



**BUILDING  
YOUR  
FUTURE**



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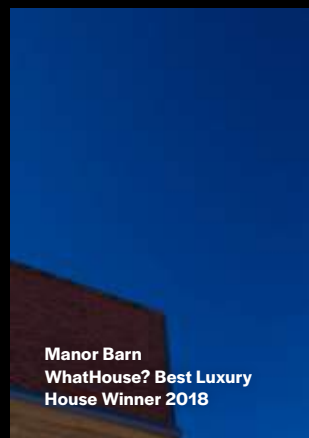
**QUINN ESTATES**  
IS THE SOUTH  
EAST'S  
FOREMOST  
**MIXED-USE**  
**DEVELOPER**

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Connect 38 – Winner of the Kent Design & Development Awards

# DEFINED BY WHAT WE DELIVER



Manor Barn  
WhatHouse? Best Luxury  
House Winner 2018

**COMMUNITY INFRASTRUCTURE  
URBAN REGENERATION  
STRATEGIC LAND  
BROWNFIELD**



Harrison Court  
Shortlisted for Restoration of the Year at the 2020 Resi Awards





The award-winning Eversley Park



FOCUSED ON  
DELIVERING  
JOBS, HOMES,  
GAME-CHANGING  
INFRASTRUCTURE  
AND EXCEPTIONAL  
COMMUNITY GAINS

INDUSTRIAL  
NEW HOMES  
OFFICE  
SPORTS

EDUCATION  
MEDICAL  
RETAIL  
LEISURE



The Foundry Business Park

# Quinn Homes

## QUINN HOMES ARE ONE OF KENT'S LEADING DEVELOPERS OF OUTSTANDING NEW HOMES

Having been spun out of Kent's most proactive and innovative mixed-use specialist, Quinn Estates, Quinn Homes has successfully delivered a series of award-winning developments with exceptional levels of design and finish.

From exceptional bespoke dwellings, the restoration and conversion of heritage buildings and the delivery of new homes and apartments, Quinn Homes has consistently demonstrated a dedication to delivering homes of the utmost quality.



Manor Barn – WhatHouse? Best Luxury House Winner 2018

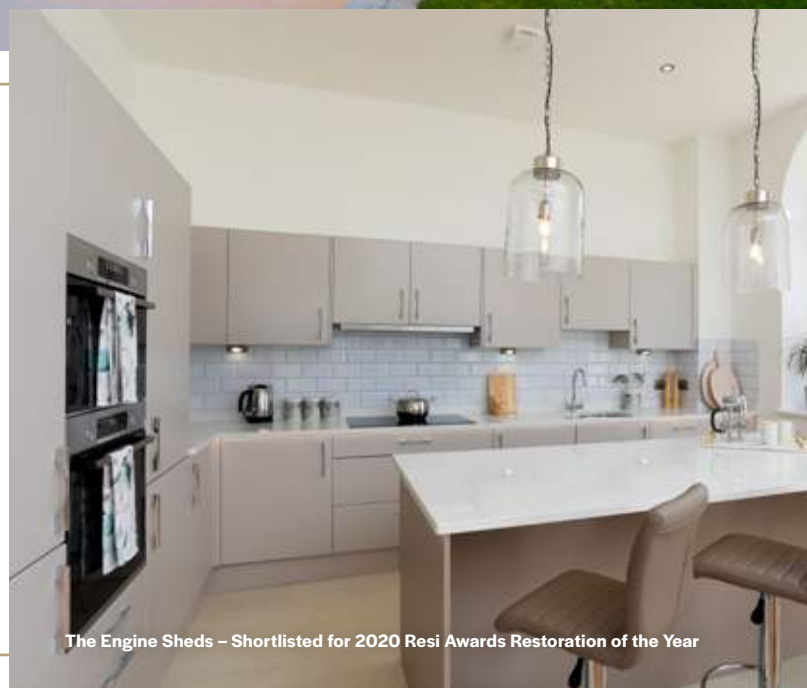


The award-winning Bourne House





Manor Barn – WhatHouse? Best Luxury House Winner 2018



The Engine Sheds – Shortlisted for 2020 Resi Awards Restoration of the Year





Manor Barn – WhatHouse? Best Luxury House Winner 2018



# AWARD WINNING

Our legacy in each and every area we develop is in the buildings we create.

From the day the plans are drawn, to the day we hand over the keys, our commitment to delivering exemplar design never wavers and this has not gone unnoticed.

**Property  
Awards2020**  
**WINNER**

Winner of  
**Property Week Awards**  
**Irvine Sellar Award**

Kent **Design &  
Development**  
Awards 2018

Winner of  
**Commercial, Industrial &  
Retail Development 2018**

<sup>2020</sup>  
**Property  
Awards**  
*Finalist*

Shortlisted for  
**Social Impact Award**  
**Herne Bay Sports Hub 2020**

**RES**  
*Awards 2020*  
**FINALIST**

Shortlisted for  
**Small Developer of the  
Year 2020**

<sup>2020</sup>  
**Property  
Awards**  
*Finalist*

Shortlisted for  
**Developer Of The Year 2020**

**What  
House?**  
AWARDS 2020

**Best Small Housebuilder  
Award for Quinn Homes**



# HERNE BAY

## SPORTS HUB

### QUINN ESTATES HAVE DELIVERED THE £10M, 15- ACRE SPORTS HUB WHICH IS THE CENTREPIECE OF ONE OF CANTERBURY'S MAJOR STRATEGIC SITES

Quinn Estates funded the development, contributing far in excess of that required by the S.106, in order to deliver a major community benefit that caters for around 10,000 people a week including local schools.

The hub is now home to four of Herne Bay's sports teams – Youth Football, Hockey, Cricket and Tennis – giving a generation of youngsters state-of-the-art sporting facilities and huge opportunities for the town.







## Property Awards2020 **WINNER**

**QUINN ESTATES WON THE  
2020 PROPERTY WEEK  
IRVINE SELLAR AWARD FOR  
THE DELIVERY OF A TRULY  
TRANSFORMATIVE AND  
GROUND-BREAKING PROJECT  
AT HERNE BAY SPORTS HUB**



**“QUINN ESTATES PRIDE  
THEMSELVES ON DOING WHAT  
THEY SAY. WITH THE DELIVERY  
OF THE HERNE BAY SPORTS HUB,  
WE HAVE GOT WHAT WE WERE  
PROMISED AND SO MUCH MORE.”**

**CLIVE CRIPPS**  
Herne Bay Hockey Club

# DELIVERING MAJOR COMMUNITY GAINS IS IN OUR DNA AND WE ARE DEFINED BY WHAT WE DELIVER



- A £9m state-of-the-art hospice for the Pilgrim's Hospices supporting Kent's most proactive provider of end-of-life palliative care that is about to commence the build phase
- **At Eversley Park, we created a new car park and 3-acre sports field for the neighbouring primary school – supporting young people**
- A new £1m construction and engineering apprenticeship centre being developed at nil costs for East Kent College
- **Funding, project management and labour to enable a refurbishment for Ladybirds Pre-School, Littlebourne**
- New play parks for Charing Parish Council and Larkfield Parish Council and a new car park for Elmsted Parish
- **Financial support to enable Herne & Broomfield Parish Council to develop a new village hall**
- During lockdown, as demand for food parcels increased, Quinn Estates supported Swale Food Bank in helping those in need
- **A new nursery and medical centre to support the residents of Hersden, Canterbury**
- Financial support to the Dover Covid Response

## 2,000+

Acres of new publicly accessible open space being planned

## £1M+

On village hall and community improvements

## 300+/4K+

Affordable homes delivered and in planning





# BETTESHANGER

## COUNTRY PARK

LIVE • LEARN • PLAY

As one of the largest country parks in the South-East, Quinn Estates are driving forward a major investment programme at Betteshanger Country Park to enhance the sporting, cultural and educational offering.



## £250K

A year on supporting local sport and charities

## 5

Sports hubs being planned



**“WORKING WITH YOU HAS BEEN AMAZING AND I HAVE NEVER FELT SO SUPPORTED. THE FUNDING SUPPORT IS IMPORTANT, OF COURSE, IT ENSURES OUR SURVIVAL, BUT THE FRIENDSHIP, HOPE AND INSPIRATION MEAN SO MUCH MORE. THANK YOU FROM THE BOTTOM OF MY HEART.”**

**PAULA SPENCER**  
CEO Thanington Resource Centre

Quinn Estates provided funding for running costs during lockdown when regular sources of income had dried up

# MODERN, FLEXIBLE SPACE FOR EXCEPTIONAL BUSINESSES TO FLOURISH

From workspaces for the SME sector to flagship HQ's for multi-nationals, our commitment to providing innovative business space is unmatched.

With jobs the backbone of a successful community, we help entrepreneurs to grow their brands, people and businesses.



Elizabeth Quinn Business Park



Spirit of Sittingbourne



The Foundry Business Park

## 2M

Over 2m sq.ft  
of commercial  
space delivered  
in the South-East

## 6,000

6,000 people now  
work in the buildings  
we have built

## 4M

A commercial pipeline  
exceeding 4m sq.ft of  
new business space





Deal Business Park



Canterbury Business Park

# BUILDING YOUR FUTURE

We have been building in Kent for 25 years, delivering exceptional buildings across every sector of the market.

Combining our exceptional in-house team with the best contractors in the market, enables us to push the boundaries of innovation and set the benchmark for design and finish.



## 2M

Over 2m sq.ft of commercial space delivered in the south east of England

## 1,700

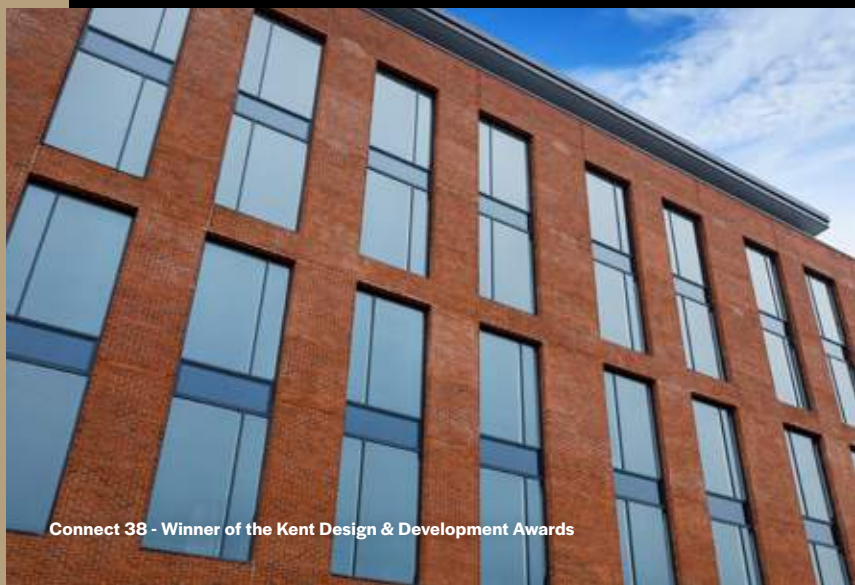
Annually we create circa 1,700 construction jobs

## £200M

£200m of economic output from construction each year



The Foundry Business Park



Connect 38 - Winner of the Kent Design & Development Awards





## INVESTING IN THE FUTURE

As the world moves rapidly to address the issue of climate change, we are playing our part through making our builds amongst the greenest in the country.

We have led from the front installing EV chargers across our developments, using off-site building technology and embracing innovation.

## WE INVEST IN EXCEPTIONAL DESIGN

We work with some of the country's most forward-thinking architects and consultants. Through these collaborations, we see first-hand how our buildings bring vitality and vibrancy and deliver a long-term legacy to the communities in which we develop.



# DEDICATED TO PRESERVING EXTRAORDINARY BUILDINGS

Through employing the sector's most talented craftspeople, Quinn Estates has developed a reputation for transforming neglected heritage buildings into stunning homes and workspaces.

The award-winning Eversley Park



Harrison Court – Shortlisted for Restoration of the Year at the 2020 Resi Awards

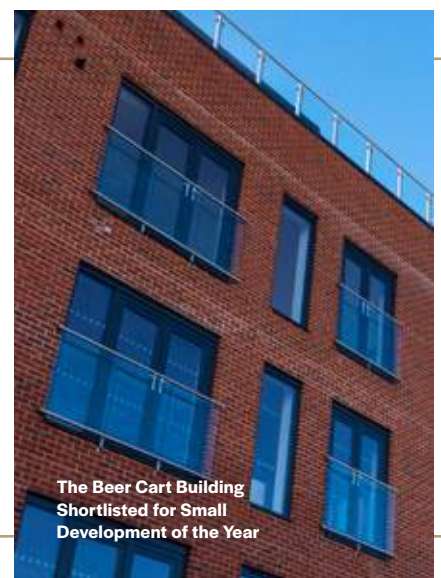


Court Lodge





The Kingsbridge Apartments



The Beer Cart Building  
Shortlisted for Small  
Development of the Year



# BUILDING A LOW-CARBON ECONOMY



Quinn Estates were the first developer in the Dover District to install EV Charging points





# QUINN ESTATES ARE COMMITTED TO HELPING BUILD A LOW-CARBON ECONOMY

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What this means is that our developments will innovate using the most appropriate technology to provide on-site renewable generation, use certified renewable energy sources, provide energy storage and energy efficiency measures to reduce our carbon footprint both during construction and upon completion.

Our vision is to become carbon neutral.

With central government and local councils urgently seeking a reduction in carbon emissions, Quinn Estates are pioneering energy neutral proposals across the region.

Alongside the embracing of green technology, our developments include tree planting initiatives and those designed to support nature, two crucial components in combatting the effects of climate change.

With our houses and commercial space not only meeting the latest building regulations but significantly exceeding them, Quinn Estates and Quinn Homes are leading from the front in the construction sector, a vital role as we all work together to make a difference.



A photograph of a modern, two-story brick house with a gabled roof. The house features large windows and glass doors, some of which are illuminated from within, showing a glimpse of the interior. The roofline is accented with light-colored wood slats. The house is set on a green lawn under a clear blue sky at dusk.

# SELF

**Quinn Estates are Kent's largest  
provider of serviced self-build plots**



Through gaining the consent, remediating sites and servicing them with utilities and access, we are providing people with the opportunity to build their dream home.

This approach has resulted in numerous accolades including the WhatHouse? and RIBA awards.

Quinn Estates were shortlisted in the prestigious Property Week Resi Awards for the 'Development of the Year' for our Hammill Park self-build project.

BUILD



“SEARCHING FOR A SUITABLE PLOT AND NAVIGATING THE PROCESS WAS VERY DIFFICULT MEANING ONLY THE FORTUNE OF THE DRAW WAS THE DREAM OF BUILDING THEIR OWN GRAND DEVELOPMENT. THE SCHEME ENABLED MY FAMILY AND I TO MAKE OUR DREAM A REALITY. TO THE SELF-BUILD MARKET WILL BE REWARDED.”

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## PRESTON BARNES

After relocating a haulage business, Quinn Estates obtained consent for a niche scheme of four contemporary barns.

Set in a seven acre plot, the scheme incorporates a wildflower meadow with views over a Site of Special Scientific Interest.



## HAMMILL PARK

37 self-build plots, over two phases, were created near Sandwich on the site of a redundant brickworks.

The scheme was nominated for the ‘Development of the Year’ in the prestigious 2017 Property Week Resi Awards.



NAVIGATING THE PLANNING SYSTEM IS SO  
NATE FEW CAN TRULY ACHIEVE THEIR  
SIGN. QUINN ESTATES HAVE SUCCESSFULLY  
REAM A REALITY AND THEIR COMMITMENT  
ARDING FOR SO MANY OTHER FAMILIES.”

**MARK WYNN**

Hammill Park Self Builder



## BOUGHTON PARK

Quinn Estates demolished and remediated a redundant garden centre to create 14 self-build plots in a rural location.

With strong support from the parish council during the planning process, Boughton Park has proven to be an outstanding development for the borough of Maidstone.



## MANOR BARN

On the site of a former stonecutters, Quinn Estates gained consent for and built one of Kent's most exciting, contemporary homes that was shortlisted for a RIBA award. Manor Barn won Silver in the Best Luxury House category at the WhatHouse? Awards 2018.



# CONNINGBROOK PARK

ASHFORD

## THE DELIVERY OF AN EXCEPTIONAL MIXED-USE DEVELOPMENT THAT ALIGNS WITH THE BOROUGH'S AMBITIONS WITH GROUNDBREAKING COMMUNITY INFRASTRUCTURE.

The development will provide a range of high-quality family housing and affordable homes where people will live and take pride in their environment. It will also offer significant areas of new public open space and children's play areas benefiting both new and existing residents.

In addition, the scheme also provides outstanding community facilities which includes a new bowling club, land and funding for a new primary school and a new local centre which will provide a gym, offices and retail uses.

The project will deliver a sustainable and well planned new urban extension for the town and unlock a £140 million investment alongside a Section 106 package worth in excess of £17,700 per plot.

- Up to 725 homes, including policy compliant 30% affordable housing;
- The creation of a new local centre with services including retail, office and leisure to support the new housing and existing local community;
- Significant landscape works to create a more naturalistic environment with linkage to the new and publicly accessible country park;
- Approximately 35% of the Site will be open space, including informal and formal areas, amenity areas and allotments
- The creation of exemplar sports facilities for the local bowling club;
- A significant contribution to new and improved infrastructure;
- Provision of funding to replace an unsafe pedestrian railway crossing which will link Conningbrook Park and Little Burton to Conningbrook Lakes Country Park, enhancing safe access for all







Indicative Images of Conningbrook Park





Indicative Images of Clifton Slipways



Indicative Images of Clifton Slipways







# CLIFTON SLIPWAYS

GRAVESEND

**IN JULY 2020, PLANNING APPROVAL WAS GRANTED FOR CLIFTON SLIPWAYS, A CONTEMPORARY MIXED-USE PROJECT ON WEST STREET IN GRAVESEND, WHICH PROMISES TO ENSURE A LONG-AWAITED RIVERSIDE REGENERATION BECOMES A REALITY.**

It seeks to unlock a strategic brownfield site and is intended to act as a catalyst for further investment in the town centre.

The mixed-use development will include:

- A £2.9 million restoration of Gravesend's lost heritage asset, West Street Pier – a derelict Victorian pier, which has been in disrepair for half a century.
- A start-up business hub at Pier Works, as well as 2,600 sq. m of new public realm and the creation of over 100 long-term jobs.
- 227 apartments in two buildings, including a landmark residential tower overlooking the Thames.
- New and improved flood defences to protect Gravesend.

*"Clifton Slipways can be at the heart of the regeneration of Gravesend, providing significant investment of over £4.3m to be secured by s106 and making the best use of this derelict site to create a landmark development and more than half an acre of riverside public space that will reconnect the town and its people with the Thames."*

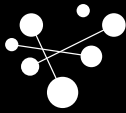
**Ben Geering MRTPI**

Development Director, Quinn Estates



# Highsted Park

GARDEN VILLAGE



**KENT  
SCIENCE  
PARK**

Sittingbourne



**QUINN ESTATES, IN PARTNERSHIP  
WITH KENT SCIENCE PARK  
AND A CONSORTIUM OF LOCAL  
LANDOWNERS, ARE DRIVING  
FORWARD A MIXED-USE  
DEVELOPMENT THAT INCORPORATES  
GAME-CHANGING INFRASTRUCTURE  
FOR THE RESIDENTS AND  
BUSINESSES OF SITTINGBOURNE,  
SWALE AND THE SOUTH-EAST.**

The Highsted Park proposal solves a significant issue that affects the functioning and economic success of the entire South East. With land secured, the proposal involves the building of a new junction on the M2 (J5a) and the creation of the Southern Relief Road and the completion of the Northern Relief Road to provide a fully functioning road network.

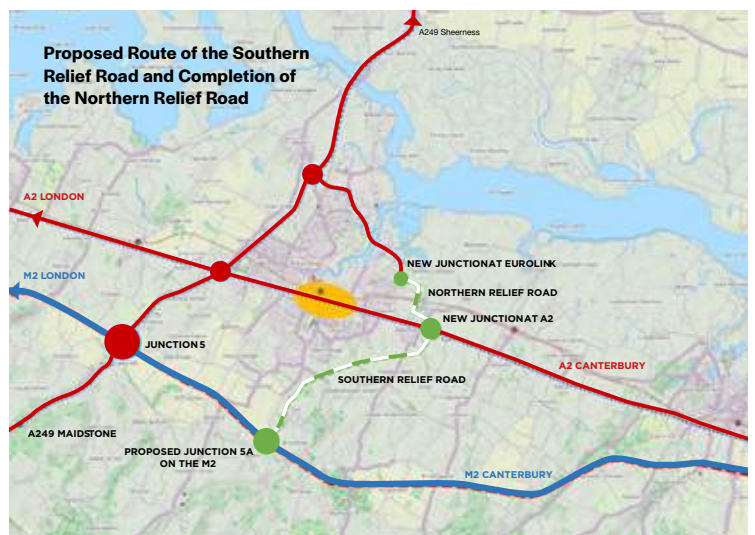
Crucially this results in a doubling of the number of motorway junctions serving the area and through the concept of land value capture the road is privately funded and built first giving the South East, Swale and Sittingbourne a major economic boost. As a piece of infrastructure of local, regional and national importance there are huge benefits to job creation, air quality, housing delivery, road functioning and the economic success of the area through unlocking the potential of Kent Science Park, Eurolink and the wider business community.

The proposal at Highsted Park has been designed to contribute significantly to the housing, employment and infrastructure needs of Swale over the next 30 years through the delivery of high quality, low carbon communities in which to live and work.



The Hub at Kent Science Park









### HOSPITAL (6HA)

### EDUCATION (2.05HA)

2FE Primary School	37,676sq.ft	3,500sq.m
SEN	2,153sq.ft	200sq.m

### RESIDENTIAL (45.68HA)

2,250 units      49.25 average density per ha

### CANTERBURY RUGBY CLUB (4.67HA)

New clubhouse and improvements to existing facilities

Proposed Masterplan



Indicative Image of the Proposed Hospital



Indicative Image of the Housing at Merton Park











# Merton Park

CANTERBURY

## KEY

	RESIDENTIAL
	HOSPITAL
	RUGBY CLUB
	SCHOOL
	OPEN SPACE
	LOCAL CENTRE

**AN EXEMPLAR OF MIXED-USE DEVELOPMENT, ON A HIGHLY SUSTAINABLE SITE CLOSER TO CENTRAL CANTERBURY THAN ANY OTHER SITE, DELIVERING ACCELERATED AND SUSTAINABLE GROWTH WITH THE INCLUSION OF A NEW HOSPITAL SHELL FOR THE EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST, OFFERING A ONCE IN A GENERATION OPPORTUNITY TO REDEFINE THE PROVISION OF ACUTE HEALTHCARE SERVICES IN EAST KENT.**

Quinn Estates, in partnership with the landowners, are driving forward a mixed-use development that can incorporate game-changing health infrastructure for the residents of Canterbury and East Kent. With deliverability a key component of the decision-making process, Merton Park is exceptionally well placed to be able to deliver significant housing, early in the plan period.

*“We are convinced that a single specialist acute hospital for the whole of East Kent is long overdue. Only this will attract the high-quality specialist consultants, surgeons and nursing staff that our people need. This hospital has got to be in the centre of East Kent. This means Canterbury. The Kent and Canterbury has done wonderful service over the years, but its buildings are old and cannot be transformed into a fit-for-purpose modern hospital. The only chance of getting the best outcome for East Kent, given the financial problems of the NHS, is to accept the offer of a brand- new building by Quinn Estates. We have good reason to take the offer seriously, as has the NHS and we support this proposal to construct the new hospital building.”*

**Martin Vye**  
Chair of the Option 2 Group





# BINBURY PARK

GARDEN VILLAGE

## BINBURY PARK IS THE CREATION OF AN EXEMPLAR GARDEN VILLAGE IN THE GARDEN OF ENGLAND THAT WILL FUND MAJOR STRATEGIC HIGHWAYS IMPROVEMENTS.

Binbury Park is not a stand-alone development but is situated on a piece of flat, visually contained land which is of low agricultural value and between three major pieces of infrastructure and existing development in the AONB including the A249, Kent County Showground and Detling Aerodrome Industrial Park.

The vision is for:

- Nationally significant highways improvements funded by the development
  - 1,700 new homes with policy compliant affordable
  - 50 self-build plots
  - Significant community facilities including a new primary school and a special educational needs facility in collaboration with the National Autistic Society and a medical centre
  - A nationally significant new business park creating over 1,500 new jobs
  - Creation of a new country park which, combined with White Horse Wood, will create one of Kent's largest managed green spaces
  - A game changing sports hub for Maidstone Rugby Club
  - A pioneering food and drink hub to serve small, medium and large businesses in one of the UK's fastest growing sectors
- This proposal will deliver nationally significant strategic highways infrastructure improvements to the A249/M20/M2 corridor which would substantially improve safety and traffic management to the network.

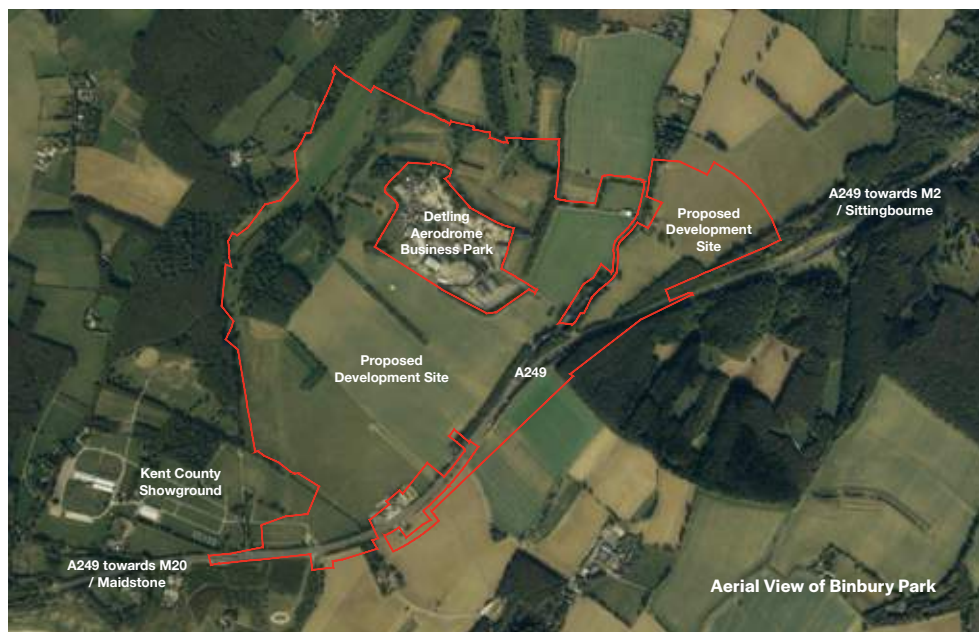
In addition, the proposal includes:

- M20 (J7) upgrading
- Grade separated junction on the A249
- New showground access with acceleration/deceleration lanes

The scheme results in major social, environmental, sporting and economic benefits in accordance with para 172 of the NPPF which seeks developments to show exceptional circumstances that are in the public interest.















# STONEHOUSE PARK

SEVENOAKS KENT

## STONEHOUSE PARK IS A PROPOSAL FOR A HIGHLY SUSTAINABLE NEW SETTLEMENT THAT MAXIMISES THE OPPORTUNITIES AFFORDED BY THE SITE'S UNIQUE PROXIMITY TO A PUBLIC TRANSPORT HUB.

The scheme would deliver a genuine balance of uses, including new homes, employment space, community and education facilities, and one of the region's premier sports hubs.

- Public Open Space – 78 acres representing 48% of the overall site
- 480 open market homes
- 320 affordable homes (40%)
- 12 acres of rugby pitches and facilities
- 10 acres of hockey pitches and facilities including 4,000sq.ft clubhouse
- Primary school
- Village hub including start up commercial space
- 11.75-acre care village
- 200 space multi-level car park adjacent to Knockholt Train Station

Knockholt National Rail station (Zone 6, Oyster Card) is located to the immediate north of the site and provides a regular Southeastern service, with direct trains to London Charing Cross operating on a half-hourly basis. Junction 4 of the M25 is less than two kilometres from the site.

The proposal includes a purpose-built sports hub that will provide a new home for one of the country's top-ranked hockey clubs, Sevenoaks, and bolster the training facilities of Sevenoaks Rugby Club. This unprecedented investment will create a sporting legacy for thousands of senior and junior members.

*Sevenoaks Council know that the district is in need of state-of-the-art sports facilities and what is being offered here is transformational giving us the confidence to back the development. It takes us to another level, giving the community and our club some of the best facilities in the country and promoting health and wellbeing at a local level."*

**Trevor Nicholson**

Chairman of Sevenoaks Rugby Club



# North Weald Park

## A ONCE IN A GENERATION OPPORTUNITY TO CREATE A MIXED USE DEVELOPMENT WITH AN INCREDIBLE SPORTING AND EDUCATION LEGACY FOR ESSEX AND EPPING FOREST DISTRICT.

Embodying garden village principles, the development will combine high quality housing with exceptional community, social and economic infrastructure.

The proposals incorporate the creation of 555 new homes with 40% affordable provision and a new business community from a developer with a very strong track record for the delivery of commercial space.

Through working with Epping Youth Football Club, the United Karate Association, North Weald Cricket Club, the North Weald Scouts and North Weald Angling Club, the development can deliver a legacy of enhanced sporting facilities for the people of Essex.

The application includes the delivery of a Strategic Country Park Suitable Alternative Natural Green Space (SANG) that will ensure the recreational impact of development on the Epping Forest is mitigated.

In addition, the proposal includes a electric park and ride that will provide for zero carbon bus journeys to Epping Station, reducing congestion and the impacts of vehicles impacting on the Air Quality of the Epping Forest.

*"This development provides the facilities that local sports clubs so desperately need. These facilities will provide for thousands of members both now and for generations to come."*

**Chris Gossan**

Club Chairman, Epping Youth Football Club



Epping  
Youth FC



3rd North  
Weald Scouts



United Karate  
Association



Indicative Images of North Weald Park







**Proposed Masterplan**



**Indicative Images of North Weald Park**





Indicative Images of New Homes in Thanington



Indicative Images of New Homes in Thanington



Indicative Images of New Homes in Thanington





**COCKERING  
FARM**

CANTERBURY

## Thanington Park

CANTERBURY

### QUINN ESTATES LED THE SECURING OF CONSENT FOR A NEW COMMUNITY IN CANTERBURY.

Thanington Park, previously consented as a golf course, was excluded as a draft allocation in the Local Plan. Quinn Estates identified the opportunity for the delivery of a bespoke hospice facilities, which was fundamental to the project's success. Planning permission was subsequently granted 11 months later.

Adjoining this scheme, Quinn Estates obtained consent for a further development called Cockering Farm.

Collectively, the sites now have consent for the following:

- Creation of 1,150 new homes including 30% affordable;
- 80,000sq.ft grade 'A' office campus;
- A new primary school;
- A new £9m facility for the Pilgrims Hospices funded by Pentland and Quinn Estates;
- 50 hectares of open space including new allotments, playing fields, a cricket pitch, new parkland and wildlife corridors. This represents one of the largest provisions of green infrastructure in Canterbury in recent history.
- Major improvements to the functioning of Canterbury's road network resulting in enhancements to the air quality
- Section 106 contributions amongst the highest ever delivered in the district

*"It is an important step to continuing to provide state-of-the-art end-of-life care to our local community."*

**Elizabeth Sharp**

Chairman of the major projects committee at  
Pilgrims Hospices





## WISES LANE IS A HIGH-QUALITY URBAN EXTENSION TO SITTINGBOURNE WHICH PROVIDES EXCEPTIONAL COMMUNITY, SOCIAL AND ECONOMIC INFRASTRUCTURE.

As an allocated site, the proposal combines open market housing in the midst of a housing crisis with the community infrastructure that supports a comprehensive development resulting in a well-planned extension that supports Swale's regeneration agenda.

The scheme provides:

- 675 new homes
- 12% affordable housing which is above local policy
- Strategic highways improvements between Borden Lane and Chestnut Street to reduce traffic congestion and improve air quality
- State of the art facilities for Sittingbourne Rugby Club, the borough's largest community sports club
- Contribution to existing medical facilities to support new and existing residents
- A new primary school
- Large areas of new publicly accessible parkland
- Circa 370 construction jobs per annum
- Over £25m a year into the local economy from the completed homes
- A £78m economic output during the construction phase
- Circa £13.5m in S106 infrastructure

*"Quinn Estates' reputation for putting the community at the heart of development has come to the fore at Wises Lane, where a much needed state-of-the-art rugby facility is the focal point of a mixed-use scheme."*

**Sittingbourne Rugby Club**







Indicative Image of the New Rugby Facilities for Sittingbourne RFC





Indicative Masterplan for Cottington



Completed House in Dover by Quinn Estates







# COTTINGTON

NORTH WEST DEAL

## COTTINGTON IS A VISION FOR A HIGHLY SUSTAINABLE, MIXED-USE COMMUNITY IN DEAL.

The Proposal at Cottington has been designed to contribute significantly and at speed to the delivery of housing numbers in Deal and Dover through the delivery of a high quality, low carbon community in the most sustainable location of any new development, be they allocated or unallocated and closest to the town centre of any site.

The vision is to create the most sustainable development in the South East set adjacent to the 230- acre Betteshanger Country Park to create a green lung of circa 500-acres, one of the largest areas of publicly accessible green space in the region.

The housing includes the delivery of 30% affordable units and thus supports all members of the community.

A scheme that delivers circa 975 new dwellings comprising 1,2,3,4 and 5 bed houses and apartments helping to meet existing and future needs of the district.

The potential delivery of self-builds/custom builds in a district with an unmet need for this style of housing delivery.

The housing will be integrated with schools, health, local services, education and green infrastructure.

A new state-of-the-art clubhouse for Deal & Betteshanger Rugby Club and financial support for Deal Football Club at their existing location. This would be transformational for the clubs and would be funded through the development of Cottington.

A brand-new facility for Dover Outreach Centre to support the work they do in supporting the disadvantaged and homeless in the district.

Cottington supports Dover's transition to a low carbon economy through implementing green measures to individual homes but also across the wider site through adopting the latest green technology, including battery storage, to lead the way in sustainable development



Completed House in Deal by Quinn Homes





# BETTESHANGER GROVE

## THE PROPOSAL FOR BETTESHANGER GROVE UTILISES A PREVIOUSLY DEVELOPED PARCEL OF LAND THAT HAS BEEN ALLOCATED FOR NEARLY TWO DECADES.

After significant public investment in roads and utilities, it is now imperative to find an alternative use for the site given no commercial buildings were ever delivered.

The proposal includes a more sustainable mix of uses to meet identified local needs including new homes, retail and employment space.

The development of Betteshanger Grove is a vital component in the funding of Betteshanger Country Park.

Quinn Estates, the new owners of Betteshanger Country Park, have put significant investment into delivering green infrastructure along with leisure and tourism improvements and cultural events.

The delivery of the Kent Mining Museum and visitor centre is the next phase, supported financially by Betteshanger Grove.

- 135 new homes (2-4 beds)
- 63 policy compliant affordable homes (1, 2 & 3 beds)
- 12 self-build plots (4 & 5 beds)
- A scheme of office space from converted shipping containers delivering 200 jobs
- A new local centre, supporting Betteshanger
- Restoration of the community park and landscaped environment



Indicative Image of Betteshanger Grove



The Existing Road Network at Betteshanger Grove









Indicative Images of Newtown Works



Indicative Images of Newtown Works



Indicative Images of Newtown Works





# ASHFORD INTERNATIONAL STUDIOS



**WIDELY REGARDED AS ONE OF KENT'S MOST IMPORTANT REGENERATION PROJECTS, IN APRIL 2020 ASHFORD BOROUGH COUNCIL RESOLVED TO GRANT CONSENT FOR THE QUINN ESTATES LED NEWTOWN WORKS PROJECT, AN AMBITIOUS £250M FILM STUDIO DEVELOPMENT.**

NTW is centred around putting Ashford in the limelight as a significant new player in the streaming revolution with a commercially led development focused on the creation of TV and film production space. As one of the county's most high profile brownfield sites, the proposal put forward by Quinn Estates represents the evolution of a redundant 12.6 acre former railway works into an exciting mixed-use scheme totaling nearly 1m sq.ft of restored listed buildings and brand new space.

To be known as Ashford International Studios, the scheme next to the International Station has attracted some heavyweight partners in The Creative District Improvement co and Time + Space Studios who collectively work with some of the world's largest TV and film companies.

This major regeneration project involves the creation of the following:

- Brand new 200,000sq.ft world class film studio complex
- 90,000sq.ft of business space in the Grade II Listed former engine sheds
- Media village designed for SME's and supporting industries with higher education partnerships established to deliver opportunities in this growth sector for Kent's ambitious students
- 120-bedroom hotel with conference and event space
- 62 serviced apartments
- Multi-storey car park
- On site restaurants and retail space with a landscaped promenade running the full length of the estate
- 302 one-and two-bedroom apartments over five floors of the Grade II Listed former locomotive sheds







## QUINN ESTATES SECURED PLANNING PERMISSION FOR A COMPREHENSIVE MIXED-USE DEVELOPMENT ON THE EDGE OF HERNE BAY IN SEPTEMBER 2015.

Crucially this site was the first strategic site, in the prevailing Local Plan, to deliver in the district, giving Quinn Estates a formidable reputation for delivery.

The development creates a number of significant community, environmental, social and economic benefits:

- Provision of 572 homes of mixed sizes and tenures, including 171 policy compliant affordable homes, meeting local housing requirements and significantly contributing to the Council's 5-year housing land supply.
- High quality homes set within a landscaped environment, increasing the availability and choice of housing in the local area.
- The provision of much needed state of the art sports facilities to enable Herne Bay Youth Football, Cricket, Tennis and Hockey clubs to continue to develop and enhance their clubs providing significant social and wellbeing benefits associated with sport in the community.

*"Quinn Estates pride themselves on doing what they say. With the delivery of The Herne Bay Sports Hub, we have got what we were promised and so much more."*

**Clive Cripps**  
Herne Bay Hockey Club



Completed Images of Herne Bay Sports Hub



Completed Images of Herne Bay Sports Hub





Completed Images of Herne Bay Sports Hub





Indicative View of the Wine Hub at Highland Court



Proposed Plan of Highland Court



Proposed Clubhouse for Canterbury FC





# HIGHLAND COURT

CANTERBURY

**THE OPPORTUNITY TO SUPPORT THE NEEDS OF BUSINESS THROUGH THE DELIVERY OF NEW AND MUCH NEEDED SPACE AT CANTERBURY'S MOST STRATEGICALLY LOCATED EXISTING BUSINESS PARK ON THE A2, ALONG WITH A SPORTING CENTRE OF EXCELLENCE AND A MAJOR TOURISM ATTRACTION FOCUSED ON THE DRINK SECTOR WITH CHAPEL DOWN.**

Highland Court is a response to Canterbury City Council's Call For Sites and focuses on economic development. The vision is to deliver a development that excites, educates and inspires with massive economic, social, sporting, tourism and environmental gains. The proposal is for a mix of uses including commercial space (warehouse, office and light industry) alongside a centre of sporting excellence anchored by Canterbury City Football Club and a wine and cider works and visitor centre in partnership with the UK's leading premium drinks brand Chapel Down.

Highland Court is the only location that a proposal like this can be delivered as it is located off an underutilised junction on the A2, it means no major infrastructure works are required in order to deliver a viable extension to one of the district's most successful business locations and a location where a tourism offering can succeed.

The site is located within the AONB and has been subject to significant development in recent years including an allocation for commercial space in the Local Plan. By virtue of its AONB designation, the land has a lower value meaning that the landowners/development team can be more generous in delivering for the football club, a centre of sporting excellence and in essence deliver a major community benefit, for a lower level of development quantum, when ordinarily it would be unviable to do so.





# HOPLANDS PARK

CANTERBURY

**QUINN ESTATES PURCHASED AN UNALLOCATED 70 ACRE PARCEL OF LAND IN CANTERBURY AND SET ABOUT CREATING A VISION FOR A NEW VILLAGE EXTENSION THROUGH WORKING WITH THE LOCAL COMMUNITY.**

As part of the development, a £1m construction and engineering apprenticeship centre is being created for Canterbury College. This is alongside brand-new retail space for the village, along a main arterial road and a huge area of green space providing publicly accessible open space for local residents.

The scheme was granted consent by the planning committee with a unanimous vote in April 2017.

Cllr Ashley Clark, Vice Chairman of the Planning Committee said prior to voting:

*“Outstanding community, ecological, social and educational benefits that outweigh any consideration under the Local Plan that granting would be fully in accordance with the spirit and letter of the NPPF.”*



Completed Houses at Hoplands Park









Images of the Completed Connect 38



Images of the Completed Connect 38



Images of the Completed Connect 38





## QUINN ESTATES WERE SELECTED BY ASHFORD BOROUGH COUNCIL TO PARTNER THEM ON THE LONG AWAITED DELIVERY OF THE ASHFORD COMMERCIAL QUARTER.

The result is an 88,000sq.ft grade 'A' office block in a prime position in the centre of Kent's fastest growing town and adjacent to Ashford International Train Station.

Taking inspiration from the existing brick warehouses in the area, the first phase of the Ashford Commercial Quarter is a landmark building offering modern office and retail space.

Set over six floors, the scheme provides exceptional and adaptable open plan B1, A1, A2 and A3 space, offering a contemporary working environment for dynamic and ambitious businesses.

- Kent's largest new office building to be built in the past decade
- Creation of 300 construction jobs
- 500 long term jobs
- Business rates of in excess of £1m per annum

The building has become a home for some of the most dynamic companies and attracted significant inward investment to both Ashford and Kent. Tenants include the accountants Wilkins Kennedy, consulting engineers MLM, development and infrastructure consultant PBA, international flooring brand Tarkett, digital software company PageSuite, cosmetic dentists Pennypot and Ashford Borough Council.

Connect 38 won the Commercial, Industrial and Retail development of the year category at the 2018 Kent Development and Design Awards.

*"We've been hugely excited to watch the construction of Connect 38. Now, it has come to fruition and it's even better than we could have imagined."*

**Cllr Gerry Clarkson**

Leader of Ashford Borough Council



# THE SPIRIT OF SITTINGBOURNE

QUINN ESTATES WERE INVITED  
BY SWALE BOROUGH COUNCIL  
TO PARTNER IT WITH U&I  
PLC AND ESSENTIAL LAND  
TO SEEK PLANNING AND  
DELIVER THE LONG AWAITED  
£110M REGENERATION OF  
SITTINGBOURNE TOWN CENTRE.

Within 6 months of our involvement, we had a planning application submitted for a scheme of 215 apartments, an 8-screen cinema, 7 restaurants, a multi storey car park, big box retail space and a new public realm alongside highway improvements.

The development will deliver:

- 800 construction jobs a year
- £8m of spend into the local economy a year
- 230 long term jobs
- £250,000 of annual business rates
- Economic output of £38m annually from the construction phase

Occupiers include:

- The Light Cinema chain
- 63-bed Travelodge
- A 9-Lane Bowling Alley
- Nando's
- Sentado Restaurant
- Food Warehouse
- Home Bargains
- Costa Drive-Thru



Images of the Completed Spirit of Sittingbourne Project



Images of the Completed Spirit of Sittingbourne Project





Images of the Completed Spirit of Sittingbourne Project





**Quinn  
Estates**



A photograph of a modern building with large glass walls and doors, set against a sunset sky. The interior floor is made of light-colored wood, and a patterned rug is visible near the entrance. The text "BUILDING YOUR FUTURE" is overlaid in the center.

# BUILDING YOUR FUTURE





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[www.quinn-estates.com](http://www.quinn-estates.com)









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FUTURE

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