



THE NEXT GENERATION OF LEISURE BUILDINGS

Bothy Super Lodge 2022



WHY MODULAR?

Here at Modular Group, we have been leading the way for the past 8 years to create the next generation of leisure buildings. Our range is one of the most diverse in the industry, our buildings are highly innovative and packed full of industry leading technology, **being an owner of a Modular building sets you way above the rest.**



Our Buildings



- ✓ All year use, extend your season due to our unrivalled thermal construction.
- ✓ Full SIPS shell, house building technology from North America.
- ✓ Best thermal properties on the market, SIP'S keep heat in and heat out with industry leading performance and airtightness.
- ✓ Can achieve thermal class 4, as standard class 3, -15°C outside maintains 20°C inside.
- ✓ Reduces running costs by up to 40%, meaning a better return on investment.
- ✓ SIPS provide a highly durable solid construction. Wall profiles are 178mm. No more wafer-thin walls!
- ✓ SIPS provide outstanding sound insulation, great for multi occupancy and exposed sites.
- ✓ Due to the reduced energy usage, our buildings are classed as eco friendly.
- ✓ Lifespan, expected 50 years plus on the shell due to the SIP system used with correct maintenance. Our buildings look like they have just arrived years later.
- ✓ Most durable materials used. Offering true low maintenance qualities.
- ✓ All buildings are constructed on wheelable chassis for easy delivery.
- ✓ Designed and built to BS EN 1647 or BS EN 3632 standards for fire, ventilation and safety.
- ✓ External plant room for easy maintenance
- ✓ Innovative designs...we led the way in developing luxury glamping and small lodges.
- ✓ Largest range of glamping pods on the market today, enabling you to create interesting and innovative park design.
- ✓ Different designs to suit every market, from hotels to boutique glamping sites.
- ✓ Our designs/buildings demand much higher per night rentals, providing some of the best return on investment opportunities in the market today.
- ✓ Our buildings make you stand out from the crowd and attract customers over most other offerings in the market.
- ✓ All our buildings are competitively priced in the industry, we carry out regular pricing comparisons to make sure we stay competitive.



OUR SIP PANELS MAKE THE DIFFERENCE

Leading the way in Structural Insulated Panel technology



With their **high thermal values for year-round comfort**, plus the ease with which the buildings can be pre-assembled and simply dropped into place on-site, they offer fantastic efficiencies. The adaptability and speed of construction, the styling flexibility and high performance, combined with cost savings, means no other form of construction comes close.



SIPs are one of the most **environmentally responsible** building systems available. A SIP building provides extremely high levels of insulation and is extremely airtight, meaning that the amount of energy used to heat and cool a room can be cut by up to **50%**. SIPs buildings are more energy efficient, stronger, quieter and more draft free than older technology systems, like timber framing.



SIPs are **lightweight** (approximately 25Kg/m²) making them easier and quicker to assemble on site. However, SIPs are also noted for their superior strength. SIP buildings are capable of withstanding extreme climate and weather conditions.



A home constructed using SIPs can be put up as much as **60%** faster than a traditionally constructed building. SIPs panels are cut to size and delivered ready to immediately install on site. Because of the increased building speed, on-site labour costs can be dramatically reduced.

MANUFACTURING

With Modular you can depend on speedy construction. Our entire building range is constructed using SIP panel technology (structural insulated panels), which we manufacture ourselves here at our Blackburn based headquarters. With our state-of-the-art factory and large manufacturing capacity, we can achieve high volumes of product, hold large quantities of stock and offer the quickest lead times in the industry at competitive prices.

The company operates out of a 35,000 sq. Ft factory, with a workforce of highly skilled personnel to manufacture leisure accommodation and other modular buildings from scratch. Not only is staff training and health and safety a priority to Modular Group, our philosophy throughout the company is also a happy workforce that is appreciated , striving to deliver above and beyond.

You are welcome to visit our factory so that you can experience our operation for yourself and meet our fantastic team.



Rustic Bothy

REDIFINING THE INDUSTRY STANDARD

Did you know the Modular Bothy derived from a typical highland building, that provided respite and shelter from the elements out in the highlands of bonnie Scotland?

This concept helped Modular recreate this iconic building into a 21st century super lodge, offering exquisite luxury styling which offers the whole family a truly new holiday experience.

With its huge open plan living/ dining area, tall ceilings, spacious bedrooms, not one but two ensembles, extra boot/storage room with utility, additional guest WC, high end décor, striking feature walls and premium fixtures and fittings, this super lodge really does have it all.









Standard features

- Shaker style kitchen Units
- Marble effect worktop
- Dining table & Chairs
- Integrated appliances (fridge freezer, microwave, dishwasher, eye level oven, washer dryer, wine cooler)
- Electric hob

Premium Features

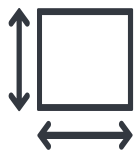
- Cloakroom
- Utility room extra boot/storage space
- Showstopping feature wall
- 3 seater sofa
- 1 wing back feature armchair
- Feature fire place with imitation log burner
- Bespoke breakfast bar in burnt wood with bar stools.

Exterior Specification

- Double glazed UPVC windows & doors – Anthracite Grey
- Exterior Lighting
- Cedar & composite exterior cladding



Why not take a virtual tour around this very unique luxury holiday lodge, simply scan our QR code.



42 x 22 | 2 bedroom

*45 x 22m lodges also available in 2 & 3 bedroom layout. Please ask our sales team for further information





Master Bedroom

- King divan bed with premium mattress
- Dressing table and stool
- Freestanding wardrobe
- Carpet flooring
- TV & USB sockets
- Bespoke burnt wood bed sides
- Feature wall panelling
- Bed side wall lights x 2
- Anthracite feature radiator
- Ensuite spacious bathroom
- Roman Blind
- Acoustic board feature wall



Twin Bedroom

- Two single divan beds with premium mattress
- Dressing table and stool
- Freestanding wardrobe
- Carpet flooring
- TV & USB sockets
- Bespoke burnt wood bed sides
- Feature wall panelling
- Bed side wall lights x 2
- Anthracite feature radiator
- Ensuite shower room
- White 35mm faux wood blind







www.modularleisurebuildings.co.uk

Unit 3b
Frontier Park,
Frontier Avenue
Blackburn
BB1 3AL

01254 916191

Sales@modular-group.co.uk