

A white circular logo containing the text "Quinn Estates".

Quinn
Estates

**BUILDING
YOUR
FUTURE**

AWARD-WINNING PLACE MAKING

Property
Awards 2020
WINNER

Winner of
Property Week Awards
Irvine Sellar Award

Kent **Design &
Development**
Awards 2018

Winner of
Commercial, Industrial &
Retail Development 2018

housebuilder **WINNER**
awards 2023

Winner of
Best Community Initiative for the EKC
Civil Engineering Training Centre

housebuilder
Awards
WINNER 2021

Winner of
Best Small Housebuilder
2021



Winner of
Best Small Housebuilder
2021



Winner of
Best Family Home
2021

Quinn
Estates

MAKING
EXTRAORDINARY
PLACES



Connect 38, Ashford – Winner in the Kent Design & Development Awards



The Award-Winning Eversley Park, Sandgate

DEFINED BY
WHAT WE
DELIVER



Manor Barn
Winner of Best Family
Home in The Evening
Standard Awards

THROUGH THE
DELIVERY OF
HOMES, JOBS,
GREEN SPACE AND
INFRASTRUCTURE WE
CREATE EXCEPTIONAL
COMMUNITIES

COMMUNITY INFRASTRUCTURE
URBAN REGENERATION
STRATEGIC LAND
BROWNFIELD



Harrison Court, Charing – Award-Winning Restoration

INDUSTRIAL
NEW HOMES
OFFICE
SPORTS

EDUCATION
MEDICAL
RETAIL
LEISURE



The Foundry Business Park, Faversham

Quinn Homes

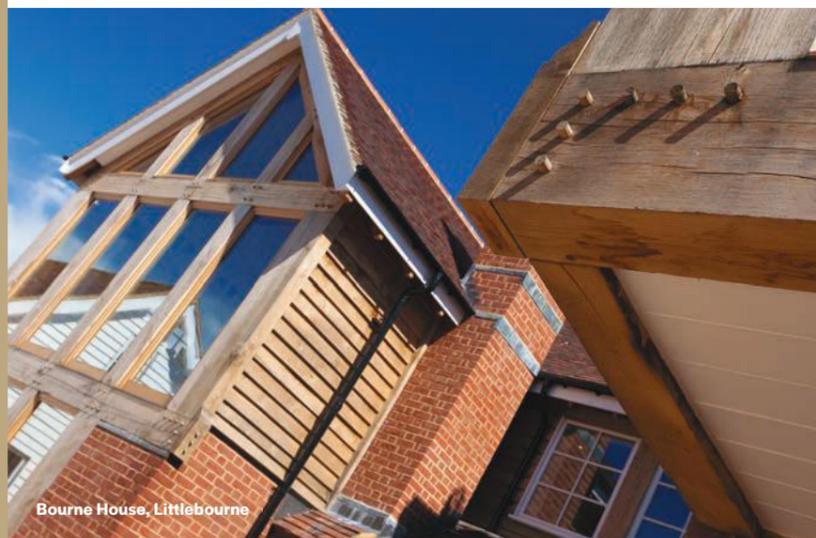
QUINN HOMES IS ONE OF KENT'S LEADING DEVELOPERS OF OUTSTANDING NEW HOMES

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.

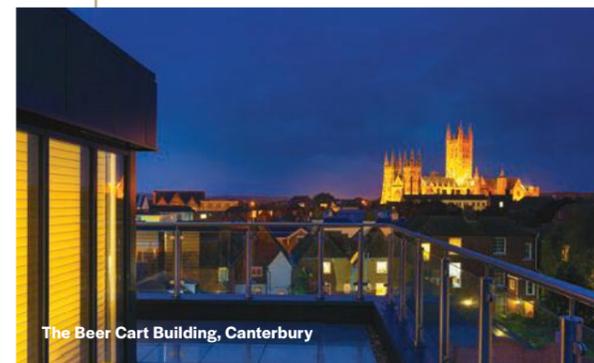
From exceptional bespoke dwellings, the restoration and conversion of heritage buildings and the delivery of new homes and apartments, Quinn Homes has consistently demonstrated a dedication to delivering homes of the utmost quality.



The Engine Sheds, Hammill



Bourne House, Littlebourne



The Beer Cart Building, Canterbury



Pottery Grove, Deal

AWARD WINNING

The buildings we create are our legacy.

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

Winner of
Commercial, Industrial &
Retail Development

housebuilder
awards2023
WINNER

Winner of
Best Community Initiative
for the EKC Civil Engineering
Training Centre

housebuilder
Awards
WINNER 2021

Winner of
Best Small Housebuilder
2021

What
House?
AWARDS 2021
GOLD WINNER

Winner of
Best Small Housebuilder
2021

Evening
Standard
NEW HOMES
AWARDS 2021
WINNER

Winner of
Best Family Home 2021

DELIVERING AFFORDABLE HOMES

Quinn Estates partner with local councils and RSL's to deliver much needed affordable homes across Kent.



Affordable Homes Delivered in Herne Bay



FIRST HOMES POLICY

Quinn Estates were the first housebuilder to deliver a home under the First Homes policy in the Folkestone & Hythe District. The property comes with a 30% discount – held in perpetuity – and enabled a young teacher to acquire a property in the rural part of the district.



Images from Stonegate, Stelling Minnis



SUPPORTING COMMUNITIES WITH THE CREATION OF NEW AFFORDABLE HOMES

“

FROM A DEFECTS POINT OF VIEW I CAN'T FAULT QUINN ESTATES. THEY HAVE BEEN GREAT TO WORK WITH AND CONTINUE TO BE. THEY GO ABOVE AND BEYOND.”

NEW HOMES CUSTOMER CARE OFFICER
MOAT HOMES





HERNE BAY SPORTS HUB

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

Quinn Estates funded the development, contributing four times the sum 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**
- A new nursery and medical centre to support the residents of Hersden, Canterbury

AS ONE OF THE LARGEST COUNTRY PARKS IN THE SOUTH-EAST, QUINN ESTATES IS DRIVING FORWARD A MAJOR INVESTMENT PROGRAMME AT BETTESHANGER COUNTRY PARK TO ENHANCE THE SPORTING, CULTURAL AND EDUCATIONAL OFFERING.



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

£250K

A year on supporting local sport and charities

5

Sports hubs being planned





CIVIL ENGINEERING TRAINING CENTRE

HERSDEN, CANTERBURY



Mark Quinn, Cllr Georgina Glover and Graham Razey at the Grand Opening



£1.5m centre



3,000 sq.ft



Capacity for 300 students



Provides construction certifications through to full civil engineering apprenticeships

"We're incredibly proud of the training centre at Hersden. The centre will support employers in the civil engineering sector, enabling them to access the skilled staff they need to continue to flourish and grow. The project marks the culmination of a lot of hard work over several years, and we are very appreciative of everything that Quinn Estates has done in delivering our new centre despite the escalating costs. It is important to recognise the massive social impact that this will have, giving young people the opportunity to build great careers in a growing sector."

Graham Razey
Chief Executive Officer of EKC Group

A REPORT BY THE CONSTRUCTION SKILLS NETWORK IN JUNE 2022 FOUND THAT MORE THAN A QUARTER OF A MILLION EXTRA CONSTRUCTION WORKERS WILL BE NEEDED BY 2026 TO MEET PROJECTED DEMANDS IN THE UK CIVIL ENGINEERING SECTOR, SO THIS CENTRE, A FIRST OF ITS KIND, IS A HUGELY POSITIVE AND INNOVATIVE STEP IN ADDRESSING THIS.

housebuilder WINNER
awards 2023

Winner of
Best Community Initiative for the EKC Civil Engineering Training Centre

MAKING SPACE FOR NATURE

For too long development and the natural world have been seen as incompatible.

It's time to change the story.

Quinn Estates are on a journey to incorporate nature into the heart of their strategy.

New homes for people will mean new homes for nature too.



QUINN ESTATES IS PROUD TO PARTNER THE NATURE SCHEME

Nature Box is dedicated to making our human world become a wilder one.

By putting a box of wildlife friendly goodies into new build homes in the UK we want to create a community of people interested in enjoying and helping wildlife.

We've teamed up with some of the biggest names in wildlife supplies to make this happen and it means that it couldn't be easier to give nature a helping hand where it needs it most.

All it takes is an hours fun in the garden to get things started. Nature does the rest.



OWL AND KESTREL BOXES INSTALLED ACROSS OUR SITES



PIONEERED THE INSTALLATION OF SWIFT BRICKS IN OUR HOMES

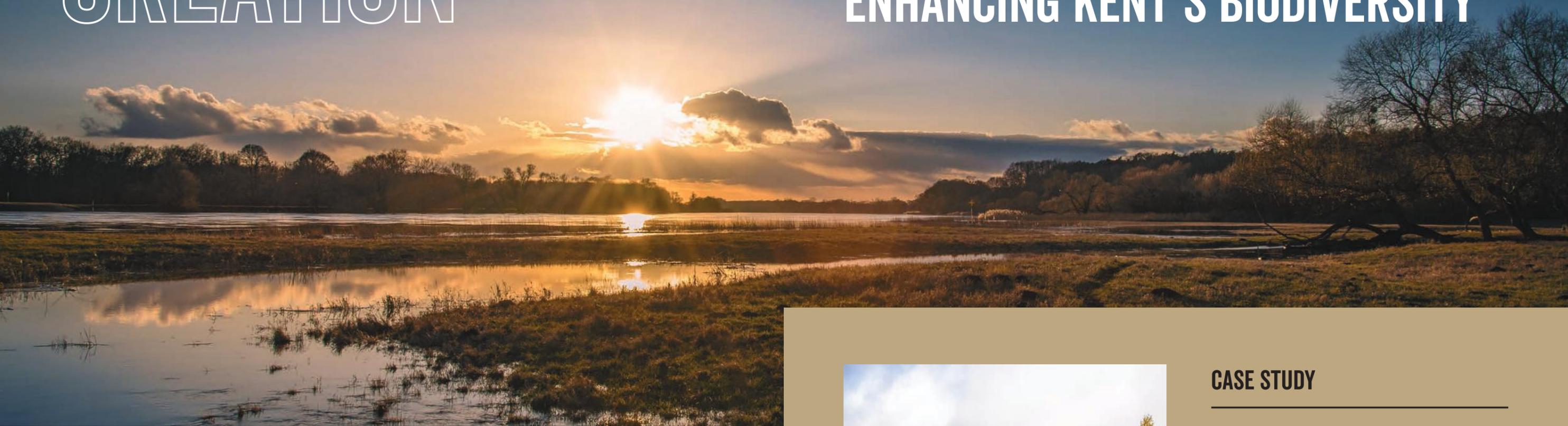
SUPPORTING THE NATURAL WORLD THROUGH NEW HABITAT CREATION



WETLAND AND POND CREATION TO AID BIODIVERSITY

WETLAND CREATION

QUINN ESTATES ARE DELIVERING
FIVE HECTARES OF WETLANDS
CREATING HAVENS FOR WILDLIFE
ENHANCING KENT'S BIODIVERSITY



Wetland at Eddington Park, Herne Bay



CASE STUDY

CONNINGBROOK PARK WETLAND

- 6 hectares
- Using functional floodplain
- £5m build cost
- Enhances the natural and local environment

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, Charing



Spirit of Sittingbourne



The Foundry Business Park, Faversham

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

Kent **Design & Development** Awards

Winner of Commercial, Industrial & Retail Development



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



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

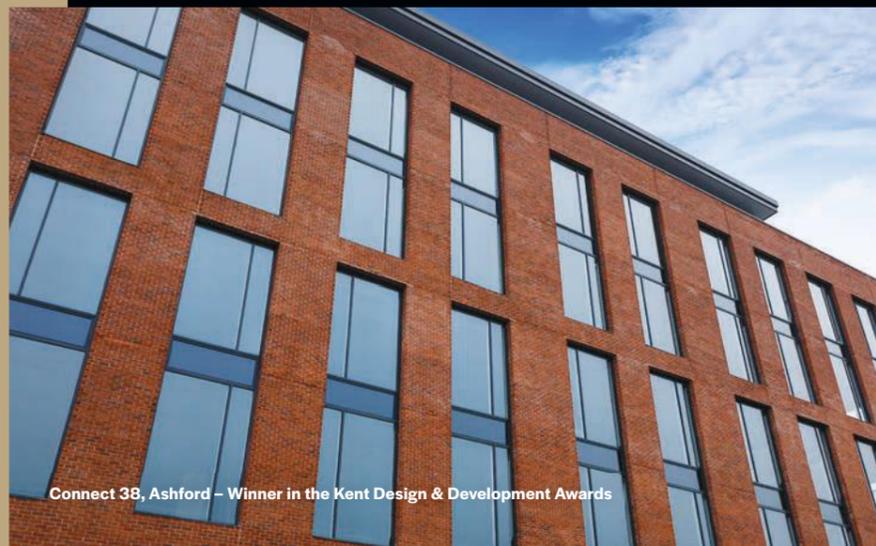
We work with some of the country's most forward-thinking architects and consultants. Through these collaborations, we see first-hand how our buildings bring vitality and vibrancy and deliver a long-term legacy to the communities in which we develop.



Connect 38, Ashford – Winner in the Kent Design & Development Awards



The Foundry Business Park, Faversham



Connect 38, Ashford – Winner in the Kent Design & Development Awards



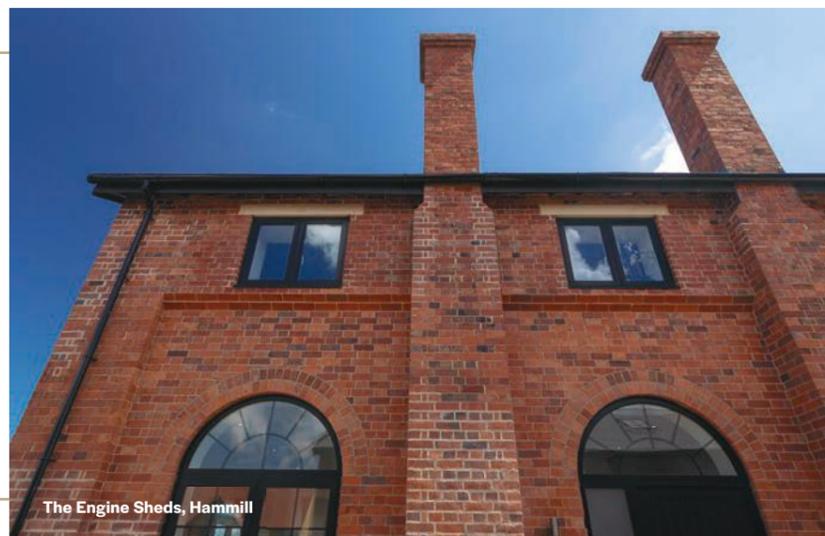
Riverside Park, Ashford

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 Old Waterworks – An Art Deco Inspired Development of Homes in Charing



The Engine Sheds, Hammill

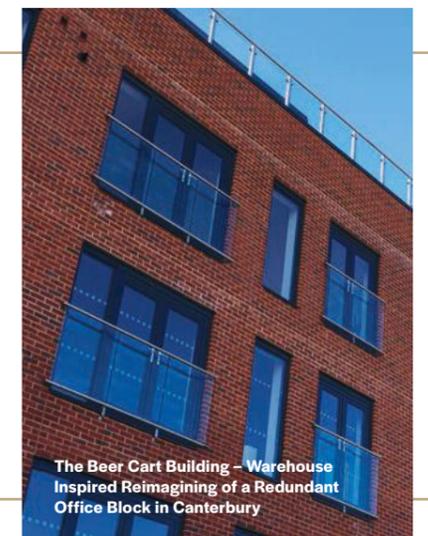


Development of the Year

The Engine Sheds



The Kingsbridge – Restoration of an Arts and Crafts Gothic Revivalist Building in Canterbury



The Beer Cart Building – Warehouse Inspired Reimagining of a Redundant Office Block in Canterbury



BUILDING A LOW-CARBON ECONOMY

The first developer to deliver EV charging points in the Dover district

The first developer to use air source heat pumps in the Folkestone & Hythe district

The first developer in Kent to do an EPC 'A' rated large scale development

QUINN ESTATES IS COMMITTED TO HELPING BUILD A LOW-CARBON ECONOMY

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.



All images from Grove Park, Sellindge

GROVE PARK
SELLINDGE

KENT'S LARGEST EPC 'A' RATED DEVELOPMENT

Grove Park demonstrates how sustainable living need not compromise on luxury with homes at the development achieving the highest EPC rating.

Quinn Homes' commitment to decarbonising its homes has resulted in a low carbon specification which features solar PV panels, energy-efficient underfloor heating, air source heat pump, electric vehicle fast charging points and increased insulation.



**EPC 'A' RATED
DEVELOPMENT**



**SOLAR
TECHNOLOGY**



**ENERGY EFFICIENCY
BUILT IN**



**AIR SOURCE
HEAT PUMPS**



**HIGHLY EFFICIENT
INSULATION**

SELF-BUILD

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.

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

**Evening
Standard**
NEW HOMES
AWARDS 2021
WINNER

**Manor Barn
Best Family Home**



“SEARCHING FOR A SUITABLE PLOT AND NAVIGATING THE PLANNING SYSTEM IS SO VERY DIFFICULT MEANING ONLY THE FORTUNATE FEW CAN TRULY ACHIEVE THEIR DREAM OF BUILDING THEIR OWN GRAND DESIGN. QUINN ESTATES HAVE SUCCESSFULLY ENABLED MY FAMILY AND I TO MAKE OUR DREAM A REALITY AND THEIR COMMITMENT TO THE SELF-BUILD MARKET WILL BE REWARDING FOR SO MANY OTHER FAMILIES.”

MARK WYNN
Hammill Park Self Builder



PRESTON BARNs

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.



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.



GROVE PARK

As part of a village extension in Sellindge, near Ashford, Quinn Estates won consent for 24 self-build plots.

With the creation of a comprehensive design code, the materiality and design ethos helps to keep each plot in keeping with the wider surrounds. This approach helps to deliver an exceptional overall development.

GREAT

PLACES

CREATED BY

QUINN ESTATES



**EDDINGTON
PARK**
HERNE BAY



HERNE BAY
SPORTS HUB

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

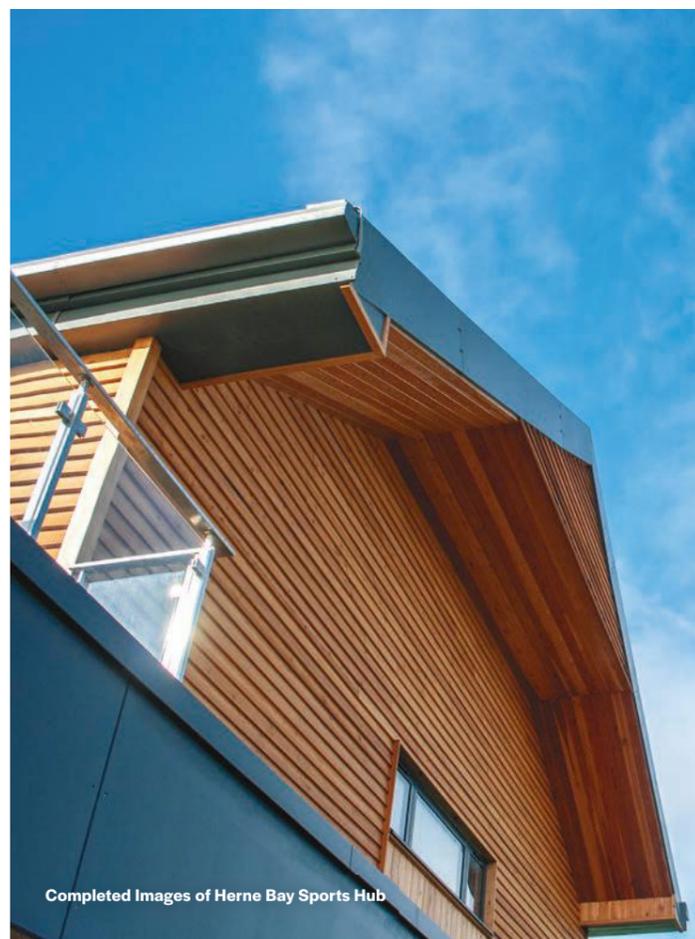
Crucially this site was the first strategic site, in the prevailing Local Plan, to deliver in the district, giving Quinn Estates a formidable reputation for delivery.

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



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 delivered:

- 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





CONNECT

THIRTY EIGHT

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.

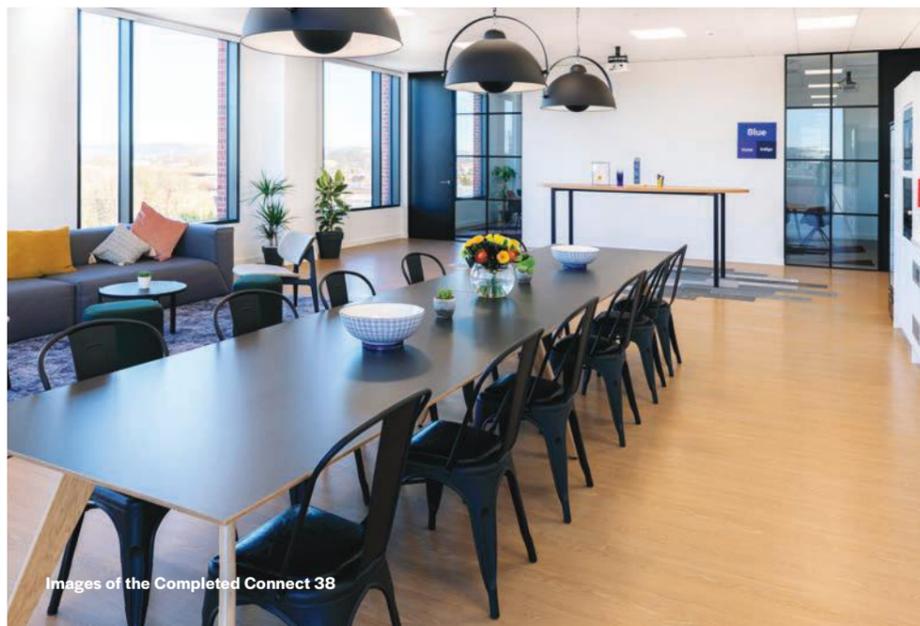
- Kent's largest new office building to be built in the past decade
- Creation of 300 construction jobs
- 500 long term jobs
- Business rates of in excess of £1m per annum

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 Azets, 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





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 £1.5m construction and engineering apprenticeship centre is being created for EKC Group. 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.

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.”



Images of the completed Civil Engineering Training Centre





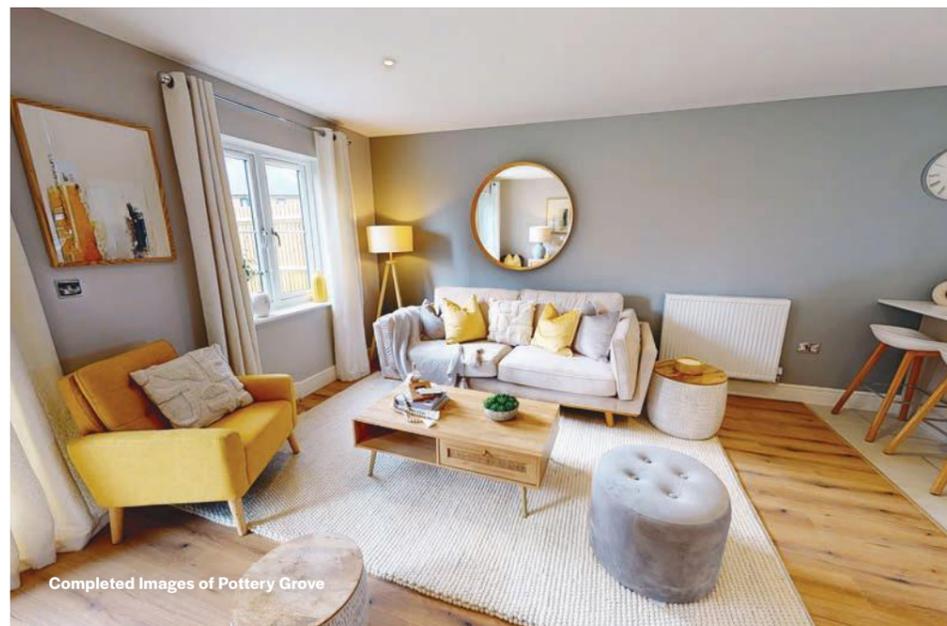
**POTTERY
GROVE**
- DEAL -

**POTTERY GROVE IN DEAL IS A
HUGELY SUCCESSFUL EXAMPLE
OF THE REGENERATION OF A
BROWNFIELD URBAN SITE.**

Occupied by motor uses, Quinn Estates acquired the site which had significant constraints.

Working with the local council and stakeholders such as KCC and SELEP, a plan was created to deliver a new relief road to ease congestion at key junctions in the town.

Consented for around 220 new homes, Pottery Grove has delivered exactly what it set out to do and regenerated an area delivering highways betterment, new jobs and new homes.



Completed Images of Pottery Grove



The Potter's Building, Deal



THE
**POTTER'S
BUILDING**
- DEAL, KENT -

At the entrance to the development, we have created The Potter's Building, a collection of 25 new apartments in a landmark building.

With 1, 2 & 3 bedroom apartments, The Potter's Building is renowned for its exquisite detailing which includes a mansard roof.

GREAT

PLACES

PLANNED BY

QUINN ESTATES



BEESTON PARK

NORWICH

OVER THE NEXT 20 YEARS, BEESTON PARK WILL BECOME A COMMUNITY FOUNDED ON THE PRINCIPLES OF TRADITIONAL TOWN-BUILDING COMBINED WITH THE BEST OF CONTEMPORARY SUSTAINABLE DESIGN.

Outline planning permission has been granted for Beeston Park, a development of 3,520 new homes and supporting jobs and infrastructure. Less than three miles from the centre of the historic city of Norwich and close to the Norfolk Broads, Beeston Park will also incorporate new schools, community facilities and a new Country Park.

Located on over 600 acres, set amidst beautiful Norfolk countryside, Beeston Park will be a new neighbourhood that breaks the mould of contemporary settlement planning.

Beeston Park will be somewhere people can find a home they love in a place that feels and functions like a traditional town.

- The largest planning permission in the country in 2023
- Unlocked Norfolk's largest allocation and one that had been held up for 10 years
- Delivers both on and off-site nutrient neutrality solutions
- Provides for a new east west link road which also serves Norwich Rugby Club
- Significant highways improvements to the local area
- Two new primary schools
- Circa 400 new affordable homes
- Significant public open space and country park
- A new town square to act as retail, leisure and employment focal point for Beeston Park





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



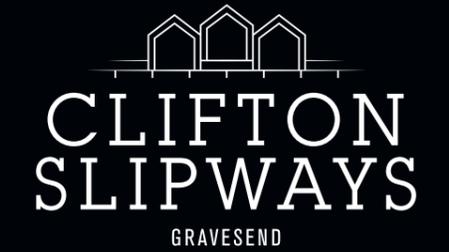
Masterplan for Conningbrook Park



Indicative Images of Conningbrook Park



Indicative Images of Conningbrook Park



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.
- 236 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



Indicative Images of Clifton Slipways



Indicative Images of Clifton Slipways





Highsted Park

GARDEN VILLAGE

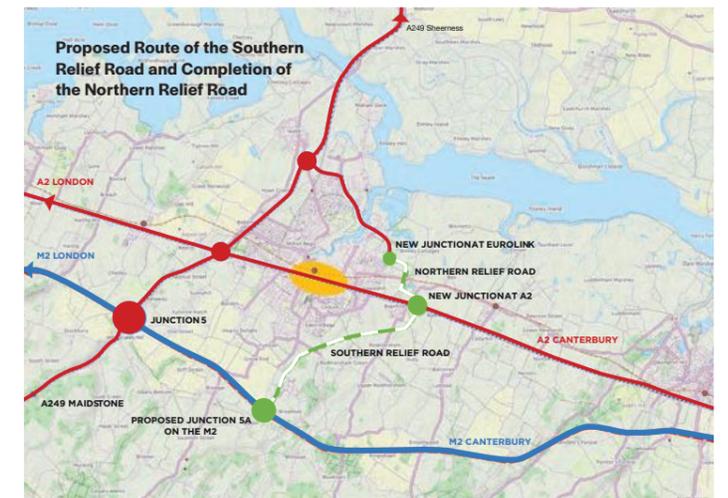


QUINN ESTATES, IN PARTNERSHIP WITH KENT SCIENCE PARK AND A CONSORTIUM OF LOCAL LANDOWNERS, ARE DRIVING FORWARD A MIXED-USE DEVELOPMENT THAT INCORPORATES GAME-CHANGING INFRASTRUCTURE FOR THE RESIDENTS AND BUSINESSES OF SITTINGBOURNE, SWALE AND THE SOUTH-EAST.

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.



Merton Park

CANTERBURY

AN EXEMPLAR OF MIXED-USE DEVELOPMENT, ON A HIGHLY SUSTAINABLE SITE CLOSER TO CENTRAL CANTERBURY THAN ANY OTHER SITE, DELIVERING ACCELERATED AND SUSTAINABLE GROWTH.

Quinn Estates, in partnership with the landowners, are driving forward a mixed-use development.

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.

The Quinn Estates ethos of creating significant community betterment is evident at Merton Park with new state-of-the-art facilities proposed for Canterbury Rugby Club.



KEY

- RESIDENTIAL
- RUGBY CLUB
- SCHOOL
- OPEN SPACE

Proposed Masterplan



Indicative Image of the Housing at Merton Park





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





**COCKERLING
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 Cockerling 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



Indicative Images of New Homes in Thanington



Indicative Images of New Homes in Thanington





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



Location of Betteshanger Grove in Relation to Betteshanger Country Park



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 creation of a high quality, low carbon community.

This is the most sustainable location of any new development, 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.

The scheme proposes circa 500 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.

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.



Indicative Masterplan for Cottington



Completed House in Dover by Quinn Estates



Completed House in Deal by Quinn Homes

**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



Indicative Images of Newtown Works



Indicative Images of Newtown Works



Indicative Images of Newtown Works



Indicative View of the Wine Hub at Highland Court



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.

Highland Court is a response to Canterbury City Council's Call For Sites and focuses on economic development.

Planning consent has been granted for over 200,000sq.ft of warehouse space and a winery to be occupied by the UK's leading wine producer 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.

The site is located within the Kent Downs National Landscape and has been subject to significant development in recent years including an allocation for commercial space in the Local Plan.





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YOUR
FUTURE





DELIVERING
EXCEPTIONAL
COMMUNITIES

AWARD-WINNING PLACE MAKING



Winner of
Property Week Awards
Irvine Sellar Award



Winner of
Commercial, Industrial &
Retail Development 2018



Winner of
Best Community Initiative for the EKC
Civil Engineering Training Centre



Winner of
Best Small Housebuilder
2021



Winner of
Best Small Housebuilder
2021



Winner of
Best Family Home
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