

Proposal for leasing land for a Glamping Site

Provided by:
Chris Middleton & Esther Clark

Who we are

- ▶ We are Chris and Esther! We have worked in London and the corporate events world for over 10 years, each individually very successful, having worked our way up the events industry ladder. We met in 2018 but it wasn't until 2019 when we discovered a shared love of music, festivals and the outdoors, that a conversation began about how we could combine our passions.
- ▶ We both relish the social side of our current jobs, and the creativity, organisation and sense of achievement that comes with managing successful events. But increasingly, we feel our skill sets would be better served to creating unforgettable memories for family, friends, colleagues and guests in a non-corporate environment - namely, **the great outdoors**.
- ▶ We are adventurous with a keen belief that life is for living, creating moments of joy and love. To create an environment that facilitates our beliefs, inspired by our creativity and passions, would be a dream come true for us both.
- ▶ So whilst we are grateful for the experiences, business opportunities and amazing network of friends we have built in the events industry, the next chapter awaits...



Our glamping dream

- ▶ To create a community-feel glampsite that invites a sense of **adventure**, **festivity** and **connection**; a space to chill out and reconnect with each other and nature whilst chatting over a campfire, or drinking sparkling wine in a hot tub.
- ▶ Our target audience will be working professionals and their partners, families, friends and/or colleagues who are looking for a country escape. A space in nature where they can relax in the seclusion of their glamping unit but with the choice of also enjoying the communal vibe created through activities such as campfires, yoga classes, workshops, live music and pop-up food and drink experiences.
- ▶ Knowing how important it is to stay connected and the increasing opportunities for remote working, we would ensure wifi throughout the site so guests can dip in and out of 'real life' as needed.
- ▶ The glampsite will also serve as a base for exploring the local area and attractions, as we will promote local areas of interest, activities, events and so on.



Short term business focus

- ▶ The business will be focused on offering various glamping options all year round. Guests will have the opportunity to stay in different styles of accommodation such as **yurts**, **bell tents**, **tipis** or **wooden cabins**, each fully furnished with solid, comfy beds and mattresses, wood-burning stove and individual character. Over time, we will be looking to expand our offering to include unique glamping options such as tree houses, bespoke builds and... who knows!
- ▶ Our aim will be for all guests to have their own wood-fired hot tub included with their glamping unit.
- ▶ Facilities onsite will include hot showers, flushing toilets, cooking and washing-up stations. Space dependant, we could also provide facilities for guests with their own tents or campers.
- ▶ To achieve the festival feel that will be our USP, we would love to have a pond or lake which guests can enjoy along with communal areas, fire pits and various chill out spots.



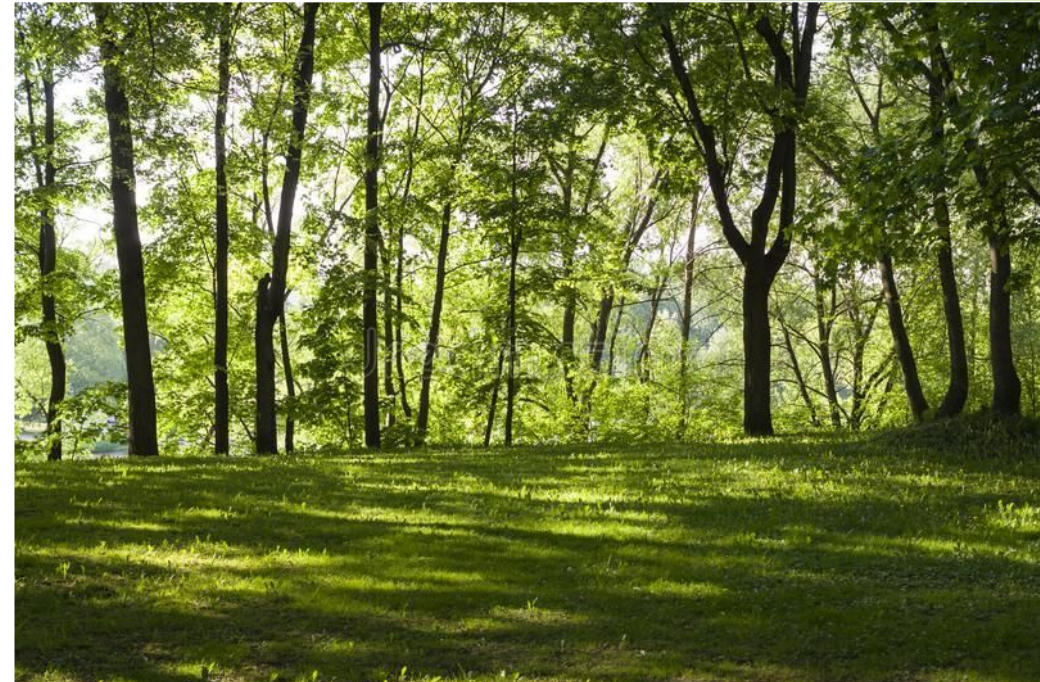
Longer term business **focus**

- ▶ Harnessing our combined events experience and contacts, our long term business focus will be to bring various event opportunities to the site, such as corporate away days, yoga retreats, community activities, workshops, arts & crafts, mini festivals etc. We will have custom built/adapted spaces to host these with full facilities including a licensed bar.



The land & what we're looking for

- ▶ Land which we can rent at an agreed per acre, per year cost. This would be for a rental period of five years plus. We are also open to a profit based agreement.
- ▶ Five acres or more, consisting of woodland with some grassy open space. An existing body of water would also be amazing, but we are open to explore options to create one.
- ▶ Existing outbuildings or storage areas/structures on the land would be of value, but we can also look to bring in temporary structures as necessary for our back of house operations and storage.
- ▶ Ideally land with access to existing services (power, water, drainage, wifi etc), but we are also prepared to pay for and manage the installation of services as required.
- ▶ Road access to the site.
- ▶ Our ideal is to live onsite in a static van, but if there is an accommodation unit on site/nearby we can also rent from you, we are again open to options.



Achieving our dream

- ▶ The practical steps involved in achieving this dream include:
 - ▶ Find a suitable site
 - ▶ Conduct a feasibility study and apply for pre-planning
 - ▶ Secure a rental agreement
 - ▶ Apply for and be granted planning permission
 - ▶ Commence instillation of services
 - ▶ Market the site and open for bookings
 - ▶ Complete installation of facilities, services and glamping units
 - ▶ Open!

We are ready and raring to realise our dream and are looking to secure land by Spring 2021.



The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic visual effect.

Thank You

We look forward to answering any questions

Chris: 07762512560
Esther: 07792304341
Chesther1819@gmail.com