

THE
**ENGINE
SHEDS**

HAMMILL PARK
SANDWICH • KENT

Quinn
Homes





BUILT TO LAST



The striking facades of The Engine Sheds reflects the industrial heritage of their day. Designed to be strong, they showcase the endeavour and craftsmanship of 20th century industrialists.

This strength saved them from dereliction ready for a new 21st century chapter with Quinn Homes bringing them back to life.

STUNNING EXAMPLES OF KENT'S INDUSTRIAL HERITAGE

With their high walls of brickwork, punctuated by a multitude of arched and circular windows and industrial features, The Engine Sheds retain their original sense of purpose as working structures.



**STRIKING AND
MONUMENTAL, THEY
REMAIN AS IMPRESSIVE
TODAY AS WHEN BUILT
OVER 100 YEARS AGO.**

The Engine Sheds are steeped in over 100 years of history. Built in the early 20th century, The Engine Sheds were built to serve the Hammill Colliery, a colliery that never actually produced any coal and closed down in 1914.

A train line called the East Kent Light Railway was built to connect up the East Kent Coalfields with The Engine Sheds central to the functioning of the entire network up until 1948.

Used during The Great War to stable cavalry horses ahead of deployment to France, the buildings also stored food rations.

The Hammill Brick Company was established in 1926 and used all of the buildings planned for the colliery and produced bricks up until 2008.

One of Hammill Bricks first commissions was to produce road paving bricks patented by Monnier of Paris. They were used across Paris to create some of the most famous cobble streets where they still exist.



THE SOARING CEILINGS AND VAST SCALE OF EACH HOUSE IS OF AN EXCEPTIONAL SIZE, A RARITY IN TODAY'S MARKET.

Light and space are the overwhelming features of The Engine Sheds. Oak floors, set against white walls emphasise the sunlight as it pours through the tall, gallery windows.

This overwhelming sense of space is further accentuated on the first floor where the high vaulted windows and rooflights excite the senses.

The integrity of the warehouse's industrial past has been retained wherever possible. Steel roof struts bring character and heritage to each house for an authentic interior style that's impossible to equal with contemporary builds.

Yet, The Engine Sheds have all of the high specification finishes required for luxurious modern living.





THE WAY YOU LIVE

Each home has been designed to respond to modern life. From the open plan kitchen-living space to the spacious en-suites, allocated parking and EV charging points.

The history of the buildings has been saved yet converted for a 21st century clientele.



OUT & ABOUT



East Kent is going through an exciting period of rejuvenation with its urban areas teeming with creativity and life. With some of the UK's finest beaches and most idyllic countryside, there is so much to discover.



SANDWICH

Sandwich was one of the Cinque Ports and showcases one of the best examples of a British medieval town.

With a myriad of side streets, Sandwich is an explorer's haven.

Sandwich Bay, home to an important nature reserve and two world-class golf courses, Royal St George's and Prince's, Sandwich has a variety of leisure activities to support a thriving town that includes Sir Roger Manwood Grammar School.

DEAL

Deal is regarded as one of Kent's most vibrant seaside towns.

With the High Street voted as Britain's best by The Telegraph, the varied mix of restaurants and quirky retail outlets, Deal has a rarely found character.

Deal is home to two of the country's finest castles and major tourist attractions with Deal Castle, built by Henry VIII and Walmer Castle. The latter also boasts a sensational gardens complex looking out onto the English Channel.

CANTERBURY

The UNESCO World Heritage Site, the cathedral city of Canterbury is close by acting as the commercial centre of East Kent.

Sport, shopping and theatre are central to Canterbury's offer. With several universities and a number of grammar schools, the city is exceptionally well served.

IN EAST KENT

HS1 connects quickly to London from all corners of East Kent whilst the road network and proximity to Europe mean far flung adventures are easily accessible.



THANET

Encompassing the destination towns of Margate, Ramsgate and Broadstairs, the area is spoilt for choice when it comes to beaches.

As a foodie destination, a crop of niche cafes and restaurants has added to a very exciting regeneration that includes Dreamland, a vintage amusement park set on the Margate Sands.

DOVER

Overlooked by Dover Castle, the town known for its strong links to Europe is undergoing a comprehensive revitalisation with a new shopping offer.

Famed for the White Cliffs, Dover benefits from a variety of parks including Kearsney Abbey and Samphire Hoe, where on a clear day France is visible across The English Channel.

FOLKESTONE

Food is central theme to a revolution occurring in Folkestone. Led by the reimagination of the Harbour Arm, Folkestone is making waves attracting a young, creative crowd.

The Channel Tunnel provides another route to Europe, making East Kent highly connected by road and rail.



Quinn Homes

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

With 25 years experience, Quinn Homes have consistently delivered exemplary projects across the county.

As part of our ethos, we support the communities in which we develop, funding local projects and providing new facilities.





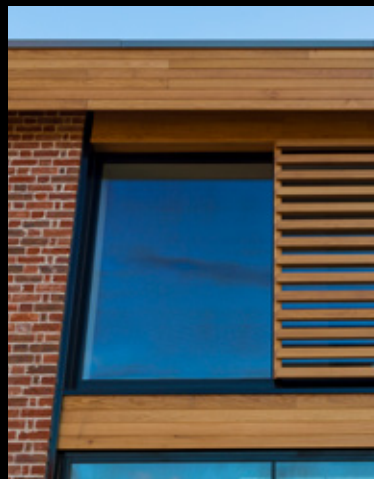
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“I purchased my apartment some ten years ago. I was hugely impressed by the care and expertise that went into the design process. The finishings were superb, the standard of workmanship was of the highest order and the after sales service, outstanding. Quinn Homes have simultaneously created a wonderful family home and an exceptional investment.”

Mr Rawlings
Woodend, Hythe

Each new home is built to exacting standards and signed off by a director of Quinn Homes to ensure that the pride our experienced and professional team have is reflected in all we do.

Quinn Homes are committed to industry leading levels of aftercare backed by a 12 month snagging warranty demonstrating our commitment to you and your new home.



Kent **Design & Development**
Awards 2018

Winner
2018

 **WhatHouse?**
AWARDS 2018

Won Gold for Best Luxury
House 2018

**Property
Awards
2020**

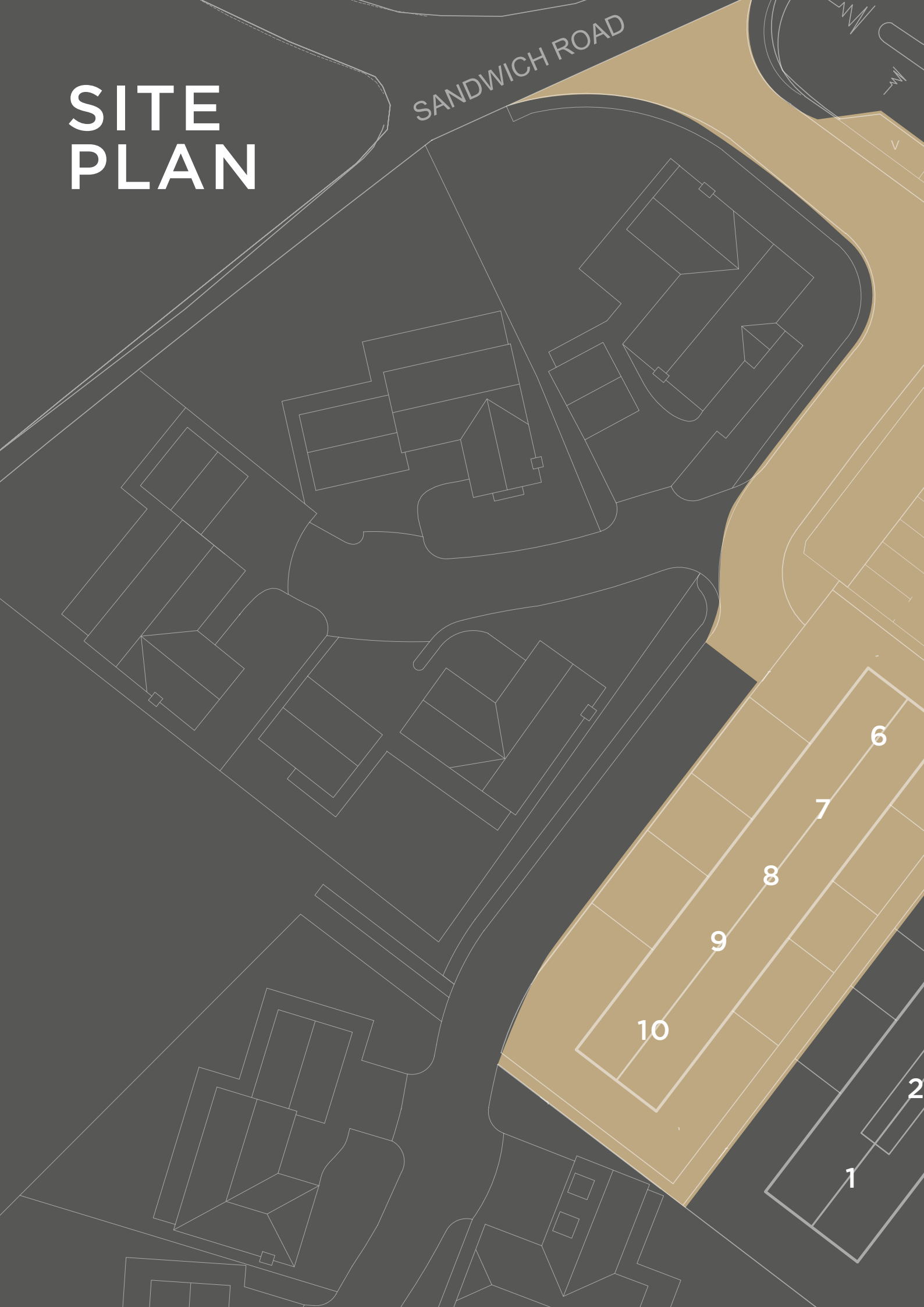
Shortlisted in Property
Week Awards 2020 for
Developer of the Year

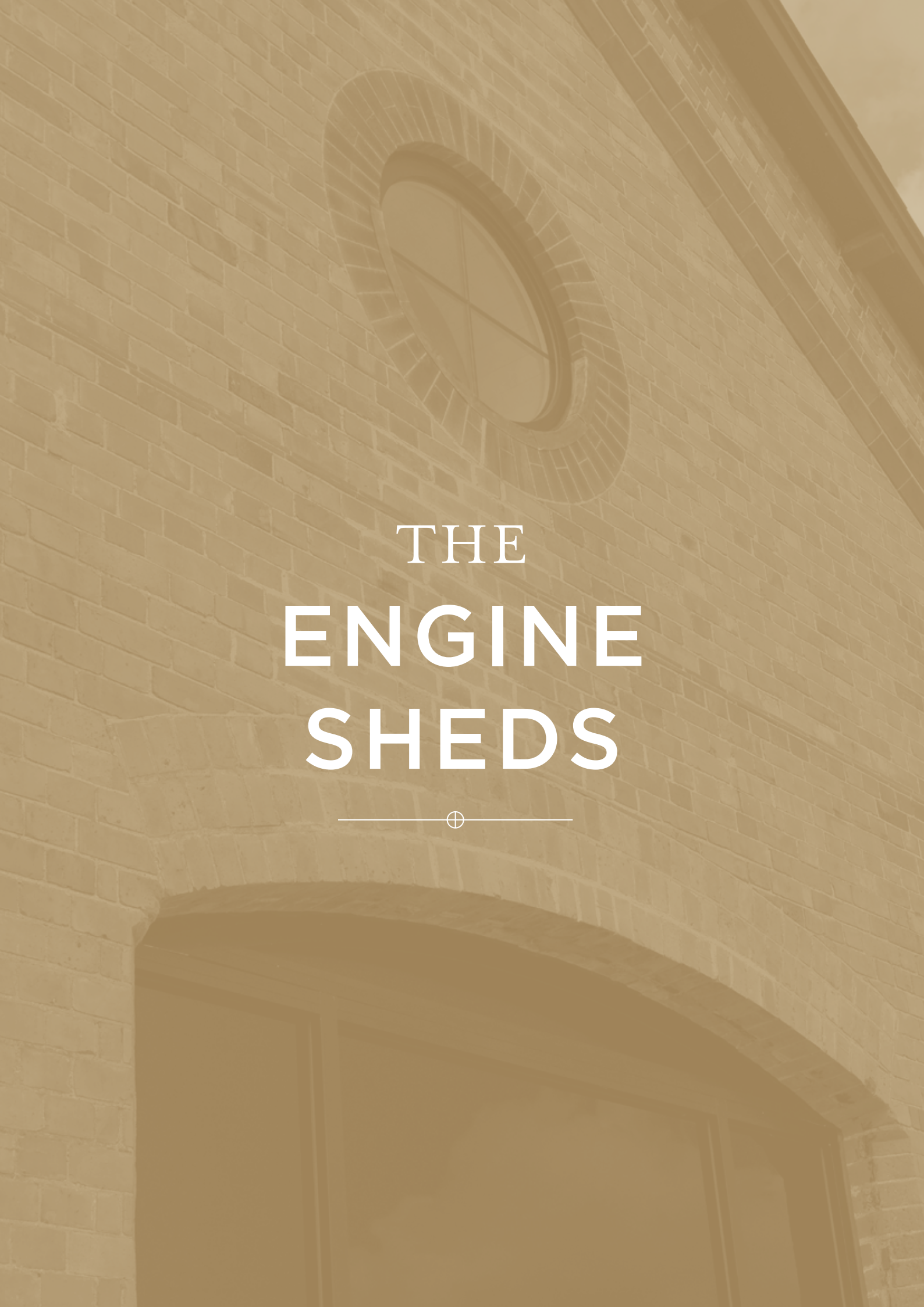
RES
Awards

Shortlisted in the RESI
awards 2020 for Small
Developer of the Year

SITE PLAN

SANDWICH ROAD





THE ENGINE SHEDS





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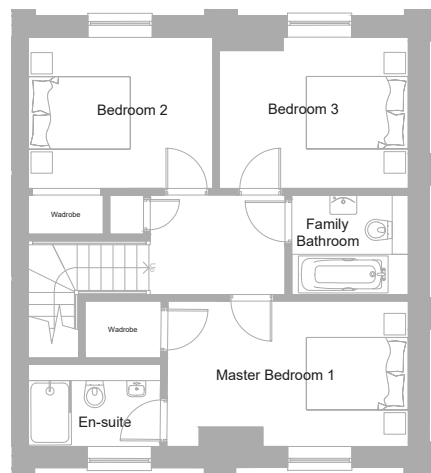
THE ENGINE SHEDS

106.37 SQ.M (1,145 SQ.FT)

TWO PARKING SPACES AND A COURTYARD GARDEN



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen	2.88m x 2.78m	9'5" x 9'1"
Living / Dining	7.62m x 4.29m	25' x 14'
WC	2.51m x 1.3m	8'2" x 4'1"

FIRST FLOOR

Master Bedroom	4.5m x 2.71m	14'9" x 8'10"
En-suite	2.46m x 1.53m	8' x 5'
Bedroom 2	2.81m x 3.43m	9'2" x 11'3"
Bedroom 3	2.82m x 3.52m	9'3" x 11'6"
Bathroom	2.17m x 1.85m	7'1" x 6'

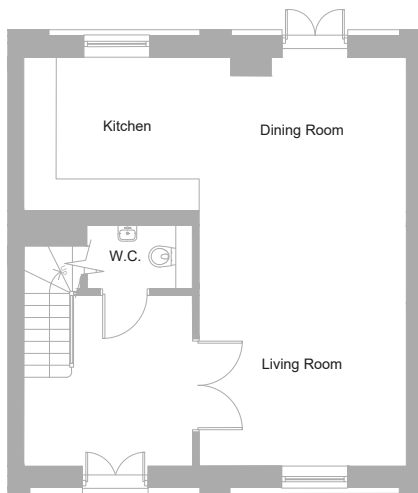


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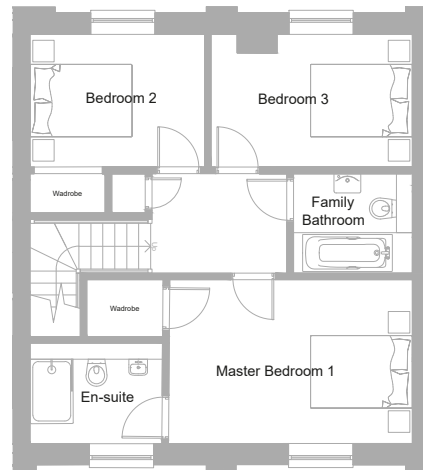
THE ENGINE SHEDS

108.23 SQ.M (1,165 SQ.FT)

TWO PARKING SPACES AND A COURTYARD GARDEN



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen	2.87m x 3.27m	9'5" x 10'8"
Living / Dining	7.62m x 3.86m	25' x 12'8"
WC	1.97m x 1.18m	6'5" x 3'10"

FIRST FLOOR

Master Bedroom	4.55m x 3.05m	14'11" x 13'3"
En-suite	2.46m x 1.87m	8' x 6'1"
Bedroom 2	2.47m x 3.25m	8'1" x 10'8"
Bedroom 3	3.75m x 2.47m	12'3" x 8'1"
Bathroom	2.22m x 1.85m	7'3" x 6'

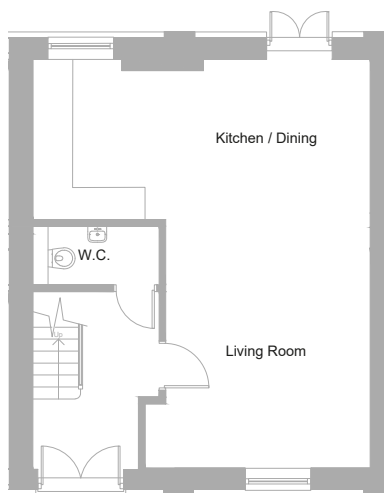


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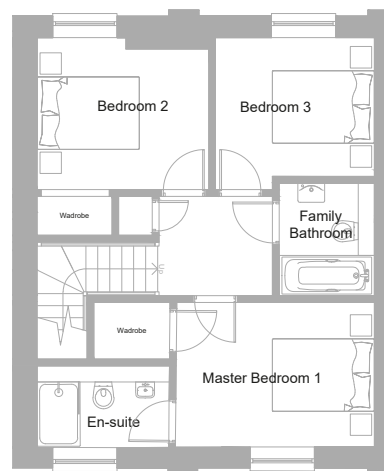
THE ENGINE SHEDS

95.22 SQ. (1,025 SQ.FT)

TWO PARKING SPACES AND A COURTYARD GARDEN



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen / Dining	2.98m x 6.28m	9'9" x 20'7"
Living Room	3.81m x 4.64m	12'6" x 15'2"
WC	1.09m x 3.25m	3'7" x 7'8"

FIRST FLOOR

Master Bedroom	3.71m x 2.69m	12'2" x 8'10"
En-suite	2.45m x 1.53m	8' x 5'
Bedroom 2	2.83m x 3.19m	9'3" x 10'6"
Bedroom 3	2.96m x 2.58m	9'8" x 8'5"
Bathroom	2.1m x 1.77m	6'10" x 5'9"

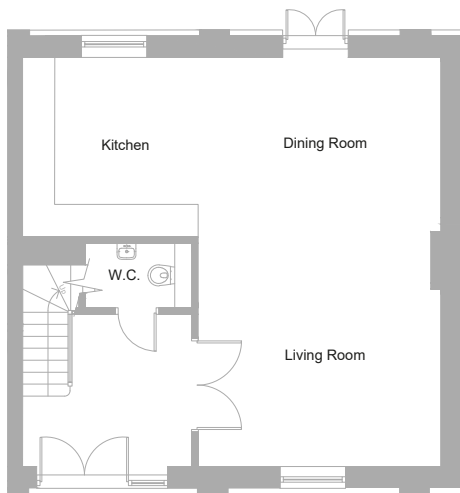


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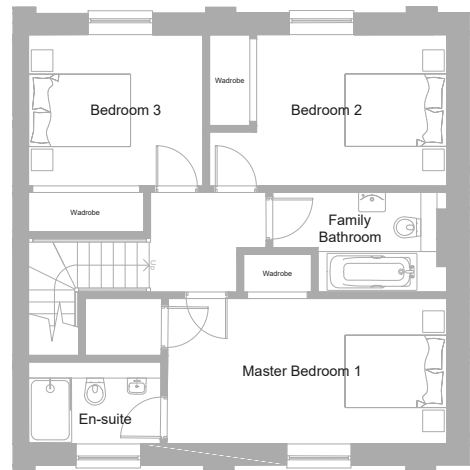
THE ENGINE SHEDS

104.42 SQ.M (1,124 SQ.FT)

TWO PARKING SPACES AND A COURTYARD GARDEN



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen	3.34m x 3.27m	10'11" x 10'8"
Living / Dining	7.62m x 4.52m	25' x 14'9"
WC	1.2m x 1.97m	2'11" x 6'5"

FIRST FLOOR

Master Bedroom	5.21m x 2.71m	17'1" x 8'10"
En-suite	2.45m x 1.53m	8' x 5'
Bedroom 2	4.42m x 2.82m	14'6" x 9'3"
Bedroom 3	2.81m x 3.25m	9'2" x 10'8"
Bathroom	3.24m x 1.85m	10'7" x 6'

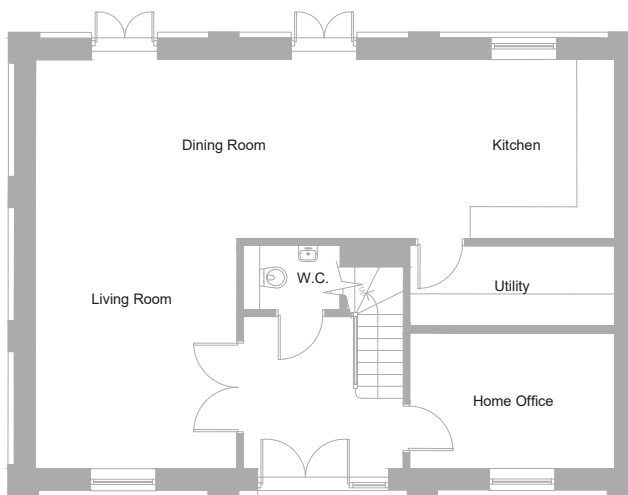


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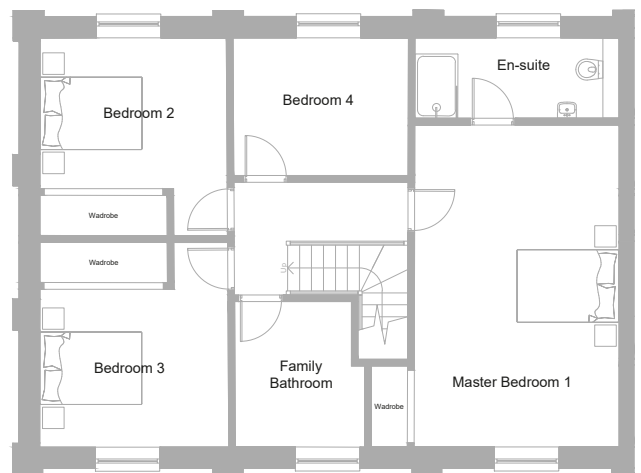
THE ENGINE SHEDS

164.43 SQ.M (1,770 SQ.FT)

TWO PARKING SPACES AND A COURTYARD GARDEN



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen	3.34m x 7.04m	10'11" x 12'6"
Living / Dining	7.62m x 3.75m	25' x 12'3"
Utility	1.5m x 3.81m	4'11" x 12'6"
WC	1.2m x 1.8m	3'11" x 5'10"
Home Office	2.53m x 3.81m	8'3" x 12'6"

FIRST FLOOR

Master Bedroom	3.82m x 6m	12'6" x 19'8"
En-suite	1.5m x 3.8m	4'11" x 12'5"
Bedroom 2	3.47m x 3.68m	11'4" x 12'
Bedroom 3	3.82m x 3.52m	12'6" x 11'6"
Bedroom 4	3.27m x 2.56m	10'8" x 8'4"
Bathroom	2.41m x 2.71m	7'10" x 8'10"



SPECIFICATION & FINISHES

With the extensive use of stone and wood, excellent craftsmanship is evident in every home. In addition, The Engine Sheds are peppered with thoughtful finishing touches and details.





A contemporary style, English-made kitchen with a one and a half bowl sink, all appliances by Bosch to include integrated fridge freezer, dishwasher, electric oven, ceramic hob, stainless steel chimney extractor with tiled splashback, stone worktop and porcelain floor tiles

High-performance double-glazed windows



Contemporary style bathrooms with white Roca sanitaryware, vanity units, clear glass shower enclosure, designer taps, towel rails and large wall mirrors illuminated by down lighting and contemporary wall and floor tiling

High quality porcelain tiles fitted in the kitchen and hallway areas

White painted doors with chrome levers and chrome hinges



Recessed down lighters and pendants as appropriate

Chrome light switches, sockets and telephone points in appropriate positions

Television points in appropriate rooms and pre-wired for terrestrial/satellite TV

Wall finished in a contemporary matte white paint with skirting, architraves and windows boards finished in a toning eggshell paint



Mains wired smoke and heat detectors

Fitted carpets to lounge areas, stairs, landings and bedrooms

New Home Warranty: Each new home benefits from a 10-year insurance backed warranty



WHITSTABLE

HERNE BAY

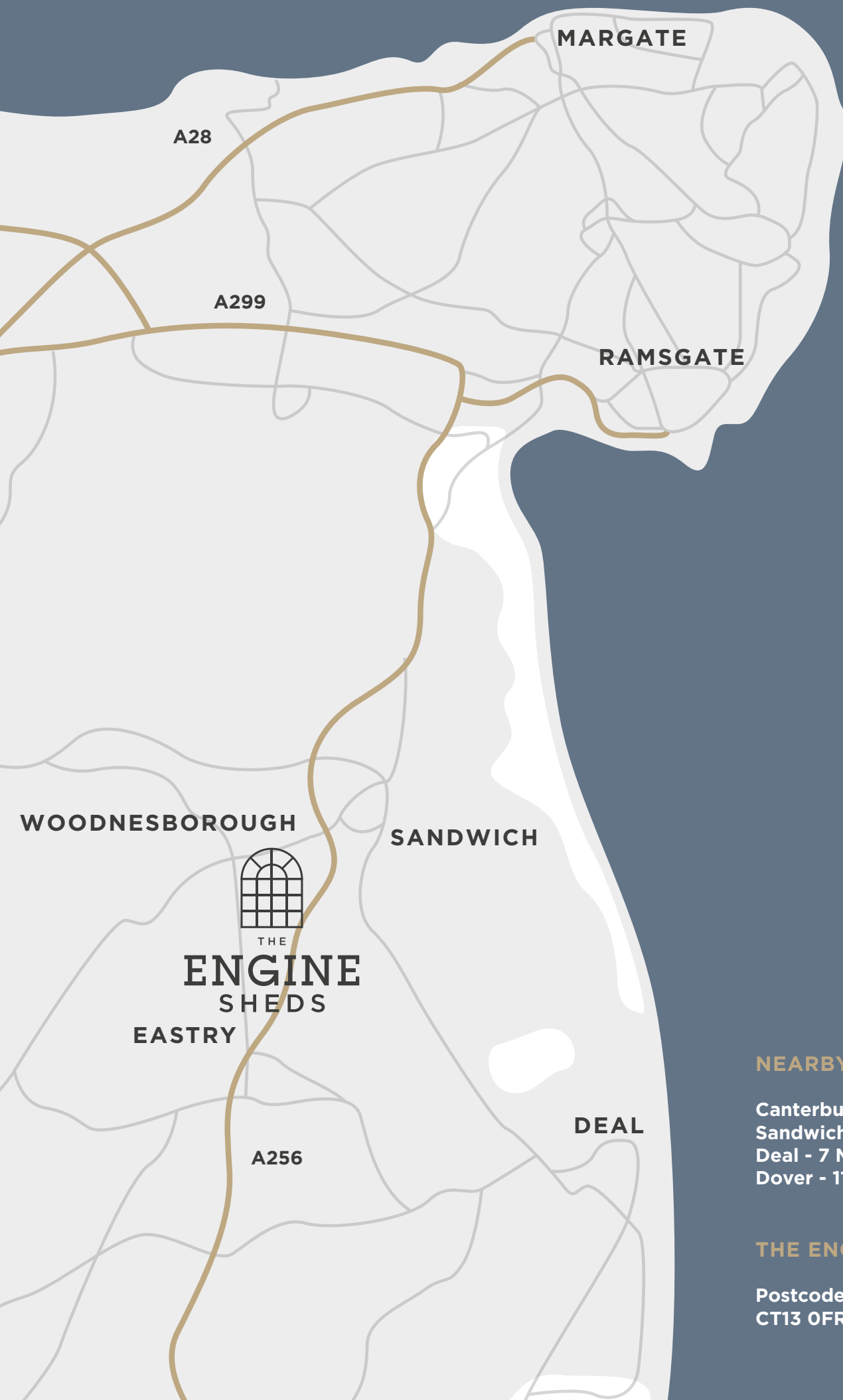
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A28

CANTERBURY

A2

A2



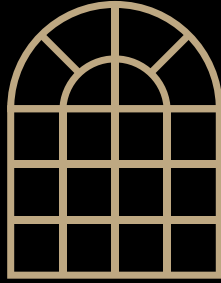
ENGLISH CHANNEL

NEARBY

Canterbury - 16 Miles
Sandwich - 3 Miles
Deal - 7 Miles
Dover - 11 Miles

THE ENGINE SHEDS

Postcode for Sat Nav
CT13 0FR



THE
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SHEDS**

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SANDWICH · KENT

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Homes

www.quinn-homes.com

Wards
Land & New Homes

All sales enquiries contact:

01304 361 420 | deal@wardsofkent.co.uk

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