potential locations

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The Dens

- Fully portable and on wheels
- Completely off-grid with solar power, water storage and satellite internet
- Made from upcycled horse trailers to look at home in the countryside
- Natural coloured and materials intended to blend in with the land
- Cosy and stylish minimal interiors

Interior



UNLOST
— DENS —

Exterior



Money

We are offering a negotiable share of rental profits for each small space on your land OR a flat ground rent at a slightly lower but more consistent rate if that suits the land owner better. Fees would vary depending on locations and facilities. We would not expect any of your time or effort, just land use.

Example earnings:

- One Den = £2000 - £4000 per year
- Two Dens = £4000- £8000 per year
- Three Dens =£8000 - £12000 per year

Who Am I?

I'm a maker, outdoor and adventure guide, multiple business owner and Dad.

I have a background in working with wood and building camper vans and I love nothing more than designing tiny spaces and spending time in nature.

This is a project that has been years in conception but following the pandemic, the need for flexible and inspirational work spaces is now growing.

If you'd like to chat further about this opportunity (even if you don't perfectly match the criteria) and becoming a partner please do get in touch today.



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