

Rare opportunity to acquire diverse visitor attraction on Isle of Wight

2 years ago



[Savills](#), on behalf of a private client, has brought to market the freehold of Robin Hill Country Park in Newport on Isle of Wight, for a guide price of £2.25 million.

The property comprises an extensive selection of attractions, including a 4D motion cinema, 777 seat amphitheatre, toboggan run, high nets adventure areas and playgrounds, as well as having food and drinks options on-site.

Robin Hill is situated on 88 acres of rolling parkland, natural woodland and countryside gardens. It also benefits from planning consents for holiday accommodation to include 19 tree houses, 23 lodges and 40 glamping tents. Externally, the property provides car parking with 1,500 spaces and 12 coach spaces.

The park is known for its excellent appeal as the former location of the annual Bestival music festival, and in more recent times, has held nationally award-winning events such as Fiesta of the Dead and the Isle of Wight Balloon Festival, which encourages tourists to flock to the area each year.

Located in an Area of Outstanding Natural Beauty in Downend, just 2.5 miles off the south coast of Hampshire, Robin Hill benefits from car ferry services from Fishbourne, Cowes and Yarmouth, linking to Portsmouth, Southampton and Lymington.

The business is currently operated by Vectis Ventures Limited and generates income primarily from entrance fees, food & beverage, and shop sales. The park has traditionally been open from February to October, with additional open days for special events such as the Polar Experience and Christmas parties in the winter.

Kay Griffiths, associate director in the leisure and trade-related team at Savills, says: “Robin Hill offers a unique opportunity to acquire a popular visitor attraction on Isle of Wight. Tourism in the Isle of Wight amounts to roughly 2.6 million visitors a year, with a spend of over £280 million. The buyer can expect to benefit from the footfall as well as the local population nearing 140,000 people. This property has strong investment features as well as scope for further development with planning consents already approved, so we expect a high level of interest from a broad range of investors and operators.”