



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**



QUINN OFFSITE

BESPOKE BUILDING DESIGNS





GO ON – TAKE A LOOK!

NEED TO KNOW INFORMATION

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OUR SHEPHERD HUT COLLECTIONS

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QUINN OFFSITE
BESPOKE BUILDING DESIGNS

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 craftsmanship 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.



"A garden room is more than just a shed – it's a space where creativity can be explored to its fullest..."





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.



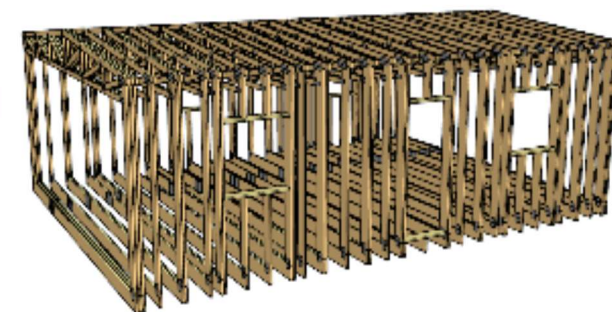
2.MANUFACTURE



3.DELIVERY



1.DESIGN



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**

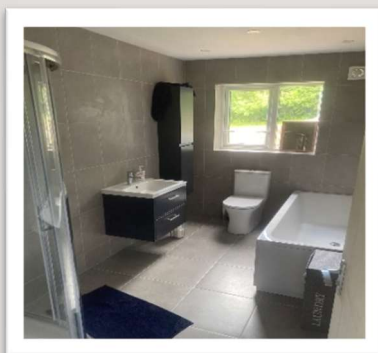


INTERIOR FINISHES



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 £3,000



Wood burner Stoves

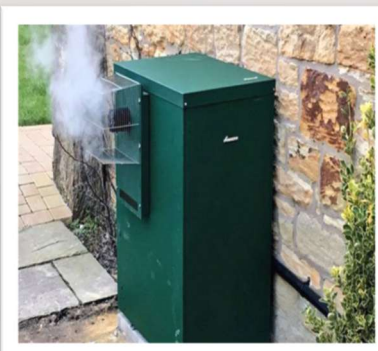
From £2,250



ROOF SOLAR PV PANELS

12V From £1,500

240V From £4,500



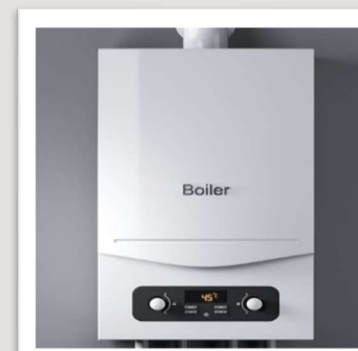
OIL CENTRAL HEATING & HOT WATER

From £5,500



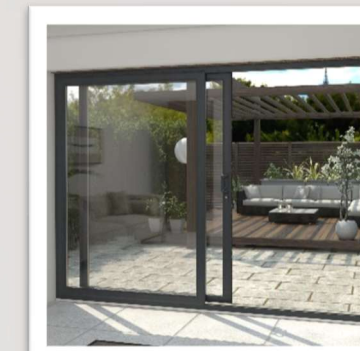
COMPOSTING TOILET

From £1,400



GAS CENTRAL HEATING & HOT WATER

From £4,500



SLIDING PATIO DOORS

From £8,000



QUINN OFFSITE
BESPOKE BUILDING DESIGNS

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.....



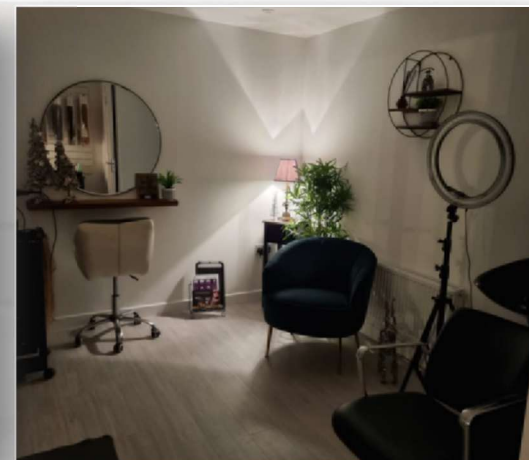
Home office you love working in!



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!

The perfect space for family bonding!

AND SO MUCH MORE!





Why Choose Timber Frame?

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

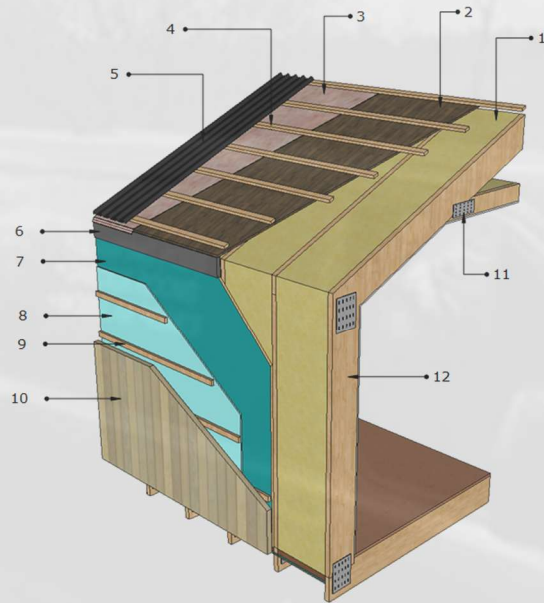
Tailored Solutions for Every Project

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 |

