



POD FACTORY

LUXURY GLAMPING PODS

Podfactory + Arch leisure

Chase Farm Partnership

Valid for 30 days

13/03/2025

13.75/4.2m Ben Nevis XL

Construction Spec	Info
Walls, Roof and Floor	120mm LVL laminated frame with 100mm insulation
Optional extra	Multi foil external insulation equivalent to 60mm
External specification	
Chassis spec	Heavy duty chassis. Large 200/100/5mm Main members with 125/60mm Outriggers.
External cladding	Thermowood 18/125mm Hidden fixed timber T+G Cladding.
External Roof covering	-Metrotile lightweight exterior tiles.
Internal Specification	
Kitchen	Howdens kitchen, Complete with Electric oven, hob, integrated fridge white cupboards and oak worktops.
Bathrooms	2 x 1200x800mm Silicone free shower, bespoke vanity unit, Standard toilet. White bath 1500x700mm
Internal boards	MDF Moisture resistant cladding
Internal flooring	LVT Flooring Holland and park.
Windows and doors	UPVC Windows and doors. Panoramic doors, 3 x 1340/990mm Fakro window, 1 x 550/900mm kitchen window.
Internal doors	Holdenby Oak internal doors. Finished with OSMO treatment.
Electrical	
Electrical	All electrics installed to 18th edition.
Sockets and switches	Brushed chrome switches and sockets with USB by the beds.
Lighting	All internal lighting warm white spot lights and external LED lighting.
Heating	Standard white electric radiators. (Can upgrade to anthracite grey radiators) **The LPG upgrade comes with wet radiator heating system** Air con upgrade also available on request.
Plumbing	
Plumbing	All plumbing installed and tested by gas safe engineer. All heat loss calculations will be supplied. All pipe work to be N pressed fittings.
Boiler/ Water heating	120l Unvented cylinder as standard (can upgrade to LPG)
Total Price excluding furniture	£59,790.00
+ 5% vat	
Delivery estimate:	On request

Prices are + 5% vat for the building and +20% vat for the removable items and delivery.



FLOOR PLAN

***Price excludes the base and the connections on site, Payments are 50% upfront, 50% upon completion before delivery is arranged. Sizes on the plan may vary slightly during the build. Delivery requires Telehandler for the unloading and moving of the buildings. Furniture excluded. Vat for buildings is at 5%. Transport and removables at 20%**

Furniture and optional extras - 13.75/4.2m Ben Nevis XL

Optional extras	Cost	
Wheeled Chassis upgrade	£550.00	N/A
Additional insulation		N/A
Canaxel upgrade - Sierra	£750.00	N/A
Cladding upgrade Black	£750.00	1
Total price	TBC	£750.00

Feature walls	Cost	
Feature painted wall in bedroom	£150.00	N/A
Pallet wall in bedroom	£650.00	N/A
Panneling - Half wall	£700.00	2
Stained pallet wall bedroom	£700.00	N/A
Parquet flooring	£400.00	1
TV media wall in living room complete with fire	£1,550.00	1
Total Price	TBC	£3350.00

Heating/ Hot water		
LPG Boiler	£850.00	1
Airsource upgrade	£2,500.00	N/A
Underfloor Heating (Wet system)	£1,872.00	N/A
TMV Valve + Hot tub isolator	£120.00	1
Designer Radiator upgrade	£300.00	4
Boiler housing	£850.00	N/A
Upgraded shower	£450.00	1
Log burner	£2,650.00	N/A
Total	TBC	£2620.00

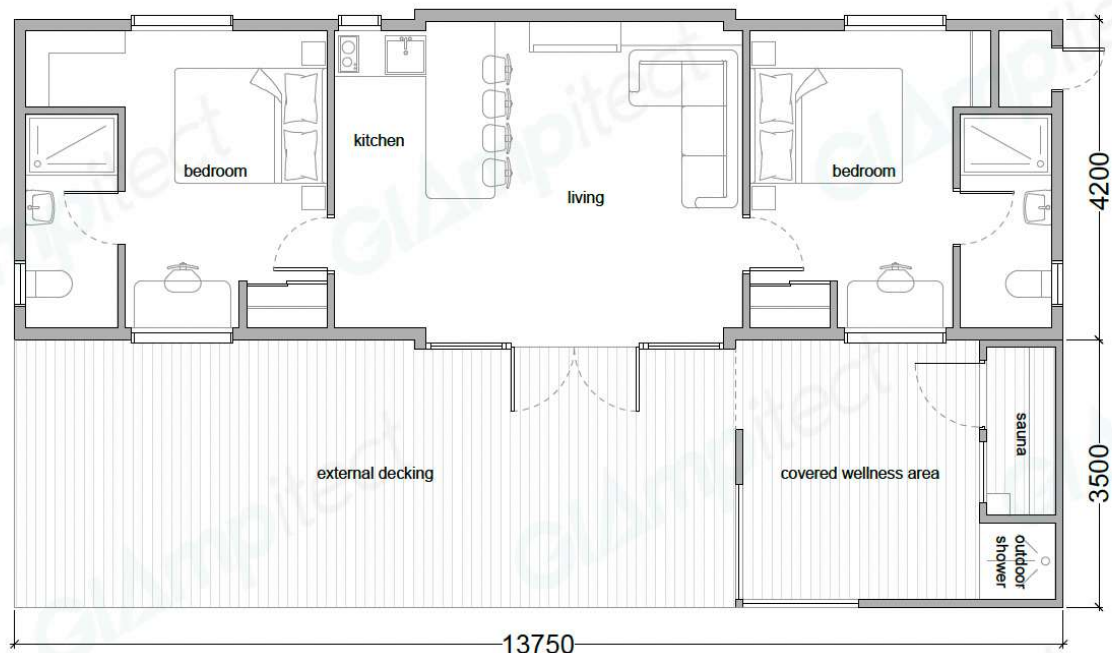
Kitchen	Cost	
Howdens kitchen upgrade - Matt	£550.00	N/A
Howdens kitchen upgrade - Shaker	£850.00	1
Belfast sink	£350.00	1
Dishwasher	£350.00	N/A
Undermount sink	£285.00	N/A
Mirostone worktop	£950.00	1
Total price		£2150.00

Furniture Item	Price	Quantity	Total
Roman blinds	£120.00	2	£240.00
Fakro window blinds	£120.00	2	£240.00
Fakro window blinds	£100.00	1	£100.00
Roller bathroom blind	£80.00	2	£160.00
Panoramic curtains	£850.00	1	£850.00
Sofa Bed	£1050.00	1	£1050.00
Double Bed and Mattress	£330.00	2	£660.00
Oak side tables	£80.00	4	£320.00
Oak dressing table	£175.00	1	£175.00
Dressing table chair	£55.00	1	£55.00
Oak Coffee table	£240.00	1	£240.00
Table and chairs	£600.00	1	£600.00
Tv + bracket + install	£375.00	3	£1125.00
Kitchen shelf	£70.00	1	£70.00
Total price			£5815.00

		+20% vat
Overall Pod costs	Cost	Vat
Pod costs		£59,790.00 + 5% vat
Optional extras		£750.00 + 5% vat
Feature walls		£3,350.00 + 5% vat
Heating and hot water upgrades		£2,650.00 + 5% vat
Kitchen upgrades		£2,150.00 + 5% vat
Furniture		£5815.00 +20% vat
Wellness area		£18,500.00 + 5% vat
Total price		£93005.00
Delivery price		£1,850.00
Police escort price		£2,250.00
Total inc delivery		£97105.00

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Drawings and layout



FLOOR PLAN

Kitchen

Colour/ Range TBC

Worktop Colour TBC

External

Tile Choice TBC

Cladding choice TBC

Window + Door colour TBC

Internal

Flooring colour TBC

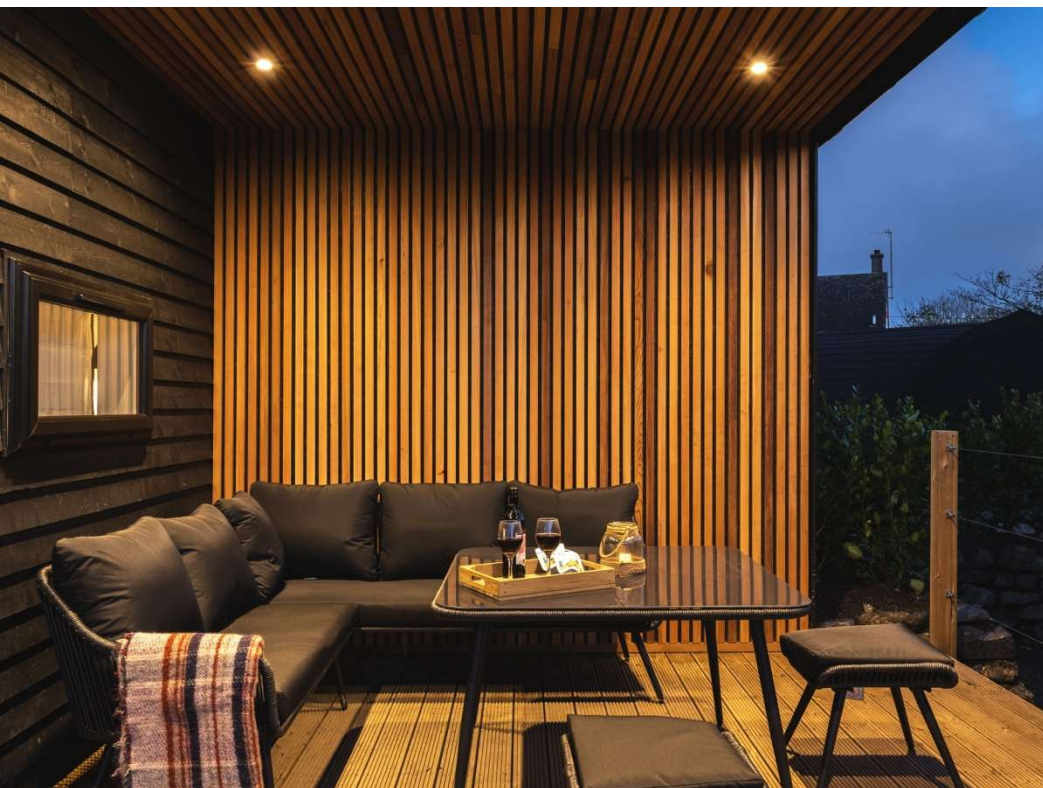
Wall colour TBC

Feature wall TBC

Feature wall colour TBC

Internal doors TBC

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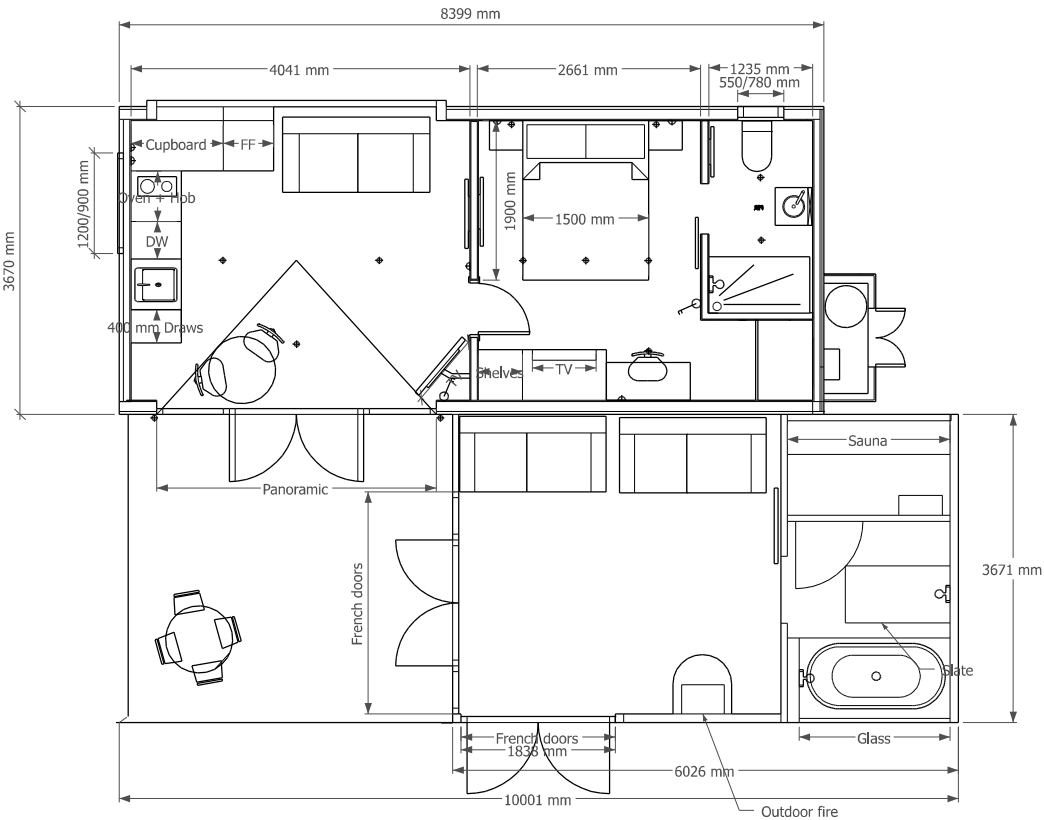
Examples

Valid for 30 days

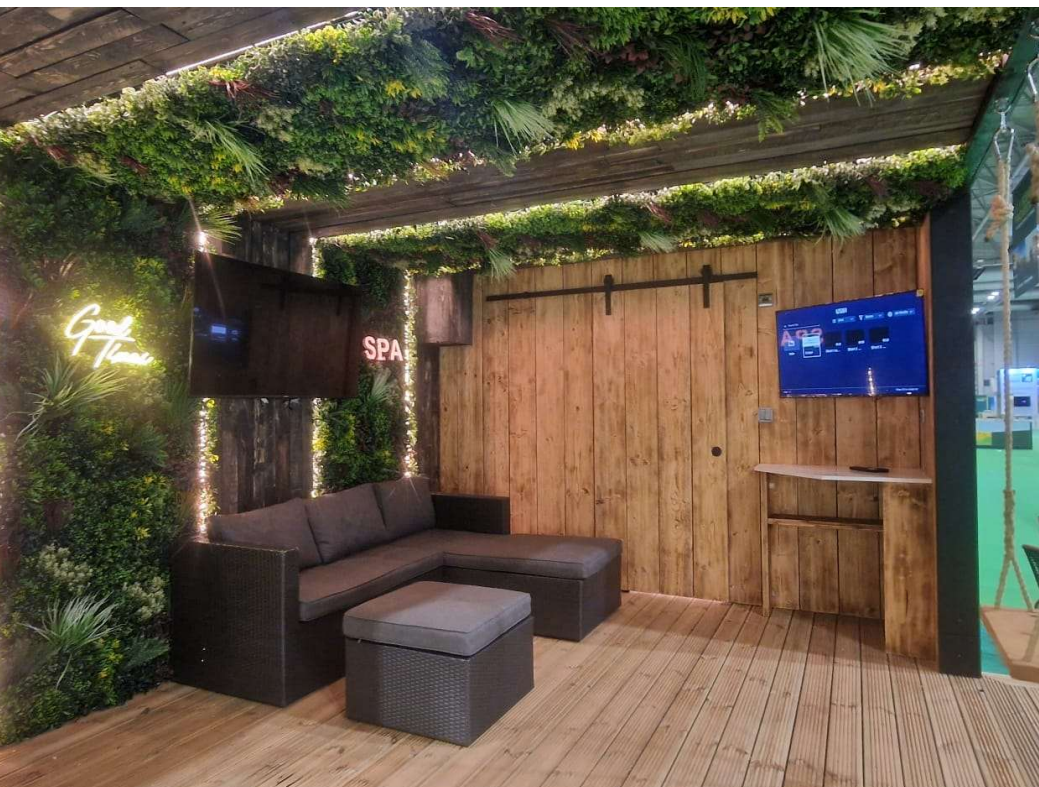
8/3.6m Brecon - Including Outside area

Construction Spec	Info
Walls, Roof and Floor	120mm LVL laminated frame with 100mm insulation
Optional extra	Multi foil external insulation equivalent to 60mm
External specification	
Chassis spec	Heavy duty chassis. Large 200/100/5mm Main members with 125/60mm Outriggers.
External cladding	Thermowood 18/125mm Hidden fixed timber T+G Cladding.
External Roof covering	-Metrotile lightweight exterior tiles.
Internal Specification	
Kitchen	Elfin kitchen 1500mm Complete with Fridge, Electric oven and electric hob. Oak worktops.
Bathrooms	1 x 1200/800mm Shower, bespoke vanity unit, standard toilet.
Internal boards	MDF Moisture resistant cladding
Internal flooring	LVT Flooring
Windows and doors	UPVC Windows and doors. Standard UPVC doors 1500/2050mm, 550/780mm fakro windows x 3, 1000/900mm kitchen window, Bedroom window 750/2050mm.
Internal doors	Holdenby Oak internal doors. Finished with OSMO treatment.
Electrical	All electrics installed to 18th edition.
Sockets and switches	Brushed chrome switches and sockets with USB by the beds.
Lighting	All internal lighting warm white spot lights and external LED lighting.
Heating	Standard white electric radiators. (Can upgrade to anthracite grey radiators) **The LPG upgrade comes with wet radiator heating system** Air con upgrade also available on request.
Plumbing	All plumbing installed and tested by gas safe engineer. All heat loss calculations will be supplied. All pipe work to be N pressed fittings.
Boiler/ Water heating	120l Unvented cylinder as standard (can upgrade to LPG)
Total Price excluding furniture	£38,650.00
	+ 5% vat
Delivery estimate:	On request

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Included Outside spa area

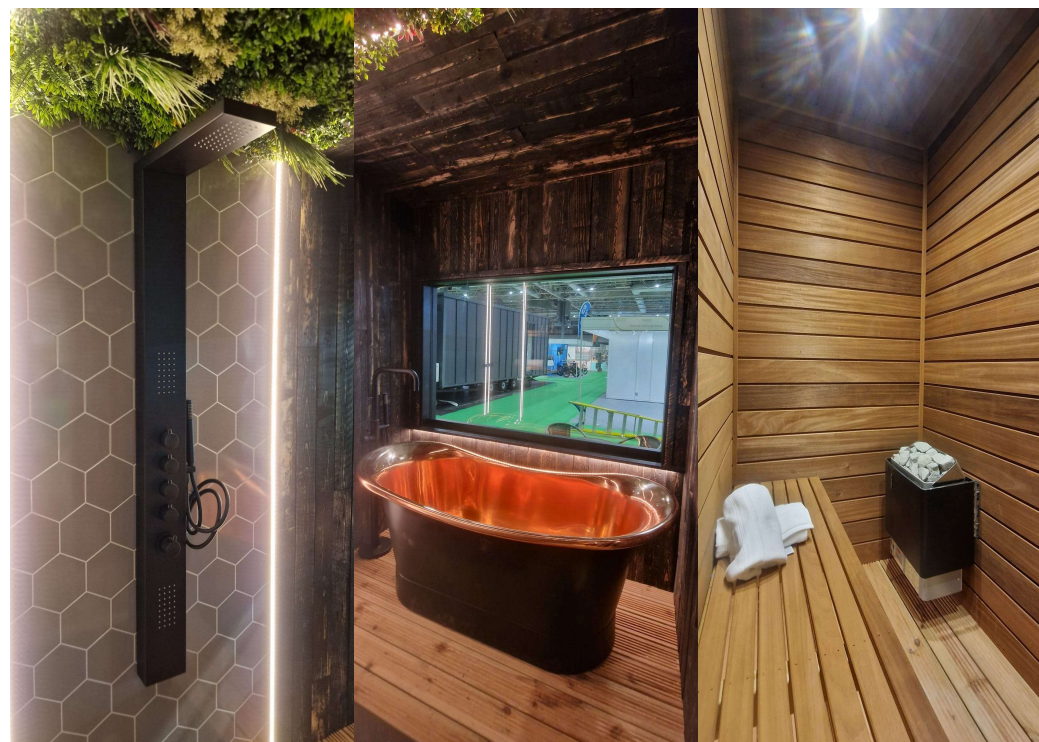
Covered wellness area

Construction	Walls 100mm Studs, floor 100mm studs, roof 150mm joists.
Flooring	27mm timber treated decking
Internal wall finish	Pallet wood finish on back wall and top wall. Scaffold board wall.
Internal sauna finish	Thermowood internal.
Internal door	Sauna door. Glass.
External windows.	1000mm wide/ 2000mm high. X2
Outdoor shower	Slate shower tray and black shower.

Price	Included
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Additional extras

Copper bath	£2,950.00
Plant wall	£140.00 Per sqm



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Optional extras	Cost		
Panoramic window upgrade	£1,200.00		1
Wheeled Chassis upgrade	£550.00	N/A	
Additional insulation	£450.00		1
Canexel upgrade - Sierra	£300.00	N/A	
Cladding upgrade Black	£200.00		1
Total price	TBC		£1850.00

Feature walls	Cost		
Feature painted wall in bedroom	£150.00	N/A	
Pallet wall in bedroom	£650.00	N/A	
Panneling - Half wall	£700.00		1
Stained pallet wall bedroom	£700.00	N/A	
Parquet flooring	£400.00		1
Total Price	TBC		£1100.00

Heating/ Hot water			
LPG Boiler	£850.00		1
Airsource upgrade	£2,500.00	N/A	
Underfloor Heating	£1,872.00	N/A	
TMV Valve + Hot tub isolator	£120.00		1
Designer Radiator upgrade	£300.00		3
Boiler housing	£850.00	N/A	
Upgraded shower	£450.00		1
Total	TBC		£2320.00

Kitchen	Cost		
Howdens kitchen upgrade - White	£1000.00	N/A	
Howdens kitchen upgrade - Matt	£1,150.00	N/A	
Howdens kitchen upgrade - Shaker	£1,300.00		1
Belfast sink	£350.00		1
Undermount sink	£285.00	N/A	
Mirostone worktop	£550.00		1
Dishwasher	£350.00		1
Total price			£2550.00

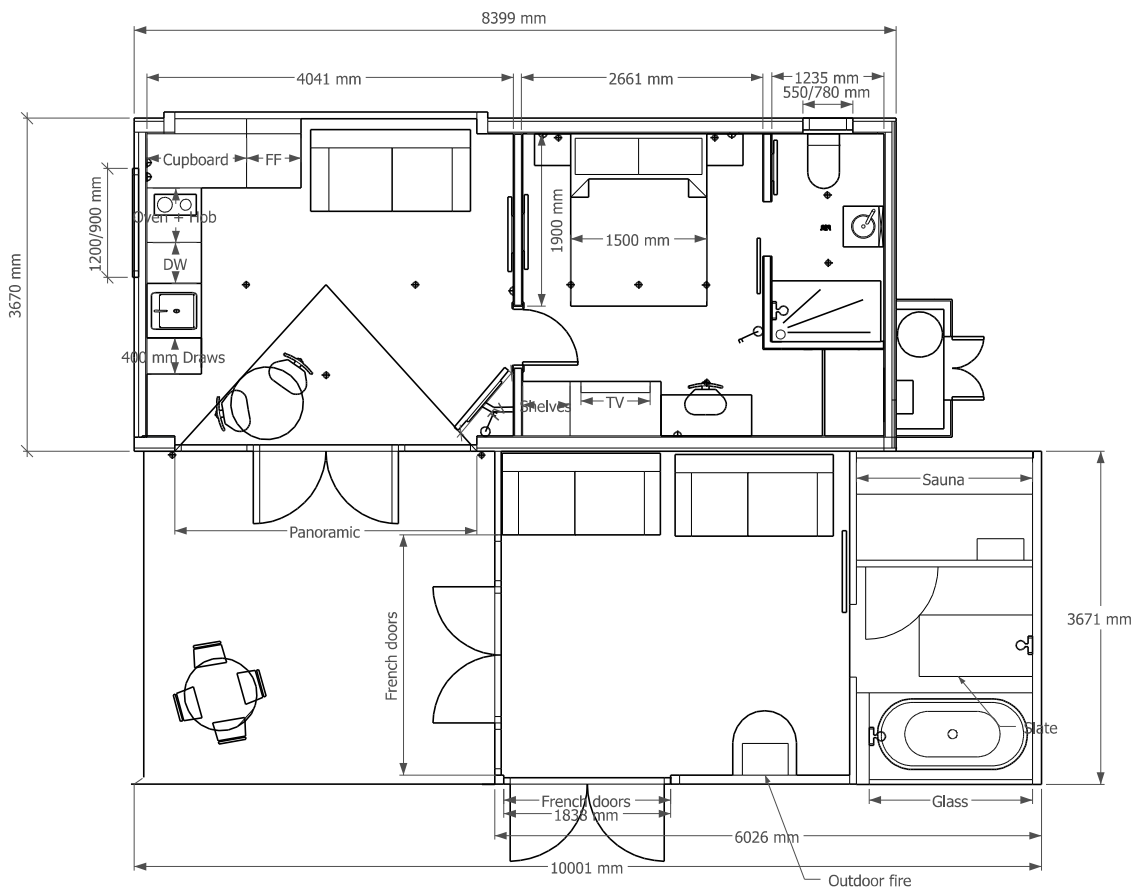
Furniture and optional extras - 8/3.6m Side entry Brecon

Furniture Item	Price	Quantity	Total
Fakro Blinds	£75.00	3	£225.00
Roman Blinds	£120.00	2	£240.00
Panoramic curtains	£850.00	1	£850.00
Sofa Bed	£950.00	1	£950.00
Double Bed and Mattress	£330.00	1	£330.00
Oak side tables	£80.00	2	£160.00
Standard headboard	£90.00	1	£90.00
Oak dressing table	£175.00	1	£175.00
Dressing table chair	£55.00	1	£55.00
Oak Coffee table	£240.00	1	£240.00
Table and chairs	£600.00	1	£600.00
Tv + bracket + install	£375.00	1	£375.00
Kitchen shelf	£70.00	1	£70.00
Total price			£4360.00
		+20% vat	

Total Pod cost	Cost	
Pod costs	£38,650.00	+5% vat
Optional extras	£1,850.00	+5% vat
Feature walls	£1,100.00	+5% vat
Heating/ Hot water	£2,320.00	+5% vat
Kitchen	£2,550.00	+5% vat
Furniture	£4,360.00	+20% vat
Wellness area	£21,500.00	+5% vat
Total price	£72,330.00	
Delivery cost	£1,850.00	
Total price inc delivery	£74,180.00	+ vat

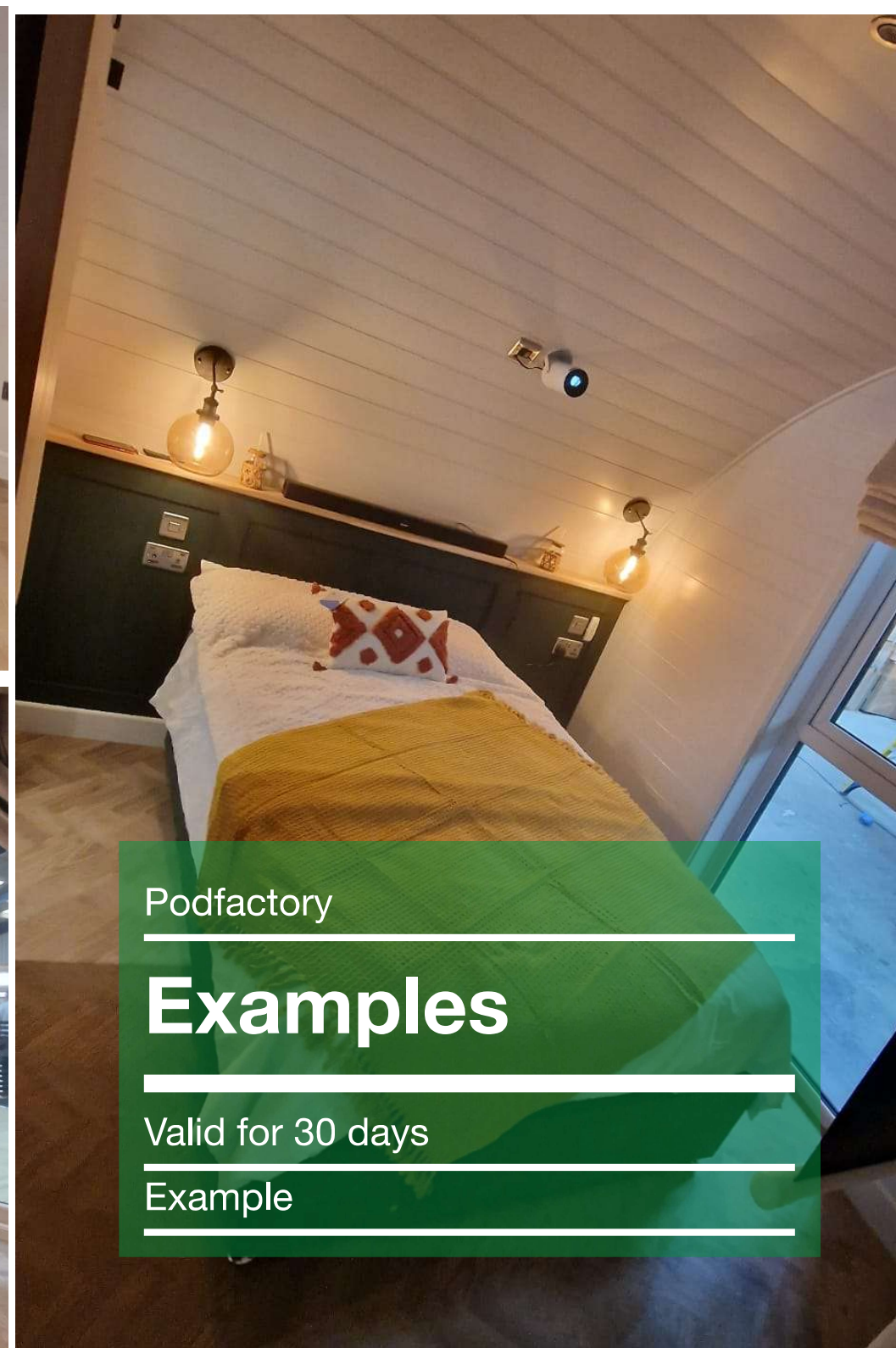
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Drawings and layout



Kitchen	
Colour/ Range	TBC
Worktop Colour	TBC
External	
Tile Choice	Charcoal
Cladding choice	Black Fraser wood cladding
Window + Door colour	Anthracite grey external and white internal
Internal	
Flooring colour	Loft oak
Wall colour	F+B Blackened
Feature wall	Panelling in bedroom and Black pallet wall in lounge.
Feature wall colour	Fur Green
Internal doors	Oak internal doors

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Examples

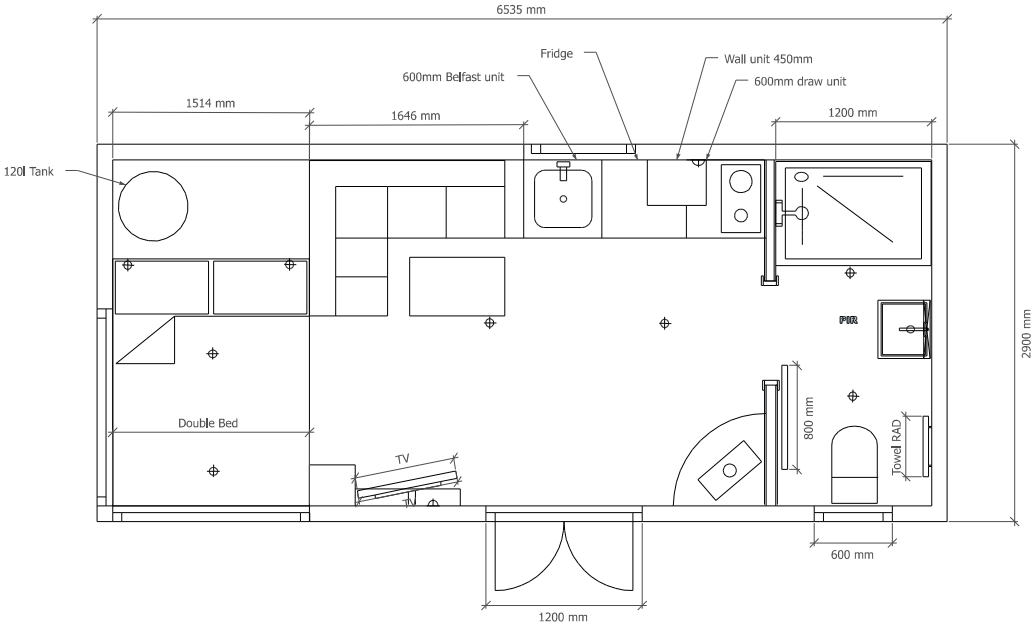
Valid for 30 days

Example

6.5/2.9m Shepherds Hut

Construction Spec	Info
Walls, Roof and Floor	120mm LVL laminated frame with 100mm insulation
Optional extra	Multi foil external insulation equivalent to 60mm
External specification	
Chassis spec	Heavy duty chassis. Large 200/100/5mm Main members with 125/60mm Outriggers.
External cladding	External Thermowood cladding
External Roof covering	-Metrotile lightweight exterior tiles.
Internal Specification	
Kitchen	Elfin kitchen 1500mm Complete with Fridge, Electric oven and electric hob. Oak worktops.
Bathrooms	1 x 1200/800mm Shower, bespoke vanity unit, standard toilet.
Internal boards	MDF Moisture resistant cladding
Internal flooring	LVT Flooring
Windows and doors	UPVC Windows and doors. Standard UPVC doors 1500/2050mm, 1200 x 900mm windows x 2, 700/450mm kitchen window, 900/550mm bathroom window.
Internal doors	Holdenby Oak internal doors. Finished with OSMO treatment.
Electrical	
Electrical	All electrics installed to 18th edition.
Sockets and switches	Brushed chrome switches and sockets with USB by the beds.
Lighting	All internal lighting warm white spot lights and external LED lighting.
Heating	Standard white electric radiators. (Can upgrade to anthracite grey radiators) **The LPG upgrade comes with wet radiator heating system** Air con upgrade also available on request.
Plumbing	
Plumbing	All plumbing installed and tested by gas safe engineer. All heat loss calculations will be supplied. All pipe work to be N pressed fittings.
Boiler/ Water heating	120l Unvented cylinder as standard (can upgrade to LPG)
Total Price excluding furniture	£35,650.00
+ 5% vat	
Delivery estimate:	On request

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Optional extras	Cost		
Additional insulation	£450.00	1	
Canexel upgrade - Sierra	£1250.00	N/a	
Cladding upgrade Black	£1,500.00	1	
Total price	£1950.00		

Feature walls	Cost		
Feature painted wall in bedroom	£150.00	N/a	
Pallet wall in bedroom	£650.00	N/a	
Panneling - Half wall	£700.00	1	
Stained pallet wall bedroom	£700.00	N/a	
Parquet flooring	£400.00	N/a	
Total Price	TBC	£700.00	

Heating/ Hot water

LPG Boiler	£850.00	1	
Airsource upgrade	£2,500.00	N/a	
Underfloor Heating	£1,872.00	N/a	
TMV Valve + Hot tub isolator	£120.00	1	
Designer Radiator upgrade	£600.00	1	
Boiler housing	£850.00	N/a	
Upgraded shower	£450.00	1	
Total	£2020.00		

Kitchen	Cost		
Howdens kitchen upgrade - White	£1000.00	N/a	
Howdens kitchen upgrade - Matt	£1,150.00	N/a	
Howdens kitchen upgrade - Shaker	£1,300.00	1	
Belfast sink	£350.00	1	
Undermount sink	£285.00	N/a	
Mirostone worktop	£550.00	N/a	
Dishwasher	£350.00	N/a	
Total price	TBC	£1650.00	

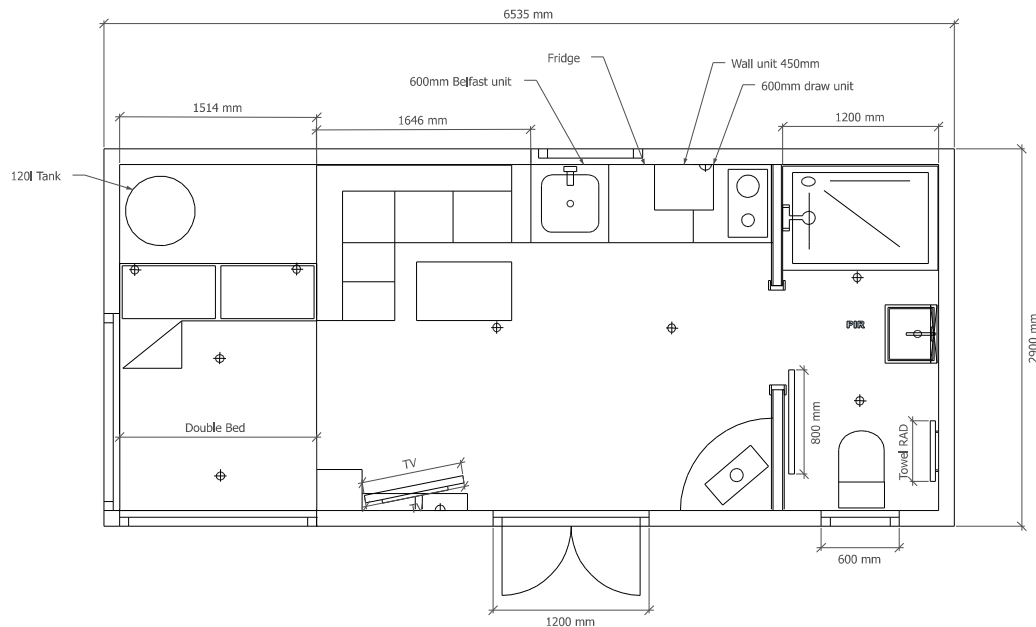
Shepherds hut - 6.5/2.9m

Furniture Item	Price	Quantity	Total
Roman Blinds	£120.00	2	£240.00
Roller blind	£80.00	1	£80.00
Roman blind kitchen	£100.00	1	£100.00
Front door curtains	£250.00	1	£250.00
Sofa Bed + Table and chairs	£950.00	1	£950.00
Double Bed and Mattress	£330.00	1	£330.00
Oak side tables	£80.00	1	£80.00
Tv + bracket + install	£375.00	1	£375.00
Kitchen shelf	£70.00	1	£70.00
Total price	£2475.00		
			+20% vat

Total Pod cost	Cost		
Hut Costs	£35,650.00	+5% vat	
Optional extras	£1,950.00	+5% vat	
Feature walls	£700.00	+5% vat	
Heating/ Hot water	£2,020	+5% vat	
Kitchen	£1,650.00	+5% vat	
Furniture	£2,475.00	+20% vat	
Total price	£44445.00		
Delivery cost	£1,850.00		
Total price inc delivery	£46295.00		

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Drawings and layout



Kitchen

Colour/ Range	TBC
Worktop Colour	TBC

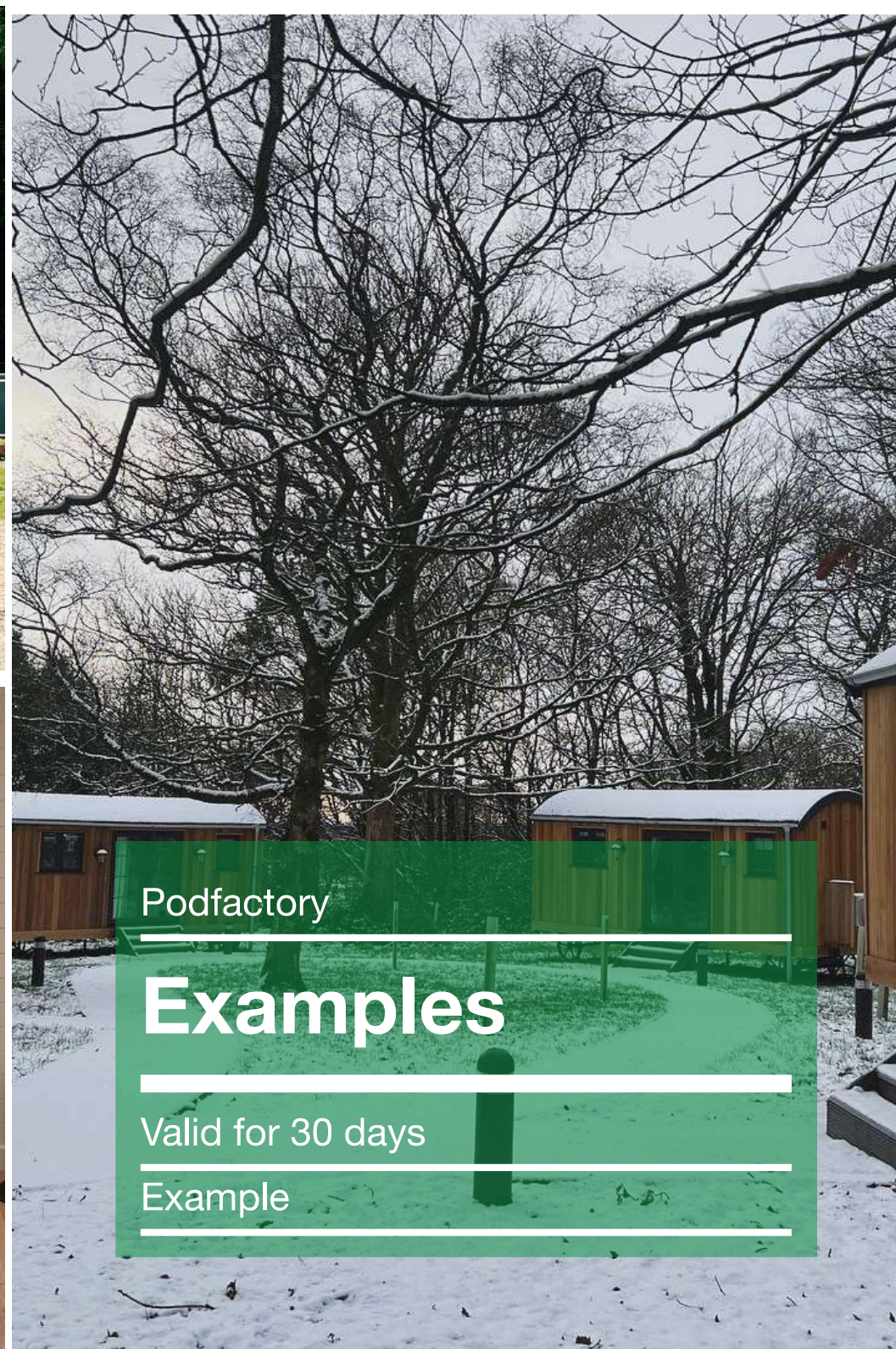
External

Tile Choice	TBC
Cladding choice	TBC
Window + Door colour	TBC

Internal

Flooring colour	TBC
Wall colour	TBC
Feature wall	TBC
Feature wall colour	TBC
Internal doors	TBC

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Examples

Valid for 30 days

Example

Contact us

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