GET A QUOTE

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QUINN OFFSITE

MODULAR HOMES & TIMBER FRAME

Committed to building your dream project with Quality and Value

Architect Designed; Precision Engineered & Highly Insulated

Hand Crafted by our Master Craftsmen

MODULAR HOMES

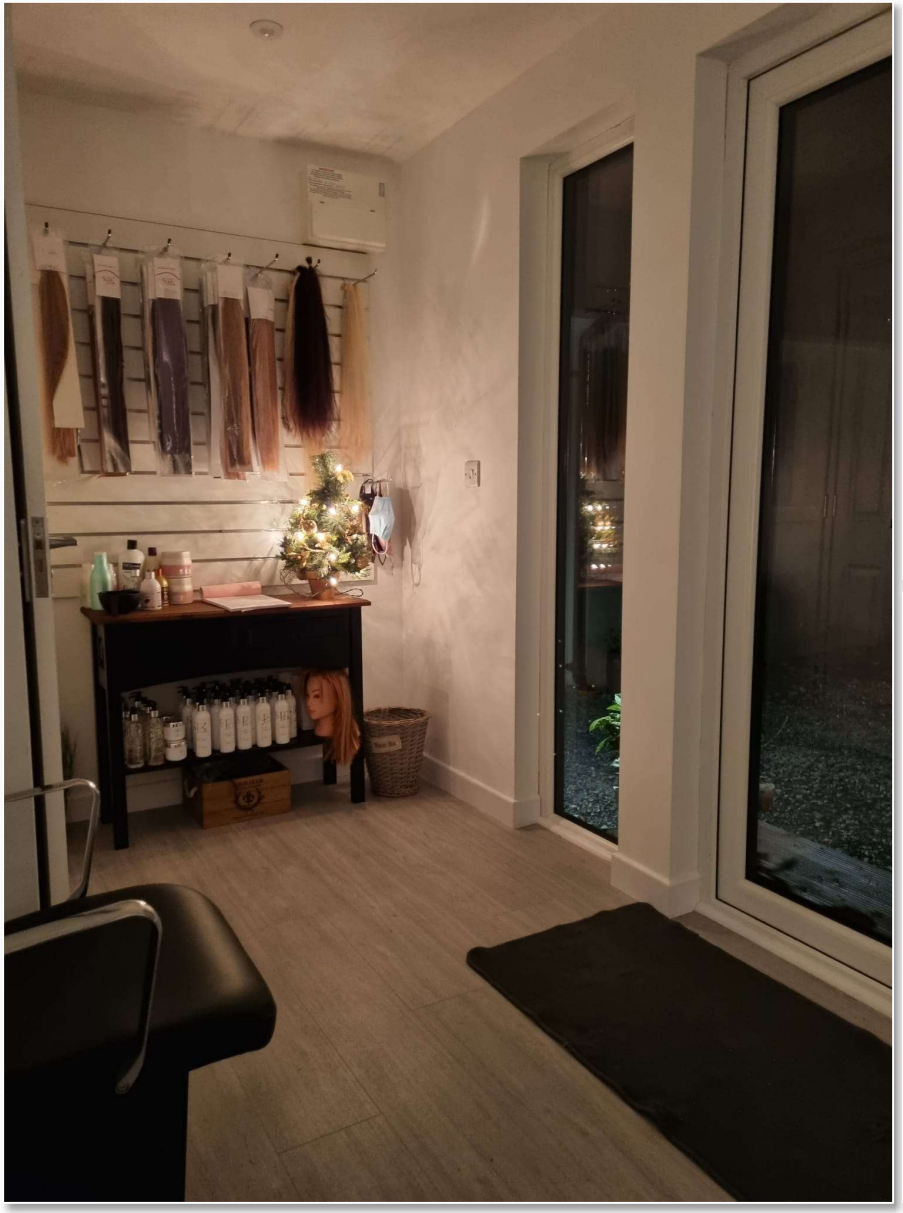
GLAMPING PODS

TIMBER FRAME

Bespoke Shepherd Huts

Bespoke Tiny Homes

MODULAR BUILDINGS



GO ON – TAKE A LOOK!

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WHY CHOOSE US?

We manufacture bespoke modular homes/buildings, shepherd's huts, garden rooms, tiny homes, Timber frame and modular buildings. These are finished to a high standard, well insulated, and designed to a ***passive house principle*** for higher thermal insulation and minimal energy use to heat or cool. The business is led by Structural Engineer Fearghus Quinn and in-house architects & designers, including accredited Passive House Design Consultants.

Quinn Offsite is a sister company of Quinn Building Supplies and Quinn Truss, who have been supplying and manufacturing high quality materials and timber engineered products to the UK & Irish market since 1978.

We have a continual stream of homes and options coming off the production line, so ***whatever size*** you require or ***whatever your budget***, give us a call and we can make something to suit your needs.

Static or modular built units are pre-assembled with the utmost care and craftmanship in our state-of-the-art factory ready to be craned into position in size of your choice. Modular built on a steel chassis, axle mounted or kit form for site assembly are available for all models.

We have our own lorry mounted cranes and site assembly teams on hand to handle delivery and installation if preferred or can be supplied in kit form with full design drawings, assembly instructions including technical support and how-to instructional videos.

Over 40 years' experience supplying, designing, and manufacturing.

Highly skilled team (including, but not limited to designers, joiners, plumbers, and electricians)

Our very own offsite factory – no site work needed for the majority of our products!

High quality materials used on all our bespoke modular solutions.

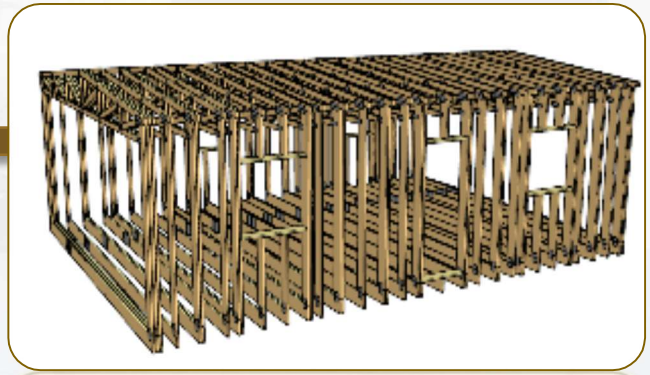
INCLUDED AS STANDARD

We pride ourselves on providing our clients the best and to not have them worry about the finer details – whatever you choose, we will work with you to achieve!

Our buildings will be installed by our skilled offsite team in a matter of days so you can enjoy your new luxurious bespoke modular design.

2.MANUFACTURE

1.DESIGN



3.DELIVERY

4.INSTALLATION

THE EXTERNAL FEATURES TO CHOOSE FROM

There are a range of external features to choose from, all you have to do is chat to a member of our team to discuss your options further! – *Prices may vary.*

WINDOWS & DOORS

CLADDING

EXTERNAL LIGHTING

CANOPIES

THE INTERNAL FEATURES TO CHOOSE FROM

When you order with us, we let you choose the interior finishes! Whether that is a well light space or hardwood flooring – you choose! – *Prices may vary*

LIGHTING & ELECTRICAL

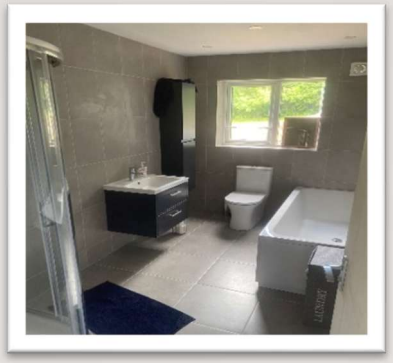
FLOORING

INTERIOR PAINT FINISH

INTERIOR FINISHES

OPTIONAL EXTRAS & OFF GRID LIVING

If you are seeking a more luxurious modular design with all the latest trends, then why not have a look at our optional extras? These extras can be added to any building and are customisable to meet your requirements – *Prices may vary.*



ENSUITE

From £2,800

KITCHEN

From £2,800

Wood burner Stoves

From £2,250

ROOF SOLAR PV PANELS

12V From £1,500

240V From £4,500

OIL CENTRAL HEATING & HOT WATER

From £5,500

COMPOSTING TOILET

From £1,400

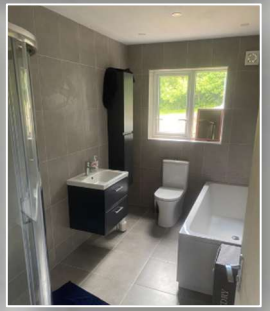
GAS CENTRAL HEATING & HOT WATER

From £3,500

SLIDING PATIO DOORS

From £1,900

MODULAR HOME COLLECTIONS



THIS COULD BE THE.....

House you allow others to stay in for a cost!

Dream House you have been longing for!

Home you gift to you kids to help get them on the property ladder!

AND SO MUCH MORE!

*** Did you know we can offer a prefabricated, two-storey modular homes which will be delivered to your site? Ask one of our members of staff today! ****

THE SINGLE SECTION COLLECTION

(includes Plastering, LED spotlights, skirting, laminate floor, Ensuite, kitchen (small) & standard windows & doors)

PRODUCT CODE	WIDTH (m)	LENGTH (m)	AREA (m2)	BASE COST (£)
25.2-3.6x7	3.6	7	25.2	£29,140
28.8-3.6x8	3.6	8	28.8	£32,560
36-3.6x10	3.6	10	36	£39,400
43.2-3.6x12	3.6	12	43.2	£46,240
50.4-3.6x14	3.6	14	50.4	£53,080

THE TWO SECTION COLLECTION

(includes Plastering, LED spotlights, skirting, laminate floor, Ensuite, kitchen (small) & standard windows & doors)

PRODUCT CODE	WIDTH (m)	LENGTH (m)	AREA (m2)	BASE COST (£)
42-6x7	6	7	42	£57,100
48-6x8	6	8	48	£62,800
60-6x10	6	10	60	£74,200
72-6x12	6	12	72	£85,600
84-6x14	6	14	84	£97,000
50.4-7.2x7	7.2	7	50.4	£65,080
57.6-7.2x8	7.2	8	57.6	£71,920
72-7.2x10	7.2	10	72	£85,600
86.4-7.2x12	7.2	12	86.4	£99,280
100.8-7.2x14	7.2	14	100.8	£112,960

THE THREE SECTION COLLECTION

(includes Plastering, LED spotlights, skirting, laminate floor, Ensuite, kitchen (small) & standard windows & doors)

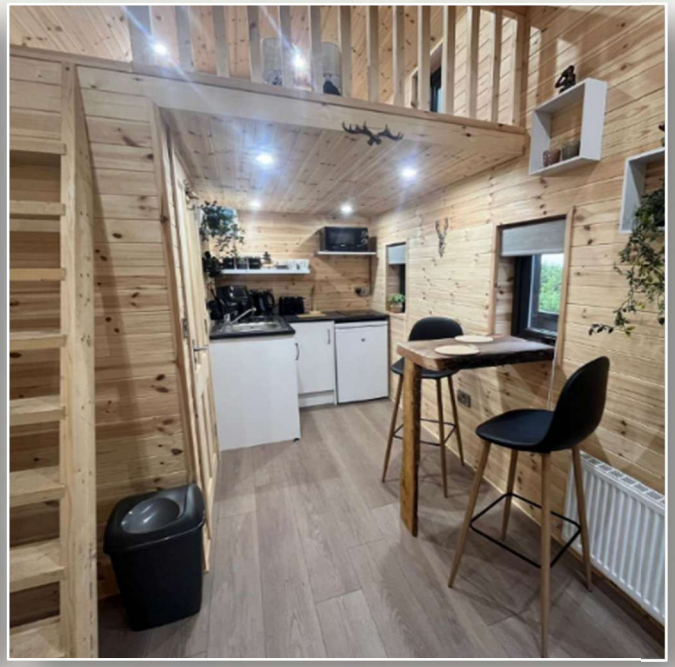
PRODUCT CODE	WIDTH (m)	LENGTH (m)	AREA (m2)	BASE COST (£)
63-9x7	9	7	63	£83,050
72-9x8	9	8	72	£91,600
90-9x10	9	10	90	£108,700
108-9x12	9	12	108	£125,800
126-9x14	9	14	126	£142,900
75.6-10.8x7	10.8	7	75.6	£95,020
86.4-10.8x8	10.8	8	86.4	£105,280
108-10.8x10	10.8	10	108	£125,800
129.6-10.8x12	10.8	12	129.6	£146,320
151.2-10.8x14	10.8	14	151.2	£166,840

THE FOUR SECTION COLLECTION

(includes Plastering, LED spotlights, skirting, laminate floor, Ensuite, kitchen (small) & standard windows & doors)

PRODUCT CODE	WIDTH (m)	LENGTH (m)	AREA (m2)	BASE COST (£)
96-12x8	12	8	96	£120,400
120-12x10	12	10	120	£143,200
144-12x12	12	12	144	£166,000
168-12x14	12	14	168	£188,800
115.2-14.4x8	14.4	8	115.2	£138,640
144-14.4x10	14.4	10	144	£166,000
172.8-14.4x12	14.4	12	172.8	£193,360
201.6-14.4x14	14.4	14	201.6	£220,720

SHEPHERD HUTS, GLAMPING PODS & TINY HOMES



THIS COULD BE THE.....

Perfect way to add to your glamping business portfolio!

Perfect getaway for your guests!

Glamping opportunity you've been waiting for!

AND SO MUCH MORE! *Website: https://www.quinnoffsite.com/*

	3m/10” WIDE COLLECTION (includes Plastering, LED spotlights, skirting, laminate floor, ensuite, kitchen & standard windows & doors)			
PRODUCT CODE	**WIDTH (m)**	**LENGTH (m)**	**AREA (m2)**	**BASE COST (£)**
15-3x5	3	5	15	£19,450
18-3x6	3	6	18	£22,300
21-3x7	3	7	21	£25,150
24-3x8	3	8	24	£28,000
30-3x10	3	10	30	£33,700
36-3x12	3	12	36	£39,400
42-3x14	3	14	42	£45,100

	3.6m/12” WIDE COLLECTION (includes Plastering, LED spotlights, skirting, laminate floor, ensuite, kitchen & standard windows & doors)			
PRODUCT CODE	**WIDTH (m)**	**LENGTH (m)**	**AREA (m2)**	**BASE COST (£)**
18-3.6x5	3.6	5	18	£22,300
21.6-3.6x6	3.6	6	21.6	£25,720
25.2-3.6x7	3.6	7	25.2	£29,140
28.8-3.6x8	3.6	8	28.8	£32,560
36-3.6x10	3.6	10	36	£39,400
43.2-3.6x12	3.6	12	43.2	£46,240
50.4-3.6x14	3.6	14	50.4	£53,080

GARDEN ROOM COLLECTION

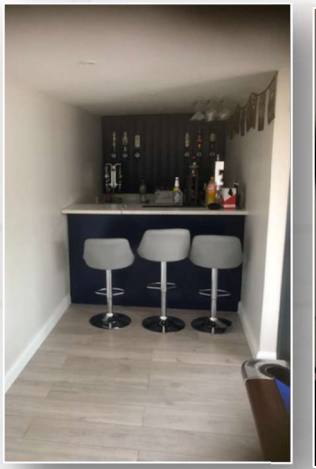
	(includes Plastering, LED spotlights, skirting, laminate floor, & standard windows & doors)			
PRODUCT CODE	**WIDTH (m)**	**LENGTH (m)**	**AREA (m2)**	**BASE COST (£)**
5.76-2.4x2.4	2.4	2.4	5.76	£16,000
7.2-2.4x3	2.4	3	7.2	£16,000
9-3x3	3	3	9	£16,000
14.4-3x4.8	3	4.8	14.4	£16,000
17.28-3.6x4.8	3.6	4.8	17.28	£16,910
18-3x6	3	6	18	£18,000
21.6-3.6x6	3.6	6	21.6	£21,600
24-3x8	3	8	24	£22,800
28.8-3.6x8	3.6	8	28.8	£27,360

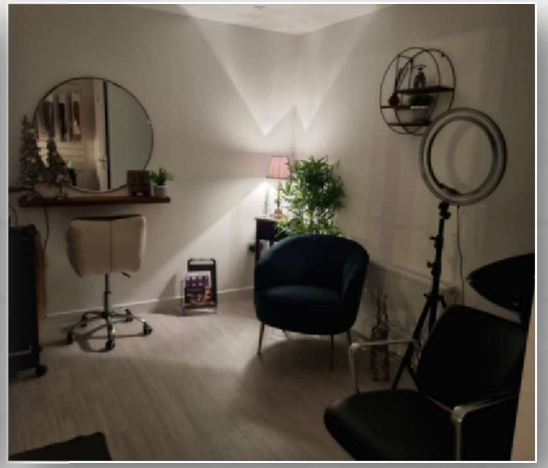
THIS COULD BE THE.....

Home office you love working in!

Massage parlor where you make your clients feel relaxed!

Home gym you've been aiming to achieve!





AND SO MUCH MORE!

TIMBER FRAME SOLUTIONS

Building Smarter with Timber

Quinn Offsite delivers high-performance timber frame structures, combining modern methods of construction with proven building expertise. Our offsite-manufactured wall, floor, and roof panels form the structural core of each build — engineered for quality, strength, and speed.

THIS COULD BE THE STRUCTURE YOU THAT BUILDS YOUR DREAM HOME.....

The perfect conservatory!

The ideal sensory room!

AND SO MUCH MORE!

The perfect space for family bonding!

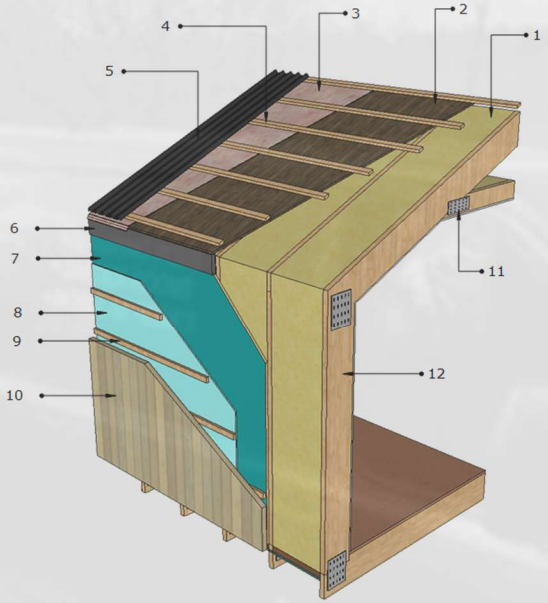
Why Choose Timber Frame?

- Faster build times
- High energy efficiency
- Consistent quality and precision
- Lower environmental impact
- Ideal for NZEB and Passive House standards

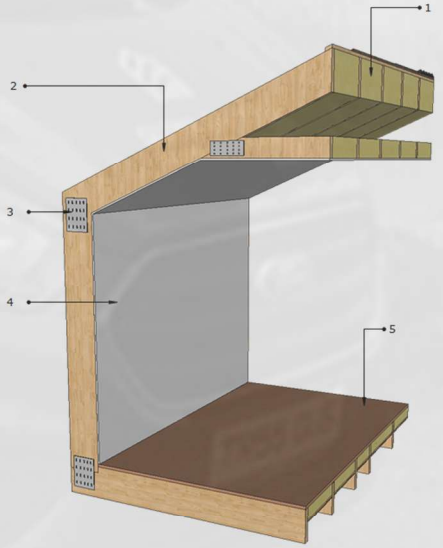
Tailored Solutions for Every Project

Whether you're constructing a single home or a large-scale residential development, we tailor our solutions to suit your needs

STANDARD SPECIFICATION GUIDE



	MATERIAL	R-VALUE m2K/W	U-VALUE W/mk
1)	300mm Fibreglass low lambda High Density Frametherm Insulation	2.2	0.050
2)	9mm Fibre board Roof sheeting	1.32	0.18
3)	Easy Trim Breathable membrane – 0.4mm (50m x 1m – 112gsm)	-	-
4)	25mm x 50mm C24 Timber Studs	-	-
5)	Box Profile Roof Sheeting – 13/1 Corrugated 0.6m thick PVC Plastisol Coated Roof Sheet	1.21	0.14
6)	250mm x 25mm Fascia Board with Folded Flashing	-	-
7)	11mm OSB 3 Board	0.55	0.13
8)	Easy Trim Breathable membrane (50m x 1m – 112gsm)	-	-
9)	25mm x 50mm C24 Battens	-	-
10)	Treated redwood Cladding 22mm	0.68	0.50
11)	Galvanised Nail Connector Plate	-	-
12)	197mm x 46mm C24	-	-



	MATERIAL	R-VALUE m2K/W	U-VALUE W/mk
1)	200mm Fibreglass low lambda High Density Frametherm Insulation	2.2	0.18
2)	197mm x 46mm C24	-	-
3)	Galvanised Nail Connector Plate	-	-
4)	9mm Plasterboard - Gypsum	0.45	0.170
5)	18mm Plywood Sheeting	0.1	0.18