



Silver Sands
CORNWALL

Holiday Home Ownership
by the Cornish Coast

a hidden gem on the Cornish coast

Owning a holiday home in Cornwall is no longer something that you can only dream of, it's now easier than ever to turn your dreams into reality.

HOLIDAY HOME OWNERSHIP AT SILVER SANDS

Silver Sands Holiday Park has been operating since 1946 and throughout our nearly 80 year existence we have proudly been independently owned and operated. During these decades we have provided endless holidays by offering a special bolt hole, away from the hustle and bustle of home life where you can escape to peace and quiet by the seaside.

Kennack Sands beach is just a short 10 minute stroll, through a special conservation woodland, from the entrance of Silver Sands. Whether you're looking for somewhere to spend quality time relaxing with your significant other or a place to bring your family and friends to enjoy long country and coastal walks, then Silver Sands has a lot to offer you.

The Cornish coast is famous for a whole host of reasons; whether it be; secret beaches & coves, long walks along the famous South West Coastal Path, fantastic choices of places to eat and drink or simply sitting in peaceful surroundings and losing yourself in a book.

Kennack Sands stands out in Cornwall for its unique blend of natural beauty, family-friendly atmosphere, and accessibility. In essence, Kennack Sands isn't just a beach; it's a multi-faceted coastal haven that caters to a variety of tastes and preferences. It's dual coves, inviting waters, surrounding landscape, family-friendly amenities, and accessibility all contribute to its unique charm within the diverse tapestry of Cornwall's coastal treasures.

If you could 'sea' yourself here, then owning a holiday home will mean you can come and go as you please, enjoying the delights of the surrounding area but returning to your special place time after time.





freedom to escape

Owning a holiday home in Cornwall means you'll have the freedom to escape the hustle and bustle of city life whenever you desire.

YOUR CORNISH HOME FROM HOME

The pace of life is gentler here, and every visit will feel like a rejuvenating retreat. The region's temperate climate, with mild winters and sunny summers, makes it an ideal year-round destination.

Additionally, the Cornish people are known for their warmth and hospitality, making you feel like a local from the moment you arrive. The vibrant arts and culture scene, including galleries, festivals, and theatres, add a touch of sophistication to this otherwise serene environment.

So, why settle for any other place when Cornwall offers the perfect blend of beach front bliss and the charm of the countryside? Make your dream of owning a holiday home in this captivating corner of the world a reality. Cornwall awaits, ready to embrace you with its unique, timeless allure, where the beach and the Cornish countryside come together to create an idyllic haven like no other.

Don't miss out on the opportunity to call this extraordinary place your second home.



BEING A PART OF THE SILVER SANDS COMMUNITY

Whether you look to keep yourself to yourself or are looking to make new friends; Silver Sands will provide you with the opportunity to meet new and like minded people. Throughout the year, we offer owner exclusive events and experiences, such as summer BBQ's and wine tasting from local vineyards.

Aside from meeting other park users, the park team are here for you!

Being a privately owned park and family operated, our heart is in everything we do. Whether that's helping with our piece of mind checks when you're not here or popping the heating on for you before you arrive to your holiday home. We offer an all encompassed service, so you're never on your own.



Silver Sands

It's a place where you can unwind, connect with nature, and create lasting memories while taking in the beauty of the Cornish coast.



A LUXURY PARK & COASTAL HAVEN

Nestled within the parish of Ruan Minor, the park is set in the area of Gwendreath, taking its name's sake from the farm that was located here.

Whilst the park benefits from countryside views and the sense of tranquillity, we are lucky to be a short 10 minute walk to Kennack Sands beach. Kennack Sands offers a serene escape from the hustle and bustle of daily life. Whether you're looking to enjoy a leisurely day on the beach, explore the natural beauty of the Lizard Peninsula, or take part in water-based activities, this tranquil coastal haven in Cornwall has something for everyone.

If soaking up the fresh air and spending time outdoors on walks is your thing, we are in the perfect location for walks to suit all fitness levels.

We are 5 minutes from the famous South West Coastal Paths. Heading east will bring you to the village of Coverack, where you will find a choice of quality restaurants and cafés, nestled on another sandy beach for you to explore. Head west along the path, and you will arrive at Cadgwith, a small historic fishing village with a fantastic local restaurant and pub, which often has the sea shantys singing away each week. Heading inland, we're set within the AONB, with a large variety of unspoilt landscape to explore.



Dog Friendly, and we mean it!

Silver Sands is a truly dog friendly park. With a dog friendly beach on its doorstep, a dog walking field and a wide range of dog friendly eateries in the area.



Double Cove Delight

Kennack Sands isn't just one beach; it's a duo of sandy coves - Kennack Sands Beach and Little Kennack Sands Beach. This provides visitors with not only a vast stretch of golden sands but also a more intimate, tucked-away spot at Little Kennack.

Turquoise Tranquillity

The crystal-clear turquoise waters of Kennack Sands are a visual treat. The inviting sea is not only perfect for swimming but also showcases a stunning contrast against the beautiful sands, creating a picture-perfect setting.

Lizard Peninsula Landscape

Nestled on the Lizard Peninsula, Kennack Sands is surrounded by the captivating beauty of this unique region. The combination of lush, rolling hills and dramatic cliffs makes it a quintessential Cornish coastal experience.

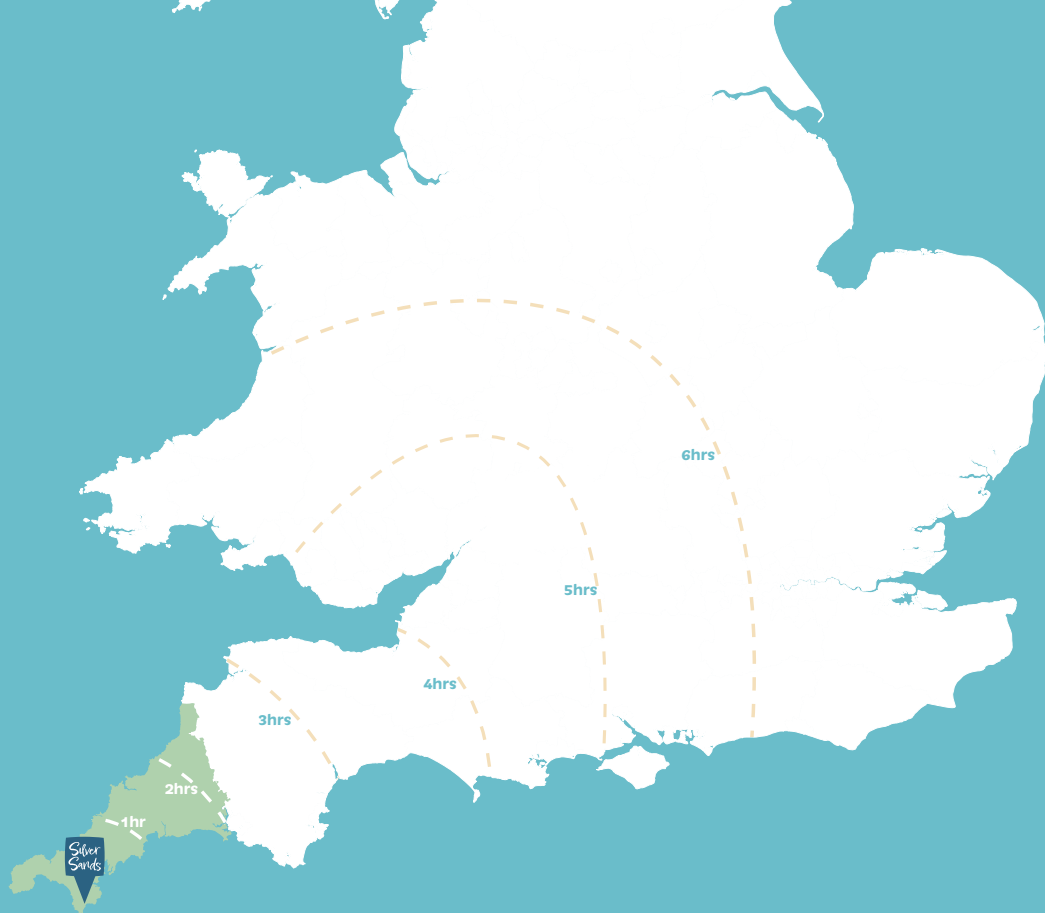
Marine Marvels

Beyond its scenic charm, Kennack Sands is part of the South West Coast Path and offers opportunities for exploration. The waters are teeming with marine life, making it a haven for snorkellers and nature enthusiasts. Keep an eye out for seals and other coastal wildlife.

Family-Friendly Haven

With family-friendly facilities, including RNLI lifeguard services during the season, toilets, and a beach side café, Kennack Sands ensures a comfortable and safe experience for visitors of all ages. The gentle slope of the shoreline makes it an ideal spot for children to enjoy the sea.





how to find us

Located at the southern tip of Cornwall,
set in the dramatic and beautiful
countryside of the Lizard Peninsula.



1

APPROX. TRAVEL TIMES

Looe	1hr 45min	Gloucester	4hrs
Plymouth	2hrs	Poole	4hrs
Exeter	2hrs 30mins	Cardiff	4hrs
Taunton	3hrs	Bournemouth	4hrs 15mins
Glastonbury	3hrs 30min	Southampton	4hrs 45mins
Bristol	3hrs 45mins	Swansea	4hrs 45mins
Weymouth	4hrs	Birmingham	4hrs 45mins
Bath	4hrs 15mins		

EXPLORE CORNWALL



in the area

Whatever your tastes there are a range of local restaurants to enjoy.

RESTAURANTS TO VISIT



The Bay Hotel, Restaurant & Bar

The Bay Hotel, Coverack, Helston, TR12 6TF
Tel: 01326 280464
www.thebayhotel.co.uk

The Bay Hotel menu changes daily with house specials and lobsters landed from Coverack Bay. The friendly, relaxed ambiance offers the perfect place for a delicious breakfast, cooked to order, or candlelit dinner with water and beach views across the Bay. There is a range of local beers, spirits and an extensive wine list to peruse.



The Life Boat House Restaurant

The Old Lifeboat House, The Cove,
Coverack, TR12 6SX
Tel: 01326 281 400
Email: lifeboat.house@hotmail.com
www.thelifeboathouse.co.uk

The Lifeboat House Restaurant on the harbour offers a take away menu including fish and chips and curry, as well as a restaurant with views of the harbour and bay.

Harbour Lights Cafe

Harbour Lights Cafe, Mill Road, Coverack, TR12 6TE
Tel: 01326 280612
Facebook / Harbour Lights Coverack

A cafe by the sea, open for breakfast, lunch, cake and cream teas. The Harbour Lights Cafe is well placed, overlooking Mill Beach, and across to Coverack Harbour. *The Harbour lights Cafe is currently being refurbished.*



Cadgwith Cove Inn

Cadgwith, Helston, Cornwall, TR12 7JX
Tel: 01326290513
Email: garryandhelen@cadgwithcoveinn.co.uk
www.cadgwithcoveinn.com

Cadgwith Cove is a unique location for exploring the rural splendour of Cornwall. In turn, The Cadgwith Cove Inn offers the ideal stopping off place for lunch or dinner in this outstanding part of Cornwall. Over 300 years old, the Inn has remained unspoilt since the cove's old smuggling days. The bars are full of atmosphere and relics adorn the walls collected from a rich seafaring history. Lunch and Dinner is served with a range of home produced food locally sourced with seafood caught by local Cadgwith fishermen and served to the table the same day. A dog friendly Inn.



Top House Inn

Lizard, Helston, TR12 7NQ
01326 450098
Email: info@thetophouseinn.co.uk
www.thetophouseinn.co.uk

The Top House Inn is the hub of the village and as such is popular with the local community as well as the hundreds of thousands of visitors that come down to the Lizard every year. The 200 year old Inn is situated in the heart of The Lizard Village, and is the southernmost pub in the UK, and within walking distance of the Lizard Point, which is mainland Britain's most southerly location.



Mullion Cove Hotel & Spa

Lizard Peninsula, Cornwall, TR12 7EP
Tel: 01326 240328
Email: enquiries@mullion-cove.co.uk
www.mullion-cove.co.uk

Amongst the Best Seaview Restaurants in Cornwall. With its fantastic coastal location, premium quality fish and seafood always appears on the menus. From local fishing boats on the Lizard to Helford River oysters, it could not be any fresher. Serving excellent dishes for those less keen on the sea, however, from prime steak to exceptional vegan and vegetarian cuisine. The choice is all yours.

A consistent AA Rosette award-winner, with two rosettes since 2010, the formula for success is to combine the best local ingredients with the flair of the chefs to create exceptional food. This is a living process at the hotel, and with an ever-changing daily market menu there is always something new to try.

in the area

Come rain or shine, there are always some great days out for you to explore and enjoy.

National Trust

www.nationaltrust.org.uk/visit/cornwall

Over 20 National Trust locations and properties that stretch from Newquay to Lands End for you to explore.

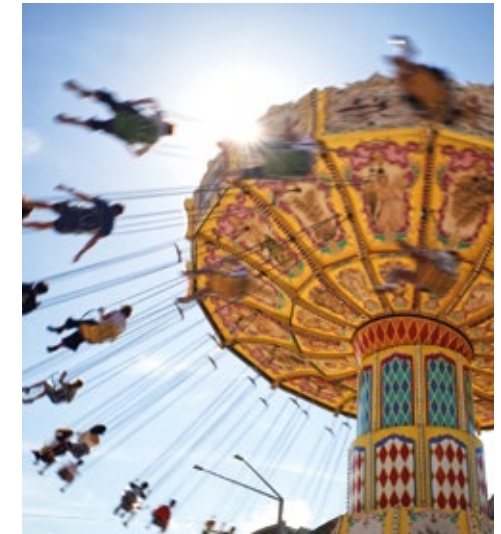


The Cornish Seal Sanctuary

Gweek, Cornwall, TR12 6UG.
www.sealsanctuary.sealifetrust.org

Visit the Harbour Views Pool and meet the resident grey seals. Each of the resident grey seals carry their own unique story for living at the Sanctuary and you can attend a Seal talk to find out about them all.

During pup season, the rescued grey seal pups will also live in the Pool as part of their final stage of rehabilitation, where they learn how to fight for their fish and how to interact with adult grey seals to help them when they are released back into the wild!



Flambards Adventure Park

Helston, Cornwall TR13 0QA
www.flambards.co.uk

AMAZING RIDES - There are amazing rides for thrill-seekers! Take a spin on the Hornet Rollercoaster and check out the view from the top of SkyRaker, the twisting drop ride. Brave the Thunderbolt, and prepare to get wet on the Colorado River log flume.

For those adrenalin junkies, why not ride Sky-Force, whizzing high above the park, this ride is the largest thrill ride in the South West.

FAMILY FUN - Young families will love the traditional rides in Ferdi's Funland. Hop aboard the Western Mine Train and explore the Wild West. Go on an adventure and discover dinosaurs in the Jurassic Journey before uncovering fossils in the Dino Dig.

You can also see the new arrivals hatching in the Dino-Nursery.



Minack Theatre

www.minack.com
 Tel: 01736 810181
 Email: info@minack.com

The Minack is a living theatre in every sense. Its dramatic setting and the remarkable woman who built it are equally inspiring.

This world famous theatre is perched on the rugged cliffs of South-West Cornwall, welcoming over a quarter of a million people each year to enjoy the stunning ocean views and experience the magic of live performance in this iconic space.

Each year, the Minack stages over 200 live performances, including plays, musicals, opera and children's events.



Bonython Estate Gardens

Bonython Estate, Cury Cross Lanes,
 Helston, TR12 7BA
 Tel: 01326 240550
 www.bonythonmanor.co.uk

Situated on England's southernmost Lizard Peninsula, Bonython Estate offers excitement and surprises, with colour and interest in all seasons. Stroll through an eighteenth century Walled Garden with colour-themed herbaceous borders, a traditional Potager Garden and an orchard of Cornish variety apple trees, on through parkland to a series of small lakes with a stream cascade in a sheltered valley.

Porthleven - The Shipyard Market's

www.porthlevenharbourmarket.co.uk

Rain or shine, the lively indoor and outdoor markets located around the historic Porthleven harbour make for the perfect day out.

Featuring a range of local independent vendors selling the best of Cornish food, art, jewellery, clothing and vintage goods.

Beaches & Coves to Discover

Whether it is somewhere to enjoy the summer sun, or you're looking for an autumnal walk, here's a map of some of the best kept secrets of beaches and coves to discover.



South West Coast Path

Silver Sands is located just 5 minutes from the longest coastal path in the country, spanning from Minehead, Somerset to Poole, Dorset. You can have uninterrupted access to coastal walks, taking in world class views along this stunning track. If walking long distances isn't your thing, you can take a short drive to different sections of the South West Coast Path; with 63 miles of the coast path available from Penzance to Falmouth.





Silver Sands ownership

COZY COMFORT... JUST LIKE HOME!

Your experience as an owner is of the highest priority to us. Whether it's from the standard of the presentation of your holiday home pitch or the peace of mind of a stress free experience, we've got it covered.

- ✓ **A quality enhanced holiday home pitch with hardstanding driveway and safe access to your holiday home**
- ✓ **Allocated parking next to your holiday home**
- ✓ **Park security, even when you're not here, your holiday home is being looked after**
- ✓ **On park maintenance to help you should you ever need us**
- ✓ **Access to specialist trades for ongoing care i.e. gas safety testing**
- ✓ **Offer of a drain down service for closed months**
- ✓ **On park team to support you with any queries about your ownership**



OWNER SERVICES

Our present and on park team are here to make you comfortable, below is a snapshot of services that owners may need some help with:

Switch On Service – Arriving late in the evening in the winter, we can pop in and turn on your heating for you, so your holiday is warm for your arrival.

Keeping an eye on your holiday home, perhaps you're not coming down for a few weeks and there's been a spell of windy weather. We'll be sure to check over your holiday home and report back that everything is ok, to give you peace of mind.

Drain Down Service available to prepare your holiday home for winter months.

Advice on things to do within the local area. Tap into local knowledge and recommendations of places to visit and experiences to be had.

Transport Bookings to get you to and from your desired destinations.

Organising internal or external cleaning services of your holiday home.





for sale

Unlock your next adventure with
endless holidays in Cornwall.

Preloved
Holiday Homes
from
£39,995

Preloved
Lodges
from
£89,000

New
2025 Model
Holiday Homes
from
£59,995

New
Lodges
from
£175,000

SILVER SANDS HOLIDAY HOMES FOR SALE

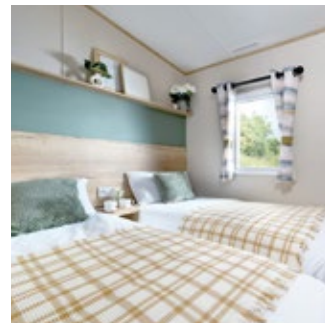
We have a variety of holiday homes available for sale on the park.

In addition to these holiday homes and lodges, we have access to a wide range of stock through our trusted manufacturers, including Willerby, ABI, Swift, Victory, Carnaby & Pemberton, in order to ensure years and years of enjoyable ownership.

If there is a holiday home you would like to explore, we recommend you book an experience day to visit the park. During this visit, we will talk you through the ownership journey, your requirements and we'll even organise a lunch (on us) with one of our partner restaurants in Coverack or Cadgwith.

If you are a holiday home owner on another park, own a touring caravan or have a motorhome; then we can arrange a part exchange evaluation to purchase a static holiday home with us.







OWNER EVENTS & EXPERIENCES

As the Owner Community grows, we will be looking to introduce owners exclusive events where you and your family will be invited along to events and activities, such as quality BBQ's, cider/wine tasting or trying your hand at activities that are unique to the area.

SITE FEES & RUNNING COSTS

Silver Sands Holiday Park is committed to providing a quality experience and great service, whilst delivery value for money for our holiday home owners. Site Fees are paid for the holiday home pitch and allow the park team to maintain the quality and standards of the park each season.

2025 Caravan Site Fees - £3250 inclusive of VAT

2025 Lodge Site Fees - £3750 inclusive of VAT

In addition to the site fees, there is a separate charge for the water which you consume at the local authority rates charged to us by Cornwall Council and the refuse collection on park each week.

2025 Water Charges, Local Rates Charge and Refuse Collection - £375

Additional charges which you will incur

- Metered Electric
- Gas
- Holiday Home Insurance
- Annual Gas Safety Inspection

**NO
SITE FEES
UNTIL
2026**

**2025
site fees
included
in your
purchase**



HOLIDAY HOME SUBLET SERVICE

Making the most of your holiday home

Silver Sands can help you make the most of your holiday home by offering a hassle-free letting service. Let your holiday home and earn an income for the periods that you're not planning to be at the park.

The service is fully managed by the park team, you choose the weeks you want us to let, and we'll look after the rest:

- ✓ **Cleaning and Laundry Service**
- ✓ **All bookings advertised by the park via its website and 3rd party affiliations**
- ✓ **Flexible to suit your commitments**
- ✓ **Free inventory replacements i.e. if a guest breaks a glass, we'll sort a free of charge replacement**
- ✓ **Fixed rate commission**

With nearly 80 years of operating as a caravan park business, we have a very loyal following of holiday guests who revisit Silver Sands year after year. We have an excellent catalogue of data to be able to provide realistic earning possibilities in order to help you understand how much of your annual running costs you can offset.

* Covering your site fees and running costs is achieved subject to the number of weeks you sign up to letting and the grade of your holiday home.

** Net to you, after commission. This is based on letting your holiday home between Mid-March & October 31st and is subject to the grade of holiday home and number of weeks you commit to letting.

**Pay No
Site Fees***

**Earn up to
£10,200
per year****



step by step guide

TO PURCHASING A HOLIDAY HOME

1

Book an Experience Day

Select a day and time to suit your diary for you to come along to the park.

2

Explore the park and the local area

As part of booking your experience day, we will supply you with a £30 voucher to have lunch on us with one of our partner restaurants.

3

Consider the running costs

and ensure they are comfortable for you.

4

Choose your luxury holiday home and holiday home pitch

5

Pay a deposit

to secure your holiday home and pitch on the park.

6

Consider if holiday home letting is for you

and if you wish to sign up, to offset your running costs.

7

Choose a handover date

for around 2 weeks time. We will organise a full valet internally and externally. We will provide you regular updates in run up to your handover date.

8

Move in!

Enjoy being a holiday home owner.

Book your Experience Day and lunch on us today



explore
the park

Have
lunch
on us!



BOOK AN EXPERIENCE DAY

The best way to learn more about ownership with us is to come along to the park on a no obligation basis.

On your experience day, we'll tour you around the park and give you a feel for what ownership is. We'll also use this time to tell you about our future plans and what we have planned for future years investment.

As part of your experience day, once we've toured the park and looked at holiday homes. If you wish to have lunch, we will provide a £30 voucher for you to use with one of our local restaurants.

Or turn it into an experience mini-break.

If you haven't experienced the area before, we can arrange a short break in one of our holiday homes, if you progress to purchase a holiday home, we will refund your short break accommodation cost with us.

Book your Experience Day today

Call 01326 290631 **or email** info@silversandsholidaypark.co.uk

www.silversandsholidaypark.co.uk



INVESTMENT PROGRAM

The vision, under the current owners of Silver Sands, is all about investment and to position Silver Sands as a special destination for holiday home ownership. We want to ensure the park is fit for the future and that there is something on offer for all ages of the family.

2024

- **Introduction of free to use Wi-Fi**
removing access charges and usage limits. Installing dedicated Wi-Fi in each holiday home.
- **Free to use bike hire for holiday home owners**
access the local area and explore by bike.
- **Reception refurbishment**



- **Holiday home pitch refurbishments**
to include tarmac driveway, landscaping and a wooden sleeper feature.
- **Rebrand of signage** and an update to the look of the park image.

2025

- **A £250,000 investment**
upgrading our oldest hire fleet, ensuring a quality experience for years to come.



- **Further enhancements to the park entrance**
with trees, lighting and landscaping.
- **A tree planting program**
of 125 trees to support the biodiversity of the park for decades to come.
- **New website** which will incorporate greater support for holiday home subletting.

FAQ's

When I buy my holiday home at Silver Sands, will I be able to live in it?

Silver Sands operates as a holiday park and not a residential park. This means the holiday home you purchase is meant to be used as a second home for the purposes of having holidays/breaks away from your residential property.

Do I have to remove my holiday home from the park once it becomes 15 years old?

Holiday parks generally offer on a licence period for a specific set amount of time. When you buy a holiday home caravan, we will offer a term of 15 (25 for a holiday lodge). When the term comes to the end, this doesn't necessarily mean that we will ask you to leave, providing you are still meeting the licence conditions, we can look to extend your licence at no additional cost to you. Some parks do operate age policies on holiday homes, we don't.

Can I let my Holiday Home to offset some of the running costs, like my site fees or utilities?

Silver Sands offers a holiday home letting programme, whereby we fully manage the service of selling the holiday, customer communications, holiday home cleaning. You are not permitted to let your holiday home privately on a commercial basis in exchange for monies. You can of course have friends and family use your holiday home.

Are there advantages to buying a holiday home on a holiday park as opposed to property in the area?

Holiday home ownership on a park is less stress and worry for you, with all the maintenance and grounds taken care of, even when you're not here. You also do not pay any stamp duty, legal fees or second home council tax rates.



What do the site fee's cover?

The site fees are for the arrangement of your holiday home to be sited on a pitch on Silver Sands Holiday Park. They also include all of the grounds maintenance around your holiday home and the park. They also ensure you have access to the park reception team, whenever you need them whether in person, on a call or by e-mail.

Can I buy a holiday home as investment to make money?

Owning a holiday home is a lifestyle choice and this should be your main consideration when deciding to buy a holiday home. Holiday homes are depreciating assets, however we do offer holiday home letting which can help cover your running costs subject to the amount of letting you do with the park.

Can I let my holiday home out?

Subletting your holiday in a commercial sense, must be carried out in partnership with the park. This ensures the park holds one register of all guests who are visiting the site and can maintain overall safety of all park users. This means you cannot let with any agents i.e. Airbnb or a local agent. Silver Sands has operated for nearly 80 years and has a loyal base of holiday makers who return year after year.

You can of course allow your friends and family to visit your holiday home, however this should not be done on a commercial letting basis where you are selling stays in your holiday home.



SILVERSANDSHOLIDAYPARK.CO.UK

Silver Sands Holiday Park
Gwendreath, Lizard, Helston, Cornwall TR12 7LZ

Tel: 01326 290631 **Email:** info@silversandsholidaypark.co.uk