



# IRON & PINE

GALLOWAY MADE

## WEDDING PACKAGES







## WHO WE ARE

Based in rural South West Scotland we are a team of passionate designers, craftsmen and project managers. We're on a mission to become the go to name in luxury modular buildings focussed on exceptional quality, client experience and stunning designs done in an ecologically sensitive way.

The business was established in 2018 with the dream of creating skilled jobs in Dumfries & Galloway and today there are over 20 of us making that dream a reality. We send amazing buildings to projects all over the UK and we're incredibly proud of our products. From homes, to offices, wedding accommodation to gin bars and everything in between, we have build it. The variety of what we do is incredible, the commitment of excellence is unwavering.

*"On-site stays enhance the overall experience by allowing the couple to relax and enjoy each moment, from pre-wedding preparations to post-reception gatherings. It is also so couples and their guests can avoid the stress of coordinating travel logistics between the venue and lodging, ensuring everyone can fully enjoy the celebration without worry." Granary Estates, Suffolk - Happy Customers*



# WHY ADD ACCOMMODATION?

Invest in your wedding accommodation and reap the rewards with Iron & Pine's profitable accommodation packages. Our luxurious honeymoon suite and multiple Coories offer a high return on investment.

Our wedding packages start from £230,500 and allow you the flexibility to choose from 6, 12, 18 or 24 Coories, paired with a luxurious honeymoon suite. With a rapid payback period of 3-4 years and numerous upselling opportunities, it's a lucrative business venture. (payback will vary depending on your bookings)

Our streamlined process begins with a site review, followed by introductions to our finance, planning and building warrant consultants. Once your specifications are confirmed, production starts and your accommodation will be delivered within 12-16 weeks



# THE PACKAGE

No. of Coories	6	12	18	24
Price per Coorie	£30,000	£29,000	£28,000	£27,000
Honeymoon Suite	£50,500	£50,500	£50,500	£50,500
Total	£230,500	£398,500	£554,500	£698,500

These prices are not inclusive of groundworks, delivery or VAT.

We understand that running a business, doesn't allow a lot of extra time for big projects, and that's why you will be given a dedicated project manager who will keep you up to date with your factory build; and will introduce you to our partners to help you with everything from planning permission, finance, groundworks and haulage.

Please speak with Laura our Business Development Manager on any support you need to make your accommodation dreams a reality.

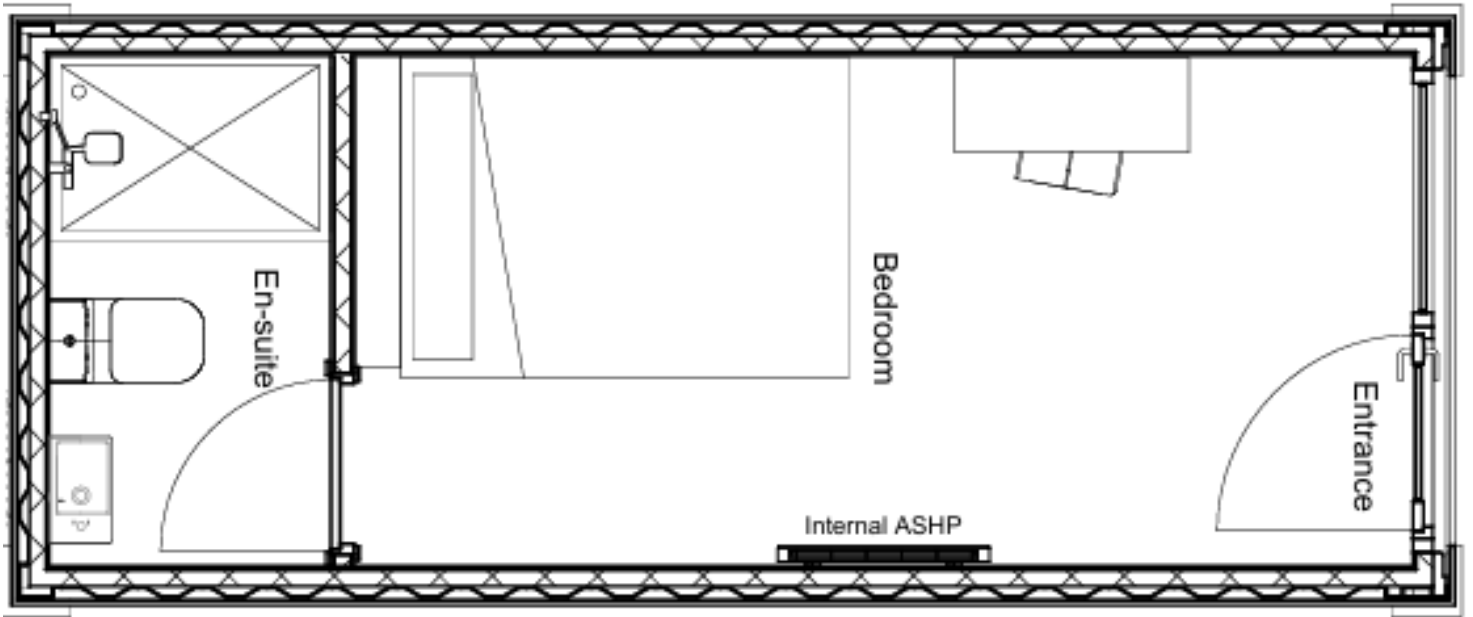




# The Coorie

Dimensions: 6m x 2.4m

Floor Space: 14m<sup>2</sup>



# COORIE SPECIFICATION

External Dimensions 6m x 2.4m

## Doors & Windows

*All external windows & doors are white internal and black A Rated external double glazed uPVC w/ trickle vents*

- External door 900mm x 2100mm total
- Fixed Pane window beside door - 1310mm x 2100mm
- Internal white bathroom door

## Electrics & Heating

- 2 LED spotlights to bathroom & 4 LED spotlights in living space
- White sockets and light switches
- Air source heat pump

## Bathroom

- Modern Bathroom suite with black finishes
- Luxury shower board throughout - white brick finish
- Black electric shower
- Wall hug white sink and black taps
- LED Mirror

## Internal Finishes

- Classic oak click vinyl flooring throughout
- Plasterboard painted white on walls & ceilings

## Insulation

- 90mm average depth close cell spray foam insulation to walls & ceiling
- 70mm kingspan insulation

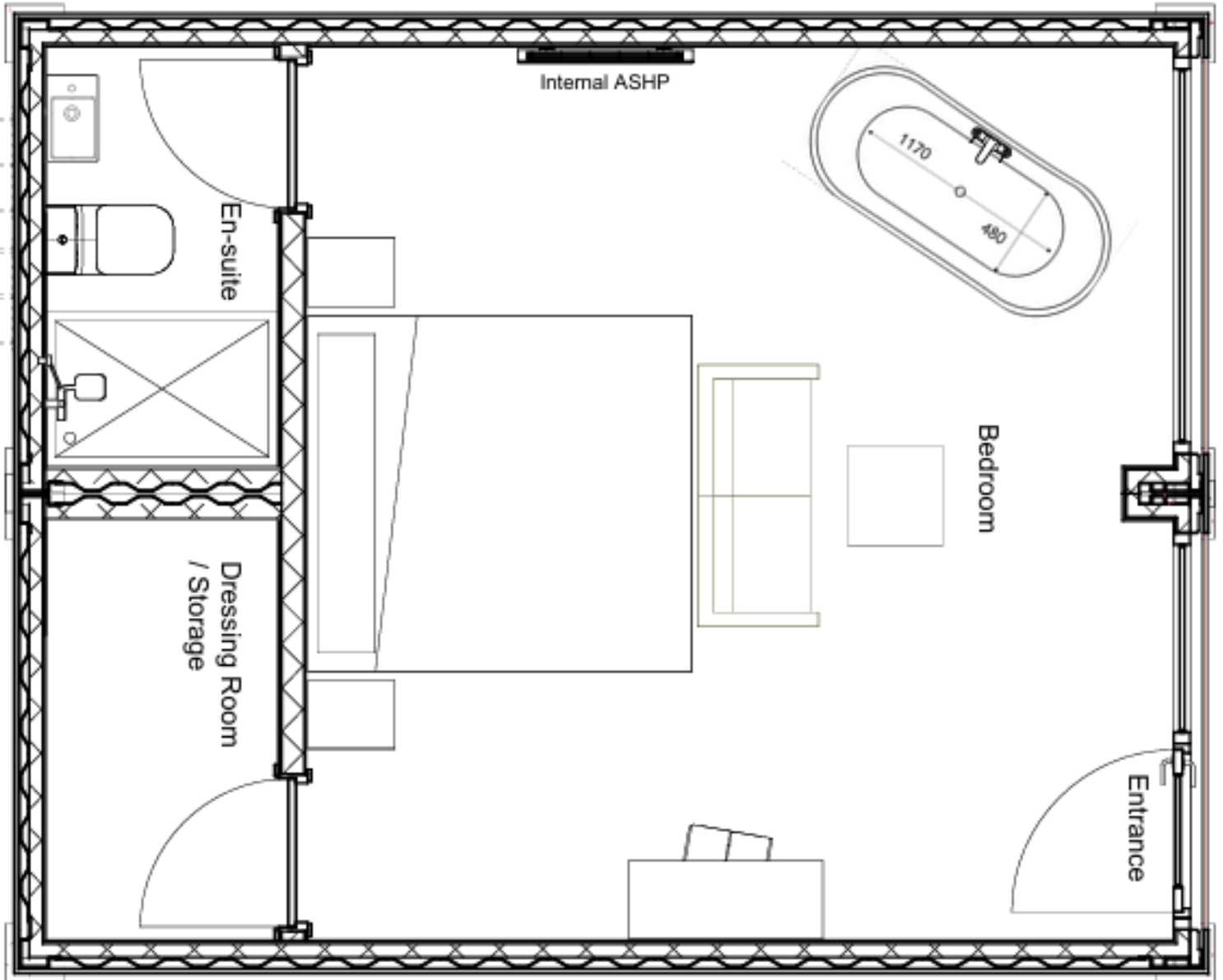
## External Finish

- Externally painted Black

# BRIDAL SUITE

Dimensions: 6m x 4.8m

Floor Space: 28m<sup>2</sup>



# BRIDAL SUITE SPEC

External Dimensions 6m x 4.8m

## Doors & Windows

*All external windows & doors are white internal and black external A Rated double glazed uPVC w/ trickle vents*

- External door 900mm x 2100mm total
- Fixed Pane window beside door - 1310mm x 2100mm
- Fixed Pane Gable End Window - 2100 x 2100mm
- Internal white bathroom door

## Electrics & Heating

- 3 LED spotlights to bathroom & 6 LED spotlights in living space
- White sockets and light switches
- Air source heat pump

## Bathroom

- Modern Bathroom suite with black finishes
- Luxury shower board throughout - white brick
- Black electric shower
- 2 x Wall hug white sink and black taps
- LED Mirror

## Internal Finishes

- Classic oak click vinyl flooring throughout
- Plasterboard painted white on walls & ceilings
- Luxury white bath in living space

## Insulation

- 90mm average depth close cell spray foam insulation to walls & ceiling
- 70mm kingspan insulation

## External Finish

- Externally painted Black



# PLANNING & FINANCE PARTNERS

The first two stumbling blocks for most projects, are getting finance and planning in place. Therefore we have established great relationships with trusted partners to help get you through these initial stages.

Our finance partner can help with competitive packages to suit your business development needs and credit rating.

While our planning partners can provide you with feasibility studies, planning applications and building warrants. They can also provide you with visualisations and site plans, so you can start marketing your units before they are on site.

Please let our team know if you would like us to go ahead and make an introduction to our partners, for a free no obligation chat, to get your project moving.



# TERMS & CONDITIONS

## PAYMENT TERMS

Our payment terms are 50% upon order, 40% upon factory completion and 10% upon installation at site.

## NOT INCLUDED

- **DELIVERY TO SITE** – please note that it will be necessary to access the site with a HIAB lorry to unload and thought should be given to tight corners, narrow tracks and overhead lines.
- Ground and foundation preparation
- Services supply to container (arrives in “plug and play” state but local tradesmen will be required to run supplies to the container and connect to mains).
- The finished floor level will be slightly higher than surrounding ground level unless dug in so an external access ramp and decking may be required for level access.
- Onsite time and expenses for our team, which will be charged seperately.

## TIMESCALES

We work on a 16-20 week build time, from date of deposit. However dates will be dependent on workshop capacity at the time, and you will be kept closely advised through the process.

