



**QUINN OFFSITE**

BESPOKE MODULAR BUILDINGS  
TIMBER FRAME ENGINEERING

# Quinn Offsite

**Your Dream Space, Designed for You**

**From modular homes to garden rooms.  
We bring your vision to life.**

**Our timber frame systems are perfect for:**

- **New build homes**
- **Extensions and conservatories**
- **Garden structures**
- **Commercial buildings**
- **Modular developments**

Quinn Offsite - 78 Kilmascully Road, Ardboe, Dungannon, Co. Tyrone, N. Ireland, BT71 5BJ

**0044 28 8673 7655**

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**www.quinnoffsite.com**



## Welcome to Quinn Offsite

At Quinn Offsite, we believe your new space should do more than just stand there - it should work for you, fit your life perfectly, and make you proud every time you step inside. Whether you're dreaming of a cosy garden room, a luxurious modular home, or a high-performance timber frame build, we're here to make it happen.

We don't just build - we design with you, and for you. Every project is architect-designed, precision-engineered, and hand-finished by our master craftsmen in our own offsite factory. This means no long on-site build times, no weather delays, and no unexpected compromises - just a high-quality space delivered exactly as agreed.

With over 40 years' experience in design and construction, and a passionate team including Passive House-accredited designers, we know how to combine style, comfort, and lasting value. From the first conversation to installation day, we're here to guide you through the process and take care of the details.

**Your dream build is closer than you think - let's create it together.**

- **Timber Frame Solutions**
- **Modular Homes**
- **Shepherd Hus**
- **Tiny Homes**
- **Glamping Pods**
- **Garden Rooms**
- **Home Offices**

### Get in Touch

028 8673 7655

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**At our core, we are driven by a passion for construction and a dedication to creating lasting value for our clients and communities.**



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BESPOKE BUILDING DESIGNS





## Modular Homes

A home should be more than four walls - it should be a space that fits your life, your family, and your future. Our modular homes are designed around you, combining the comfort of a traditional build with the speed, precision, and quality of offsite manufacturing.

Whether you want a cosy retreat, a spacious family home, or a property to generate rental income, we can create a layout that works for your needs and your budget. Every home is built in our factory, so it arrives ready for installation with minimal disruption to your site.

### Why Customers Love Our Modular Homes

- Faster build time – Your home is ready in weeks, not months.
- Energy efficient – Designed to minimise running costs.
- Built for life – Using high-quality materials for durability and comfort.
- Flexible layouts – From open-plan living to multi-room designs.

Your new home is just a conversation away – tell us what you need, and we'll bring it to life.

### Basic Model Includes:

- Architect-designed layout
- Plastering throughout
- LED spotlights
- Skirting and laminate flooring
- Ensuite bathroom
- Small fitted kitchen
- Standard windows and doors

### Example Sizes & Prices\*

Single Section Collection			
Width	Length	Area	Base Cost
3.6m	7m	25.2m <sup>2</sup>	£29,140
Two Section Collection			
Width	Length	Area	Base Cost
6m	7m	42m <sup>2</sup>	£57,100
Three Section Collection			
Width	Length	Area	Base Cost
9m	7m	63m <sup>2</sup>	£83,050
Four Section Collection			
Width	Length	Area	Base Cost
12m	8m	96m <sup>2</sup>	£120,400



# Modular Homes

Below are some of our most popular layouts. All sizes are fully customisable.

## Single Section Collection

Width	Length	Area
3.6m	7m	25.2m <sup>2</sup>
3.6m	8m	28.8m <sup>2</sup>
3.6m	10m	36m <sup>2</sup>
3.6m	12m	43.2m <sup>2</sup>
3.6m	14m	50.4m <sup>2</sup>

## Two Section Collection

Width	Length	Area
6m	7m	42m <sup>2</sup>
6m	8m	48m <sup>2</sup>
6m	10m	60m <sup>2</sup>
6m	12m	72m <sup>2</sup>
6m	14m	84m <sup>2</sup>
7.2m	7m	50.4m <sup>2</sup>
7.2m	8m	57.6m <sup>2</sup>
7.2m	10m	72m <sup>2</sup>
7.2m	12m	86.4m <sup>2</sup>
7.2m	14m	100.8m <sup>2</sup>

## Three Section Collection

Width	Length	Area
9m	7m	63m <sup>2</sup>
9m	8m	72m <sup>2</sup>
9m	10m	90m <sup>2</sup>
9m	12m	108m <sup>2</sup>
9m	14m	126m <sup>2</sup>
10.8m	7m	75.6m <sup>2</sup>
10.8m	8m	86.4m <sup>2</sup>
10.8m	10m	108m <sup>2</sup>
10.8m	12m	129.6m <sup>2</sup>
10.8m	14m	151.2m <sup>2</sup>

## Four Section Collection

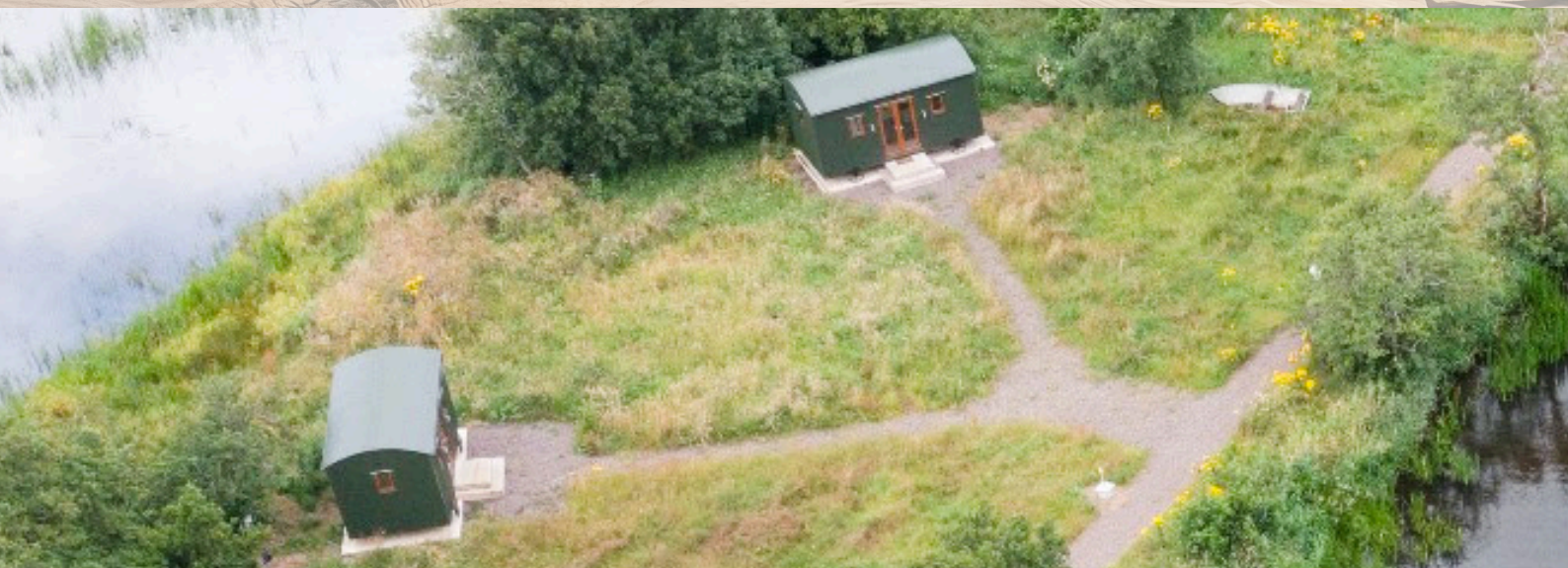
Width	Length	Area
12m	8m	96m <sup>2</sup>
12m	10m	120m <sup>2</sup>
12m	12m	144m <sup>2</sup>
12m	14m	168m <sup>2</sup>
14.4m	8m	115.2m <sup>2</sup>
14.4m	10m	144m <sup>2</sup>
14.4m	12m	172.8m <sup>2</sup>
14.4m	14m	201.6m <sup>2</sup>

Prices available on request



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BESPOKE BUILDING DESIGNS





## Shepherd Huts

There's something timeless about a shepherd hut – the charm of a traditional design, combined with the comfort and efficiency of modern construction. Whether you're starting a glamping business, creating a unique guest space, or adding a private retreat to your garden, our shepherd huts are built to impress.

Each hut is carefully crafted in our factory and delivered ready to enjoy. With clever layouts, high-quality finishes, and the option to add modern luxuries, your shepherd hut can be as rustic or as contemporary as you like.

### Why Customers Love Our Shepherd Huts

Character with comfort – Traditional charm meets modern insulation, heating, and finishes.

- Versatile uses – Guest accommodation, rental unit, home office, or creative space.
- Quick to install – Delivered complete and ready to enjoy within days.
- Customisable – Choose your layout, finishes, and optional extras to make it your own.

**A shepherd hut is more than just a building – it's an experience. Whether it's for you or your guests, we'll make sure it's one to remember.**

### Basic Model Includes:

- Plastering throughout
- LED spotlights
- Skirting and laminate flooring
- Ensuite bathroom
- Small fitted kitchen
- Standard windows and doors

### Example Sizes & Prices\*

#### 3m (10ft) Wide Collection

Width	Length	Area	Base Cost
3m	5m	15m <sup>2</sup>	£19,450

#### 3.6m (12ft) Wide Collection

Width	Length	Area	Base Cost
3.6m	5m	18m <sup>2</sup>	£22,300

**We are a leading force in the industry, known for our commitment to excellence, innovation, and sustainability.**



**QUINN OFFSITE**  
BESPOKE BUILDING DESIGNS



# Shepherd Huts

Below are some of our most popular layouts. All sizes are fully customisable.

Prices available on request

3m (10ft) Wide Collection		
Width	Length	Area
3m	5m	15m <sup>2</sup>
3m	6m	18m <sup>2</sup>
3m	7m	21m <sup>2</sup>
3m	8m	24m <sup>2</sup>
3m	10m	30m <sup>2</sup>
3m	12m	36m <sup>2</sup>
3m	14m	42m <sup>2</sup>

3.6m (12ft) Wide Collection		
Width	Length	Area
3.6m	5m	18m <sup>2</sup>
3.6m	6m	21.6m <sup>2</sup>
3.6m	7m	25.2m <sup>2</sup>
3.6m	8m	28.8m <sup>2</sup>
3.6m	10m	36m <sup>2</sup>
3.6m	12m	43.2m <sup>2</sup>
3.6m	14m	50.4m <sup>2</sup>



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## Tiny Homes

Downsizing doesn't have to mean compromising. Our tiny homes are designed to make every square metre work harder, giving you style, comfort, and functionality in a beautifully compact space.

Whether you're looking for an affordable first home, a rental opportunity, or an eco-friendly way to live, a Quinn Offsite tiny home offers big possibilities in a small footprint. Built offsite and delivered ready to go, they're a smart choice for those who value efficiency without sacrificing quality.

### Why Customers Love Our Tiny Homes

- Efficient living - Every inch is designed for comfort and practicality.
- Lower running costs - Highly insulated for year-round energy savings.
- Fully customisable - Tailor the layout, finishes, and extras to your lifestyle.
- Perfect for many uses - First home, holiday rental, guest house, or private retreat.

**A tiny home can give you freedom - freedom from high bills, long build times, and unnecessary space you don't use. With us, your small home can make a big impact.**

#### Basic Model Includes:

- Plastering throughout
- LED spotlights
- Skirting and laminate flooring
- Ensuite bathroom
- Small fitted kitchen
- Standard windows and doors

All our tiny homes can be tailored to suit your space and budget.

#### Example Sizes & Prices\*

3m Wide Collection			
Width	Length	Area	Base Cost
3m	5m	15m <sup>2</sup>	£19,450
3.6m Wide Collection			
Width	Length	Area	Base Cost
3.6m	5m	18m <sup>2</sup>	£22,300

# Tiny Homes

Below are some of our most popular layouts. All sizes are fully customisable.

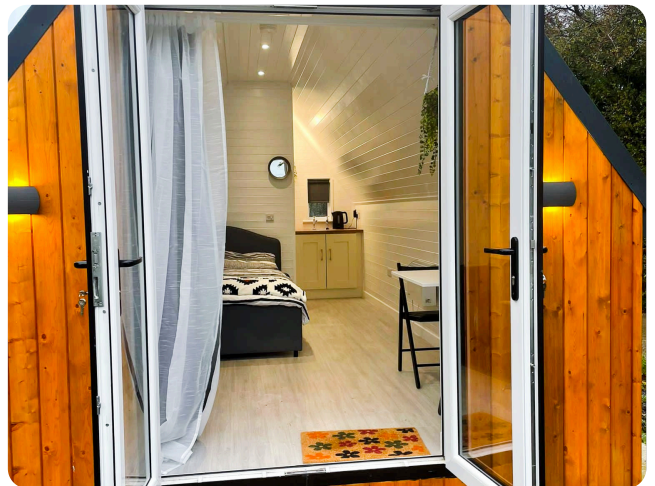
Prices available on request

## 3m Wide Collection

Width	Length	Area
3m	5m	15m <sup>2</sup>
3m	6m	18m <sup>2</sup>
3m	7m	21m <sup>2</sup>
3m	8m	24m <sup>2</sup>
3m	10m	30m <sup>2</sup>
3m	12m	36m <sup>2</sup>
3m	14m	42m <sup>2</sup>

## 3.6m Wide Collection

Width	Length	Area
3.6m	5m	18m <sup>2</sup>
3.6m	6m	21.6m <sup>2</sup>
3.6m	7m	25.2m <sup>2</sup>
3.6m	8m	28.8m <sup>2</sup>
3.6m	10m	36m <sup>2</sup>
3.6m	12m	43.2m <sup>2</sup>
3.6m	14m	50.4m <sup>2</sup>



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## Glamping Pods

Glamping is all about offering guests the perfect mix of nature and comfort - and our glamping pods are built to deliver exactly that. Designed for durability, insulation, and style, these pods are ideal for holiday parks, private land, or expanding your hospitality business.

Whether you're starting from scratch or adding to an existing site, we can design pods that meet your budget and vision. With quick installation and low running costs, your investment can start generating income in no time.

### Why Customers Choose Our Glamping Pods

- Appeal to more guests - Offer a unique stay with the comfort of a hotel room.
- Fast ROI - Quick setup means you can start taking bookings sooner.
- Low maintenance - Built with durable materials to withstand all weather conditions.
- Flexible designs - From cosy couples' retreats to family-friendly layouts.

**A Quinn Offsite glamping pod gives you the opportunity to create memorable guest experiences - and grow your business at the same time.**

### Basic Model Includes:

- Plastering throughout
- LED spotlights
- Skirting and laminate flooring
- Ensuite bathroom
- Small fitted kitchen
- Standard windows and doors

Fully customisable - talk to us about your ideal layout.

### Example Sizes & Prices\*

Glamping Pods			
Width	Length	Area	Base Cost
3m	5m	15m <sup>2</sup>	£20,000
3.6m	6m	21.6m <sup>2</sup>	£26,270
3m	8m	24m <sup>2</sup>	£28,550



# Glamping Pods

Below are some of our most popular layouts. All sizes are fully customisable.

Prices available on request

## 2.4m Wide Collection

Width	Length	Area
2.4m	2.4m	5.76m <sup>2</sup>
2.4m	3m	7.2m <sup>2</sup>

## 3m Wide Collection

Width	Length	Area
3m	3m	9m <sup>2</sup>
3m	4.8m	14.4m <sup>2</sup>
3m	6m	18m <sup>2</sup>
3m	8m	24m <sup>2</sup>

## 3.6m Wide Collection

Width	Length	Area
3.6m	4.8m	17.28m <sup>2</sup>
3.6m	6m	21.6m <sup>2</sup>
3.6m	8m	28.8m <sup>2</sup>



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## Garden Rooms

A garden room is more than just an extra building – it's a space designed entirely around you. Whether you want a peaceful place to work, a spot to focus on your fitness, or somewhere to relax with friends, we'll create a garden room that blends style, comfort, and practicality.

Built in our factory and delivered ready to use, your new space can be enjoyed all year round thanks to high-quality insulation, durable materials, and the option to add those extra touches that make it uniquely yours.

### Why Customers Love Our Garden Rooms

- Year-round comfort - Insulated for warmth in winter and coolness in summer.
- Fast installation - Enjoy your space within days of delivery.
- Endless possibilities - From practical to playful, your space is fully customisable.
- Adds value - A stylish addition that enhances your home and lifestyle.

**Your garden has more potential than you think - we can help you unlock it.**

### Basic Model Includes:

- Plastering throughout
- LED spotlights
- Skirting and laminate flooring
- Standard windows and doors

Fully customisable - talk to us about your ideal layout.

### Example Sizes & Prices\*

Garden Rooms			
Width	Length	Area	Base Cost
3m	4.8m	14.4m <sup>2</sup>	£16,000
3m	6m	18m <sup>2</sup>	£17,100
3m	8m	24m <sup>2</sup>	£22,800

# Garden Rooms

Below are some of our most popular layouts. All sizes are fully customisable.

Prices available on request

## 2.4m Wide Collection

Width	Length	Area
2.4m	2.4m	5.76m <sup>2</sup>
2.4m	3m	7.2m <sup>2</sup>

## 3m Wide Collection

Width	Length	Area
3m	3m	9m <sup>2</sup>
3m	4.8m	14.4m <sup>2</sup>
3m	6m	18m <sup>2</sup>
3m	8m	24m <sup>2</sup>

## 3.6m Wide Collection

Width	Length	Area
3.6m	4.8m	17.28m <sup>2</sup>
3.6m	6m	21.6m <sup>2</sup>
3.6m	8m	28.8m <sup>2</sup>

## How Customers Use Their Garden Rooms

Your garden room can be anything you want it to be. Past customers have turned theirs into:

- **A quiet place to work** - Your own home office without the kitchen table distractions.
- **A creative zone** - Perfect for art, music, photography, or writing.
- **A retreat to unwind** - A peaceful reading room or personal escape.
- **A man cave** - A private hangout with space for hobbies and entertainment.
- **A bar** - Ideal for hosting friends and family without leaving home.
- **A sauna room** - Bring the spa experience to your back garden.
- **A gym** - Work out in comfort, whatever the weather.



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## Timber Frame Solutions

If you're building a home or development, the right frame is where it all begins. Our timber frame solutions combine strength, precision, and sustainability, giving you a structural system that's built to last and designed to meet modern building standards.

Whether it's for a single-family home, an extension, or a large-scale residential project, our offsite-manufactured wall, floor, and roof panels are engineered for speed, accuracy, and energy efficiency – helping you save time on site without compromising on quality.

### Why Choose Timber Frame?

- Faster build times – Prefabricated panels mean quicker site assembly.
- High energy efficiency – Designed for NZEB and Passive House standards.
- Consistent quality – Precision-engineered in our factory.
- Lower environmental impact – A sustainable building choice.

### Tailored to Your Project

Every project is different, which is why we offer a fully customised service:

- Design support from our in-house architects and engineers
- Panels manufactured to your exact specifications
- Full technical drawings and guidance for site assembly
- Delivery direct to your site

### Technical Overview

Specifications can be tailored to your insulation, cladding, and finish requirements.

- 300mm High-Density Frametherm Insulation – for exceptional thermal performance
- Breathable membrane and OSB sheathing – for weather protection and strength
- Box profile roof sheeting with PVC plastisol coating – for durability
- Treated redwood cladding – for a premium finish
- Engineered C24 timber – for structural integrity







## Building Green with Timber Frame

Choosing timber frame construction isn't just a smart decision for your build – it's a smart choice for the planet. Our precision-engineered timber systems combine strength, efficiency, and sustainability, giving you a structure that's better for the environment without compromising on quality or style.

### Why Timber is a Sustainable Choice

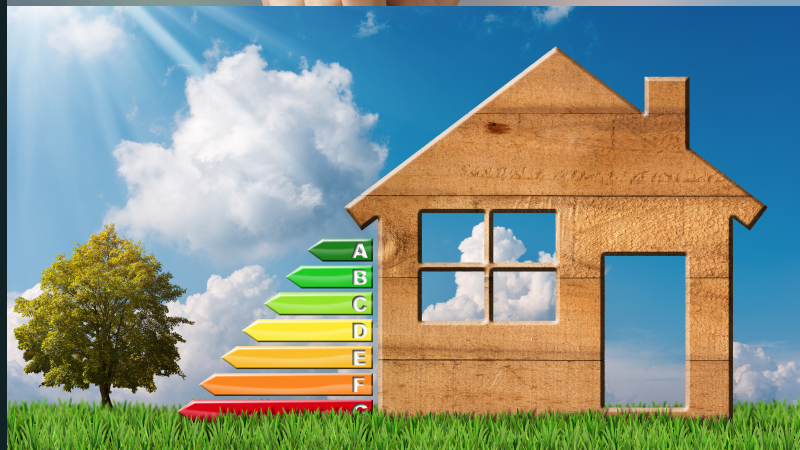
- Renewable material – Sourced from responsibly managed forests.
- Lower carbon footprint – Timber stores carbon throughout its life, helping to reduce greenhouse gases.
- Less waste – Offsite manufacturing means precise cuts and minimal material waste.
- Energy efficiency built in – Our high-performance insulation reduces heating and cooling needs year-round.
- Recyclable at end of life – Many components can be reused or repurposed.

### Better for You and the Environment

With timber frame construction, you're not only reducing your environmental impact – you're also creating a warmer, quieter, and more energy-efficient home. Our builds are designed to meet or exceed NZEB and Passive House standards, so you can enjoy lower energy bills while knowing you've made a greener choice.



## SUSTAINABILITY



**Stronger builds, smaller footprint – the sustainable way to create your dream space.**



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## Let's Build Something Amazing Together

You've seen what we can create – now it's time to start your own project. Whether you're dreaming of a cosy retreat, a modern modular home, or a high-performance timber frame build, we're ready to make it happen.

We'll guide you from the very first idea right through to the day your new space is ready to use, taking care of the details so you can enjoy the process.

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## About Us

Quinn Offsite is part of the Quinn family of companies, with over 40 years' experience in designing, manufacturing, and delivering high-quality building solutions across the UK and Ireland. Led by Structural Engineer Fearghus Quinn and supported by a skilled in-house team – including Passive House-accredited designers, joiners, plumbers, and electricians – we're proud to combine traditional craftsmanship with modern construction methods.

From our state-of-the-art factory in County Tyrone, we create bespoke spaces that are built to last, tailored to your lifestyle, and ready to enjoy from the moment they arrive.



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