



IRON & PINE





# IRON&PINE

THE UK'S PREMIER CONTAINER CONVERSION SPECIALISTS



ACCOMMODATION



OFFICE



RETAIL



BESPOKE





Iron & Pine are one of the leading specialist luxury container conversion companies in the UK. We have completed over 120 stunning projects all over the UK and much of our success has been based on word of mouth and referrals from happy customers.

The business was started in 2018 by two school friends Alistair Fell and Luke Mazs. Over 8 short years that team has grown to over 20 skilled individuals all working in our South West Scotland HQ. One of the key aims when the business started was to create much needed jobs in the rural area we call home.

Through creative innovation and commitment to quality, we design and build luxury, modular buildings for a variety of uses from holiday and residential accommodation to offices, retail and catering spaces. We are passionate about sustainability, creativity, practicality and design. We're building a great British brand based on the traditions of craftsmanship, quality and doing the right thing.

#### FEATURED IN



The Sunday Telegraph

FARMBUSINESS  
INNOVATION

The Herald



Dumfries &  
Galloway Life





**AMAZING PRODUCTS  
DEDICATED TEAM  
GUARANTEED QUALITY**

## WHAT TO EXPECT

After 8 years of experience, we are confident that our curated range of models and finishes will offer a solution to your requirement for additional space. Whether you are looking for accommodation, a new office, retail space or your dream residential build, we have you covered. However, if you do want something completely bespoke, our in-house team are fully equipped to deliver.

All of our units are insulated for year round comfort. They also come with air source heat pumps as standard, which can heat and cool your space through the seasons.

We believe modular construction is the future; no weather delays, no onsite issues. We are building in a controlled environment, with a skilled team; no subcontractors, no surprises.

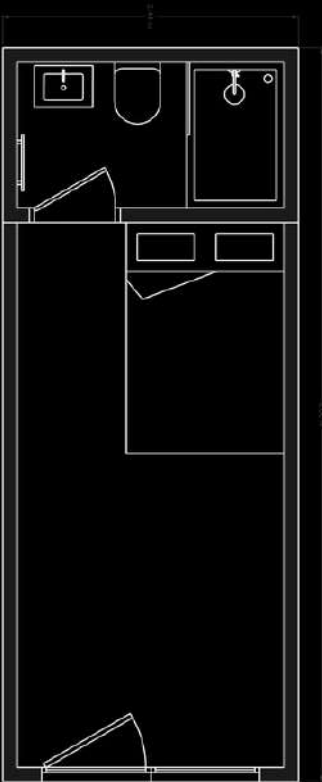
Regardless of whether you are buying one unit or 20, you will receive the same 1:1 customer service from our trusted team throughout the sale, build and aftercare process.



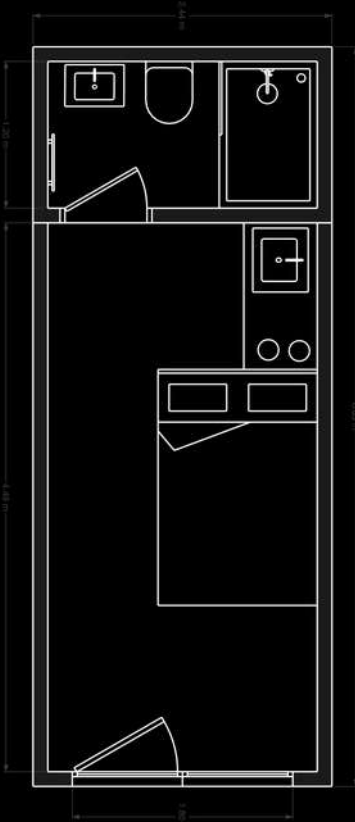
# THE COORIE



# THE COORIE



**£29,500**



**£34,500**

**DIMENSIONS 6.1M X 2.4M**

PRICES ARE EXCLUSIVE OF VAT WHICH FOR THE COORIE IS 20%

# THE COORIE

Our most popular model, The Coorie, is the perfect way to add overnight accommodation to your hotel, wedding venue or glamping site. Or maybe you need an open plan office space or garden room, then The Coorie has you covered.

The Coorie comes with the options of open plan, with a luxury shower room, or also adding a modular kitchen. This allows you to build a cosy space that meets your needs.

The standard Coorie comes with the door on the gable end of the container, however we can move the door to the side if that suits your site better - just let us know.

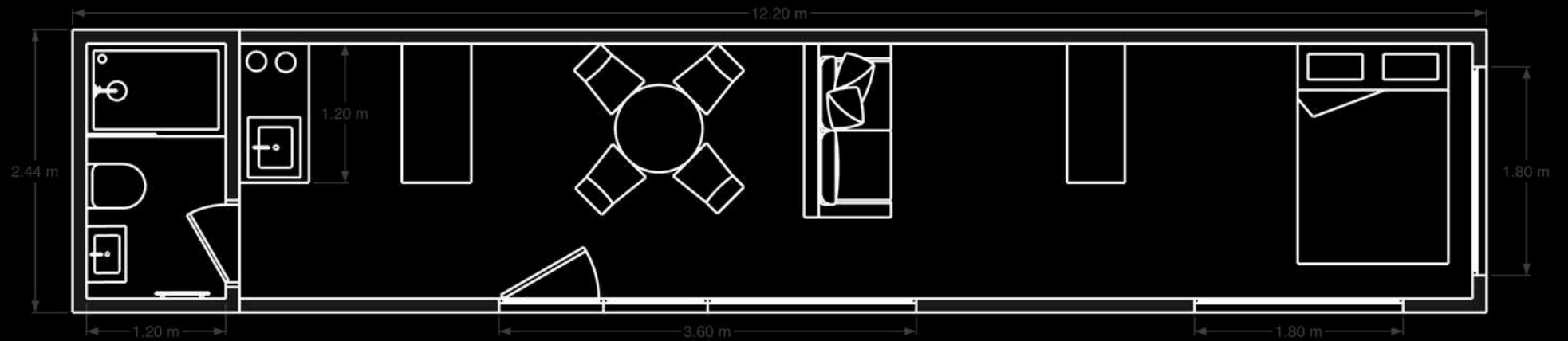


# THE LONGHOUSE



# THE LONGHOUSE

THE



**PRICE PER UNIT: £48,500**

**DIMENSIONS 12.1M X 2.4M**

PRICES ARE EXCLUSIVE OF VAT WHICH FOR THE LONGHOUSE IS 5%

# THE LONGHOUSE

The Longhouse offers a lot of flexibility for our customers. Whether you are looking for a luxurious accommodation space for a couple, a 2 bedroom unit, or a large office, this model has you covered.

It is converted from a 40ft High Cube container, and therefore has flexibility to be moved and relocated easily in the future.

As with all of our units you have the option of open plan, with a luxury shower room or add a kitchen; giving you flexibility to make the space fit your requirements.

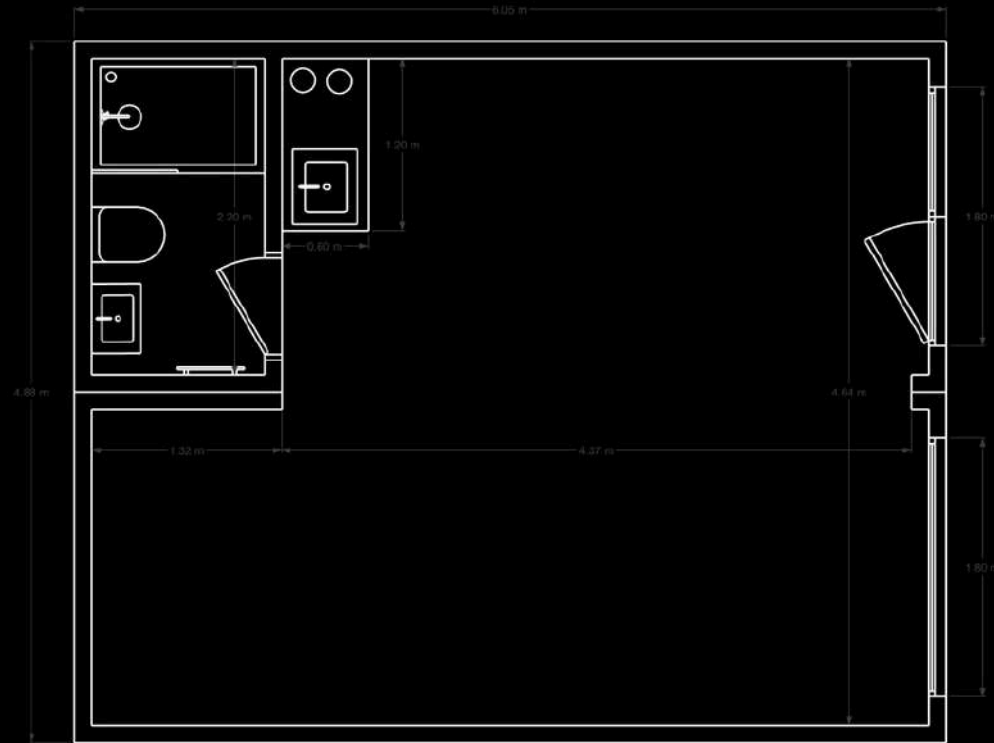
The Longhouse doesn't require an install team, so delivery day can also be move in day!



# THE COORIE +



# THE COORIE+



**PRICE PER UNIT: £49,000**

**DIMENSIONS 6.1M X 4.8M**

PRICES ARE EXCLUSIVE OF VAT WHICH FOR THE COORIE+ IS 5%

# THE COORIE+

The Coorie plus, gives you double the width to make a real statement with the space. Whether you're looking for a large meeting room or a luxury accommodation space with a super king bed, (maybe even a roll top bath), the Coorie Plus gives you the opportunity to make a great first impression with your guests.

As with all of our units you have the option of open plan, with a luxury shower room or add a modular kitchen; giving you flexibility to make the space fit your requirements.

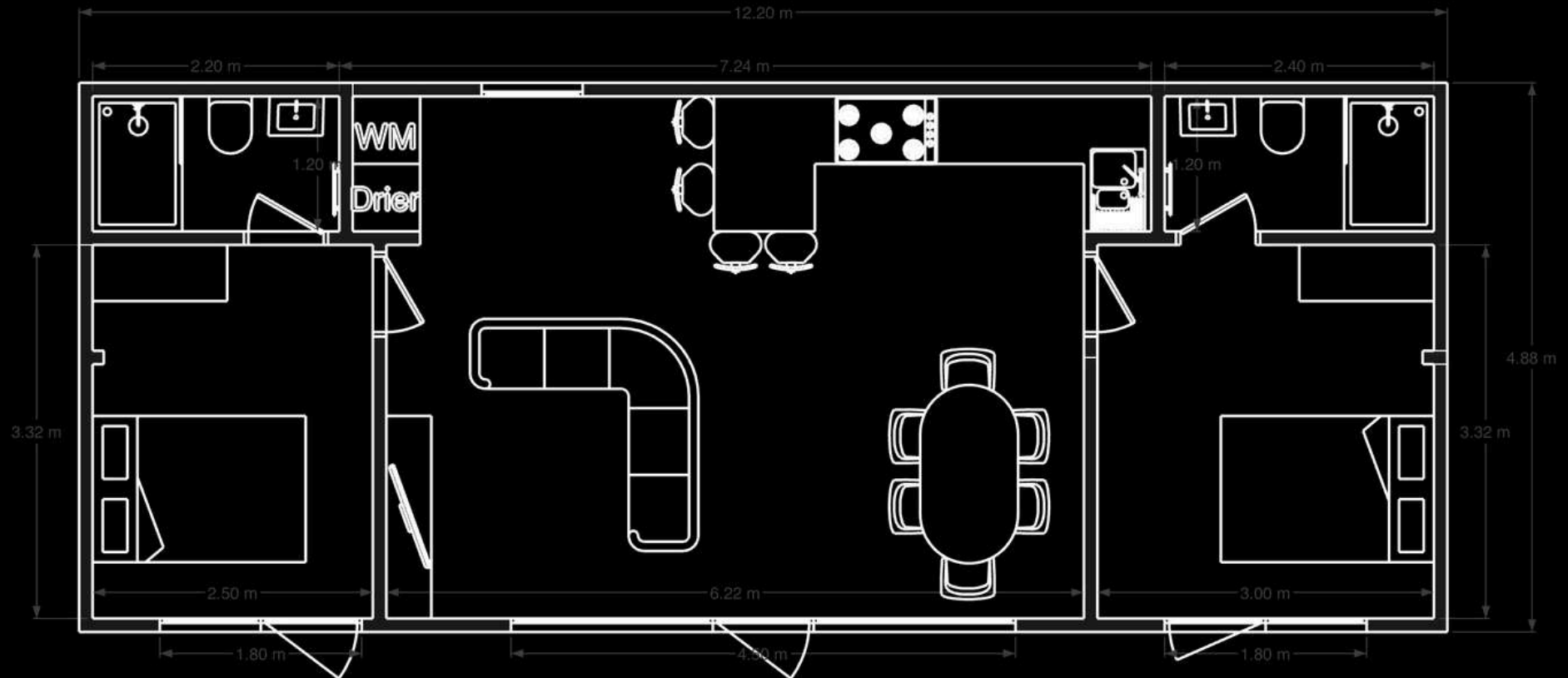
The Coorie plus will be delivered to site in 2 parts, and our onsite team will come to install it, costs for this will be calculated and discussed with you directly.



THE  
**LONGHOUSE +**



# THE LONGHOUSE +



**PRICE PER UNIT: £115,000**

**DIMENSIONS 6.1M X 4.8M**

PRICES ARE EXCLUSIVE OF VAT WHICH FOR LONGHOUSE+ IS 5%

# THE LONGHOUSE +

The Longhouse Plus is the biggest of our standard spaces. Boasting 2 bedrooms and 2 shower rooms, this model offers something for all the family.

If you're looking for a modular home then this is a perfect solution to giving you all the space you require. It even comes with an integrated utility space to house your washing machine / tumble dryer, so not only is the unit beautifully designed, but it is perfectly practical too.

This unit will be delivered in 2 sections and our team will be onsite for 3-4 days to install it and get it ready for you to move in.

As with all of our units you have the option of making the Longhouse Plus completely open plan, giving you flexibility to make the space fit your requirements.



# THE NOOK



# THE NOOK



**PRICE PER UNIT: £65,000**

**DIMENSIONS 8.2M X 4.8M**

PRICES ARE EXCLUSIVE OF VAT WHICH FOR NOOK IS 5%

# THE NOOK

The Nook comes with 2 accommodation layouts; the original layout offers a separate bedroom area while the suite option allows an open plan studio feel.

The Nook gets its name from the layout, which offers nooks in each corner, perfect for a sheltered hot tub or seating area.

This space is a real showstopper, and has proved really popular with sites looking to offer high end accommodation to their guests.

We have also built a number of Nooks as annexes for elderly parents, and the next generation on the home farm.

This unit will be delivered in 2 sections and our team will be onsite for 3 days to install and get it ready for you to move in.



# SPECIFICATIONS

Picking your perfect space can get overwhelming, so to keep things simple all our units have the same specification and finishes.

## **DOORS & WINDOWS**

All windows & doors are black framed double glazed uPVC with trickle vents and thumb turns

## **ELECTRICS & PLUMBING**

LED feature lighting around the ceiling

LED feature lighting around the main door

Black sockets and switches as per Electrical Diagram

Air Source Heat Pump for heating and cooling

## **INTERNAL FINISHES**

Luxury charcoal lino flooring through

Choice of Birch Ply or Matt White Board Finish

## **INSULATION**

High efficiency spray foam and mineral wool insulation - 90mm to wall and 130mm to ceiling

70mm underfloor insulation

## **EXTERNAL FINISHES**

Spray painted black on all elevations

## **BATHROOM**

Stone Grey shower board on all elevations

Black electric shower

Black electric towel rail

Wall hung white vanity unit with black tap

Black sliding door enclosure 800 x 1200mm

Black round LED Mirror

## **KITCHEN FINISHES**

### **Coorie, Coorie Plus, Longhouse.**

Compact black kitchen with black sink and tap, 2 ring hob, Fridge, mini dishwasher and 2 wall cupboards.

### **The Nook**

Fitted kitchen in a choice of colours, with slimline dishwasher, oven, extractor fan, 4 ring hob, under counter fridge with freezer box.

### **The Longhouse Plus**

Fitted kitchen in a choice of colours, with slimline dishwasher, oven, extractor fan, 4 ring hob, under counter fridge with freezer box. Also has a separate utility unit housing a washing machine and tumble dryer.

# BESPOKE PROJECTS

Didn't see something that fits your requirements? No problem. Our in house team love a challenge, and will happily create a completely bespoke project for you.

The first step is to chat with our sales team about what it is you're looking for?

Following that we will pass you over to to our trusted planning and architect consultants, who can create a completely bespoke set of drawings and specifications for your build.

For bespoke projects there will be an upfront charge of £450 + VAT for a scoping consultation and further cost will apply.

We look forward to chatting you and making your project dreams a reality.



# 8 YEARS OF HAPPY CLIENTS



## CUSTOMER FEEDBACK

“Iron & Pine you have absolutely smashed it again. We are so excited about these cabins. We have worked with you many times over the last 3 years. Nothing is ever too much trouble.”

LORRAINE & IAN AT WIGWAM, WIGTOWN

# GRANARY ESTATES Wedding Venue





## GRANARY ESTATES, SUFFOLK Guy Taylor

This carefully restored 18th-century barn is home to an award-winning luxury wedding and events venue.

When Beth, Operations Manager, joined the team she was given the task of finding a quality guest accommodation option.

*“We host around 200 weddings a year, along with other events in between. When we reviewed our statistics from the previous year, it showed we were losing 34% of weddings because we didn’t have enough accommodation on site, since adding the lodges 12 months ago that figure has fallen to 12%, which is incredible.”*

*I spoke with another couple of companies, and when we spoke with Laura at Iron & Pine, I just knew you got it, and you fitted us in with tight schedules and worked around our weddings for delivery to make it stress free.”*

Beth Elwood



# WHISTLE BARNs, NOTTINGHAM

## Wedding Venue





## WHISTLE BARNES

### Ben & Sarah Reeves

Whistle Barns is a brand new wedding venue in Derbyshire, when we met Ben at the Farm Business Innovation show and he said they were renovating an old motorcycle club next to a disused railway line in to a 5 star wedding venue; we really had to use our imagination. Once we visited the site and saw Ben's incredible vision, we were completely blown away.



Our 21 containers cover the needs of all their wedding guests, from family rooms, accessible unit, couples and the Honeymoon suite, complete with luxury roll top bath.

The brief was industrial meets luxury, and that is exactly what we delivered. It's been brilliant to be a part of this venues launch, and amazing to hear such positive feedback from the couples who have got married here.

BOTHAN, ISLE OF COLL  
Private Residence





## THE BOTHAN, ISLE OF COLL Doug & Jane MacDowall

Winner of a Highly Commended award for New Build of the Year at the 2025 Herald Property Awards, the Bothan is a real hero project.

*"The process has been great, because it was all built in Iron & Pine's workshop, we have had no delays with weather or transport. Luke, Alistair, Laura and the team have been phenomenal. It's really important to have partnership on a project like this, and we knew when we met them at the Game Fair these are the guys that we really trust and get on with.*

*Their tradesman are just absolutely brilliant, every single one of them has been brilliant and the quality of the workmanship has just been fantastic.*

*Our biggest and proudest moment is walking in and seeing what we have created; what Iron & Pine have created."*

Jane MacDowall



# SUMMERHILL FARM Farm Diversification





## SUMMERHILL FARM Nick & Holly Thomson

This farm diversification journey saw 2 of our Nook units featured on BBC's This Farming Life.

Holly and Nick came to us looking to add high quality, luxury accommodation to their farm to take advantage of their amazing views and farm produce, and maximise the opportunity for diversified farm revenue.



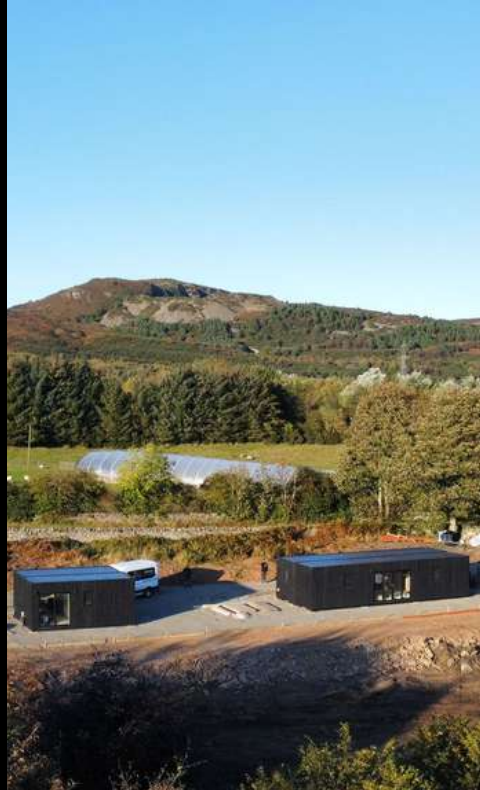
*"For farmers seeking diversification, adding Iron & Pine's modular accommodation is a game-changer. The efficiency of the buildings and the resulting profitability have far exceeded our expectations. Their team's support was also exceptional."*

*This half an acre here, makes around the same amount of money as the other 96 acres. From a financial side, this is the best decision we've ever made"*

Nick Thomson

# NISSEN CHRISTMAS TREE FARM Workers Accommodation





## NISSEN CHRISTMAS TREE FARM Amanda Nissen

This Christmas tree farm recognised the importance of having premium, comfortable and sustainable accommodation to attract the right staff.

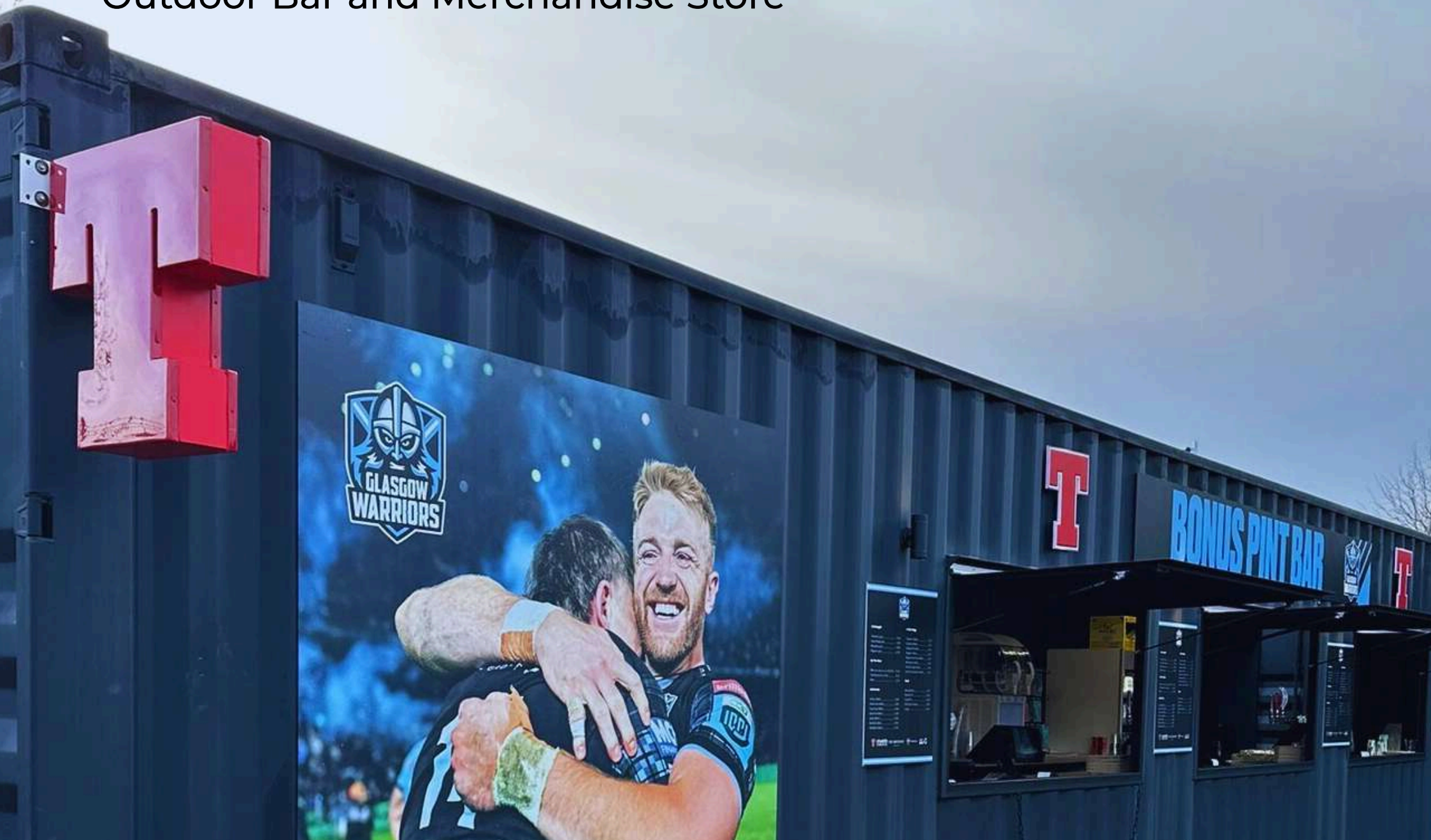
*"We worked closely with Iron & Pine to get the flow right of the units and I am very happy with the end result."*

*"We're really happy we went down this route vs the caravan route as it has created a product that we think its worth the value of its cost, its aesthetically appealing, they are cost effective in terms of how they run and we can repurpose them if needed"*

Amanda Nissen



# GLASGOW WARRIORS Outdoor Bar and Merchandise Store





## GLASGOW WARRIORS Scotstoun, Glasgow

Iron & Pine proudly completed a bespoke modular project for the Glasgow Warriors, building a new bar and merchandise shop for their fan zone.

*"These units form part of our fan zone redevelopment so as part of enhancing our match day experience, we wanted to bring in a retail unit and improve our food and beverage offering. Feedback has been excellent and we've moved forward significantly from what we had previously with tents and small bars. It's reduced queue times and allowed us to improve our offering. Iron & Pine are a local company with a great reputation. The team were excellent and guided us through the process, this was a new process to us and it was important to work with some who knew what they were doing and who were able to deliver a solution for us."*

Kenny Brown



NO 3 GIN  
Event Space





## NO 3 GIN Event Space

No3 Gin were looking for a modular bar they could take along to their summer events. Mindful not to lose sight of their brand, Iron & Pine worked alongside their team & VM Works to create a luxury bar and upstairs decking area.

This was built using two 20ft shipping containers, clad in timber and painted No3 Gin's brand colours. We designed a drop-down decking area for the downstairs bar and built glass balustrades in the upstairs seating area to complete the stylish look.

*'It was a pleasure working with Iron and Pine. They helped us bring our vision to life by transforming containers into a stylish and luxurious cocktail bar for people to enjoy a refreshing No.3 cocktail wherever we go!'*



# KINGMOOR PARK - MODVILLAGE

## Office Development





## MODVILLAGE Kingmoor Park, Carlisle

Iron & Pine worked with Revolution Architecture (part of the Prospus Group) to develop a design for Kingmoor Park in Carlisle for a modular office complex utilising some undeveloped land.

Iron & Pine were able to deliver thousands of square feet of office space over a weekend to minimise impact on existing occupants and with very little on site work after delivery the offices were ready to occupy in no time.

The build encompasses various layouts from smaller offices suitable for 2 or 3 people to large open plan offices comprising 4 containers, roof terraces and communal gardens.

Externally, the containers have been painted anthracite grey and clad sparingly with local larch which softens the industrial look slightly. Galvanised steel and glass balconies add a finishing touch.





# IRON&PINE

We are incredibly proud of our team and our products. We love to work with like minded people who are passionate about good design and delivering exciting projects. If that sounds like you, then we would love to hear from you.

Alistair and Luke  
Co-Founders of Iron & Pine

CONTACT THE TEAM

T: 01671 638466 / 07551 612022

E: [sales@ironandpine.co.uk](mailto:sales@ironandpine.co.uk)

W: [ironandpine.co.uk](http://ironandpine.co.uk)