

Holiday Home Ownership



Your very own holiday hideaway
at Golden Sands and Dawlish Sands
Holiday Parks

Golden Sands and Dawlish Sands Holiday Parks

Golden Sands and Dawlish Sands are two of our most popular parks for holiday home ownership. Both parks are set in a perfect location close to the beach in Dawlish Warren with views out to sea.

The parks are owned and operated by Park Holidays UK who has over 30 years experience operating holiday parks and has built a reputation for high quality parks with the very best levels of service, in some of the most sought after locations in the UK.

They are also members of the British Holiday & Home Parks Association, so you can rest assured that you are joining a company that values its customers and sets the highest of park standards.



Your very own holiday hideaway

As well as fantastic facilities, we currently have a superb range of holiday homes and lodges on offer with prices to suit most budgets. We also have a range of low deposit, flexible finance packages[†] to help you make your dream of holiday home ownership an affordable reality.

*A holiday home cannot be used as your only or main residence. †Park Holidays UK Limited and associated Park Leisure trading names are registered in England (Reg. No. 02434151) who are authorised and regulated by the Financial Conduct Authority (FCA) for consumer credit broking and general insurance & introduction activities under registration numbers 669336 & 717823. We can introduce you to a limited number of lenders who may be able to provide funding to you. We may receive commission and other benefits for doing so. Obtaining funding is subject to status, terms and deposit criteria. Written details are available on request.

Watch our park videos to discover holiday home ownership at Golden Sands and Dawlish Sands Holiday Parks

Open 11½ months for owners*



The perfect choice

Surrounded by beautiful countryside and close to the beach, these parks are the perfect choice for your seaside retreat.



Key features at a glance

- ✓ Indoor and outdoor swimming pools
- ✓ Refurbished leisure venue at Golden Sands with a new bar, restaurant and entertainment venue
- ✓ Adventure playgrounds
- ✓ Sun terrace
- ✓ Amusement arcades
- ✓ Launderette
- ✓ Mini-mart store
- ✓ Pet friendly



The perfect beach location

Our holiday home owners tell us that the location is particularly appealing due to the vast amount of golden sandy beaches right on the doorstep. Experience traditional seaside fun at its very best or take in stunning countryside and nearby picture-postcard villages.

Based in South Devon, one of the most picturesque areas in the UK, the parks are close to three designated Areas of Outstanding Natural Beauty, a World Heritage Coast and over 125 miles of stunning coastline. The parks are also lucky enough to be in a region with two vibrant cities as well as an eclectic mixture of coastal and rural towns to explore.

Great on-park facilities

Owners can take advantage of a wide range of facilities including indoor and outdoor swimming pools, adventure playgrounds and amusement arcades. You'll never be short of something to do with the whole family!

Plus, at Golden Sands there's a fully refurbished leisure venue, creating the perfect environment for owners to socialise and relax. You will be welcomed with a fresh colour scheme and modern décor, along with newly zoned areas for drinking, dining and entertainment. The park will come alive at night! The fun will start early for younger guests followed by family show time with live entertainment, music and dancing.



Find out more about Golden Sands and Dawlish Sands Holiday Parks

Amazing holiday homes

There's so much choice, with models to suit every lifestyle and budget



“We were impressed with the space and amazing specification”

Choose from modern caravans, our Villa Collection and spacious luxury lodges with styles as individual as you are. There are a range of sizes from one to three bedrooms, so there's enough space for the largest of families. You'll be impressed by the innovative designs and luxurious fixtures and fittings, with architect inspired floor plans and attractive exterior elevations.

We offer an extensive range, from affordable pre-owned caravans to the very latest models from the UK's leading holiday home manufacturers. We also have a range of special edition models exclusively available from Park Holidays UK. Ask for details when you visit.

Spacious open plan living

You will be impressed with the space in a modern holiday home. Choose from cosy lounges, open plan living with high vaulted ceilings or more traditional layouts, the choice is yours. Sit back and unwind on comfortable sofas, designed to co-ordinate with the furnishings, carpets, curtains and décor.

Fully integrated kitchens

Choose from the latest in kitchen designs with features in-keeping with the very best high street showrooms including a range of stylish units and work surfaces, complete with integrated appliances as standard and a choice of optional extras.

Cosy bedrooms

You have a choice of up to three bedrooms and with a sofa bed in the lounge there are holiday homes that can sleep up to 8. Some models include walk-in wardrobes and en-suite facilities.

Central heating

Once a luxury only available on the most expensive models, central heating is now available in all new holiday homes. Keep your holiday home warm and comfortable during the cooler autumn and winter months, so you can continue to visit.

Double glazing

Double glazed doors and windows are available with most model ranges.

Not only do they look good, but they also help to conserve energy and reduce noise to create a more relaxed environment.

You'll be impressed with the spacious layouts and high levels of interior finish and specification. Take a closer look at what your new holiday home has to offer.

Example of 35ft x 12ft luxury holiday home

Features include an open plan lounge and dining area with wraparound seating and a modern style kitchen. Available with 2 or 3 bedrooms and a family shower room. All new models will have double glazing and central heating.



View 360° tours of our holiday home and lodge collection



View all holiday homes for sale at Golden Sands and Dawlish Sands

THE VILLA Collection

More space to relax and enjoy with enhanced levels of comfort and interior finish.

Discover a range of specially selected holiday home models. Perfect if you need more space and desire higher levels of interior finish, the Villa Collection models are longer and wider than a typical caravan holiday home with a range of features akin to the luxury lodge model.

Choose from 2 or 3 bedroom models with an en-suite shower room and in some models a bath.

Relax and dine in a large open plan living and dining area with patio doors leading to a spacious external veranda. Double glazing and gas central heating are standard on all Villa models.

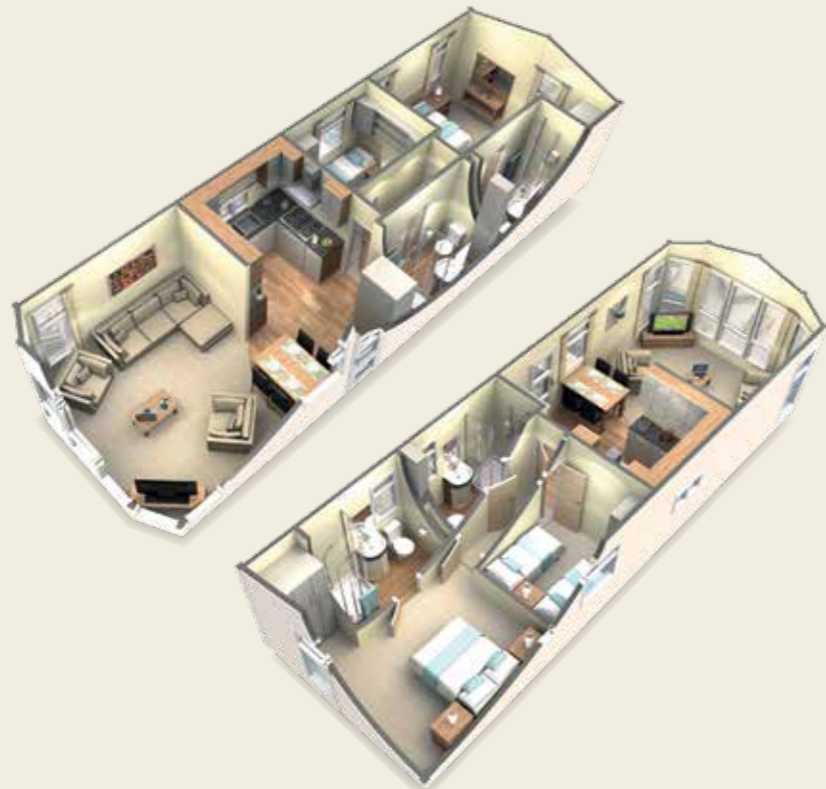


Take advantage of more space and added luxury

Come and discover for yourself just why the Villa Collection models are one of our best-selling ranges.

Example of 40ft x 13ft deluxe holiday home

Extra size models from a minimum of 13 feet wide and up to 42 feet in length. Free standing furniture with complementing fabrics and soft furnishings. Designer inspired kitchens and integrated appliances. Many models to choose from.



Find your dream Villa at Golden Sands and Dawlish Sands



Luxury lodges

If you're looking for the very best, our luxury lodges will deliver the ultimate ownership experience.

Offering up to twice the space of a typical caravan, a lodge is a real holiday home away from home. Fully furnished to the highest standard throughout with a large open plan living and dining area. The kitchen will please even the most demanding chef with a range of stylish wall and floor cabinets. Integrated appliances can include an American style fridge freezer, dishwasher, washing machine, oven, hob and microwave.

There is a choice of bedroom configurations offering 2 or 3 rooms, the master with an en-suite shower room and some models even feature walk-in wardrobes. The main bathroom has a modern suite with a full-size bath. Finishing touches include double glazing and central heating to create a warm and cosy holiday home for all seasons.

Take a closer look at the spacious layout and stunning features of a luxury lodge. Everything you could ever need, and the perfect holiday home away from home.

Example of 40ft x 20ft luxury lodge

Features include extra large open plan living space with vaulted ceilings throughout and a designer kitchen. Family bathroom with a bath, en-suite shower room and walk-in wardrobes. Double glazing and central heating are a standard feature with all lodge models.



Search and discover your dream luxury lodge at Golden Sands and Dawlish Sands



Enjoy up to 800 sq. ft of luxury living space



Spring HOLIDAY HOME OFFERS

Spring into holiday home ownership, because now is the time to buy and enjoy our biggest and best ever Holiday Home Offers!

SAVE
NOW

FREE 2024 & 2025 Pitch Fees*

£500 Loyalty Card Reward[^]

Includes Superfast Broadband[†]

Start enjoying in just 14 days![#]

Click here to find out more

PLUS, OUR
BEST EVER
PITCH FEE
SAVER
DEALS!

*Pitch fees are free for the 2024 and 2025 seasons only on selected models. Fees for the 2026 season are billed in advance in September 2025. A pitch reservation fee is payable in October 2025 at Park Holidays UK parks - this forms part of your 2026 pitch fees. †Internet is provided by a third-party supplier. The included "Superfast Internet" package refers to download speeds of up to 30Mbps and a download limit of 100GB per month. You can upgrade for an additional charge per month. The supplier's "Ultimate" package includes download speeds of up to 50Mbps and unlimited data (subject to acceptable use terms). Installation charges have an RRP of £149 at the time of print. [^]£500 credit will be placed on owner's Loyalty Card at parks with food and beverage facilities. £500 credit will be placed on owner's account at parks without food and beverage facilities. [#]14-day handover service applies to new models we have in stock or one of our pre-owned holiday homes. Further terms apply to all other models. General terms: Subject to further terms and conditions available on request. Offers are valid on selected models from Friday 29th March 2024. Minimum purchase price applies. This offer cannot be used in conjunction with any other offer. We reserve the right to amend or withdraw this offer at any time without notice.

Benefits of park life

We are here to help you fulfil your dream of owning a luxury holiday home.

With a holiday home at Golden Sands and Dawlish Sands Holiday Parks, you're not just investing in your quality leisure time, you're embarking on a whole new leisure lifestyle. Relax in a safe and secure park environment, make new friends and enjoy all the VIP offers.

We take great pride in what we offer our customers. We continue to make significant investments to ensure our parks and people offer a first class experience each and every time you visit.

Owners are invited to enjoy a wide range of special events and discounts in our bars and restaurants.

Owners' Priority Reward Card



As a holiday home owner you will receive an Owners' Priority Reward Card entitling you to exclusive discounts in the bar and restaurant. This card can also be used as a payment method for all purchases made on park.

Long holiday season

You can visit your holiday home as often as you like during the holiday season.

The holiday season at Golden Sands and Dawlish Sands is 11½ months[^].

Peace of mind

All new holiday homes come with a manufacturer's warranty, which commences from the date of purchase. The warranty period is normally for 12 months. If any issues arise after purchase we will report it to the manufacturer on your behalf and instigate a warranty claim.

You will be advised on all aspects of warranty cover and our after sales service in your welcome meeting.

Long term licence

You can look forward to many years of enjoyment from your new holiday home. Static caravans come with a 20 year licence from new, Villa models come with a 30 year licence from new and lodges come with a 40 year licence from new.[†]

Online community

Holiday home owners can join our Owners' Area which gives you access to exclusive benefits and details of what's on at the park.

You can download important documents and even manage your owner account online!

A range of entertainment and facilities

With regular entertainment, Link-up Bingo and full use of leisure facilities, there is always something to do on park.[▲]

Stay connected

Free Wi-Fi internet access is available in the main complex and bar area.[▲]

Superfast internet in your holiday home

Get internet access from the comfort of your holiday home at any time with our internet partner.*

Make the most of your days out

Take advantage of discounted tickets for selected historic sites, places of interest and day visitor attractions.

Friends and family discounts

You can invite friends and family to enjoy a holiday at the park and they will receive a 20% discount.

Discover ownership for yourself, call us today on 01626 862 487 or click below to arrange a visit

Arrange a
visit to
Golden Sands

Arrange a
visit to
Dawlish Sands

*A holiday home or lodge cannot be used as your only or main residence. †Pre-owned holiday homes benefit from the same licence as new models, less the age of the holiday home with a minimum of 5 years. [^]Superfast Internet package is included within pitch fees, installation cost of RRP £149 may apply. [†]Superfast Internet package includes download speeds of up to 30Mbps and 100GB per month. Upgrade to 'Ultimate' package for just £15 per month with download speeds of up to 50Mbps and unlimited data. [▲]Entertainment and facilities vary by park.

A helping hand with your purchase

Park Holidays UK offer a number of affordable ways to fund your dream holiday home.

If you are not a cash buyer, we can help you find the perfect way to fund the purchase of your holiday home.

We recognise that everyone is different, so when you visit to discover more about the holiday home ownership lifestyle, our friendly staff members will listen to your needs. We will then help you find the model and the package that's right for you.

Payment Options

Park Holidays UK are authorised and regulated by the Financial Conduct Authority (FCA) for consumer credit broking and are not a lender. We only work with trusted Financial Conduct Authority regulated lenders to arrange terms to suit the individual needs of each customer. Payments are fixed for the duration of the loan and you can choose a term from between 3 to 10 years. Finance is subject to status and rates may vary subject to deposit criteria. Ask us for more details on our current finance options guide.[#]

[Find out more](#)



Guaranteed Lettings

Our Guaranteed Lettings programme allows you to earn an advance income from future guaranteed lettings, providing you with additional funds towards your holiday home deposit. Simply choose how many weeks you want to let out your holiday home, up to a maximum of 27 weeks a season. We will calculate how much you will be entitled to and this amount can be used as an additional deposit contribution towards the purchase of your holiday home or lodge. The amount paid to you is guaranteed whether we let your holiday home or not. Letting your holiday home could earn you up to £11,465 for a caravan and £13,800 for a lodge[†].

[Find out more](#)

“We earned £3,000 last year from letting and still enjoyed as many visits as we wanted”

Letting your holiday home

Letting is a great way of earning an extra income from your holiday home. Our fixed earnings programme means you know in advance exactly how much you will receive each time your holiday home is let, so you can choose which weeks to let your holiday home and when you want to enjoy time on the park yourself. Letting your holiday home for just a few weeks in the peak summer season could generate a useful amount that you can use towards your annual running costs. When letting your holiday home you receive an annual statement at the end of the season detailing your rental income. Letting income will vary depending on your holiday home model, the amount of short breaks you choose to let your holiday home and the time of year you choose to take advantage of the programme. You can earn up to £15,290 for a caravan, and £18,355 for a lodge if you let throughout the season.*

[Find out more](#)

Running Costs

In addition to the purchase price of your holiday home, there are some annual costs that you should consider when budgeting. They include a pitch fee, insurance, utility bills, water and local authority rates. The pitch fee is billed annually in the late summer for the forthcoming season and contributes towards the upkeep of the park, lighting, refuse collection, landscaping and facilities at your park.

A pitch reservation fee is payable by the 31st October and the balance no later than 31st January.

You can spread the cost with a 12 month, interest free payment plan[#]. Insurance is mandatory, we can introduce you to selected insurers or you can arrange your own annual cover[^]. Local authority rates and water are billed annually.

Mains electricity and piped gas are billed quarterly. Parks which don't have piped gas offer cylinder gas which is available to purchase as you require it.

We have a useful document that details the running costs and payment methods for your park. Please ask for a copy when you call or visit.

[Find out more](#)



[†]Guaranteed Lettings income is based on a 3 bedroom, platinum grade caravan and a 3 bedroom, platinum grade lodge let out from 29/3/24 to 1/11/24 during the season.

*Lettings income is based on 3 bedroom, platinum grade caravan and a 3 bedroom, platinum grade lodge let between March and October 2024.

[#]Direct debit plan must be commenced before July to be able to spread the cost over 12 months.

[^]Park Holidays UK Limited and associated Park Leisure trading names are an introducer appointed representatives of the listed Insurance brokers which are authorised and regulated by the Financial Conduct Authority (FCA) we may receive commission or other benefits for introducing you to them. Leisuredays is a trading name of Caravan Guard Limited. Registered in England Company No. 04036555. Registered Office: Caravan Guard Ltd, New Road, Halifax, West Yorkshire, HX1 2JZ. Compass Insurance is a trading name of Binnacle Insurance Services Limited. Registered in England, Company Number: 11429456. Registered Office: 7 Pullman Court, Great Western Road, Gloucester, GL1 3ND. Park Holidays UK Limited is an introducer of Towergate Insurance. Towergate Insurance is a trading name of Towergate Underwriting Group Limited. Registered in England Company No. 4043759, Registered Office: 2 Minster Court, Mincing Lane, London, EC3R 7PD. Arthur J. Gallagher Insurance Brokers Limited. Registered Office: Spectrum Building 7th Floor, 55 Blythwood Street, Glasgow, G2 7AT. Registered in Scotland. Company Number: SC108909.

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Fun days out and great places to visit!

Golden Sands and Dawlish Sands are ideally located to enjoy the very best of the glittering Devon coastline, home to miles of sandy beaches and top family attractions.

Torquay



Powderham Castle



Great days out

- ✓ Exe Adventures
- ✓ Powderham Castle
- ✓ Dartmoor National Park
- ✓ Crealy Family Theme Park
- ✓ Haldon Forest Park
- ✓ Babbacombe Model Village
- ✓ Bygones Museum

Discounted tickets are available at selected attractions for our owners. Please ask at reception for details.

Exeter



So much right on your doorstep

The popular coastal resort of Torquay is just a short drive away; famous for its wide range of attractions. You can enjoy everything from fishing and sailing to fine dining and star-studded shows for all the family.

Slightly further afield you'll find the city of Exeter, one of the most vibrant, attractive and historically interesting cities in England. There are some fantastic sights to see including the magnificent medieval cathedral, imposing Roman wall and the beautiful Quayside.

If you're looking for a day out the whole family can enjoy, visit Crealy Family Theme Park bursting with rollercoasters, water slides, indoor rides and family shows.

Dartmoor National Park



Or, why not visit Powderham Castle? Over 600 years of history can be discovered within the walls and you can enjoy unique guided tours with haunted landings and secret doors bringing history to life!

For a more rural experience, you can visit Dartmoor National Park, one of the last great wildernesses in the UK, characterised by a landscape of heather clad moors and rugged tors. The vast park stretches out over more than 368 square miles and is perfect for walking, riding and white-water canoeing.



Almost there

Your dream holiday home is so close you can almost touch it. Arrange a visit, take a park tour and weigh up your options.

Arranging your park visit

We hope our brochure will give you a feel for the holiday homes we have available to own and what park life is all about. However, to fully appreciate this wonderful way of life, we strongly recommend that you take time to come and see and experience it for yourself. It won't take you long to decide if the park is right for you now, and for many years to come. Take a look around, enjoy the facilities and speak with other owners about the park and what the local area has to offer. Arranging your park visit is easy. You can book a visit at www.parkholidays.com or call 01626 862 487, we're here to take your call 7 days a week.

Helpful advice

When you visit, we will have a dedicated Holiday Home Sales Advisor meet you when you arrive. We will listen to your requirements and questions and offer suggestions to help keep the decision process as straightforward as possible. Your advisor will also accompany you on a park tour, pointing out the key areas of the park and facilities that make it so popular with owners.

Take a look

We will determine from our time with you, what it is you want from your holiday home and how you intend to use it. This will help us to suggest a selection of holiday home models that best suit your requirements and budget. We will show you around the holiday homes pointing out the key features then give you time to have a good look around by yourselves and discuss the options.

Discuss

At this stage, we hope you will be much closer to finding your dream holiday home. We will explain the running costs that you should consider as part of your purchase and discuss a range of purchase options available to you. A number of our owners are cash buyers, but if you'd prefer to spread the cost of ownership, we can arrange a finance quotation through one of our finance partners. In most cases it takes just a few minutes and you will have a low deposit, fixed payment plan available for your consideration. Finance is subject to status¹.



Find out what happens on a VIP appointment in our handy video

Arrange your visit to Golden Sands

Arrange your visit to Dawlish Sands

What should I bring to my appointment?

Needs & desires - If you have an idea of what you are looking for then our helpful Sales Advisors will be able to show you holiday homes based on your budget and requirements.

Swimwear - To try out the pool!^{*}

The family - A holiday home is for all the family. Why not bring them along to tour the park, use the facilities and explore the local area?

2 forms of identification** - If, on your visit, you see something you like and decide that holiday home ownership is for you then this will help to speed up your purchase, and get you those new keys as soon as possible.

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Frequently asked questions

Understandably you will have a lot of questions about your new holiday home. Here are a few answers to help you.

Or click here to ask Golden Sands or Dawlish Sands a question

The Parks

Are the parks open all year?

Holiday home owners can visit for most, but not all of the year. Our parks have an ownership season of 11½ months* of the year.

Are there lots of rules and regulations?

Buying a holiday home is a big purchase and there are regulations in place to ensure buyers have rights and are fairly treated. Parks also need to have rules to ensure that the site licence with the local authority is complied with, and to manage the behaviour of people for the enjoyment of everyone. The park rules are usually displayed in the park reception and will be detailed in your owner welcome pack.

Could I live in my holiday home all year round?

No, your holiday home must not be your main residence; you will be required to provide proof of your residential address at the time of purchase and on request thereafter. You can visit whenever you like, as often as you like and for however long you like during the holiday season.

What services are available?

Our holiday homes have full services connected – water, drainage and electricity. Electricity is charged at cost and at a discount on standard domestic tariff. Gas is often provided by piped LPG, otherwise by cylinders.

Where gas is via cylinders, the park offers a delivery service to ensure you never run out of gas with an automatic switch over system. In addition, a Wi-Fi internet connection is provided free of charge in club venues. Our park also offers access to superfast internet in your holiday home.

Can I let my holiday home?

At Golden Sands and Dawlish Sands the answer is yes – how you use it is entirely up to you! Most holiday homes up to 7 years old qualify for our letting service so that holiday home owners don't have the hassle of trying to find customers, arranging the cleaning, check-in and collecting payment. Some owners find that letting can cover some or all of the running costs, still leaving time for them to enjoy the weeks it's not let out.

Is there any limit on the age of holiday homes that can remain on a site?

This varies and is an important question to understand before you buy. As members of the British Holiday & Home Parks Association (BH&HPA) we are required to offer an initial fixed period from first purchase. The standard offering is 20 years on brand new holiday homes, 30 years on brand new Villa models and 40 years on brand new lodges.

The details will be explained when you visit our park, and will form a part of the written pitch licence agreement when you buy.

Can I allow family and friends to use my holiday home?

Of course! It's your holiday home and you can invite family and friends to visit and stay with you as often as you like.

May I bring my dog?

We welcome most well-behaved dogs with considerate owners at our park.

Please contact us for further details.

Purchase options

Can I choose the pitch for my holiday home?

Absolutely, when you visit we'll show you around the park and highlight the various pitches that are available to you.

How much deposit will I need to pay?

Our finance partners will require a minimum cash deposit starting from as little as £3,000 or 10% (whichever is greater) of the purchase price to secure the purchase.[^]

How quickly can I start using my holiday home?

If you purchase a new model that we have in stock or one of our pre-owned holiday homes, we are happy to offer you our quick, 7-day handover service at no extra cost. Special order new models may take a little longer but we will advise you of delivery times on the particular model you choose.

I already own a holiday home on another park – what are my options?

We welcome all owners from other parks, in fact, we are usually more than happy to take your current caravan or lodge in part-exchange against a purchase. Just ask our Sales Advisors for details.

What are the running costs?

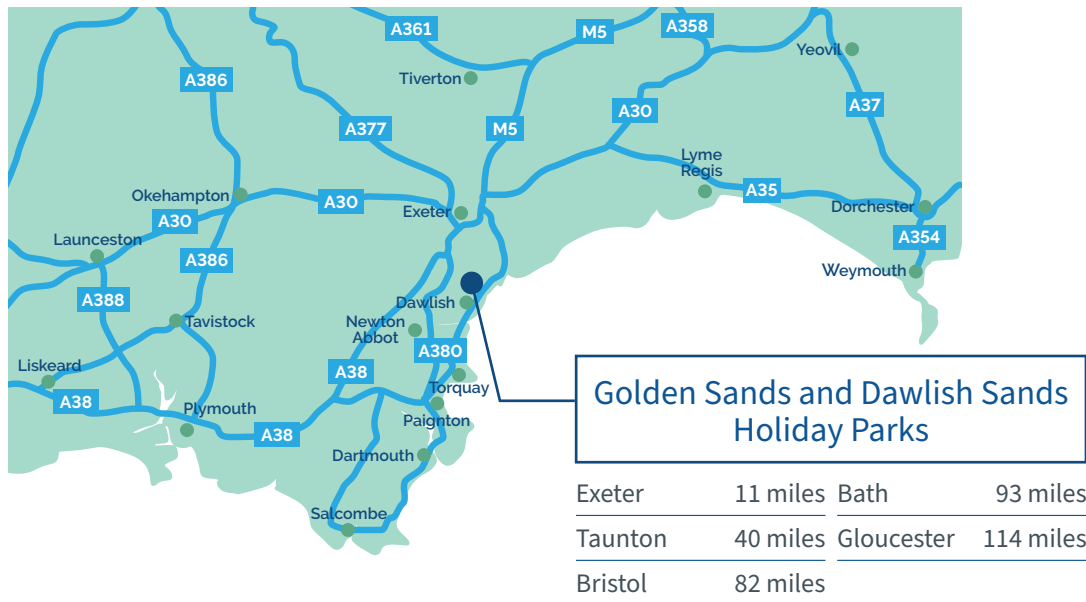
You pay an annual pitch fee which contributes to the running costs of the park in addition to your utility bills, rates and insurance. Feel free to contact us and request information on the average running costs. We can provide you with a summary of running costs for your preferred park.

What purchase options do I have?

We accept most major credit or debit cards, cash or cheques. Alternatively, we offer a range of finance purchase plans allowing you to spread the cost of your purchase with fixed affordable monthly repayments.[^]

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Take the next step towards holiday home ownership
at Golden Sands and Dawlish Sands Holiday Parks,
we're just a visit away...



Call us today on: **01626 862 487**

Golden Sands Holiday Park, Week Lane, Dawlish, South Devon, EX7 0LZ
Dawlish Sands Holiday Park, Warren Road, Dawlish Warren, South Devon, EX7 0PG

Holiday Homes for sale
at Golden Sands

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at Dawlish Sands

Arrange your visit to
Golden Sands

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