

Clayton Caravan Park

Static Holiday Home Ownership 2026

St Andrews Fife

Family Run and Owned Since 1966



About Us

Clayton Caravan Park has been at the forefront of the holiday park industry since its inception in 1966. Continued investment in the facilities and infrastructure has yielded many National Tourism Awards. The most prestigious of these being the Visit Scotland 5 Star Holiday Park Award and the Gold David Bellamy Award for conservation. These extremely stringent Quality Assurance schemes recognise exceptional quality in maintenance, facilities, environmental conservation and delivery of customer service on the park. The park is also a member of The British Holiday & Homes Parks Association, the governing body for holiday 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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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 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 view the holiday homes and facilities that we have to offer.

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

Many thanks

Elaine Paxton

Clayton Caravan Park

Park Manager

Facilities

Clayton Caravan Park has a range of facilities that are open throughout the year. 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.



Clayton Bar and Wi-Fi

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. Wi Fi is available in the Restaurant and Bar free of charge.

Clayton Leisure Centre

The Clayton Leisure Centre includes a heated indoor swimming pool, toddler's pool, spa pool, sauna and gymnasium. The Water's Edge Café also serves drinks and snacks throughout the day.





Indoor Pool

Our indoor swimming pool is heated to a cosy 30 degrees and has facilities for guests of all ages. Whether you are looking to keep fit in our dedicated swimming lane or simply splash around with the kids, we have created a safe environment for all the family to enjoy.

In between swims you can relax on our poolside loungers.

Toddler's Pool

The toddlers pool ensures the youngest members of the family can safely join in the fun too. The shallow pool includes a clown water feature to keep the kids amused.

Spa Pool & Sauna

Our 6 person spa pool is heated to a very cosy 37-39 degrees. The pool is situated within a glass atrium, allowing you to sit back, relax and enjoy the views over the surrounding countryside.

Enjoy a session in our sauna and relieve those aches and pains and feel revived.

Prices

Adult	Swim or Gym only	£8.25
	Gym & Swim	£13.75
Child	Swim only	£6.00 (age 5-15)
		£2.75 (under 5)
Family Swim	2 adults/2 children	£23.65

- Holiday home owners and residents receive a discount to the listed price.

Gym & Swim Admission Policy

Swimming Pool

The following responsible person to child ratios must be applied in the swimming pool, and access will be controlled accordingly.

Age of Child (years)	Responsible Person/Children Ratio
0-3	1:1
4-7	1:2
8-15	1:3

The responsible person must be over 16 years of age and accompany the children in the water.

Swimming sessions are 50 minutes.

Opening Hours: 8am to 8pm (last swim entry 6pm) – 7 days *may be subject to seasonal variation.

Clayton Adventure Golf

This exciting 18 hole course offers all of the family a journey around St Andrews and the world famous Old Course. The course features many famous landmarks such as the Swilken Bridge, Road Hole Bunker, St Andrews Castle, Martyrs' Monument and much more. The course is open daily from 10:30am, all year round (weather permitting). Please just turn up and play. No booking is required and access is through the Clayton Leisure Centre.



Prices

Adults (16+):	£9.50
Children:	£7.50
Family: (2 adults & 2 children) (1 adult & 3 children)	£29.95

Clayton Shop and Laundry

Should you run out or forget your necessities – we have it stocked at the Clayton Shop. Please see notice board for opening times. For all your cleaning needs we have a washing machine and dryer which can be booked at the office.

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 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 there is a small charge. 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.

Games Room

We have an indoor games and an amusement room which is open throughout the season. The amusements are suitable for all ages and are sure to test your skill. We have various games for the whole family to enjoy. We also have a pool and air hockey table 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.

Outdoor Pursuits

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. 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.

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 9th February 2026 to 11th January 2027. 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

You can use your holiday home over 12 months of the year. 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. 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 holiday home or touring caravan in Part Exchange.

The following features are inclusive in the price of all **new** holiday homes being sold by Clayton.

- ☐ All transport costs
- ☐ VAT
- ☐ Siting – Connection
- ☐ Wrap around PVC Decking with lockable gate and hatch
- ☐ Gas Safety Certificate, Connection to gas
- ☐ 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.

Static Holiday Park 2026 Pitch Fees

Pitch Fees - £4,464.78 (11 Months)

Lodges £4,688.01

12 x Monthly Direct Debits (March to February) of £396.24 – Lodges £416.06 This includes a 6.5% addition to Pitch Fee. Due in full on or before 1st March 2026

Pitch Fees - £5,297.30 (12 Months)

Lodges £5,520.53

12 x Monthly Direct Debits (March to Feb) of £470.13 – Lodges £489.94



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 £4.30 per cubic meter (plus VAT). There is also a £19.20 pa 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
Propane (Red)				
47 kg	£117.40	N/A	£168.50	N/A

Electricity Prices

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

From 1 January 2025 – 30 September 2027: Electricity prices will be

24.75/kwh (this is a cheaper rate than is currently paid by households under the national energy price cap).

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). Lodges (twin units) can be retained for up to 40 years.