

# Clayton Caravan Park

Static Holiday Home Ownership 2018

**St Andrews Fife**

**Family Run and Owned Since 1966**

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# About Us

**C**layton Caravan Park has been owned and run by the Kennedy family since its inception in 1966. Continued investment in the facilities and infrastructure has yielded many National Tourism Awards. The most prestigious of these being Visit Scotland 5 Star Holiday Park Award. This extremely stringent Quality Assurance scheme recognizes exceptional quality in the maintenance, facilities and delivery of the service on the park. The park is also a member of The British Holiday & Homes Parks Association, the governing body for caravan parks. Despite being one of the largest privately owned parks in the country our family run approach allows us to provide a personal service to all of our customers.



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# **Contents Page**

**Welcome to Clayton**

**On Site Facilities**

**Seasonal Opening Times  
and Sales Department**

**Pitch Fees for 2018**

**Caravan Insurance and Gas Prices**

**Electricity Prices**

**Caravan Age Limits**

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# Welcome to Clayton

***Clayton Caravan Park is set amongst 100 acres of the beautiful Eden Valley in Rural North East Fife. The Park is ideally situated for exploring the local area, being just minutes from St Andrews and the stunning Fife coastline. The tranquil setting also offers the perfect location to relax and unwind.***

Thank you for your enquiry regarding Clayton Caravan Park. We are sure that Clayton will offer you the highest standards of service and products in relation to Holiday Home and Lodge Ownership

Purchasing your holiday home or Lodge could not be easier, simply log onto our website, send your questions to [enquiries@clayton-caravan-park.com](mailto:enquiries@clayton-caravan-park.com) or call the office to make an appointment with the sales team. Alternatively you can call into the park for an informal chat and coffee, at which time we would be delighted to give you a tour of the park and the facilities that we have to offer.

If you would like any further information or help please contact the office where our friendly staff will be only too pleased to assist you.

Many thanks

Andrew Kennedy

Clayton Caravan Park

Director

# Facilities

Clayton Caravan Park has a range of high quality facilities

Our architectural designed modern office building welcomes you to the park, where our staff are available 7 days a week to assist you.

## Dining at Clayton

The superbly appointed Clayton Restaurant places the emphasis on the delicious food and the fantastic service in our relaxed, friendly environment. It is the perfect place to relax with your family and let us take care of your needs. Our Breakfast, lunch and dinner menus are full of delicious dishes, sourced locally and cooked fresh by our chefs. We also have a daily specials board and the Sunday Carvery and High Teas are not to be missed!

## Clayton Bar

Clayton Bar is a lively place adjoining the restaurant. The bar serves a range of draught beers, spirits and wines along with snacks and bar meals. There is a large outside terrace with seating where a drink or a meal can be enjoyed in the sunshine. All the live sports action is shown on Sky Sports and BT sports.

## Clayton Shop

Should you run out or forget your necessities – we have them stocked at the Clayton Shop. Please see notice board for opening times.

## Entertainment

The Clayton Restaurant and Bar is converted into an entertainment venue regularly throughout the season to host cabaret, dance and fancy dress themed evenings.

Please check our website/facebook for details.

## Soft Play

The Kidsworld indoor soft play includes a slide, ball pits, climbing nets and frames and sensory play equipment for babies and toddlers. The play area is located adjacent to the main restaurant and the best part of it, is it's free. There are several tables and chairs in the play area where parents can relax and enjoy a meal or just a coffee or a drink while the children play.

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## **Games Room**

We have an indoor games and amusement room which is open throughout the season. The amusements are suitable for all ages and are sure to test your skill. Whether it is strutting your stuff on the dance machine or driving Daytona 500. We also have a pool and air hockey table and a juke box to provide a great atmosphere.

## **Outdoor Play**

We have 2 outdoor play areas for children of all ages. The largest of these is situated adjacent to the outside terrace area of the restaurant and bar. Parents can therefore relax with a meal or a drink while the children play on the fully enclosed play park. The park includes a selection of climbing frames, slides, swings, and a helter skelter.

There is a second outdoor play area situated amongst the holiday homes on the park which includes swings, a climbing frame and a slide.

## **Outdoor Pursuits**

### **5 – A – Side Football**

We have an area of the park designated and marked as 5-a-side football pitch. The Clayton Cup is played every year at our annual Charity Fun Day, where a dazzling array of skill is on show.

## **Fishing**

With 600 meters of frontage to the River Eden some excellent trout and sea trout fishing can be enjoyed although you will have to bring your own gear. There is no cost or permit required for this. Salmon fishing can be enjoyed on the river however a permit is required from Eden Angling Association.

## **Walking and Wildlife**

Clayton is situated in 100 acres of the Eden Valley and large areas have been left undeveloped to provide recreation areas. We have a large dog walking area extending to about 4 acres which lies adjacent to the River Eden. There are river walks through an area which is designated as a Site of Special Scientific Interest. There is also plenty to keep wildlife enthusiasts amused with otters, ospreys, swans, ducks, and an array of different birds regularly spotted on the park.

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# Seasonal Opening Times

At Clayton Caravan Park we offer customers the option of taking on a standard 11 month season or extending to a full 12 month season which permits the Holiday Home or Lodge to be used throughout the year.

## 11 Month Season

The standard 11 month Holiday Season at Clayton Caravan Park runs from 12<sup>th</sup> February 2018 to 14<sup>th</sup> January 2019. Owners of Holiday Homes and Lodges can use their units at any time during this period.

During the 1 month that owners are not permitted to use their holiday home it is recommended that Holiday Homes and Lodges are drained down. The park offers this service and its purpose is to protect your caravan from damage during the winter months from burst water pipes.

## 12 Month Season

The option of extending the season to a year round usage agreement is available. Information on costs is detailed overleaf.

# Sales Department

Clayton Caravan Park has a wide variety of new and pre-owned Holiday Homes and Lodges for sale. These can be viewed on our website at [www.clayton-caravan-park.com](http://www.clayton-caravan-park.com). We have relationships with all of the manufacturers in the market and can source and price any type of Holiday Home. We will take your present Static or Touring Caravan in Part Exchange.

The following features are inclusive in the price of all **new** holiday homes on our "For Sale" Sheet

- All transport costs
- VAT
- Siting – Connection
- Gas Safety Certificate, Connection to gas
- Set of steps
- PVC Skirting fitted around the base of the holiday home.
- Installation of TV aerial

We are pleased to organise finance, which can be completed quickly and easily. For any further information please do not hesitate to contact the Sales Office.

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## **Static Holiday Park 2018 Pitch Fees**

**Pitch Fees - £2,790.60 (11 Months)**

**Lodges £2,930.13**

8 x Monthly Direct Debits (March to Oct) of £371.50 – Lodges £390.07

This includes a 6.5% addition to Pitch Fee

Due in full on or before 1<sup>st</sup> March 2018

**Pitch Fees - £3,390.60 (12 Months)**

**Lodges £3,530.13**

9 x Monthly Direct Debits (March to Nov) of £401.22 – Lodges £417.73

Electricity individually metered and invoiced March, June, Sept and December.



# Caravan Insurance

We can supply two types of Caravan Insurance

Option 1: New for Old

Option 2: Market Value

A free quote on insurance can be obtained from reception

# Gas Prices

Piped Gas: Holiday Homes are individually metered with readings taken and bills sent out quarterly. The cost is £2.85 per cubic meter (this includes VAT). There is also a £20 p.a standing charge.

The cost of gas bottles are detailed below:

	Cost with Return Cylinder		Cost with No Return Cylinder	
Cylinder Size	Delivered to Caravan	Collected	Delivered to Caravan	Collected
<b>Propane (Red)</b>				
47 kg	£80.00	N/A	£124.50	N/A
19 kg	£44.00	£43.00	£91.00	£90.00
<b>Butane (Blue)</b>				
15kg	£39.00	£38.00	£78.00	£77.00
7kg	£31.00	£30.00	£72.00	£71.00

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# **Electricity Prices**

Valid from 1 January 2018

Holiday homes are individually metered with readings taken and bills sent out

quarterly. The cost is 16p per unit of electricity used. This is fixed until January 2019.

There is an annual standing charge of £19.20 per year.

# **Caravan Age Limits**

At Clayton we permit Caravan holiday homes to be retained on the park up to the age of 25 (25 years from the date of manufacture).

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