

TINY HOUSES

Compact homes for living sustainably

Let's Live Differently



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Being green is more than just buying 'eco'. It is an unsakable commitment to a sustainable lifestyle.

Why choose a tiny house?

Tiny houses are an architectural and social movement that is sweeping the world by offering low-cost housing that is healthier with a low carbon footprint.



Tiny houses have been around for decades yet they are starting to shine as bright as diamonds since the cost of living is at an all time high, not to mention the worlds environmental goals are not being met.

Taking matters into your own hands means reducing your carbon footprint significantly by living in a compact space that offers everything you need to live well, just a little smaller than usual!

Our homes come fully prefabricated so that you can move in the same day. All you'll need to do is prepare your water and electrical connections and your home will be ready to move into!



Live big in a tiny house, live well in a greener home.



WHY WE STAND OUT

Tiny Houses / Cabins

Materials	Our unique Specification	Typical 'eco friendly' construction	The Benefits of our Specification
Wall	Isover KL - 0.31W/mK (12% better than rockwool) <ul style="list-style-type: none">• 200mm Wall• 250mm Floor• 250mm Roof	Rockwool - 0.35W/mK <ul style="list-style-type: none">• 100mm Wall• 100mm Floor• 200mm Roof	Heat retains for longer Lower energy and heating bills Improved sound absorption
Glazing	Thermowood Cladding 30-60 year lifespan. Metal Standing Seam 50 year lifespan.	Composite Cladding 20-25 year lifespan. Timber cladding or other materials.	Designed to last a lifetime Minimal maintenance No chemicals or plastics used
Membrane	SIGA Majcoat 150 Membrane with Siga Wigluv tape. (used in all Passive Haus homes)	Basic housewrap, with minimal insulative value or low air-tightness ability.	Eliminates draughts Fully watertight and breathable structure Heat retains for longer
Structure	C24 Structural Timber <ul style="list-style-type: none">• 200mm Wall• 250mm Floor• 250mm Roof	C16 Structural Timber 100-150mm Wall 100-150mm Floor 100-1500mm Roof	C24 is the superior to C16 in terms of strength, resilience with less defects. Thicker walls means additional insulation for a better performance.
VCL	SIGA Majpell® 5 Vapour Control Layer with Siga Rissan Tape. (used in all Passive Haus homes)	Tyvek or other membrane with basic tape for minimal airtightness.	Create an airtight layer to help with vapour control
Windows & Doors	Windows - Triple Glazing 0.9W/mK (U-Value) Doors - Triple Glazing 0.9W/mK (U-Value)	Windows - Double Glazing 1.2-1.6W/mK Doors - Double Glazing 1.2-1.6W/mK	U-values measure how effective a material is as an insulator. The lower the U-value, the higher performing the windows will be.
Mechanical & Heating	MVHR - Superior airflow & recuperation Air source heat pump - cooling & heating ability	Air vents and membranes - no MVHR No heat pumps. Usually gas heating or wood burner.	MVHR provide cleaner air and reduce condensation. Air source heat pumps provide energy efficient heating and cooling.

Experience Greener Living

Greener cleaner homes for a healthier you and planet



Non Toxic

Proud to be using no toxic glues, solvents and paints as well as real wood finishes to ensure a breathable home for you and your family.

Healthier Living

Exposure to real wood interiors show several health benefits in common with spending time in nature.

Modern Design

Our modern designs make your tiny home feel like a real home, just more compact!

Operational Efficiency

Our all electric, highly energy efficient solar powered homes allow you to run your home off the grid for up to 80% of the year, only needing additional energy in the winter months.

Greener Technology

Our green technologies such as air source heat pumps, MVHR systems, and aerated shower heads help you to reduce your carbon footprint and energy usage.



SPOT THE DIFFERENCE		BS3632 STANDARD	ECO LODGE
Passivhaus design for energy efficiency	✓	✗	✗
Non toxic materials for cleaner air	✓	✗	✗
High-performing insulation (energy saving)	✓	✗	✗
Triple Glazing reducing heatloss	✓	✗	✗
Aerated showers/taps (reduce water usage)	✓	✗	✓
All electric models	✓	✗	✓
Green Technology for energy savings	✓	✗	✗
LPG Gas Models	✗	✓	✓
Luxury finishes / modern design	✓	✓	✓
Air Source Heat Pump	✓	✗	✗

Who would suit tiny house living?

- Those wanting to live a simple/greener lifestyle
- Additional home/space to live/work in away from the main dwelling
- Niche holiday lets (many people want to trial the lifestyle before committing to a purchase of a home)
- Downsizing (lived big and want to live with less?)
- Starter homes - a private home (usually positioned in a parents back garden) in order to save up for your dream home



Features that stand out

Using **Modern Methods of Construction (MMC)**, we provide a truly sustainable, high-performing building to reduce running costs and the carbon emissions of each module.

All of our models are super-insulated, with 200mm of specially-designed Isover Wool in the walls, 250mm in the floor & ceiling, that pairs with high-tech breather & vapour membranes, ensuring that the homes are airtight to near Passive Haus standards.

We utilise **Triple Glazing** as standard, to reduce energy bills as heat escapes largely through the windows, whilst providing **superior sound absorption**, giving the homes a silent, relaxing atmosphere.

As our climate changes, buildings need to do their part for the environment, and that's why we use **intelligent MVHR ventilation** systems to reduce moisture inside, keeping the home at an ambient temperature too. Coupled with **air-to-air source heat pumps**, we've worked hard to ensure that all of our models are future-proofed and good for the world, as well as your pocket.





Tiny House Collection

Nomad

23sqm

2 bedroom tiny house

Non-towable Chassis - £61,500

Towable Chassis (*road legal*) - £60,750

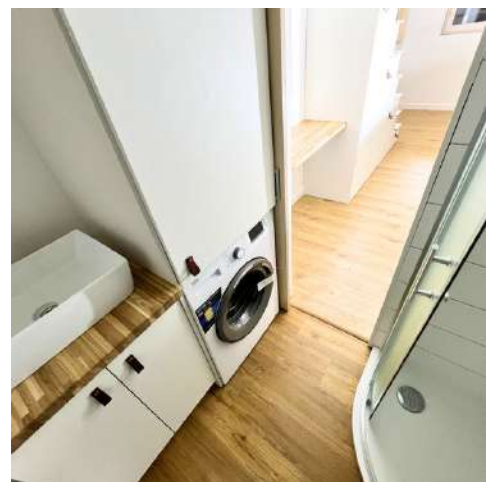
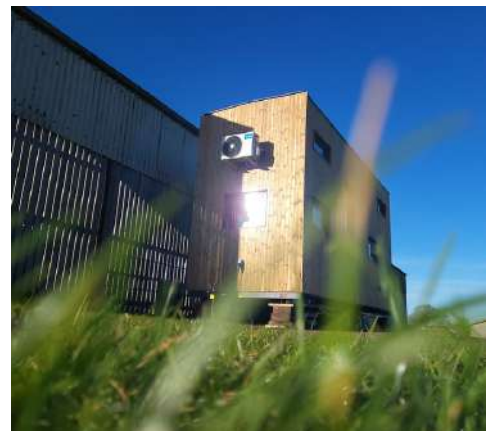
Excluding delivery cost

The Nomad 2 bedroom tiny house has the look and feel of a crisp country cottage. Upon entry, you'll be greeted by the bright white interior that leads into the living room followed by a ladder up to the first single bedroom. On the left, you'll see a large fitted storage staircase that leads to the kingsize loft which has ample space on either side for a small table for lamps/reading.

The oak wood kitchen offers plenty of storage space, full-size sink, oven and two-ring hob with a pantry cupboard and integrated fridge. Across from the kitchen is a lovely oak wood dining table to seat two individuals.

The compact bathroom has a single-sized shower, composting toilet with vanity and sink with a cupboard that holds the boiler.

For 2024, we're also pleased to announce that we're offering the Nomad with a fully road-legal, towable version. You'll still get the same quality, healthy materials and longevity, but with a slightly different specification to ensure that it meets the road legal weight limits.





2.56m W x 7m L



The Details

External Dimensions 2.56 W x 7m L x 3.75m H

Internal Height 3.3m

Exterior Thermo treated wood / Metal Standing Seam Cladding

Interior Huntonit boards (white)

Bedroom 1 with staircase

Bedroom 2 with ladder

600mm sink unit, 500mm 3 drawer unit, 600mm oven with 2 ring hob,
550mm integrated fridge with pantry cupboard

Long-wear laminate flooring

Separate composting toilet or flushing toilet, shower and vanity sink and
boiler cupboard

Utility

3/4 person space

Kingsize bedroom & child's bedroom

Living area with space for sofa bed for sleeping

Good size kitchen with dining space for two person

Compact bathroom

Sunamp Energy Efficient Boiler, 32amp Caravan Hookup



Modern design meets sustainable build practices

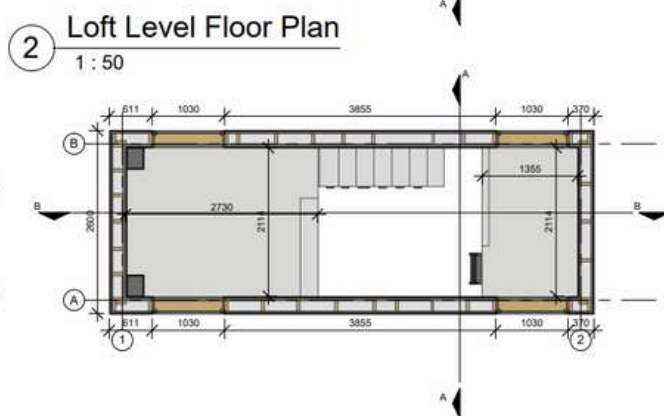
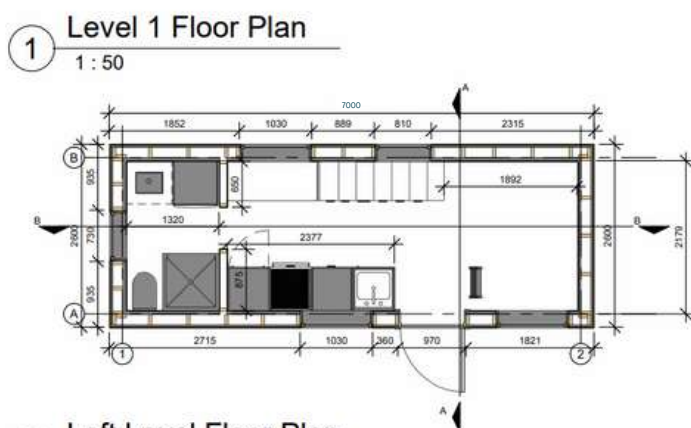
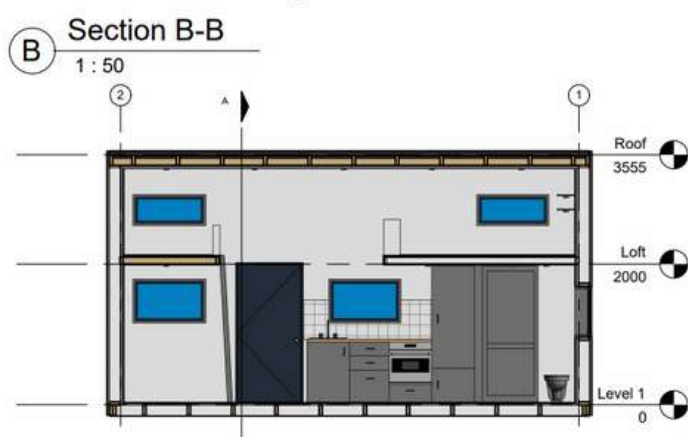
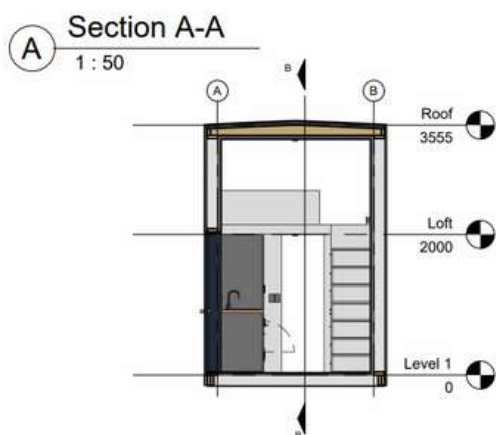


NOMAD 2 BED



Video tour of this model is available via our website.

1 King size bedroom
1 Child's bedroom
Full size kitchen
Compact bathroom
Living room
Dining area



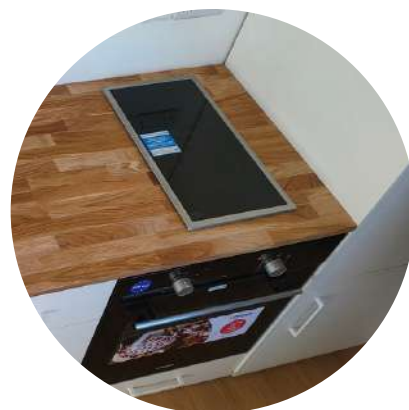
CUSTOMISATION



Thermo wood - Natural Finish
Spruce
Anthracite / Black



Wall finish can be modern
plywood finish



Oven/two ring hob optional
Composting toilet or flushing toilet

Avon

22sqm

1 bedroom tiny house

£60,500

Excluding delivery cost

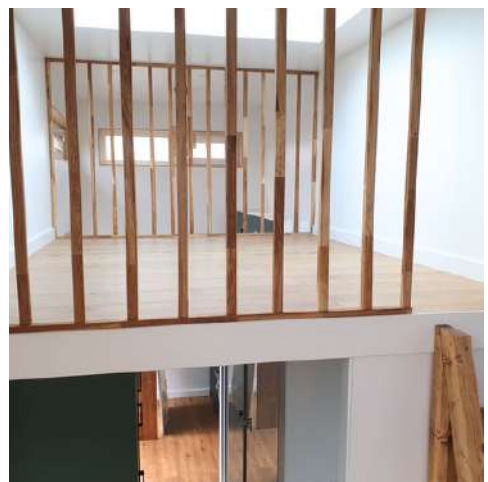
The Avon 1 bedroom, is an ultra-modern home that compels you to want to live the tiny house lifestyle.

Ideal for those who are concerned with height as this model has high ceilings in the living room and kitchen with the bathroom being the most compact part of the home.

The bedroom offers ample space, enough to creep into rather than a crawl-in loft. It is complimented with a skylight to sleep with the stars with access to this bedroom via a ladder.

The walkway between the living room and kitchen holds the bathroom and storage area with two wardrobes, storage holes, a desk for dressing and a pantry cupboard with an integrated fridge.

The modern green kitchen with an oak worktop is paired with an oak dining island situated in front of the glass double doors to soak in the views.





2.78m W x 7.2m L



The Details

External Dimensions 2.78m W x 7.2m L x 3.6m H

Internal floorspace 22sqm

Internal Height 3.3m

Exterior Thermo treated wood

Interior Hutonit boards (white) with acoustic panelling in living room

1 Bedroom for kingsize bed with skylight

Bespoke fitted kitchen with oak dining island

Long-wear laminate flooring

Seaprett composting toilet, shower and compact sink

Utility

Kingsize bedroom with ample light

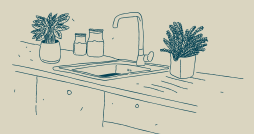
Living room with high ceilings

Kitchen and dining island with high ceilings

Single shower cubicle with cubicle for toilet and compact sink

Storage area for washing machine, fridge, wardrobes, desk for dressing

Sunap Energy Efficient water heater & 32amp caravan hookup



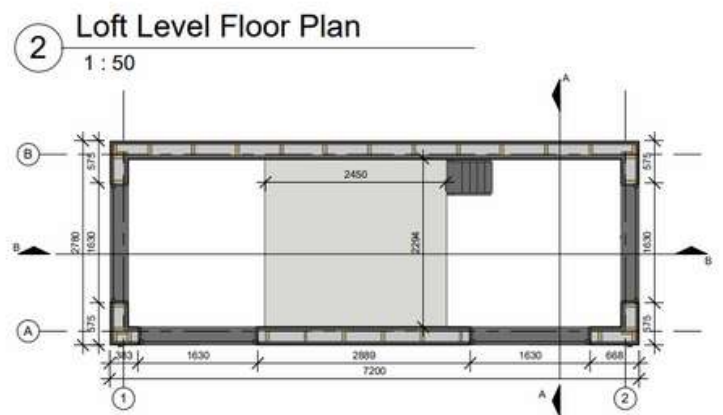
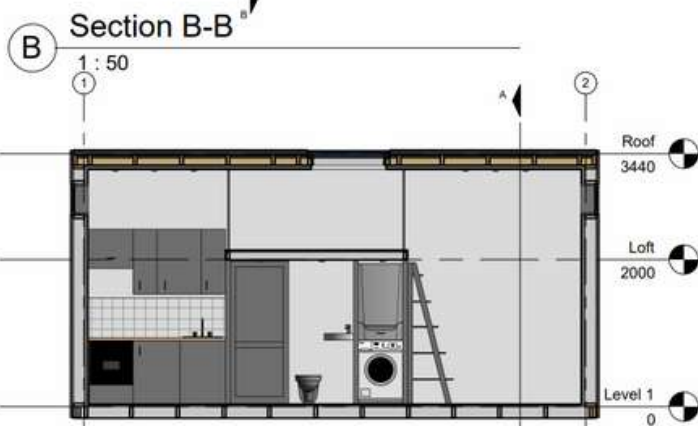
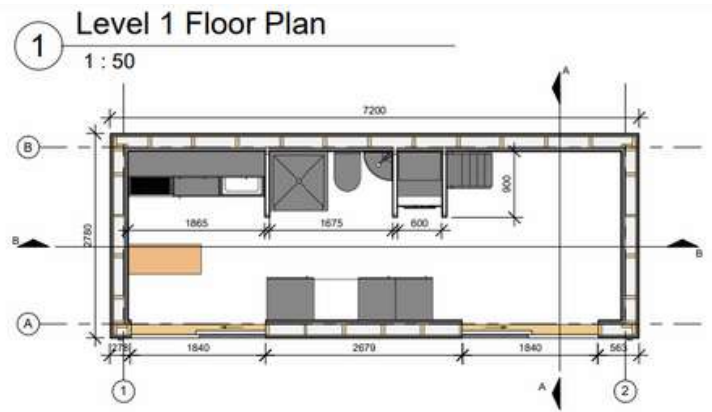
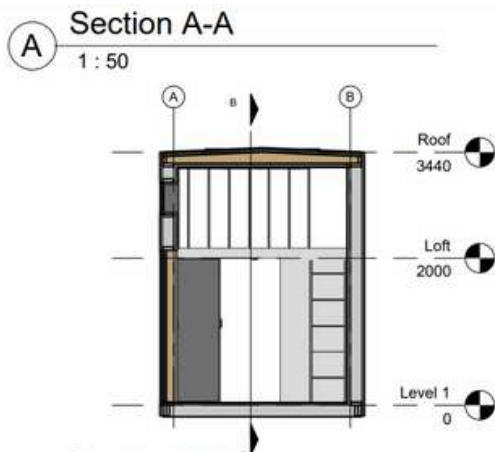
Modern design meets sustainable build practices



AVON 1 BED



Ultra-modern design
1 king size bedroom with skylight
Open plan bathroom with storage area
Living room with high ceilings
Kitchen with oak island with high ceilings
2x double sliding doors for ample light



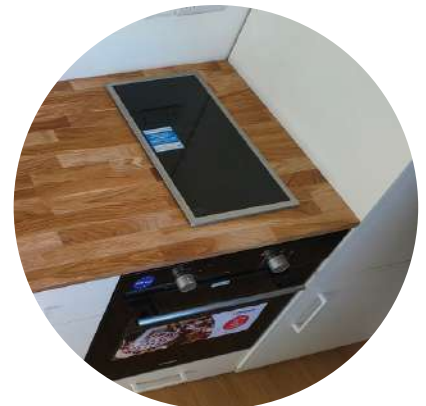
CUSTOMISATION



Thermo wood - Natural Finish
Spruce - Anthracite / Black



Choice of white Hutonit board
or plywood wall finish



Oven/two ring hob optional
Composting toilet or flushing toilet

Introducing The Eden 2 Bed Lodge

2 bed - 39 x 12 ft / 12m x 3.7m
£89,500

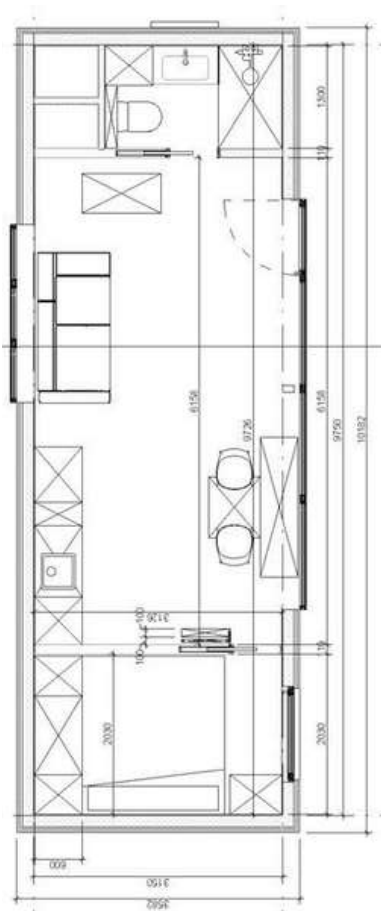
EXTERIOR (RENDER IN DARK CLADDING & GREY WOOD PAINT)



Overview

Experience the Eden Lodge: a unique blend of upscale and loft-style living. The bright, genuine wood interior shines brilliantly against expansive windows, while the fully-equipped kitchen boasts a luxurious oak worktop.

Designed like an adult bunk bed, both the ground and loft bedrooms offer panoramic views, ideal for stargazing and morning vistas. The sleek bathroom combines style and utility, featuring a spacious shower and chic vanity. The lodge's exterior, with its robust anthracite and warm thermowood, promises a standout presence in any setting. Dive into the unparalleled luxury of Eden.



Solar PV Package

REDUCE YOUR DEPENDENCE ON THE GRID

From £7000*



In recent times, energy independence has moved to the forefront of discussions, primarily driven by soaring energy costs. For certain EU regions, there's a genuine concern about extreme weather events. Such phenomena can disconnect small, rural communities from the grid, potentially leaving them without power for extended periods.

These growing concerns, combined with an increasing reliance on traditional power grids, have highlighted the benefits of solar PV systems. These systems not only empower individuals to manage and monitor their energy consumption but also grant them the freedom to produce their own electricity. This self-reliance minimises concerns about fluctuating energy costs and the effects of severe weather on their daily lives.

Energy Independence through Solar PV Systems

Solar PV packages are designed to provide you with energy autonomy. For those keen on decreasing their monthly energy expenditures, we present a standard package. However, if you're aiming for a comprehensive off-grid solution, our team can provide a detailed assessment to determine the precise solar capacity you'd need.

If you're contemplating is right for you, don't hesitate to contact to schedule a complimentary 20-minute Solar consultation with us. During this session, we'll provide a comprehensive calculation of the solar potential in your area, outline what our standard package entails, and make suggestions on supplemental panels and batteries if you're considering a fully off-grid setup.

Email: info@thetinyhousing.co to book your free consultation today!

Power & Services

What should I prepare for the installation?

Every project is unique with our customers as far as the North of Scotland to the South tip of England. Each land may require different access and siting solutions which is why we arrange a siting consultation prior to the delivery of your home to ensure you are ready for your delivery.



What is placed under my home?

Included in the price is a bespoke traile allowing your home to be towed to your door and sited upon arrival. The trailer is then fixed in place with axle stands.

How do I access services?

Our models are plug in and play with a 32amp hook-up and water inlets ready for a food grade hose to connect from your chosen water connection.

How about wastewater?

Wastewater pipes are prepared under the home for you to connect to a sewer or soak away. We use composting toilets to remove black water from the system. Pair your model with eco friendly products for a home that is kind to your environment.

What planning do I need?

Our models fit within the caravan act, conforming and exceeding BS3632 that not only reduces your VAT cost, but allows the models to work within tried & tested planning routes.

Each and every plot is different, and we'll do our best to advise you on the right route for planning, however we do advise you to speak with the local council and/or a planning consultant.

TINY HOUSE SPECIFICATIONS

TINY HOUSE BASE OPTIONS

Bespoke fully galvanized steel trailer as standard (NCC Approved)

WALL BUILD UP

Timber frame construction with 200mm C24 timber

200mm Isover KL (U-value 0.31) insulation

Siga Passivehouse Membrane

Exterior thermo treated wood natural finish / coloured options available

ROOFING

Highly-durable, flexible PVC 'green' membrane by Wolfin (A+ BREEAM Rating & BBA)

Standing Seam Metal Roofing (in various colours)

Timber frame construction with 250mm C24 timber

250mm Isover KL (U-value 0.31) insulation

Siga Passivehouse Membrane

FLOORING

Hard wearing laminate flooring (AC5 wear rating)

Advanced natural Steico woodfibre underlay

INTERIOR WALLS

Huntonit allergy friendly boards painted with Tikkurila Luja 7 paint - Ultra Low VOC

White FIBO board mould proof bathroom wall panels

Birch plywood wall panel (optional)

GENERAL

White double sockets & switches

1x MVHR (Living areas)

1x extractor fan (Bathroom)

Low wattage (3w) LED spotlights

WINDOWS & DOORS

uPVC Gealan doors 0.8w/mk (triple glazed)

uPVC Gealan windows 0.8w/mk (triple glazed)

uPVC Gealan bathroom window 0.8w/mk (triple glazed)

Exterior window trims & frame in anthracite

Interior window trims in birch plywood

Door lock and window locks

Door keys and window keys

BATHROOM

Separett composting toilet or flushing toilet option

800 x 1000 chrome shower enclosure, taps and shower with water saving head

Birch plywood sliding door

Chrome taps with water saving head, white vanity sink and mirror

KITCHEN

Real wood oak worktop

White or black hardwearing kitchen cupboards with vinyl covers (model dependent)

White or black metal handles (model dependent)

600mm soft close three drawer unit

600mm sink unit with undermount chrome sink and taps

600mm electric oven unit

600mm base cupboard unit

600mm extractor fan unit

Chrome cupboard handles

2 ring hob

Integrated electric oven*

Integrated fridge*

*May not be included in every module

HEATING, WATER & ELECTRICITY

70L Sunamp Super-Energy Efficient Water Heater

Standard exterior water hookup - 32amp

Optional Solar Package* - up to 8 415w panels / 5000w Inverter / 2x Lithium Ion Batteries (4.8kWh) - £8,495 - Note; this package is designed to save you up to 80% on your bills.



SPECIFICATION COMPARISON

Method & Materials	Typical Lodge Specification	THC Specification	THC Benefits
Insulation	Rockwool - 0.35W/mK <ul style="list-style-type: none">• 100mm Wall• 100mm Floor• 200mm Roof	Isover KL - 0.31W/mK (12% better than rockwool) <ul style="list-style-type: none">• 200mm Wall• 250mm Floor• 250mm Roof	Heat retains for longer Lower energy and heating bills Improved sound absorption
Cladding	Composite Cladding 20-25 year lifespan. Timber cladding or other materials.	Thermowood Cladding 30-60 year lifespan. Metal Standing Seam 50 year lifespan.	Designed to last a lifetime Minimal maintenance No chemicals or plastics used
Membrane	Basic housewrap, with minimal insulative value or low air-tightness ability.	SIGA Majcoat 150 Membrane with Siga Wigluv tape. (used in all Passive Haus homes)	Eliminates draughts Fully watertight and breathable structure Heat retains for longer
Framing	Timber frame or SIPs 100-150mm Wall 150-200mm Floor 150-200mm Roof	C24 Structural Timber frame <ul style="list-style-type: none">• 200mm Wall• 250mm Floor• 250mm Roof	Stronger, more resilient with less defects. Thicker walls means for additional insulation
VCL	Tyvek or other membrane with basic tape for minimal airtightness control	SIGA Majpell® 5 Vapour Control Layer with Siga Rissan Tape 0.76 m3 (q50 test)	Used in all Passive Haus homes to create an airtight layer and to help with vapour control
Windows & Doors	Windows - Double Glazing 1.2-1.6W/mK Doors - Double Glazing 1.2-1.6W/mK	Windows - Triple Glazing 0.9W/mK (U-Value) Doors - Triple Glazing 0.9W/mK (U-Value)	Reduce heatloss by up to 40% Better sound absorption for quiet homes
Mechanical & Heating	Air vents and membranes Gas heating or wood burner.	MVHR - Superior airflow & recuperation Air source heat pump - cooling & heating ability	Provides cleaner air and reduces condensation. Reduces heating bills by up to 70%

OUR ECO-FRIENDLY MATERIALS & CERTIFICATIONS



HUNTONIT
Malte tak- og panelplater

Wall Boards

BREEAM® NOR

Fibo

Bathroom Wall Panels



STEICO

Woodfibre Underlay



WOLFIN®
BAUTECHNIK

PVC Roofing Membrane



SIGA  1966

Vapour Barriers, Tapes & Membranes



 **TIKKURILA**

Ultra-low VOC, super-hard wearing, allergy-friendly paints



THC
THE TINY HOUSING CO

Team of certified expert architects, engineers & tradespeople build our models