



Services Brochure

From feasibility and planning to design, websites and marketing — Glampitect helps ambitious landowners create profitable glamping destinations.



Who We Are

Glampitect is a premium, end-to-end glamping development consultancy. We help landowners turn underused land into commercially successful hospitality destinations through expert planning, design and development.

Our expertise comes from real, hands-on experience — not advice from the sidelines. We've helped hundreds of glamping businesses through planning and opening, we own and operate multiple sites ourselves, and our leadership team brings direct manufacturing and build experience from growing their own glamping businesses from the ground up.

"The easiest way to turn land into a profitable glamping business."

Why choose Glampitect?

313+

Councils assessed

2,000+

Feasibility studies delivered

500+

Planning applications

Expertise. Trusted by hundreds of glamping businesses.

End-to-end. From launch and beyond.

Commercial. Developments designed to perform.

Design-led. Architecture and experience matter.



What We Do

Take the whole journey with us, or use the single service you need right now.

The Journey

1

Feasibility

Understand your site's potential before you invest

2

Concept design

Designs, site layouts & planning drawings

3

Pre-planning

Council feedback

4

Full planning

Planning strategy, consultancy & applications

5

Units & build

Luxury glamping units, saunas & hot tubs

6

Launch & market

Website, marketing & operational support

Feasibility Study

Revenue, cost, planning odds and ROI.
£497 +VAT

Concept Design

To-scale layout, drainage, location plans.

Pre-Planning

Direct council feedback before you commit.

Full Planning (& Light)

The complete application, submitted for you.

Website & Channel Manager

Bookable site, synced calendars.
From £1,499 each

Social Media Marketing

Managed content. **From £750/mo**

Land Buying Service

Finding and appraising sites with potential.

3D Visualisation

Walkthroughs for planning and marketing.

Feasibility Study

Check whether a glamping business on your land is a feasible idea by performing a feasibility study. Great value for money which you can later use in your planning application. Tailored to your location and concept

Every question answered

Will it make money? Local market analysis sets a fair nightly rate and occupancy.

What will it cost? Build cost estimates drawn from our own projects.

How long will it take? A build and opening timeline for your site.

Will it get planning? Local policy and comparable applications gauge your chances.

What is my ROI? Revenue, profit and three ROI projections.

What are the risks? The site specific challenges and how to get around them

You also receive consultation calls on the findings and support from our experts around starting, progressing and completing your site — genuinely great value for money, so the unknowns stop being unknown.

£497

+VAT



Or scan here, to speak to a member of our team to get started



Concept Design

Starting your own glamping business is incredibly rewarding, but it can be hard work. Before you can apply for planning permission and start moving your project forwards, you'll need to work out what your finished site will look like.

What's included

Layout drawing

An AutoCAD, to-scale overhead view: unit layout and orientation, road access, parking and footpaths.

Schematic drainage design

Included on the layout drawing - drainage is too important to leave until later.

Location plan

Land ownership and the development on a map, typically at 1:1250 or 1:2500.

We start with a fact-find call, then our design team works to your vision, advising on best practice as we go. **Price on enquiry** — it depends on the size and nature of your site.

"Glampitect are the UK's only glamping consultancy specialists and can provide a full range of services — a great place to start."

JOHN ROSIE

Pre-Planning Application

Quick and inexpensive next to a full application— and it tells you what your council actually thinks of your project before you commit.

See their view

Direct feedback on your project, not just local precedent.

Better odds

Advice on what to tweak and the objections to answer early.

Insurance

Far cheaper than finding the problem after a full application.

What's included

Proposed layout drawing

To-scale site plan of units, access, parking and paths.

Location plan

Ownership in blue, development in red, at 1:1250 or 1:2500.

Technical drawing

Your units: elevations, floorplans, areas, heights, materials.

Design & access statement

Approx. 2,000 words on concept, layout, access and use.

Most importantly, we submit everything and handle the council's queries. Price on enquiry. If you then progress to full planning, 50% cost of this work is discounted from your planning pack price. Some councils limit pre-application advice — ask us to check yours.



Full Planning

This is the stage where your glamping dream either takes shape or falls apart. Councils expect detail and professionalism — our glamping specialist design team gives your project the best possible chance of approval.

What's in the package

Proposed layout drawing — to-scale site plan.

Technical drawing — unit elevations and floorplans, etc.

Market research — demand, target market, local supply.

Access drawing — safe access from public roads.

Location plan — ownership and development boundaries.

Other documents — drainage, lighting scheme, splays.

Artist's impression — CGI sketch, upgradeable to 3D.

Design & access statement — approx. 2,000 words.

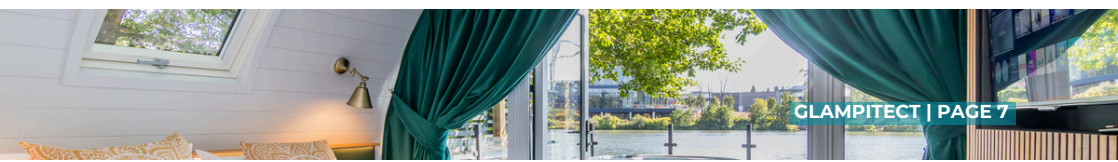
Submission & liaison — we lodge it and answer queries.

How much?

A small fraction of your total project cost, but critical to getting your vision to opening day. Speak to our sales team for a quote.

Not included

Third party surveys that are not quoted for in the planning pack are not included in the price (e.g., topo survey, tree and ecology.)



Full Planning Light

The same application quality with less commitment up front — for when you want to reduce financial risk.

Full Planning

Revisions and council back-and-forth included up front.

Full Planning Light

Work after submission charged hourly instead.

Typically included

Proposed layout drawing

Location plan

Technical drawing of your units

Market research

Design & access statement

Access drawing and drainage plan

Artist's impression

Submission on your behalf

No two proposals are the same, so the document set is tailored to your site and council. Surveys and business plans sit outside the package — we can point you to the right specialists.



Website & Channel Manager

Your website is usually a guest's first experience of your business, and booking there and then is its most important feature. Don't wait for your pods to be built to start building this — a live website gathers your wait list of bookings while construction is still underway. A channel manager keeps every calendar in step so you never get double booked.

What's included

A beautifully designed website

Slick, fast and built for the glamping guest.

Automated booking system

A dedicated 'Book Online' route with no friction.

Setup on other booking sites

New guests via Booking.com, Airbnb and more.

Channel manager

All booking systems synced automatically, both ways.

£1,499

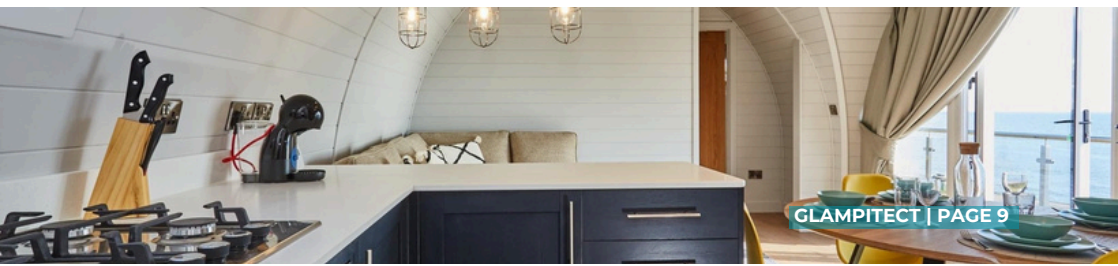
Website setup

£1,499

Channel Manager Setup*

*Combined Quotes available and costs may vary based on project size and unit types.

Quite simply, it lets you make money while you sleep.



Social Media Marketing

Marketing is the primary driver of guests to your site — and we are glamping experts, not a generic agency. We build bespoke design themes and glamping-specific content that reaches new audiences and keeps past guests booking again.

Three managed packages, from £750 a month

Silver

£750

per month

Instagram & Facebook managed, two posts and four stories a week, bespoke graphics and a monthly catch-up call with reporting.

Gold

£1,000

per month

Three posts and seven stories a week, bi-weekly calls, competitions, Facebook group posting, influencer and DM management.

Platinum

£1,250

per month

Everything in Gold with TikTok added, plus competitor analysis and seasonal campaign creation — our fullest service.

Extras — photography, on-site filming, drone footage and giveaway campaigns, typically one day every quarter, from £750. Full details of each tier available on request.



Sites We've Helped Open

"Glampitect were so supportive from our initial idea to opening. The feasibility study, securing planning permission and building our website ensured the successful launch of our business."

Yvonne Mackintosh · Glengolly Getaways — feasibility, full planning, website & channel manager

"First rate from initial feasibility study, recommendations for the pods that would fit the site, through to obtaining planning permission. Truly a partner in the process."

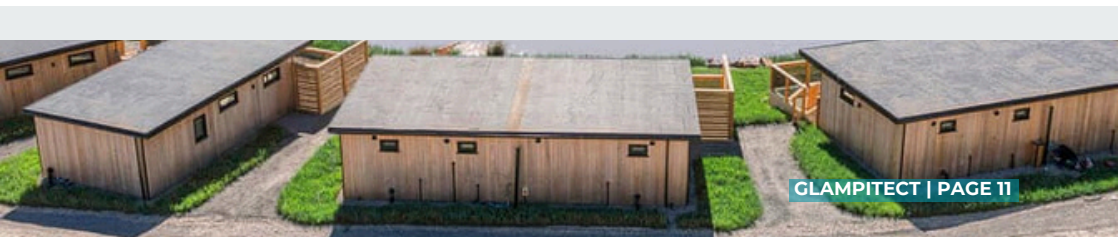
Nick Parr · Little Quarry Glamping — feasibility, concept design, full planning

"The team have been at the end of the phone offering advice through every step. Without their help we wouldn't have got our planning in the first place."

Tom Hadley · Paradise Valley Hideaways — feasibility, concept design, full planning

"Glampitect responded to council queries extremely quickly. Without them, getting planning permission would have taken substantially longer and cost more."

Morag Sallabanks · Berwickshire — full planning



FAQs



1.What is the Caravan Act?

For planning permission purposes, the majority of modular units are classified as caravans. Under section 29 of the Caravan Sites and Control Development Act 1960, a caravan is any structure built for human habitation that can be moved from one place to another. It must not exceed 20m in length, 6.8m in width, and 3.05m in height (measured internally from floor to ceiling).

2.If there is something not included in the planning packs but I need it, what should I do?

We can help with almost anything you need during your planning process, and anything not included is charged at our hourly rate.

3.Does my site need planning permission even if they are classed as temporary structures?

In most cases when setting up a Glamping Business the Change of Use of land is a key part of the requirement for planning permission; even where pods, cabins and shepherds huts are classified as temporary structures under the caravan act. It is always recommended to consult with a professional planning consultant before setting up a new holiday unit on your land

4.Do I need building control?

If the units you are installing are covered under section 29 of the Caravan Sites and Control Development Act 1960 then you only need to apply for building control approval for the drainage system. We recommend you engage with a drainage company early on so the design can be incorporated from the beginning.

5.What's standing out in Glamping right now?

Modular outdoor spaces, attached to your glamping pod and ready to install with a wellness range and private space - all built into the pod, lodge or shepherds hut.



Notes





Let's talk about your land.

Book a free consultation and we'll tell you honestly what your site could become — and what it would take to get there.



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OFFICES & WORKSHOP POD VIEWINGS
Northern Ireland & Birmingham

Designing Your Glamping Future

