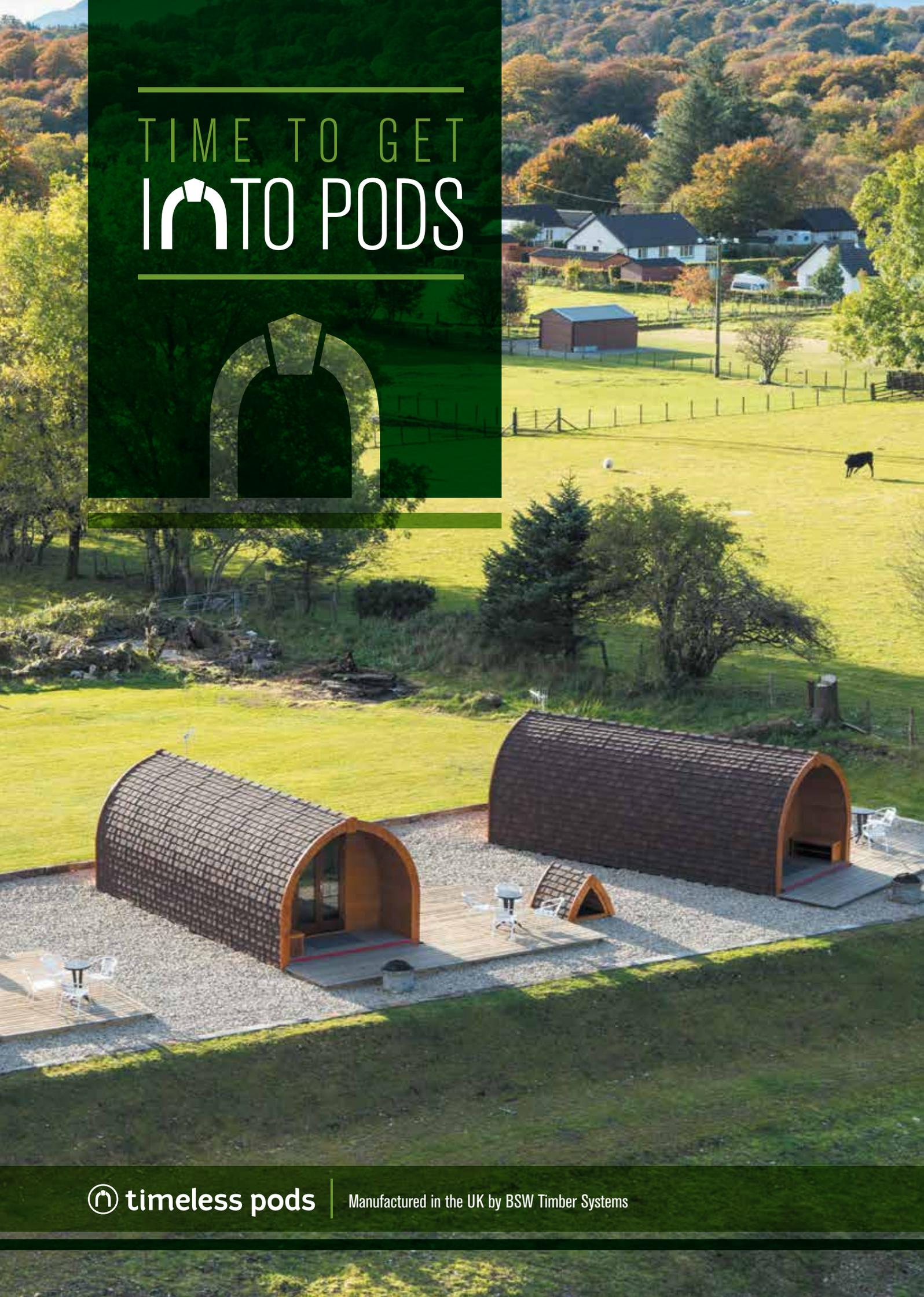

TIME TO GET INTO PODS



OUR PODS

Manufactured in the UK by BSW Timber Systems, the Timeless Pod range provides a long-term, low-cost, low maintenance investment in your business with full payback within two years.*

(40 weeks with two nights occupancy at an average £50 per night for a Dalby Pod, Laurieston Pods average a rate of £85 per night). Backed by a ten year

guarantee you can enjoy peace of mind that you will be enjoying a rental revenue for many years to come.

Glamping pods attract a wide range of visitors including walkers, cyclists, anglers and those who just want to experience the great outdoors. The versatility of Timeless Pods means we can site them on your uneven, unusable land, to add a very profitable new stream to your business.

Beautifully crafted from home-grown timber, the Timeless Pod has outstanding sustainability credentials and blends seamlessly with the natural surroundings of the great outdoors.

DALBY POD



Do you need a simpler solution for your glamping pods? The Dalby Pod could be the answer. With a high quality finish internally and externally, the difference between this Pod and the Kielder and Laurieston Pods is that it has no fixtures or fittings included.

This Pod includes:

Exterior

- Two roofing options are available – a lightweight aluminium composite tile or natural timber cladding.
- Roof lined with breathable waterproof membrane and insulated with 100mm fibre wool insulation.
- Floor insulated with 150mm fibre wool insulation.
- Double Glazed single or double doors.
- Lockable and secure.

- Electrical hook up supplied as standard.
- Sensor activated security lights.

Interior

- Internal & External timber cladding preservative coated.
- 600mm x 600mm rear window.
- Double plug socket, lights, electric heater, smoke and carbon monoxide detector, all installed prior to delivery. The floor is manufactured using a hard-wearing, faced plywood which enables easy cleaning after each occupancy.

Size

- 3200mm x 5200mm (Sleeps 4 Adults)

Bespoke sizes available upon request.

Finance options available upon request (subject to status)

Visit www.timeless-pods.co.uk to find out about the optional extras available for this Pod.

KIELDER POD



Sitting snugly between the Dalby and Laurieston is our Kielder Pod. A simplified kitchen and bathroom are surrounded by high quality fixtures and fittings inside and out.

Exterior

- Metal composite roof tiling system.
- Timber clad fascia (coated).
- Water and electrical mains 'hook' up at rear gable end.
- Shower room extraction fan outlet at rear gable end.
- Encased flume outlet at rear gable end.
- Timber frame double front door set, double glazed with espagnolette locking mechanism, chrome door handles, stainless steel hinges.

Interior

- Fully fitted bathroom with shower, sink and WC.
- Partially fitted kitchen with microwave, mini-fridge and sink.
- Collapsible dining table to form double bed sleeping area.
- Sofa bed converts to double.
- TV point.
- Spot lighting throughout.
- Internal & External timber cladding preservative coated.
- 900mm x 1200mm rear window.
- Attractive natural V lined Cladding.
- Chrome shower basket, toilet roll holder, hand towel holder.
- Wood effect vinyl flooring.



Size

- 3500mm x 6000mm (Sleeps 4 Adults)

Bespoke sizes available upon request.

Finance options available upon request (subject to status)

Visit www.timeless-pods.co.uk to find out about the optional extras available for this Pod.

LAURIESTON POD



Comfortably accommodating a family of four, the Laurieston Pod has it all. The sleek, modern kitchen includes an integrated fridge with freezer compartment, two ring ceramic hob and a microwave oven with grill. The fully fitted family bathroom incorporates an electric shower, wet walling and hygiene floor as well as a heated towel rail and mirror.

Design features include a dining table that converts into a double bed, his and her reading lights, and an optional TV point, as well as generous storage solutions, including under bed and wardrobe storage space.

With double glazed double bi fold doors to the exterior, the Laurieston Pod is the perfect base to enjoy the great outdoors.

Exterior

- Two roofing options are available – a lightweight aluminium composite tile or natural timber cladding.
- Roof lined with breathable waterproof membrane and insulated with 100mm fibre wool insulation.
- Floor insulated with 150mm fibre wool insulation.

- Double Glazed double doors.
- Lockable and secure.
- Electrical hook up supplied as standard.
- Sensor activated security lights.

Interior

- Fully fitted kitchen.
- Fully fitted bathroom (includes shower/WC/basin).
- Dining area to seat six.
- Double bed and two singles.
- TV point.
- Spot lighting throughout.
- Internal & External timber cladding preservative coated.
- 600mm x 900mm rear window.
- Attractive natural V lined Cladding.
- Opening roof window.

Sizes

- 3500mm x 6000mm (Sleeps 4 Adults)

Bespoke sizes available upon request.

Finance options available upon request (subject to status)

Visit www.timeless-pods.co.uk to find out about the optional extras available for this Pod.

PEXTON MOOR FARM

Pexton Moor Farm is a holiday cottage and camping site on the North Yorkshire Moors at the gateway to Dalby Forest. The decision to invest in Timeless Pods paid off for owners Wendy and Jim Newham, who have enjoyed a successful camping season after transforming part of their farm.

"Jim and I wanted to make better use of land that was formally a small fruit orchard. It didn't provide any significant amounts of produce so we decided to look into other more lucrative options. We'd had a number of enquiries from customers looking for something a little different from the standard camping experience and knew that there was a demand for this type of accommodation in the area. We'd also seen similar ideas at country shows, so the Timeless Pod seemed like the perfect option."

"We installed four Dalby Pod units at Pexton Moor, and we have a fifth on the way. It was a fantastic decision for us.

"The pods are delivered as single units, so with the land prepared we were ready to go from day one. We currently charge £45 per night, or £40 per night for bookings of two nights or more. The great benefit of the pods is that the camping season doesn't have to come to an end when the summer weather fades – they provide comfortable, warm and dry accommodation all year round.

"We're still in the early stages of establishing this side of our business, but the pods have been a remarkable success for the farm, bringing in almost £10,000 through new and repeat visitors since the start of the summer. Installing Timeless Pods really was the best decision we could have made."

www.dalby-forest.co.uk



TRALEE BAY

Located on the beautiful west coast of Scotland just nine miles from Oban, Tralee Bay Holidays provides a haven for holidaymakers looking for self-catering lodges and caravans.

Overlooking the picturesque Ardmucknish Bay, sheltered by woodland surroundings and a long sandy beach, Tralee is the ideal destination for a private glamping pod or caravan holiday, any time of year. A pet friendly site with plenty to do and see locally, Tralee Bay Holidays prides itself on providing lavish lodges and the most up to date caravans.

Owner David Shellock's commitment to providing quality led him to discover the Laurieston Glamping Pod. David said: "We took delivery of four pods at the start of the summer and set them up at the top of a hill overlooking crofting land looking north. They have been an excellent addition to our site and fit in perfectly with both the surrounding woodland and our back to nature approach. So far all the feedback we've had has been extremely enthusiastic.

"It was the design of the pods inside and out that really appealed to us. The Laurieston is at the top end of the range so cost a little more but they are extremely sturdy and provide a totally different experience to a motorhome. They allow customers to get much closer to the land and give a greater sense of traditional camping while maintaining a higher level of comfort than a tent.

"The fact that they come with specially created dog pods was also a huge bonus as the majority of people who enjoy the Scottish outdoors have dogs and we are a very pet friendly site.

"I would say 50% of our pod bookings request use of the dog pods too. This facility is great for our business as we know from experience that these units perform better than those that can't take animals. This means that our four pod units are consistently booked up and generating revenue for us.

"We are delighted with how the pods are performing. Our customers love them and if things go well we'll be planning to extend the pod fleet in winter 2017.

"They're a great investment for the business as they have a life span of around 20 years whereas our current caravan hire units are rotated every six years. While caravans are cheaper to buy, pod customers won't consider staying in them so it's important we are able to cater for all audiences. With the popularity of glamping continuing to rise not only can we market our site to a wider range of customers but being able to charge between £80-£100 a night the pods means we're on track to break even on the cost of them within two and half years.

www.tralee.com

PLANNING FOR YOUR POD



When it comes to the issue of planning permission for installing a camping pod you can ensure you are doing the right thing by both doing your research and speaking with the relevant planning officials.

The below information is solely for guidance and it's not legal advice. If you're at all unsure as to whether or not you need planning permission for siting a camping pod it is strongly urged that you get in touch with your local planning authority.

For Campsites:

If you plan to purchase a pod which is able to be moved then you may be able to install it without planning permission on your site, as a pod can officially be classed as a caravan. The legal definition of a caravan is:

"Any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer). "Section 29 (1) of the Caravan Sites and Control of Development Act 1960".

For this to occur you will need to have the correct camping and caravanning licences prior to this on your campsite.

If your pods are not mobile or you plan to install multiple camping pods on your site, then check with your local planning authority first.

For Homes:

If you're planning to buy a camping pod to use as an extra addition to your home, such as garden office or studio then planning permission isn't normally required. This is because the pod falls under the permitted development rights for the house and is incidental to the main property. Incidental has been defined to mean "subordinate to the enjoyment of a house for residential purposes". Permitted development offers home-owners a whole variety of potential ways to make the best use of their extra space without planning.

This does not provide a green light on any sort of pod to be installed, as there are conditions which govern the placement of the pod in relation to the house. For instance certain conditions mean that:

- Your pod cannot have a total area of more than 50% of the total area of land which surrounds your property.
- The pod cannot be over 2.5m in height.
- The pod cannot be allowed to block the light into neighbouring properties or obstruct nearby doors and windows.

In some circumstances these rights have been withdrawn when the house is sited in a conservation area, National Park, Area of Outstanding National Beauty or the Norfolk and Suffolk broads. If this is the case then a planning application will need to be submitted, which can increase the costs and time it takes to install your camping pod.

If you are planning on constructing or purchasing a camping pod, or pod structure to use as a permanent dwelling then planning permission will need to be granted. For more information contact your local planning authority, and look through the information available on the Planning Portal.

Visit www.planningportal.co.uk

OPTIONAL EXTRAS



Rear Canopy Light with Night/Day Sensor



Electrical Meter Cupboards



Fishing Tackle Boxes



Spare Dining Table & Sleeping Support



Boot Boxes



Dog Pods



Canopy Extensions

Front: Standard 600mm
Option 1-1200mm (+600mm)
Option 2-1500mm (+900mm)
 Rear: Standard 300mm
Option 1-900mm (+600mm)
Option 2-1200mm (+900mm)



Bin Stores

Single, Double or Triple



Deck Pads

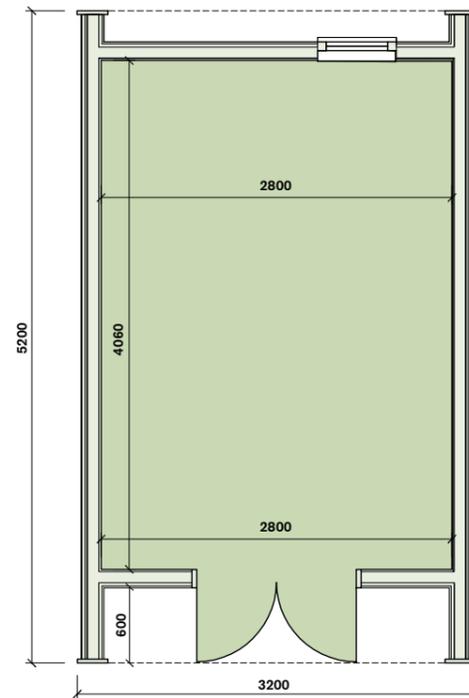
Depths available:
 600mm, 1200mm, 1500mm, 2400mm
 (widths to suit pod type)

FLOOR PLANS

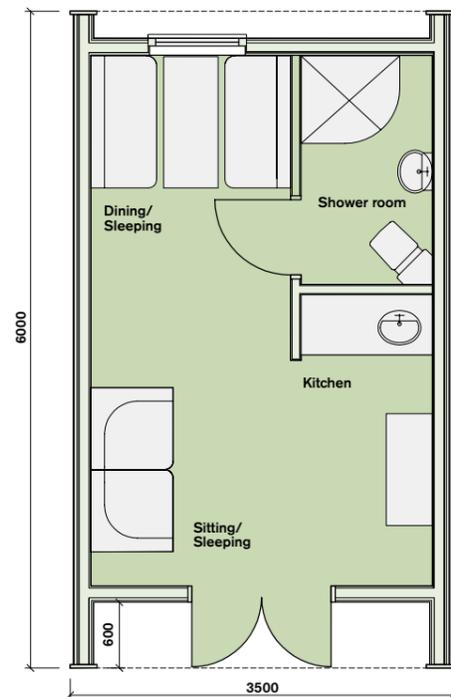
Our standard floorplans are detailed below and are designed to maximise the comfort and practicalities of your chosen Pod. Our design team can work with you to develop bespoke requirements on request.



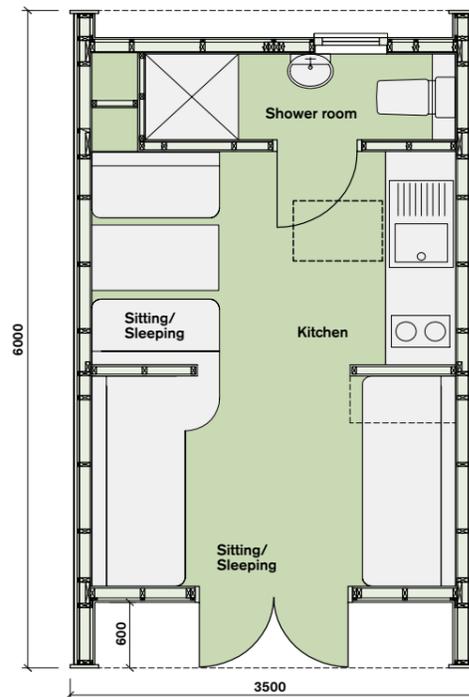
Dalby Pod Floor Plan



Kielder Pod Floor Plan

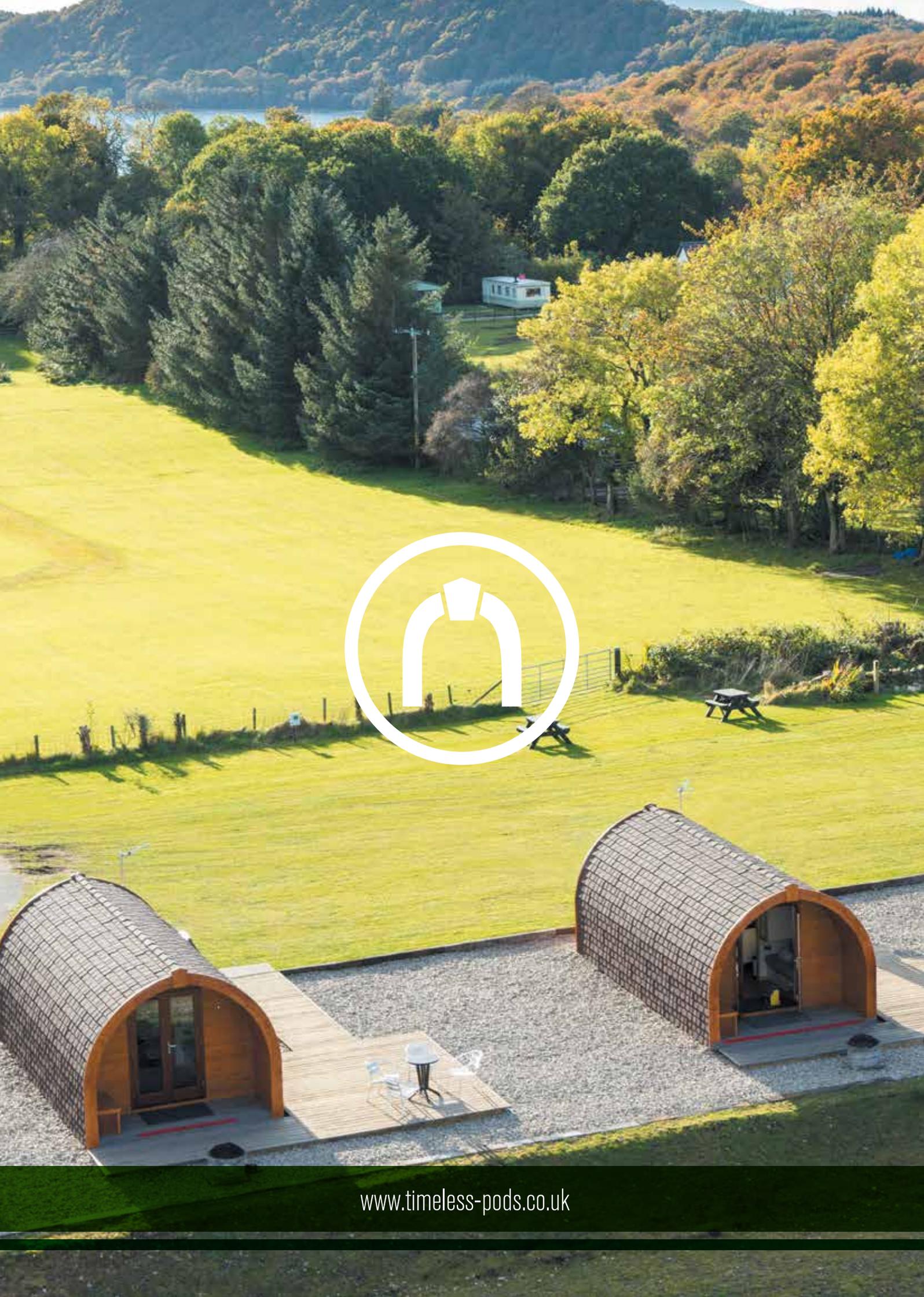


Laurieston Pod Floor Plan



Specification

	Dalby	Kielder	Laurieston
External Dimensions (LxW)	5.2m x 3.2m	6.0m x 3.5m	6.0m x 3.5m
Berth	4	4	4
Exterior, Construction:			
Metal composite roof tiles, fully insulated roof, walls & floor. External & internal breather membrane	✓	✓	✓
Blue LED motion sensor lights (Front Canopy)	✗	✓	✓
Anti rodent mesh roof protector & Stained timber clad fascia	✓	✓	✓
Encased electrical mains 'Hook up' point at rear gable end	✓	✓	✓
Water connection points to underside	✗	✓	✓
Encased flume (Gas option only) & extraction fan at outlet at rear gable end	✗	✓	✓
Timber frame double glazed door, espagnolette locking, chrome handles, s. steel hinges	✓	✗	✗
Timber frame patio doors, double glazed, espagnolette locking, chrome handles, s. steel hinges	✗	✓	✓
Roof window, blackout blind	✗	✗	✓
Timber frame bathroom window in rear gable, double glazed with privacy glass	✗	✗	✓
Timber frame window in rear gable, double glazed	✓	✓	✗
Shower Room:			
Close coupled corner WC, c/w cistern and seat	✗	✓	✗
Wall hung WC, hidden cistern, access panel, chrome flush plate	✗	✗	✓
Wall hung cloakroom basin, mixer tap, pedestal	✗	✓	✓
760 x 900mm Offset quadrant curved stone resin shower tray	✗	✓	✗
800 x 800mm Square stone resin shower tray with bi-fold doors	✗	✗	✓
Offset quadrant shower enclosure, double sliding doors	✗	✓	✗
9kW Electrical shower (mixer shower if using combi-boiler)	✗	✓	✓
350W extraction fan, timer, isolation switch	✗	✓	✓
Wetwall system in shower enclosure	✗	✓	✗
Wetwall system throughout	✗	✗	✓
Chrome heated towel rail, chrome/glass soap dish, toothbrush holder, wall hung mirror, overhead spotlights	✗	✓	✓
Chrome shower basket, toilet roll and hand towel holders	✗	✓	✓
Oak effect door with chrome handles, lock and robe hooks	✗	✓	✓
Timber clad walls and ceiling, wood effect vinyl flooring	✗	✓	✗
Ash grey vinyl flooring with upstand	✗	✗	✓
Toughened glass panel above door providing natural light	✗	✓	✗
Kitchenette:			
1200mm x 600mm Light Oak effect worktop	✗	✓	✗
1900mm x 600mm Light Oak effect worktop	✗	✗	✓
Cream fascia/oak effect cabinets with stainless steel upstand	✗	✓	✓
Under sink storage cupboard	✗	✓	✗
Convenience sockets	✗	✓	✓
Silver Logik mini fridge, 70L capacity with ice box	✗	✓	✗
Full sized integrated fridge with ice box	✗	✗	✓
Electric microwave on timber shelf	✗	✓	✗
Integrated Electric Microwave with Grill (option for oven available)	✗	✗	✓
Two ring electric hob	✗	✗	✓
Stainless steel round ball sink with chrome mixer tap	✗	✓	✗
Stainless steel sink with drainer and monoblock tap	✗	✗	✓
Plinth Pan drawer and 2kW Plinth heater with thermostat	✗	✗	✓
Cutlery drawer, cutlery tray (not available with full sized oven)	✗	✗	✓
Sink to floor unit with fitted bin (water heaters not supplied)	✗	✗	✓
Santon aqua heat 2.2kW, 15L water heater (gas conversion optional)	✗	✓	✓
Roof window with blackout blind	✗	✗	✓
Lounge, Dining & Sleeping:			
Collapsible dining table forms double bed	✗	✓	✓
Timber frame seating with stowaway to sides of table	✗	✓	✓
Caribu Aquaclean furnishings, dining area converts to double bed	✗	✓	✓
Caribu Aquaclean furnishings, lounge area converts to 2 single beds with open fronted under seating storage	✗	✗	✓
Pull-out storage drawers. One converts to lounge coffee table	✗	✗	✓
Open fronted wardrobe, chrome hanging rail, storage shelf	✗	✗	✓
Dimplex PLX 750W Panel heater, thermostat control	✓	✓	✗
Smoke / CO2 detector / RCD Mains consumer unit	✓	✓	✓
Ceiling ridge spotlights	✓	✓	✓
Convenience reading lights	✗	✗	✓
LED plinth lights built into wall, fixed colour (soft white)	✗	✗	✓
Television point and socket, coaxial cabling	✗	✓	✓
Cat 5 Cabling, Hardwire points (Laurieston only)	✗	✓	✓
Wood effect vinyl flooring, clear varnished skirting board	✓	✓	✓
Curtain poles, black out curtains to doors and windows	✓	✓	✓
Timber clad walls, clear coated, partition walls, white coated	✓	✓	✓
Convenience light switches and electrical sockets	✓	✓	✓
Timber frame double glazed casement window in rear gable	✓	✓	✗



www.timeless-pods.co.uk