

Agritourism Floorplans





Every job custom designed

We don't just sell you standard plans out of a book. They're just the starting point. We customise our plans to exactly what you need.



We make it easy

That's what we're about - making it easy for you. We take all the hassle out of it. From start to finish. Designs, right through to connecting it up on site... we make it all easy.



Over 25 years of experience

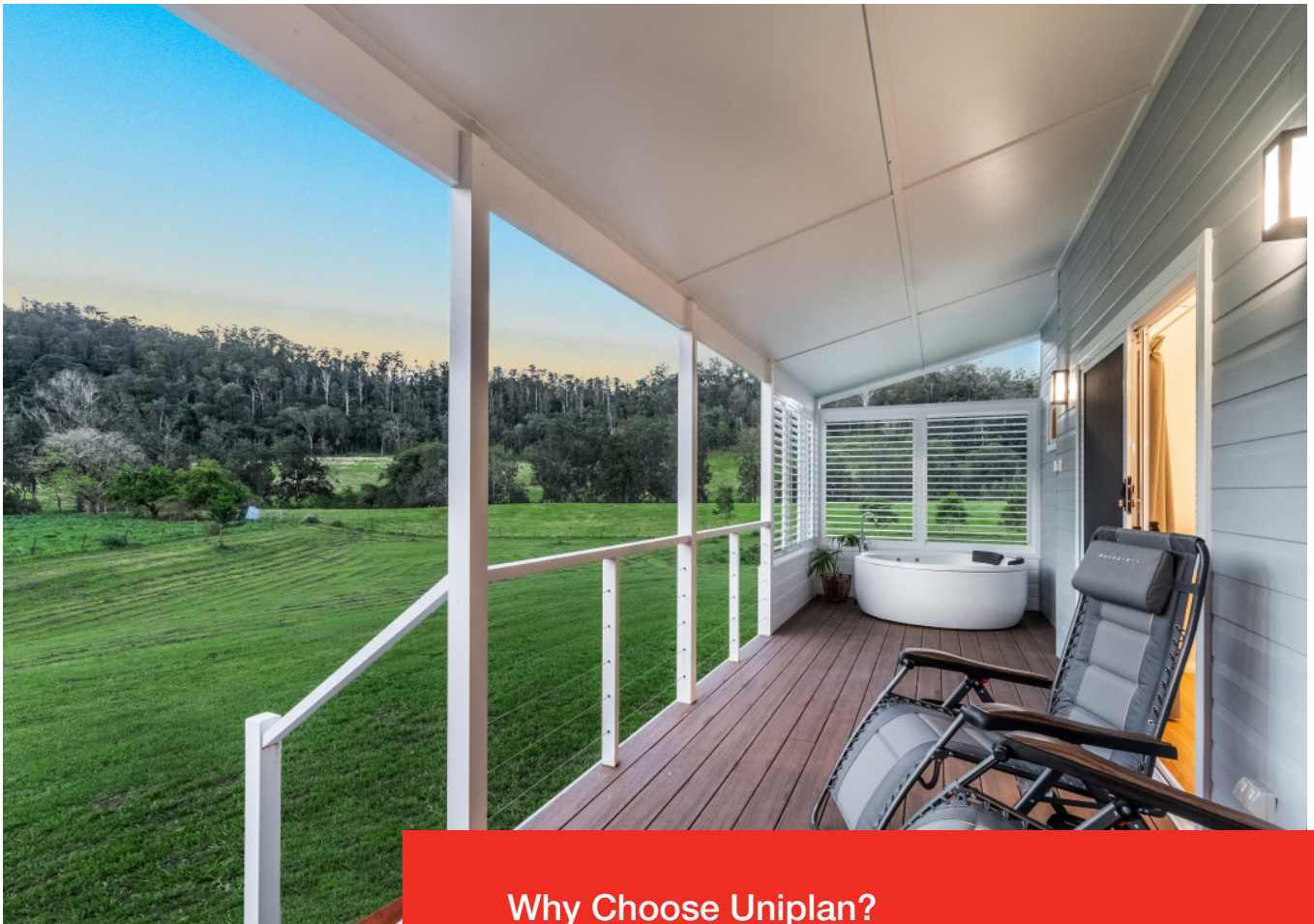
With more than 25 years experience and a team of over 100 hard workers we have what it takes to get the job done.

Your Agritourism Venture: Your Vision, Our Expertise

Whether you're a seasoned developer or a first-timer, launching a new tourism or accommodation opportunity involves a multitude of considerations.

Initially, you may envision a picturesque scenario of welcoming delighted guests to your newly established property. However, once you initiate the process, you may feel inundated with local regulations, unforeseen expenses and extensive design work.

We've assisted numerous individuals throughout this journey, whether it entails constructing a couple of cozy cabins for rural getaways or conceptualising a comprehensive property design featuring multiple units.



Why Choose Uniplan?

With over 25 years experience and a track record of over 2,800 projects completed on schedule and within budget, our success hinges on several crucial factors. Among these, our innovative end-to-end design process stands out, ensuring a swift turnaround to transform your project from "Dirt to Done" in the shortest timeframe possible.

What is Agritourism?

Agritourism is a form of experiential travel that fosters a connection between individuals and agricultural products.

This engagement takes place directly on farming land, providing a firsthand experience of the farm, its products and the people involved in the farming process.



The Farm to Agritourism Process

1. Exploring agritourism ventures

Exploring agritourism offers diverse options beyond traditional agriculture, driven by goals like boosting income, employment creation, or adapting to market demands. It lets you offer on-farm experiences, turning your space into a multifaceted destination.

2. Research and planning

Creating a plan and budget for your agritourism project usually takes 1-3 months. Research your region, understand visitor preferences and engage with the local council to navigate regulations and minimise potential hurdles.

3. Council submission

Preparing for council submission is pivotal in the agritourism journey. Whether spontaneous or well-thought-out, securing approvals involves negotiations, leading to potential delays. It can be an overwhelming process and a strategic approach is crucial for success.

4. Council decision

The council decision shapes the project's path, either advancing it or requiring adjustments. Expect a dynamic process with councils often seeking modifications for compliance. Clear communication is crucial for navigating this phase successfully.

5. Development and launch strategy

Once approved, the development and launch phase spans three to 18 months. Building connections with local tourism teams is crucial, providing support for a successful launch through marketing and distribution.

6. Growth opportunities

As the initial agritourism venture gains momentum, farmers often expand, integrating more experiences on the farm. Regular reviews, identifying new opportunities, and enhancing the agritourism experience contribute to sustained growth.



Why Choose Modular?

Construction in all weather conditions

It's impossible to control the weather. Even if your building project is small, you'll still face delays due to the weather. By using factory-built modular homes, most of the building process takes place within our factory's controlled environment. Consequently, we can accurately predict when your building will be completed with 100% accuracy.

The battle for tradespeople

It's a common sight to see no activity on a home building site, as tradespeople often wait for others to finish their work. For instance, the plumber may be waiting for the tiler, who's waiting on the painter and the builder might forget to inform the painter that the carpenter's job is done. There are many reasons, or excuses, for the lack of progress.

At our factory, we have control over the various trades because they're all our employed staff. By efficiently scheduling tasks to overlap, we're able to minimise the build time. This is why we're able to construct a 4 bedroom home, a cabin or granny flat in only 21 days. We handle all internal works and finishes before delivering the final product to your site.

Fixed price contracts

Builders may offer you a price, but how many loopholes are hidden in their contracts? Building on-site can lead to unexpected surprises, which means additional expenses. However, building within our factory eliminates many unknowns and enables us to offer you a fixed price contract without any ifs, ands, or buts.

The value of time

When considering the cost of construction, have you factored in the time-saving benefits of building with modular instead of on-site? Following council approval, an on-site builder may take 6-8 months to complete an average-sized home. However, a factory-built home could reduce this time by half to just 3-4 months from council approval. That's a time-saving of 3-4 months! What does this mean to you? Perhaps it's savings on rent or, if you're an investor, a quicker turnaround time to start earning returns on your investment.



Our People

Our experienced team is committed to bringing your project to life, working together seamlessly from conception to final handover. To ensure no details are overlooked, each team member specialises in a specific area of expertise. Throughout your project, you will collaborate closely with many of us. We are excited to have the opportunity to work with you and look forward to getting to know you better!



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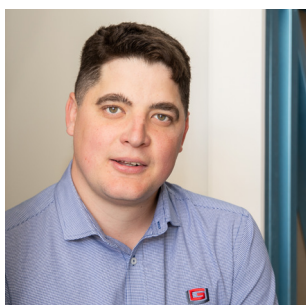
Shannan Welch
Pre-Construction Co-ordinator
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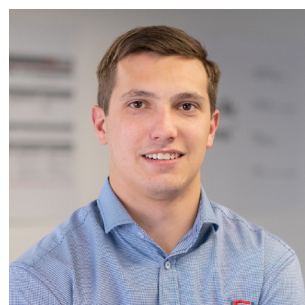
Glen Snow
Project Manager
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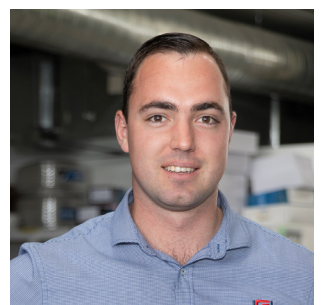
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Eugene Scott
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Bill Sargeant
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NEW DESIGN RELEASE

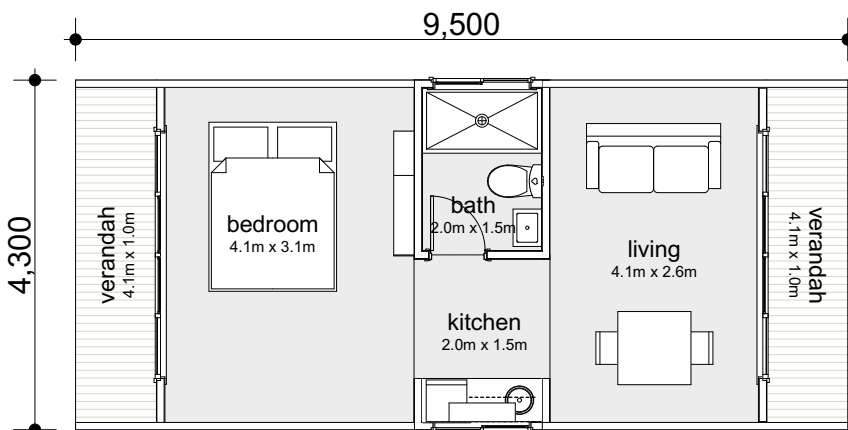
Glampod

1  | 1  | 1 

The Glampod's innovative design combines the beauty of nature with the comforts of modern living, creating an enchanting space that seamlessly harmonises with the surroundings.



Floorplan



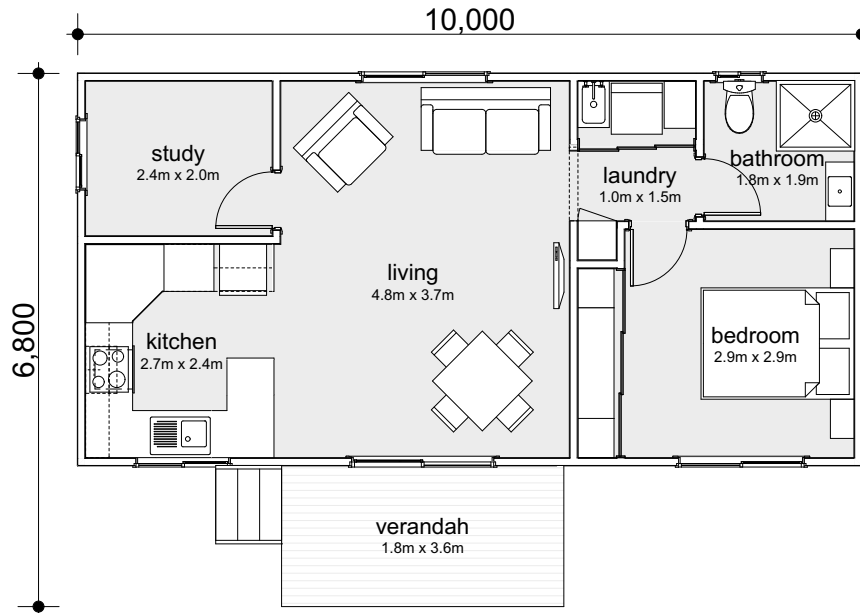
Key Features:

- Stunning architectural design
- Luxurious glamping experience without compromising on comfort
- Central bathroom and kitchen for ultimate convenience
- Seamless integration with the natural environment

ACCOMMODATION

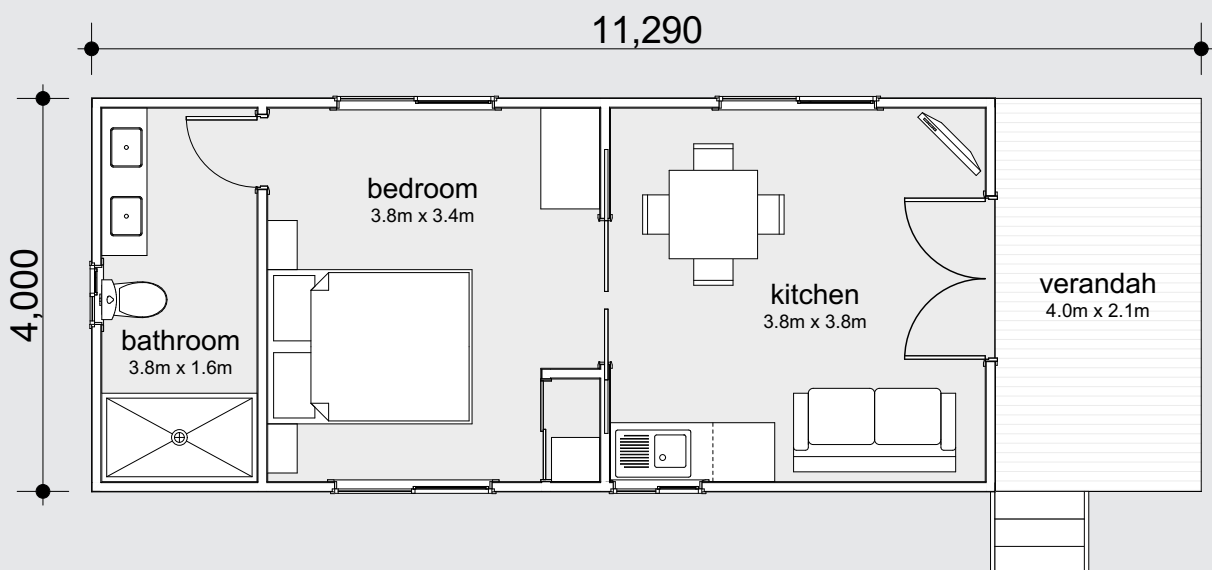
AG-AA

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AG-AB

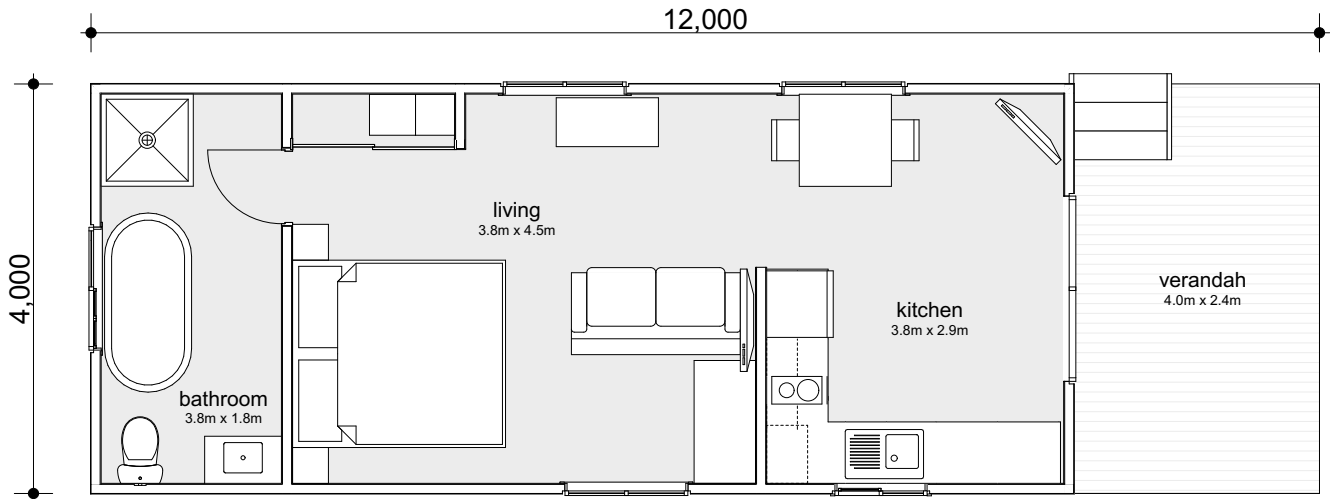
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ACCOMMODATION

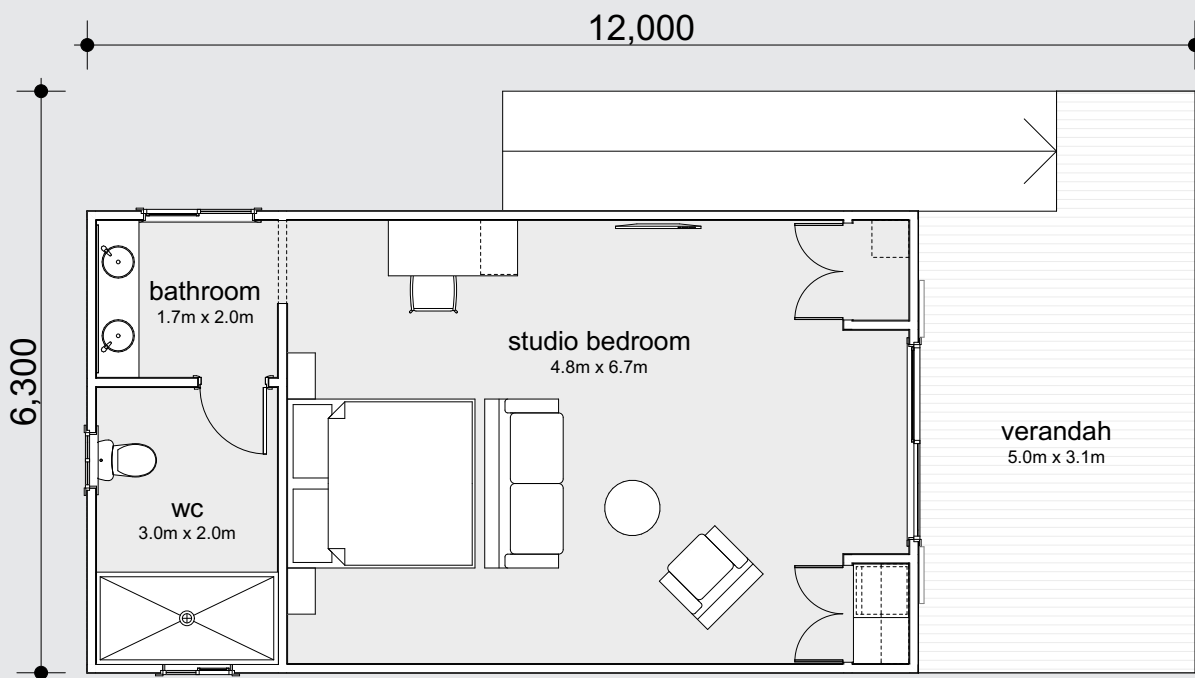
AG-AC

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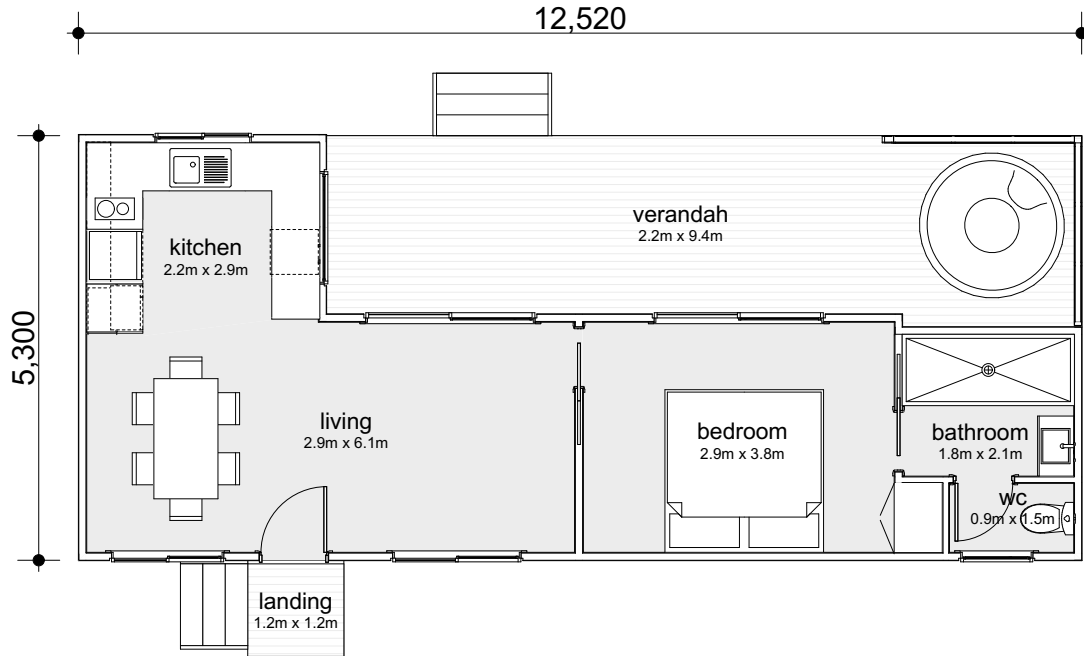
AG-AD

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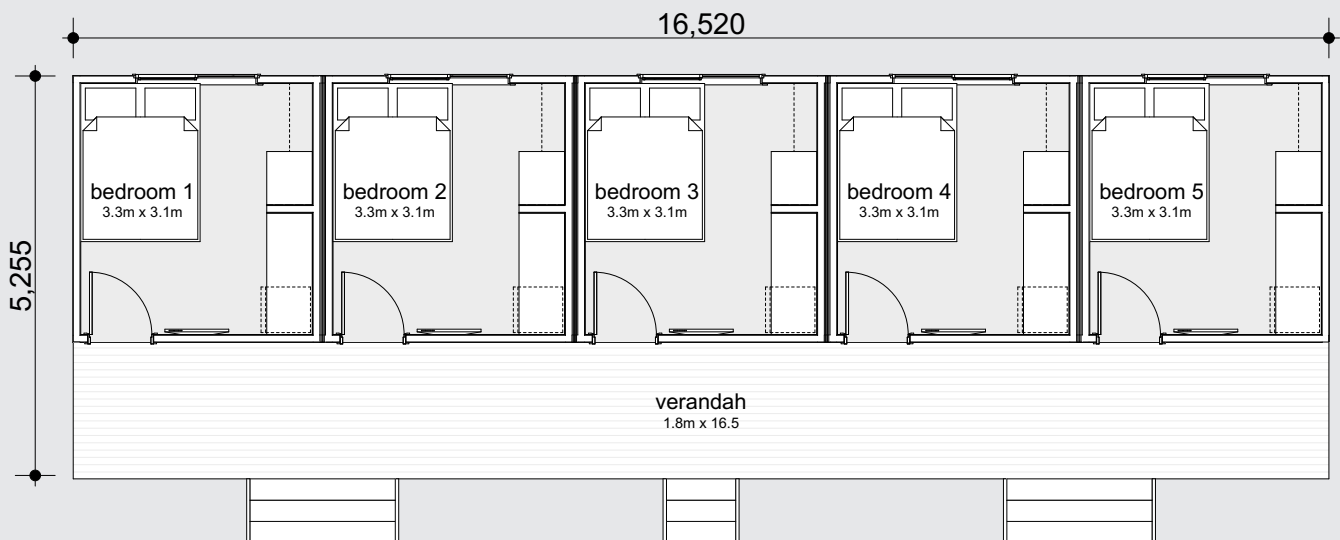


AG-AE

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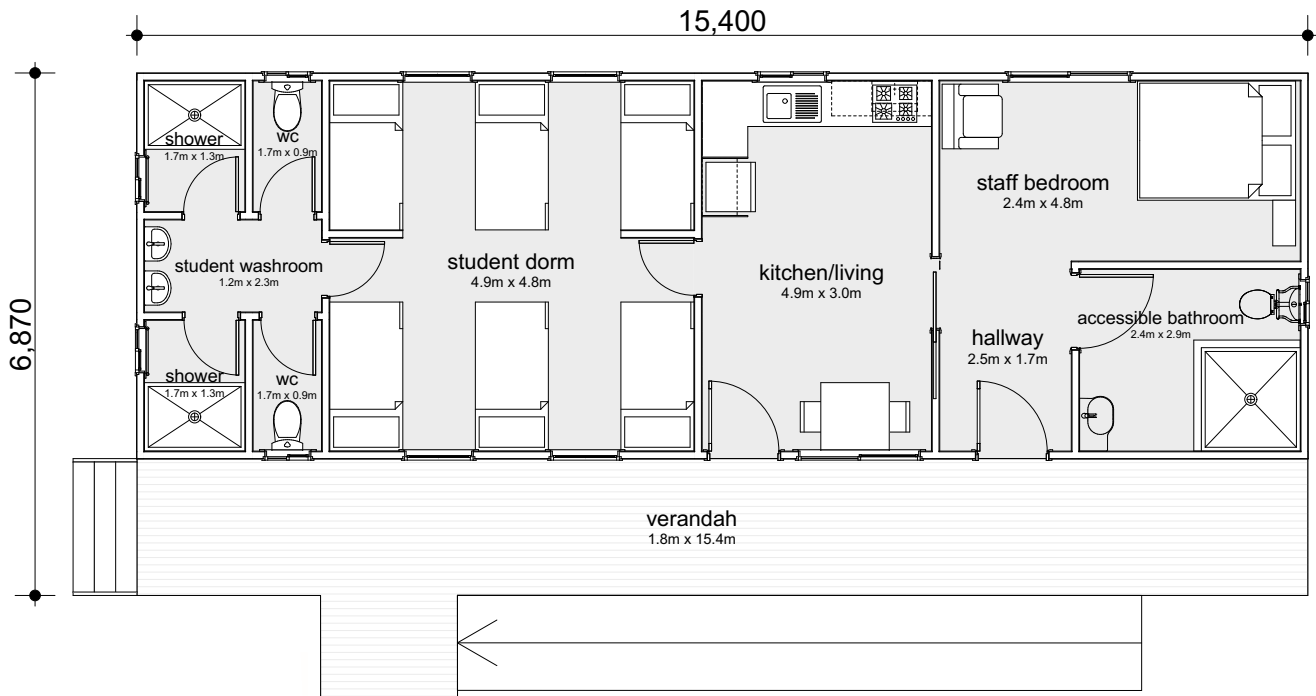


AG-AF



ACCOMMODATION

AG-AG



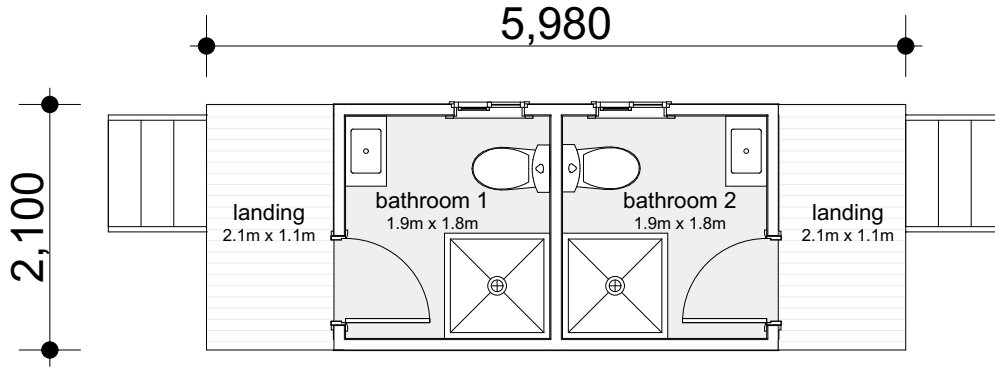
Ripples on the Creek – AG-AE external

Imagine your guests unwinding in a spa bath situated on the deck of your new idyllic villas.

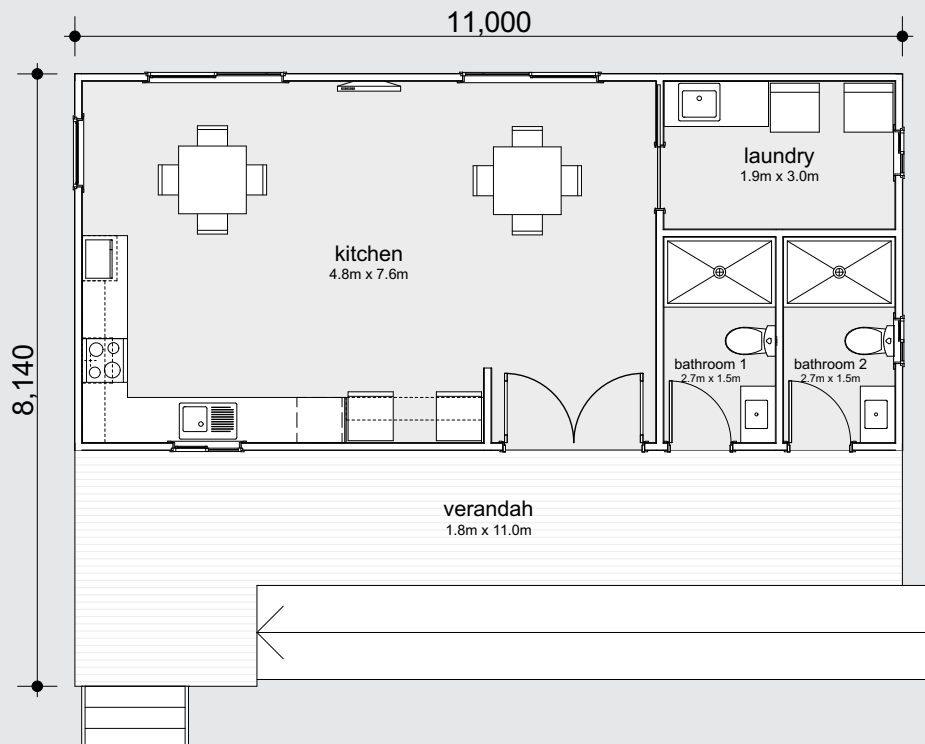


FACILITIES

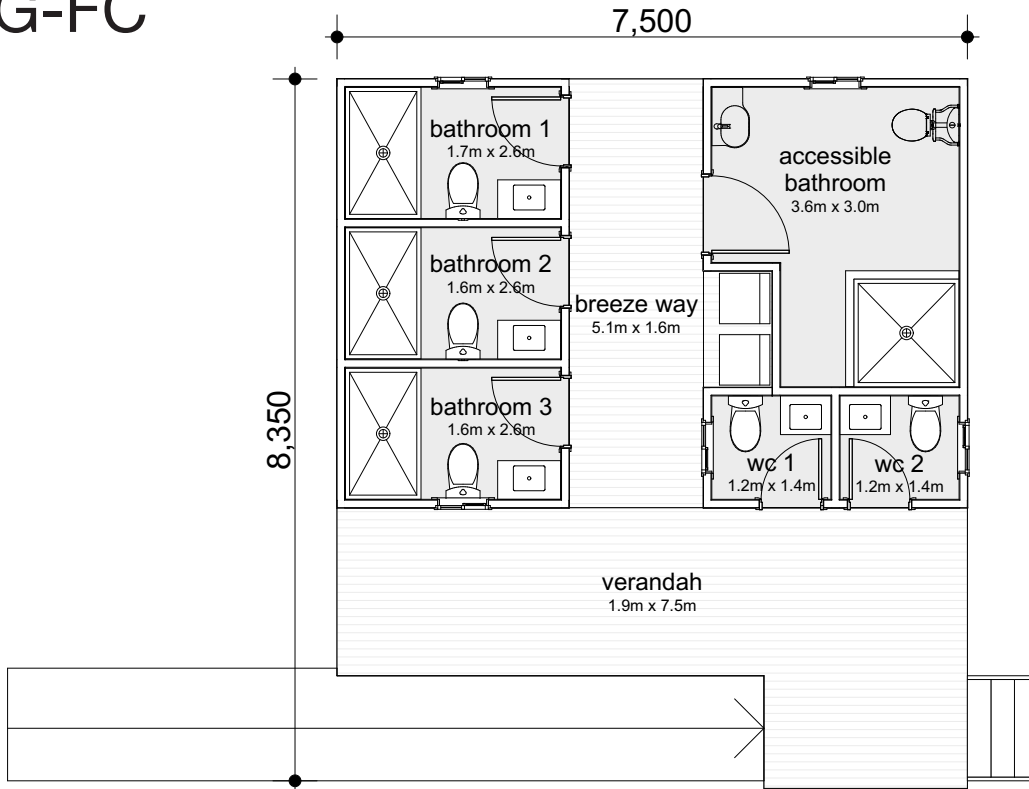
AG-FA



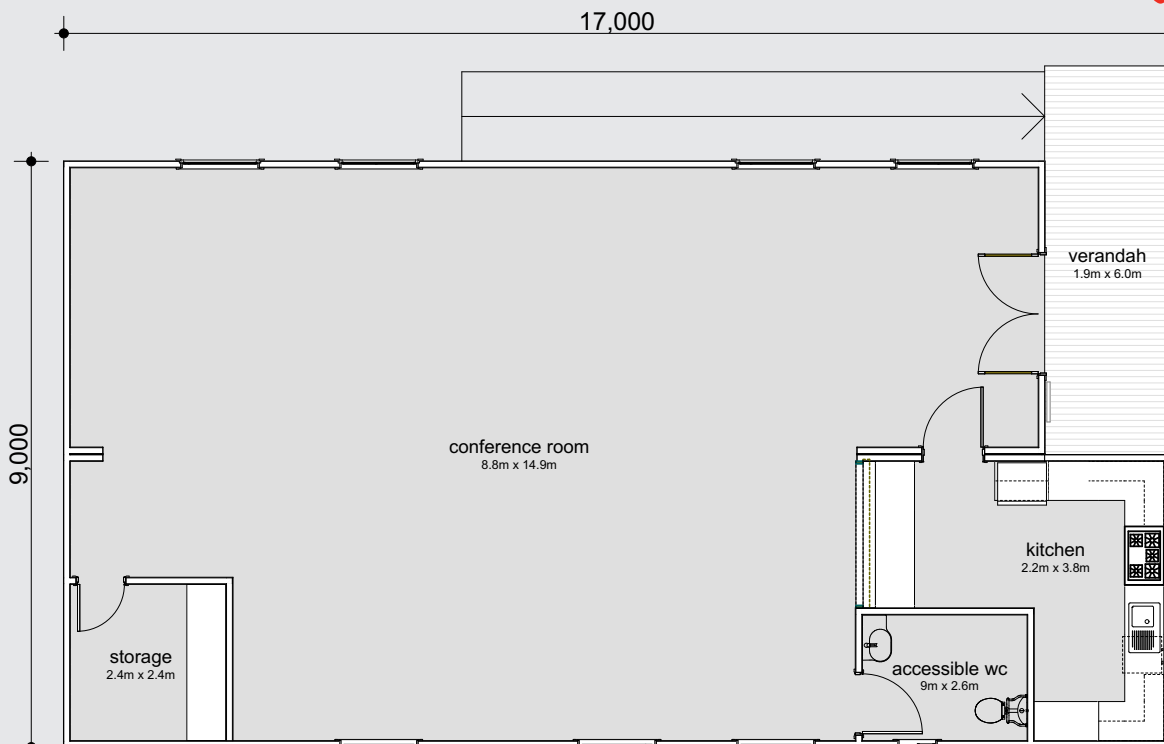
AG-FB



AG-FC



AG-FD



Leogate Estate



Plans finalised July 2021 – Inspection and handover Feb 2022



Project Overview

Leogate Estate is located at the foot of the Brokenback Ranges in the Hunter Valley NSW. The estate includes a winery, cellar door, restaurant, function centre and a certified organic, high altitude, 25-year-old vineyard. It offers the perfect location for a luxurious and relaxing getaway for guests in the heart of wine country.

Uniplan designed 20 luxury villas, a laundry and a conference room at Leogate Estate. Each villa boasts spacious living areas, elegantly appointed bedrooms and opulent bathrooms.

The villas are thoughtfully situated to allow guests to immerse themselves in the allure of the surrounding natural beauty, enhancing the overall experience of an unforgettable stay in wine country.

Whether guests seek relaxation, exploration, or a taste of the region's rich viticulture, Leogate Estate stands as an oasis of luxury where every detail has been considered to ensure an extraordinary and memorable stay.



CASE STUDY

Inclusions

22mm water resistant flooring glued and fixed with hardened twist nails

Painted Weathertex Millwood Ruff Sawn

Aluminium single glazed windows/doors

R2.0 wall insulation batts and sarking to all external walls

50mm blanket/foil roof insulation

Colorbond 'Trimdek' roof sheeting and gutters

55mm cove cornice

Painted plasterboard internal linings

65 x 18mm half splayed skirting and architraves

Flat panel internal doors

Karndean vinyl plank

Caroma close coupled ceramic toilet suite

Posh bathroom tapware

1200mm wall hung vanity with Caesarstone top

Frameless polished edge mirror

Semi-frameless shower screen with pivot door

Stainless steel single bowl sink with draining board

300x300 floor tile to bathroom & wc

600x300 white wall tile to bathroom (shower and 1.2 to walls)

Exhaust fan to shower & wc

LED lights throughout

Internal distribution board

1200mm ceiling fan with speed controller to living

5kw air conditioner to living with external isolator at 100mm FFL

Continuous flow external 16l/min gas HWS 50 degree preset

Merbau 88 x 19 decking with screw fixing

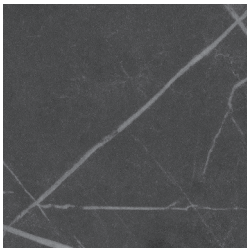
Painted Weathertex Selflok Ecogroove Smooth eave/ceiling lining

Dry-stacked concrete block/steel piers on concrete footings

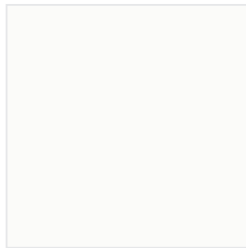
Hardwood ramp

Solid underfloor skirting infill

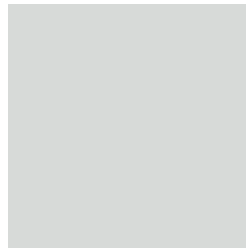
Colour Scheme



KITCHEN BENCH
Laminex: Nero Grafite



CABINERY
Laminex: Calm White



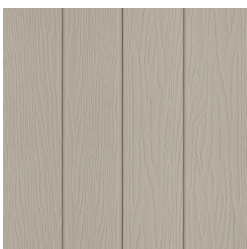
INTERNAL WALLS
Dulux: Terrace White 1/2



FLOORING
Karndean: Pearl Oak



TILES
Bellingon: White



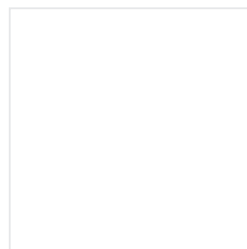
CLADDING
Weathertex:
Evening Haze



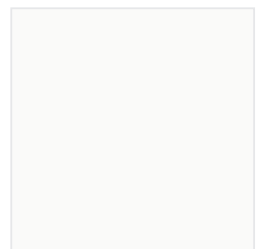
ROOF & GUTTER
Colorbond: Surfmist



VERANDAH & SUBFLOOR SKIRTING
Colorbond:
Evening Haze



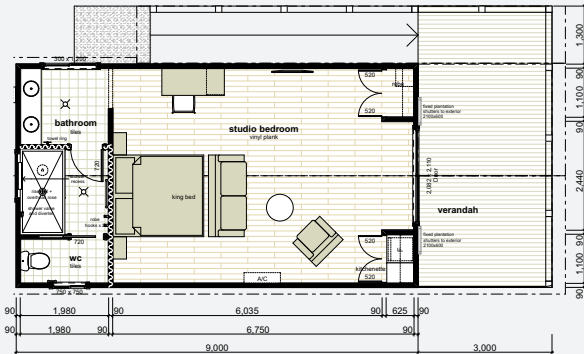
WINDOWS
White



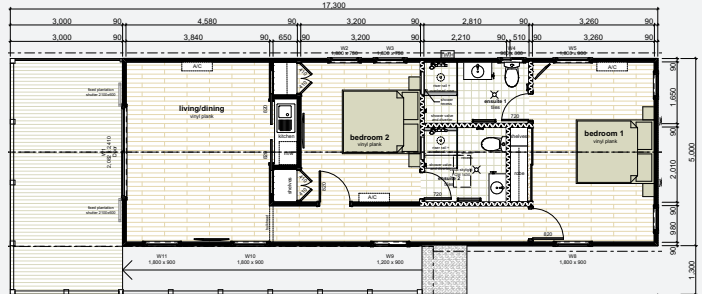
FASCIA
Colorbond: Surfmist

Floorplan

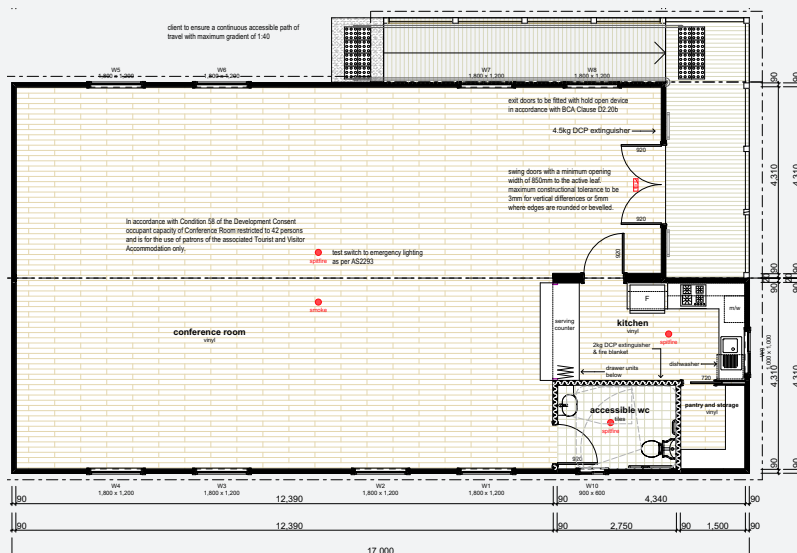
One Bedroom Villa



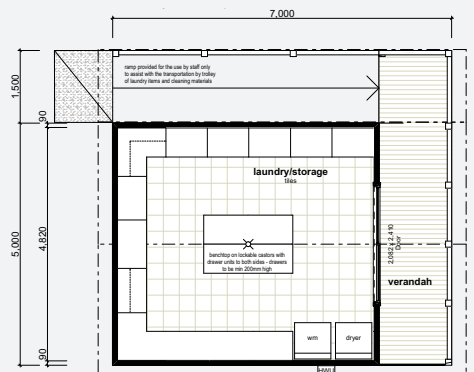
Two Bedroom Villa



Conference Room



Laundry



Delivered on-time and on-budget!

Being such a large project which consisted of 22 buildings in total, planning and pricing was discussed early on to ensure all details were finalised in plenty of time for production.

There was a lot of onsite work that needed to happen prior to the Villas being delivered so Leogate had a project manager to ensure that all the trades were running on time to ensure no delay when the Villas were delivered.

The install of the Villas, laundry and conference room went very smoothly even though there was a lot of site work (each building had a ramp and a roof that covered the ramp).

They were all completed in the factory and delivered to site by the end of October 2021 and completed and handed over in February 2022, 10 weeks onsite to have all buildings complete and up and running.



UNIPLAN GROUP

MODULAR - THE SMARTER WAY TO BUILD



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