



**Holiday Resorts
& Villas**



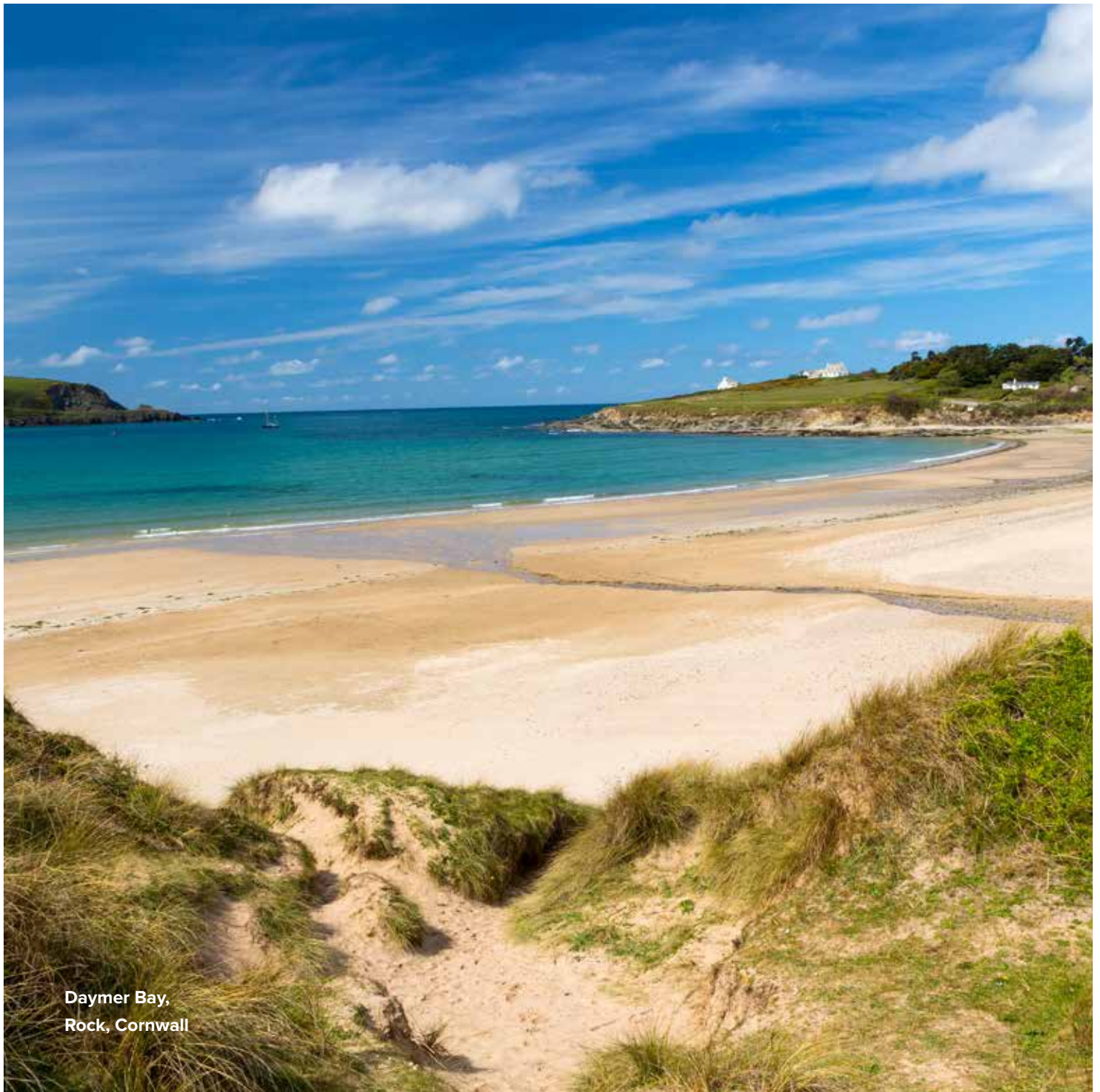
Whether you are looking to replace an older holiday unit, refurbish or establish an entirely new site, ModBox Spaces provide distinctive, year-round tourism lodges and villas for the South West holiday market.

The UK holiday sector is a more competitive marketplace than ever before, and as your business competes for both new customers and repeat visits, gaining an edge on your competition carries an increasingly important focus.

ModBox Spaces have expertise in all aspects of the construction process, right through to completion and sign-off. We work with you to create unique, customer-led accommodation, offering low running costs and extended season capacity.

Our team carefully assess your individual requirements or site potential, approaching every project with professional experience, creativity and an open mind. We look at what your ultimate business goals may be – we think ‘end first’ – and then work back to find the best solution.

If you are a holiday park looking to invest or a high-end hotel or wedding venue seeking to make additional use of your grounds, ModBox Spaces work to enhance your business performance, providing you with fresh avenues towards attracting new customer segments.



Daymer Bay,
Rock, Cornwall





Hayle Holiday Villa

Client Requirements

Chris & Carol owned an aging holiday home on a chalet site near Hayle and approached ModBox to replace it with a stylish 21st century holiday villa that would be cheaper to run, gain greater occupancy and produce maximum return on investment.

Our Approach

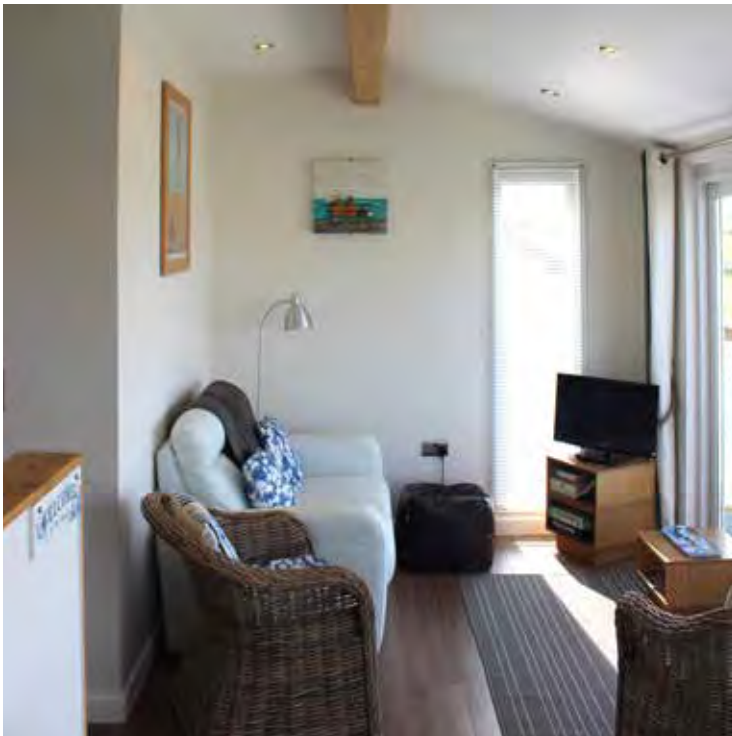
Our architectural design team worked closely with Chris & Carol to fully understand their needs and after a period of evolving the villa design, ModBox took care of all the planning drawings, applications and building regulations.

Upon receipt of the appropriate planning permission, we demolished the old chalet and took care of all the hazardous asbestos. Our construction team then completed the villa build programme to a very high standard, incorporating renewable technologies; the project coming in both 'on time & on budget'.

Outcome

Since completion, the performance of Chris & Carol's holiday home has been transformed showing far greater occupancy, yield and profitability. The villa has lower running costs and delivers maximum return on investment, outperforming other units on the same site by some way.

We have subsequently been commissioned to follow the same process for a family with another older holiday chalet on the same site.







Higher Penmayne, Rock Resort

Client Requirements

Higher Penmayne is in fact the directors of ModBox Spaces own holiday home development situated in the highly sought-after location of Rock, on the North coast of Cornwall.

We were seeking land with development potential in the area and came across the site which enjoyed a current planning consent for ten holiday homes. In order to aid sales-desirability we wanted to revise the planning consent to change the 'mix' of three and two-bedroom units, to all become three bedroom holiday villas.

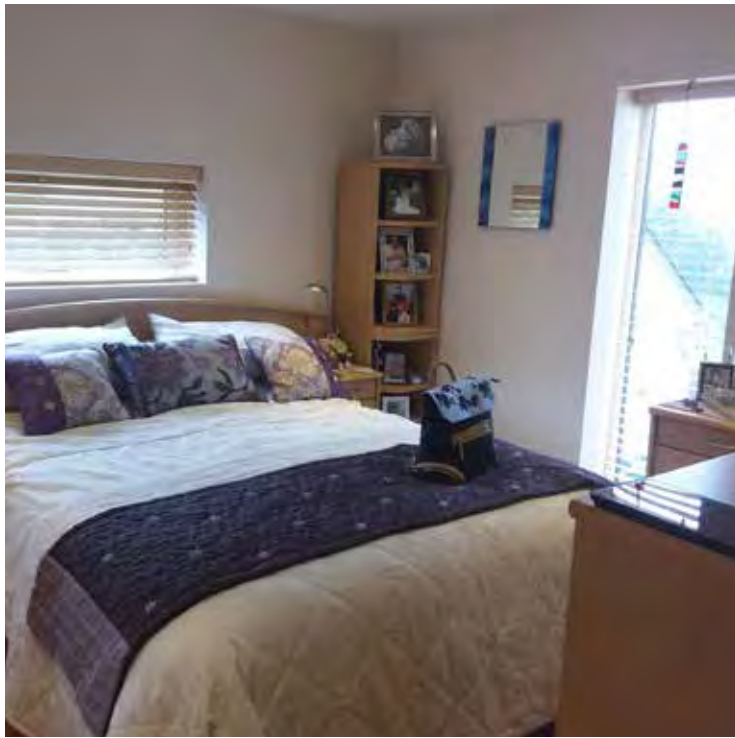
The brief we set was to design contemporary, high spec, stylish holiday villas befitting of the Rock local market which would maximise on the attractiveness of each plot, when combined with tasteful, mature planting and decking areas.

Our Approach

Our architectural design team started with a blank sheet of paper and came up with this fresh, stylish villa design incorporating cedar and stone cladding, standing seam zinc metal roof and well thought through internal lay-out. This was then taken through planning in order to bring the look of the site-design right up to date and convert the original two bedroom consents into three bedroom.

The site is now well advanced, with unit one acting as a fully furnished Show Home (already under contracts) and by prior arrangement is available for viewings. The other plots, at the time of printing, are at various stages based on the sales process, with the overall site infrastructure now complete.





Hotel Garden Bedrooms

Many hotels and wedding venues in the South West have extensive grounds which may quietly be offering untapped potential for your business. If you are a hotelier, wedding venue or conference facility looking to increase capacity and drive up bed-nights, ModBox Spaces would be very pleased to hear from you.

Utilising otherwise commercially inactive space for stylish, self-contained garden bedroom accommodation can significantly improve a venue's profit position. Pay back in around 18 months to two years (depending on size of unit and occupancy rates) the investment can make a particularly astute proposition.

We have many designs to inspire conversation and create a clear brief for your garden bedrooms project. We then work closely with you to create a stylish design and specification which really suits your customer profile. We seek to make the very best use of the available plot, views and sun-path so that your new accommodation is both a delight to stay in, and sits attractively in your grounds.

If you are looking to improve or revitalise your site performance, we would be delighted to hear from you to start exploring opportunities.



Initial Site Reviews

- Local firm based in sunny Bodmin covering Cornwall & Devon and, subject to project brief, the wider South West.

Tailored Design

- Villas constructed to, or in advance of, Full Building Regulations on permanent foundations.
- Mobile Holiday Accommodation units also available.

Project Financial Assessments

- Designed in partnership with you to meet business goals, customer requirements & target markets.
- Tailored-specifications, finishes and renewables/ smart home technology options.

Full Planning Service

- 'U' values as low as 0.12 or better – significantly in advance of Building Regulation requirements.

Full Construction

- Full 10-year Workmanship Warranty in conjunction with New Home Warranties (as appropriate).
- Innovative Funding Models.

Connection of Services

- Joint Ventures.

Warranties & Handover

- Holiday Development sites wanted.

FAQs

What services do you provide?

ModBox Spaces can provide a full range of construction-based services and are able to take an empty patch of land right through from the design and planning phase to construction and handing over of keys to your finished property. Alternatively, we can transform an existing resort through a full site refurbishment, extension or simply provide a single high-quality unit for your guests and family to enjoy.

Do you have a 'standard' range or is it all bespoke design?

Whilst we have a portfolio of previous designs and builds, we don't have a 'standard' range as such, but rather use previous projects as a source of inspiration, mixed in with a combination of your and our ideas to tailor a design which really suits your priorities.

What will the level of investment be and what returns can we expect?

Naturally this varies widely depending on the project at hand – this can range from a single replacement holiday villa to establishing an entirely new resort. We seek to work with you in terms of understanding the required budgets, returns and to tailor the project to give you the best-selling proposition to your target audience. We are more than happy to talk about previous projects and budget estimates to help explore opportunities and to work out the feasibility of any proposed building work.

Do you undertake the Planning application phase of our project?

Yes. We are well versed in Planning and are equally happy to take on the work of securing a new consent or pick up with any existing permission to see how this can be best utilised.

We already have a defined site style as part of a successful selling proposition – will your product blend in or contrast to what we have already?

The approach we adopt really depends on your project objectives. If you would like to establish a contrasting, perhaps premium pricing model, then naturally we will work to this brief. Alternatively, should it be important to your business and site-setting, we will endeavour to blend in with your existing selling proposition.

Our Resort needs major refurbishment – can you help us revitalise the site?

Certainly! We find it particularly exciting to help transform an older site environment and relish the opportunity of putting forward some ideas of how it could be refreshed and revitalised.

Will I need to get my own demolition or groundworks done?

ModBox Spaces can either undertake the full project brief - including demolition or groundworks - or should you have an existing provider, we are never put out to arrive at a cleared, flat site!

What about the connection of services?

We would normally look after the site service-plan and engage with

the relevant providers in order to ensure capacities and bring the relevant connections to the finished units. However, we are mindful of the knowledge already available from site owners and managers, so, we would look to work alongside the relevant people to get the best end-result for the development or new holiday unit.

We would love to develop our site but funding is an issue – can you help?

Yes! ModBox Spaces are well positioned to bring in development finance and have a number of sources of funding when it comes to holiday resorts or holiday home provision. We work with a number of established funders and investors who may be able to provide the missing part of the jigsaw. Please feel free to start a conversation to see if we can help you.

I'm looking to retire and sell up – can you help?

Very much so. We are always interested in new sites and are looking for holiday resort developments ourselves and in combination with our investors. If you are thinking of may be retiring or selling up, then please do not hesitate to let us know.

Would you consider a joint venture development?

Yes! We are always keen to explore 'win, win' opportunities and consider our flexible approach to be a particularly strong part of our business venture. If you let us know precisely what it is you are trying to achieve, then we will endeavour to find a way to make it work in everyone's interests.

Perhaps you are a landowner with a prime site, perfect for establishing a new holiday resort, or an agent marketing land which would suit a holiday development? In either case we would be delighted to hear from you.

Our experienced team are ideally placed to review your site, consider the best approach to development and work out how to maximise on site yield. If you own or are marketing a site ideal for holiday resort development then please don't hesitate to get in touch.

Telephone: 01208 75235

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We look forward to hearing from you!

modboxspaces.com

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