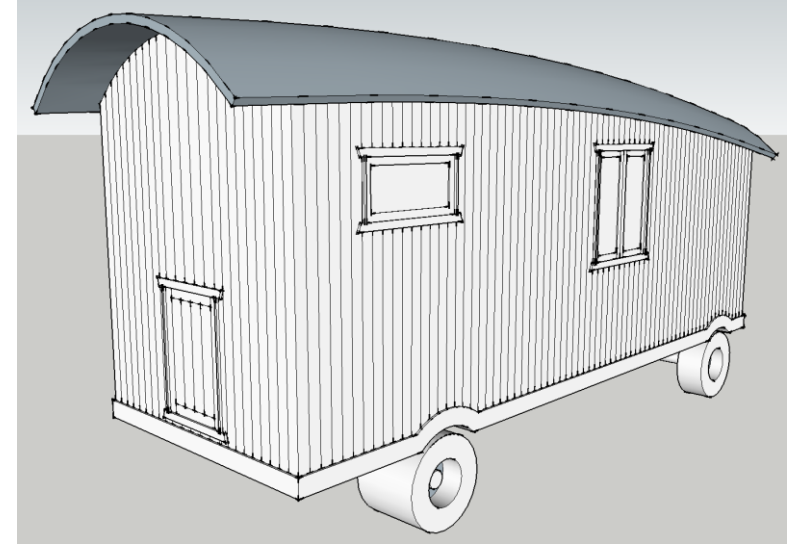
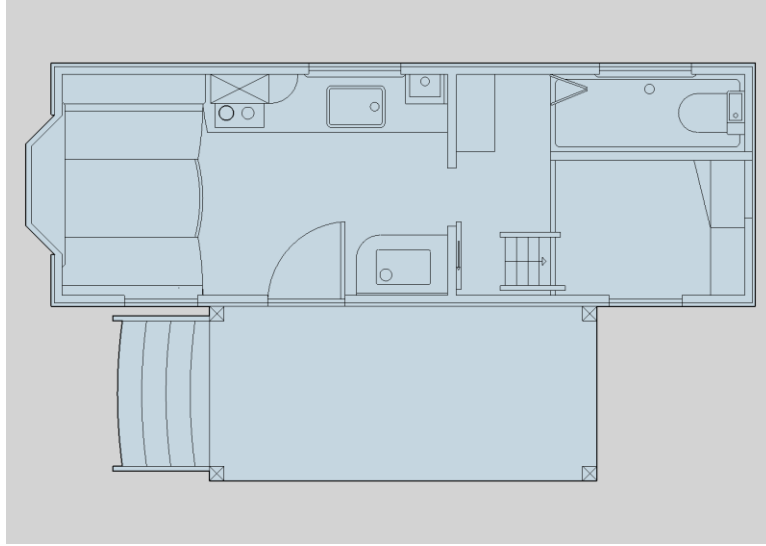
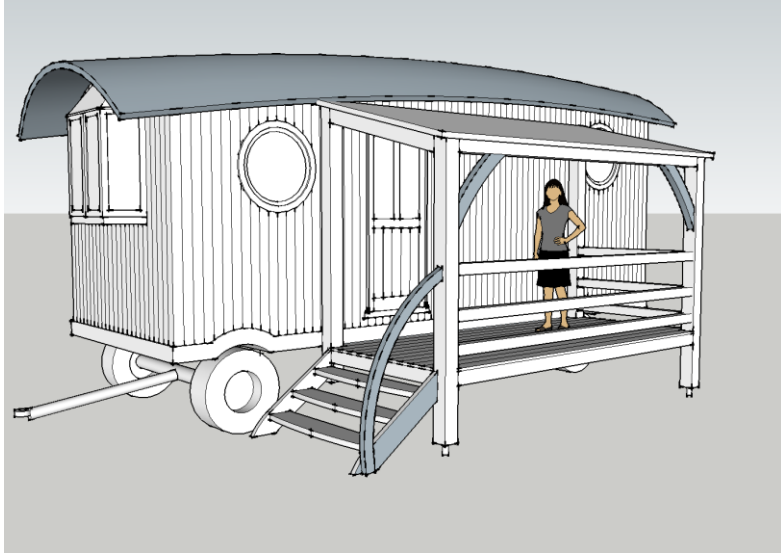




BARREL TOP WAGONS

2016 Wagon

Extraordinary 25ft x 8ft living wagon for 2016



www.barreltopwagons.co.uk



Based in the heart of Devon, Barrel Top Wagons design and manufacture unique, stunning wagons, cabins and lodges from locally sourced, sustainable wood, ideal for living, holiday and work space. Our ethos is to provide high quality work, using beautiful local wood, for a fair and sensible price.

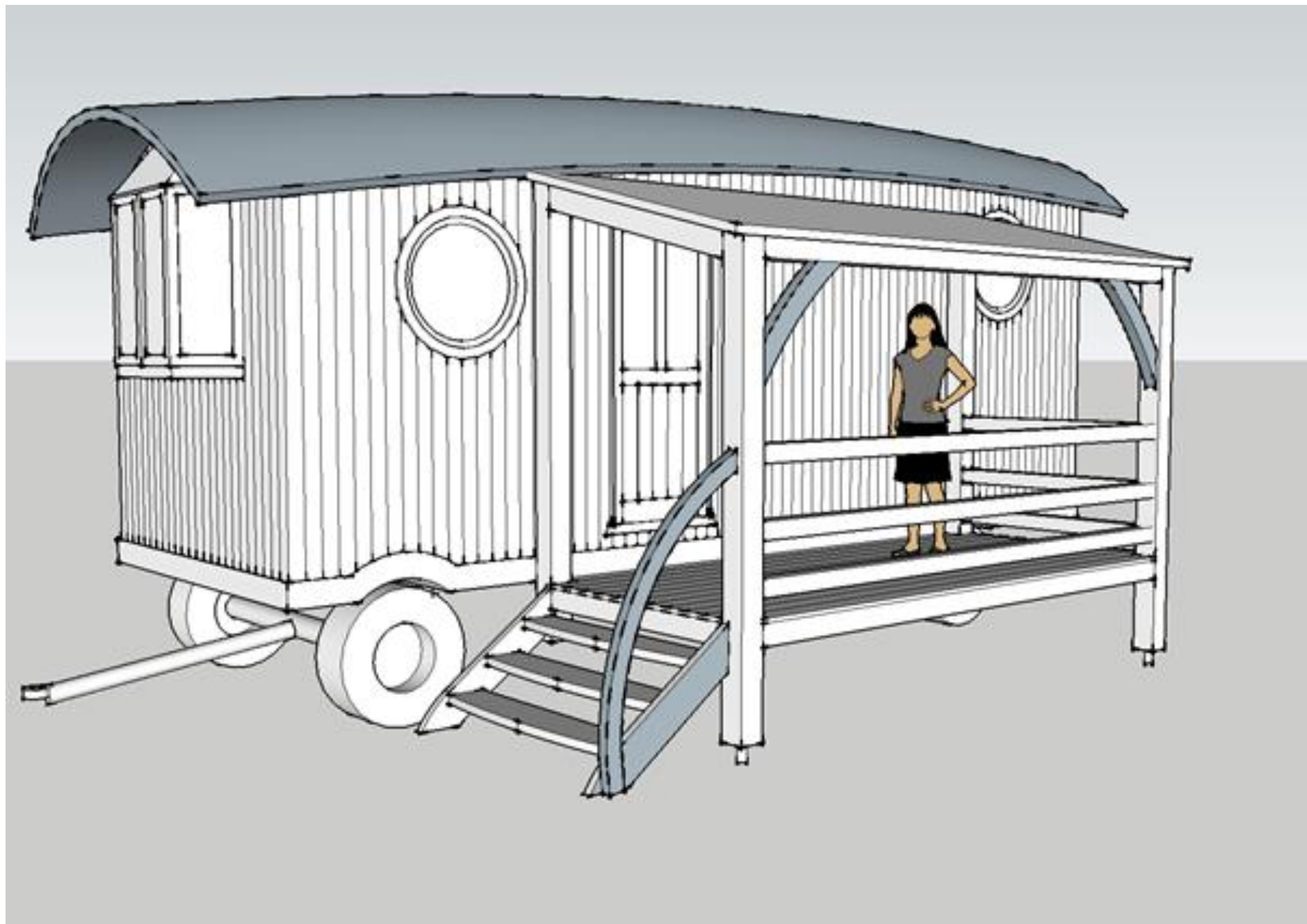
This brochure contains details of our latest living wagon design, including specification and prices. Sleeping 4, and perfect for alternative living space or as deluxe holiday accommodation, this solid and substantial structure is unlike anything else available on the market.

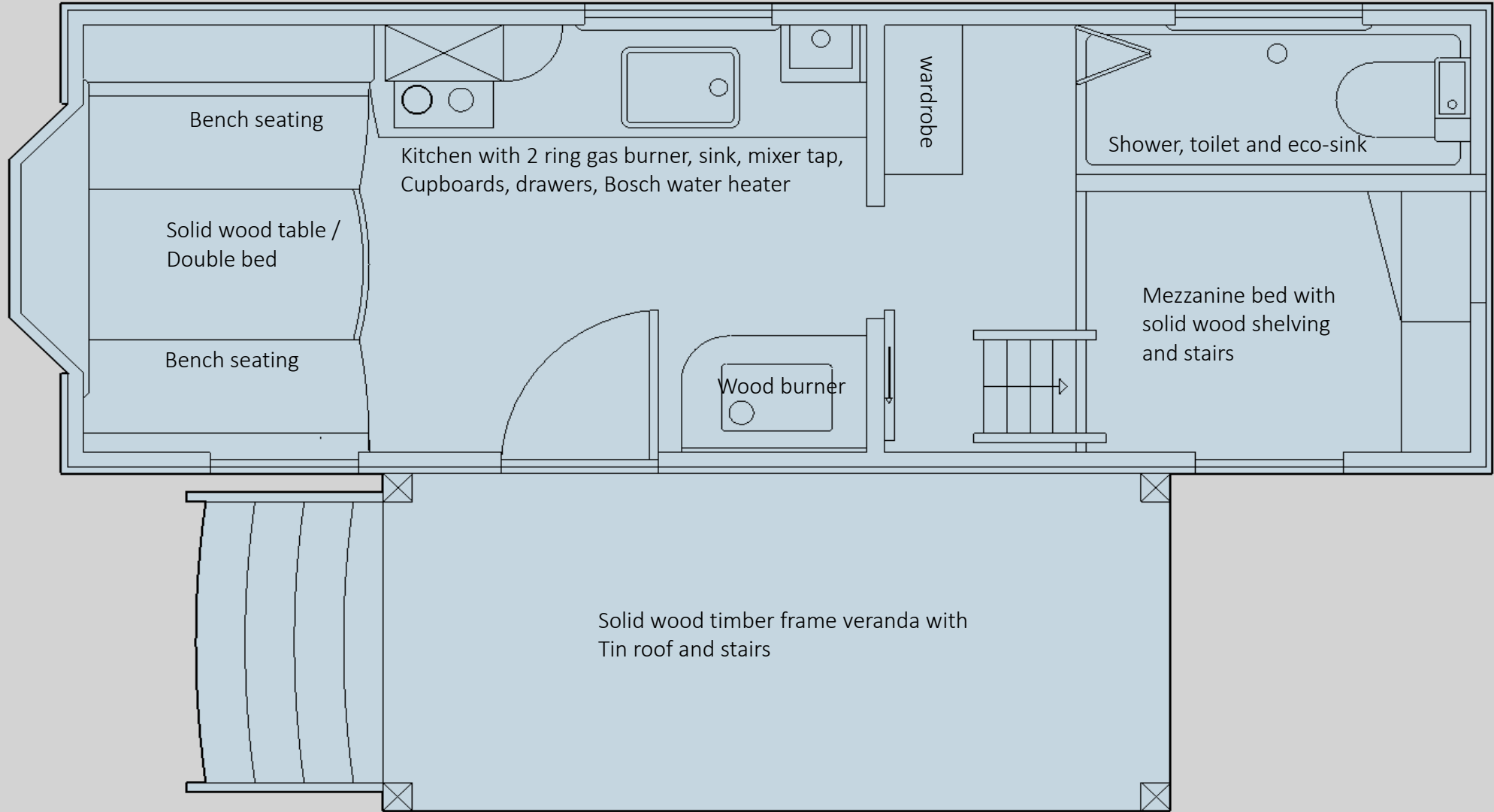
Complete with hand-crafted kitchen, shower, toilet, bedroom, dining area with extra double bed space and many beautiful features, such as unique round windows, bay window, solid wood table and worktop with chunky shelving. This wagon is insulated throughout and includes a Devon-made Windy Smithy wood burner, making it wonderful to stay in year round.

Our work is manufactured to British Standard and is fully regulated, using professional contractors for all services and providing all the necessary certificates, offering peace of mind when purchasing a structure from us.

This new design is a unique, beautiful, light filled space with all the creature comforts of modern living.

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Specification

- Brand new chassis suitable for moving with modern tractor
- Floor constructed of breather membrane | 9mm spruce ply sheathing | 50mm Ecotherm for rigidity and insulation | 18mm pine thick flooring treated with 2 coats of hard wax oil
- Walls consist of 75mm x 50mm softwood frame, ply lined for rigidity | 100mm Earthwool insulation | breather membrane with 1" air cavity | Locally grown timber cladding with expansion gap & cover strip to the outside | 9mm moisture resistant eco-board with 1 coat primer undercoat & 1 coat colour of choice from Dulux trade range
- Wagon consists of two acoustically insulated rooms
- Barrel Top roof is 19mm T & G fixed to locally grown timber laminate ribs | 100mm Earthwool bats | breather membrane | galvanised tin roof | decorative end covers
- Bespoke, handcrafted 8ft x 4ft larch and Douglas fir veranda | mortice & tenoned oak drawer pegs | treated with Sadolin classic wood protection colour of choice
- 1 x 915mm x 900mm double glazed casement windows with sills and fastenings

- 1 x timber bay window with decorative mouldings | finishing inside & out with small hip pitched roof | double glazed | ironmongery | chunky wooden sill
- 2 x round windows 700mm diameter | centre pivot opening | fully fitted & finished | double glazed
- Bathroom window with misted glass 970mm x 450mm | top hung | fully fitted & finished | double glazed
- Kitchenette with stainless steel sink, drainer & mixer tap | Lamorna 2 ring gas burner | handcrafted worktop made from local wood | 600mm under sink base unit 500mm drawer line base unit with integrated fridge \ freezer | 300mm open end shelf shaker style contract door in white or cream | wooden door knobs
- Bosch 11ltr water heater and flue fitted to regulatory standard | boiler cupboard
- Double bench seat with under storage, upholstered foam cushions with solid timber table / double bed
- Windy Smithy Louis woodburner | relevant flues & chimney | tiled log storage | appropriate ventilation | Painted fireboard
- Fully tiled & plumbed shower with tray & mixer tap | misted bi-fold door | toilet with eco-sink

- Mezzanine double bed | solid timber shelving | hand carved ladders | wardrobe space
- Electrics and fittings for 1 x pendant light | 6 spotlights | exterior light | shower light | bathroom light | 4 double plug sockets | all necessary regulatory certificates | 240v wiring
- Full plumbing requirements with all necessary regulatory certificates
- Back door under bed storage for gas bottles
- Sadolin classic wood protection colour of choice on all exterior cladding | Treatex hard wax oil on kitchen worktops and table

Price £38,950 plus delivery

The images and plans on the these pages are for illustrative purposes only. They are not exact replicas of the above specification but are intended to give you an idea of construction and design.

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Brand new chassis



Curved roof shape & frame



Solid floor construction



Striking, strong laminate ribs



Bay windows, vertical cladding, decorative ends & cover strip



Laminate ribs and frame



Bedroom with solid wood ladder



Earthwool insulation



Timber frame veranda



Beautiful bay windows



Casement window



Centre pivot round window



Solid wood table &
Upholstered bench seating



Solid wood work top
Treated with Hard Wax oil



Hand crafted kitchen with sink,
water heater & 2 ring gas hob



Upholstered bench seating
With storage



Eco-toilet with
space saving sink



Sadolin classic wood protection
& veranda



Solid wooden ladder



Fully tiled &
plumbed shower



Double mezzanine bed with
Solid wood shelving & reading light



Gas cupboard with useful
Storage & bay window



Windy Smithy Louis Wood burner
With log storage & tiled hearth

COSTS	YURT	SHEPHERD'S HUT	BARREL TOP WAGON
INITIAL OUTLAY FOR STRUCTURE	£6000	£25,000	£39,000
EXTRA COSTS	£4000	£2000	£0
MAINTENANCE PER YEAR			
YEAR 1-2	£500	£500	£100
YEAR 2-4	£500	£200	£200
YEAR 5	£3000	£1000	£200
TOTAL COSTS IN FIRST 5 YEARS A	£14000	£28700	£39,500
INCOME	AVERAGE £70 P/N	AVERAGE £75 P/N	AVERAGE £80 P/N (conservative estimate)
YEAR 1	X 14 WEEKS £6860	X 17 WEEKS £8925	X 17 WEEKS £9520
YEAR 2	X 17 WEEKS £8330	X 22 WEEKS £11550	X 22 WEEKS £12320
YEAR 3	X 17 WEEKS £8330	X 26 WEEKS £13650	X 34 WEEKS £19040
YEAR 4	X 17 WEEKS £8330	X 26 WEEKS £13650	X 36 WEEKS £20160
YEAR 5	X 17 WEEKS £8330	X 26 WEEKS £13650	X 36 WEEKS £20160
TOTAL INCOME OVER 5 YEARS B	£40180	£61425	£81200
Income B – costs A = C	£26180	£32725	£41700
VALUE OF STRUCTURE AFTER YEAR 5 D	£3000	£15000	£30000
PROFIT + STOCK C + D	£29,180	£47,725	£71,700

Reasons to buy a Barrel Top Wagon

- Highest standard of construction, resulting in more solid and substantial structure suitable for year round use and longer life span of wagon
- More appealing to holiday makers, especially when wet summers are becoming more regular
- Longer rental period – year round / more money
- Unique design – avoid the glut of yurts, shepherds huts and generic pods
- Bigger than shepherds huts, more likely to accommodate people for a week / fortnight
- Bespoke design – have a structure designed to suit your needs
- Ongoing marketing support from us. Best Facebook post in August seen by 24,000 people : Best week on Twitter this year reached 450,000 : website hits average 3000 per month

Don't be a sheep – Be unique!

These figures are estimates, but are based on comprehensive research into occupancy, average price per night, costs required to set up and average value of structures. They are intended as a guide only.

YOUR SUCCESS WILL ULTIMATELY DEPEND ON YOUR MARKETING!

When a separate toilet and / or shower has been installed, I have not attributed it to value of structure after 5 years. It will, however, add value to the property.

Yurt

Based on average price from Hearthworks, Yurtworks and Really Good Tent Company for 16 ft (4 person) yurt with wooden floor, door, wood burner.

Extra costs to include bed, kitchen area and cooking facilities, compost toilet and shower, electrics and plumbing.

Maintenance to include assembling and disassembling of yurt during winter months and new canvas in year 3

Occupancy will realistically only reach average of 17 weeks as not suitable for year round use.

Value after 5 years, yurts will depreciate in value considerably due to materials used and number of yurts available second hand

Shepherds hut

Based on an average for 16ft shepherds hut from Plankbridge, Blackdown and Shepherds Hut Company. With wood burner, sleeps 2 / 4, kitchenette, shower

Extra costs to include compost toilet

Maintenance to include painting, internal fixings and external repairs.

Occupancy reaches maximum of 26 weeks as this is ultimately a small space, so is more likely to be rented for shorter periods rather than full weeks.

Value will depreciate due to low construction method and number of cheap, inferior standard huts available on Ebay.

Barrel Top Wagon

Based on a 25ft complete wagon with shower, toilet, kitchenette, bedroom + extra double bed, wood burner, veranda

Extra costs Nil

Maintenance Minimal. Treat exterior cladding and paint interior if necessary.

Occupancy Depending on how successful your marketing is, the wagon can be rented out year round

Value This wagon will hold its value due to the high construction method, unique design and materials used.

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