

Priory Hill & Nutts Farm Holiday Parks



Holidays and Ownership

Two Holiday Parks. One Perfect Escape In Kent.

 01795510267

 prioryhill.co.uk

A Warm Welcome

Hello and welcome to our brand-new brochure, showcasing the best of holidays and holiday home ownership at our parks on the stunning Kent coast.

Inside you'll find everything you need to know about Priory Hill and Nutts Farm, from touring holidays to dream holiday home ownership and unmissable live entertainment.

Both our neighbouring parks offer great facilities and an almost unrivalled coastal location in this little corner of south east England. So, whether you're looking to buy a holiday home or researching the perfect touring holiday destination, our parks are perfectly placed for you to discover the very best of Kent's must-see attractions and idyllic destinations. All at your own pace.

So, dive in and take a look through to discover where your next adventure at our parks will take you...

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Explore all our holiday parks have to offer...

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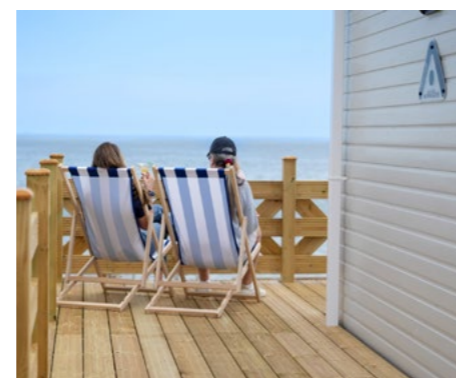
Scan to view Park Maps



Our Values

At Priory Hill and Nutts Farm, we're proudly family run and owned, offering warm, friendly service and exceptional value rooted in over 75 years of heritage.

We believe in creating welcoming spaces where families can relax, connect and make lasting memories together. Honest pricing, quality holiday homes and personal care are at the heart of everything we do, making every stay feel like a true home away from home.



As seen on "The Dyers' Caravan Park" Show

Our parks will feature on The Dyers' Caravan Park, a new Sky TV series in 2026. The show follows Danny and Dani Dyer as they dive into the world of holiday parks, showcasing real-life challenges, nostalgic British holiday spirit and the charm of family-run parks like ours. Viewers will get an inside look at park life, meet the people behind the scenes and see how our values, community spirit and dedication shape unforgettable family holidays.



Priory Hill

Your Family Retreat, Ready When You Are

Priory Hill is a much-loved, family-run holiday park, perfectly placed moments from golden beaches and classic seaside attractions.

Established in 1951, it blends generations of experience with warm, personal service and outstanding value. Here guests can enjoy chalet and caravan ownership, alongside a lively clubhouse, indoor pool, entertainment and on-site shop. With fresh sea air, coastal views and a welcoming community spirit, Priory Hill is the ideal setting for relaxed, memorable seaside escapes year after year.



Ownership Benefits



8 or 10 Month Holiday Season*



Clubhouse & Pool Access



Exclusive Owners' Events



Close To The Beach



Family & Pet Friendly Park



Close-knit Community



Scan to view Latest Stock

Relax, unwind or dive in and have fun! Whether you're seeking a quiet tranquil retreat or a place for family entertainment, there's something for all tastes and budgets at Priory Hill! Make the most of our amazing coastal location or sample our on-park facilities. What are you waiting for?

Facilities

As an owner you can enjoy the on-site amenities:

- Indoor heated swimming pool
- Clubhouse with bar, food and live entertainment
- "Swim" or "Club" passes for family or guests to use
- On-site shop selling essentials to save venturing out
- A choice of superfast broadband packages



"This is a holiday park with chalets and caravans. Offering live entertainment throughout the season. Very nice indoor swimming pool. The clubhouse offers a wide range of hot and cold drinks with an extensive food menu."

Google Review

Upgrade on Your Terms

No pressure and no forced upgrades

— at Priory Hill and Nutts Farm, your holiday home is yours to enjoy for as long as you like.

Contact our team to learn more on 01795 510267.



Dreaming of something new?

From great value starter caravans and cosy chalets to spacious luxury lodges with every conceivable extra, we've got a range beautiful holiday homes for sale here at Priory Hill, with something for every budget!

Whatever option you choose, with your own holiday home at Priory Hill you can enjoy endless escapes by the coast whenever you fancy getting away from it all. No booking, no hassle!

Charming Caravans



Delta Dyer
36ft x 12ft, 2 Bedrooms

Cosy Chalets



124 Large
Quality Fitments, 2 Bedrooms

Luxury Lodges



Victory Riverwood Lodge
40ft x 13ft, 2 Bedrooms

Arrange a visit via our website or pop into the Sales Office and speak to a member of our friendly team

Nutts Farm



Scan to view Latest Stock

Escape To Your Seaside Sanctuary

Nestled on the beautiful Kent coastline at Leysdown-on-Sea, Nutts Farm Caravan Park offers the perfect place to own your very own seaside escape. With direct access to the beach, this welcoming, family-run park combines relaxed coastal living with the charm of traditional British seaside holidays.

Privately owned holiday homes sit within a friendly, well-kept community just moments from local shops, attractions and golden sands. Nutts Farm is ideal for spontaneous getaways or long, lazy weekends by the sea. It's a place where lasting memories are made, year after year.

Ownership Benefits



8 or 10 Month Holiday Season



Clubhouse & Pool Access



Exclusive Owners' Events



Direct Beach Access



Family & Pet Friendly Park



Close-knit Community



Nutts Farm shares the same clubhouse as its sister park, Priory Hill – meaning holiday home owners can enjoy access to the same great facilities! Dance the night away to top live entertainment, enjoy great food and drink in the bar or dive in to the heated pool!

Facilities



As an owner you can enjoy the on-site amenities:

- Indoor heated swimming pool
- Clubhouse with bar, food and live entertainment
- "Swim" or "Club" passes for family or guests to use
- On-site shop selling essentials to save venturing out
- A choice of superfast broadband packages
- On-site children's play park

Changing Places

Love your holiday home but fancy a change?

You can move your holiday home to one of our parks and experience a whole new lifestyle.

Tell us about your current holiday home and location, and we'll advise on available pitches and associated costs. Once that's sorted, you can take care of final details with your current park, pack up, and get ready for a new adventure.

Contact our team to learn more on 01795 510267.



"Excellent sales service, everything explained."

Facebook Review

Where new memories begin

Our owners love their holiday homes, and it's easy to see why.

With your own little slice of the Kent coast, you can enjoy getaways whenever you feel like an escape — from weekend breaks to longer stays.

Charming Caravans



166 Nutts Farm
35ft x 12ft, 2 Bedrooms

Luxury Lodges



Victory Hammers Retreat
38ft x 12ft, 2 Bedrooms



Arrange a visit via our website or pop into the Sales Office and speak to a member of our friendly team

Entertainment



Excitement and Family Fun Awaits

From comedy and kids clubs to tribute acts and karaoke... there's something for everyone to enjoy at our parks!

We pride ourselves on offering top entertainment that the whole family can enjoy, with the Priory Club at the heart of all the action! Whether you're dabbling your way to a full house at bingo or singing your heart out, expect glamour, laughter and unforgettable performances that will leave you cheering for more!

The Priory Club is also where you'll find our indoor pool complex, perfect for a splashing good time with the kids!



Scan to view Events Page



Kids Entertainment



Bar & Food



Tribute Acts

Your New Lifestyle

Holiday home ownership at Priory Hill and Nutts Farm unlocks a lifestyle shaped by coastal escapes and everyday freedom. Wake up to fresh sea air, enjoy spontaneous breaks by the shore and explore the stunning walks and nature trails at Leysdown Coastal Country Park, right on your doorstep. With your own place by the sea, every visit feels effortless, offering the perfect balance of relaxation, adventure and quality time whenever you need a seaside reset.

Made for Family Time

Owning your own holiday home creates more opportunities for meaningful family time, away from everyday distractions. With a place that's always ready and waiting, weekends and school holidays become easier to plan. Share meals, laughter and adventures together, build traditions that last for generations, and make memories that feel truly personal in a home that's always yours.

Seaside Calm for Two

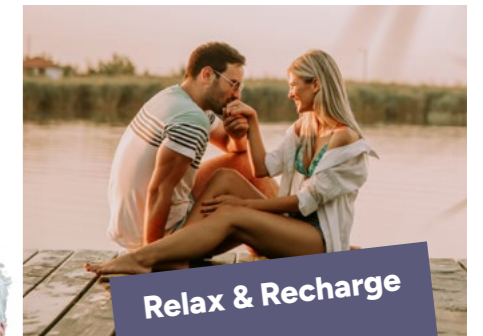
Holiday home ownership is just as rewarding for couples seeking quality time together. Escape the routine with spontaneous seaside breaks, peaceful mornings and unhurried evenings by the coast. Whether it's romantic walks along the shore, cosy nights in or simply enjoying the freedom of your own retreat, having a holiday home offers space to reconnect, relax and create special moments, whenever the mood takes you.



Coastal Escapes



Dog Friendly



Relax & Recharge



Great Escapers

Upgrade to something new

Do you own a holiday home on another park? Or are you looking to take your first steps into holiday home ownership?

Whatever your current situation we've got something to suit you and your family...

Pre-owned

Chalets from **£3,000**

Caravans and Lodges from **£10,000**

Offering a great value option, we've got a range of pre-owned holiday homes, finished to a high standard and ready to view, now!

Brand New

Holiday Homes from **£29,995**

Enjoy an added slice of luxury with something that's exclusively yours! Pick from the latest designs, with a modern chalet, caravan or lodge.

Quick answers to common holiday home ownership questions. Should you have any additional questions feel free to reach out to our office. We're here to help.

Am I required to upgrade my Holiday Home after a number of years?

No, there's no policy of forced upgrades*. Once you've purchased your holiday home, it's yours to enjoy for as long as you like. If you wish to upgrade in the future, our team can assist — part exchange is also available.

*Unless your home is deemed unsafe.

Can I upgrade my holiday home in the future?

Yes! Simply speak to our team to explore upgrade options, including part exchange. Whether it's extra space, added luxuries, or a newer model, we can help you continue your ownership lifestyle with the best offers.

What if I want to sell my holiday home?

All sale enquiries go through our office, where our team will guide you on the best options.*

*Please note in some instances it may not be possible for you to sell your caravan on our park due to it's age and condition.

How much does it cost to insure a holiday home?

Insurance is required. Our recommended broker, Compass, offers packages based on your home's size, age, and coverage needs. Contact Compass for a quote.

How many membership cards do I get as an owner?

Priory Hill owners receive 2 owner passes*, 4 club passes, and 4 swimming passes. Nutts Farm owners get 4 club passes; pool access is available via yearly, punch, or day passes.

*Owner passes grant access to both club and pool facilities.

Do I have to pay council tax?

Chalet owners at Priory Hill are kindly reminded to arrange for their Council Tax payments directly with the local council. Static caravans are exempt from Council Tax payments.



Scan to view Owners Info

Steps to Ownership

We'll Guide You Every Step of the Way

Owning a holiday home at Priory Hill or Nutts Farm is a straightforward and enjoyable journey, designed to be as relaxed as the lifestyle it offers.

From choosing the right location to collecting the keys to your very own coastal retreat, our friendly team is here to guide you every step of the way. With clear advice, expert support and no pressure, we make holiday home ownership simple, transparent and tailored to you, so you can start enjoying life by the Kent coast sooner than you think.



1 DISCOVER OUR PARKS
Your journey begins by discovering what makes Priory Hill and Nutts Farm so special. Explore the parks, their coastal settings and the lifestyle they offer. Take time to picture how owning a holiday home could fit into your life, whether for family breaks, couple escapes or spontaneous seaside getaways.

2 VISIT THE PARKS
A visit to Priory Hill or Nutts Farm brings the experience to life. Walk the parks, explore the surroundings and soak up the relaxed coastal atmosphere. Our team will show you around, answer questions and help you understand the benefits of ownership, allowing you to make an informed and confident decision.

3 CHOOSE YOUR HOLIDAY HOME
With a range of holiday homes available, you can choose one that suits your style, needs and budget. Whether you prefer something cosy or more spacious, our team will guide you through the options and layouts, helping you find a holiday home that feels just right for you.

4 SECURE YOUR OWNERSHIP
Once you've chosen your holiday home, securing ownership is clear and straightforward. Our team will explain the process in full, including costs and paperwork, ensuring everything is handled smoothly and transparently. We're here to make the experience stress-free, so you can focus on the excitement ahead.

5 START ENJOYING THE LIFESTYLE
With ownership complete, it's time to enjoy everything our parks have to offer. From spontaneous coastal escapes to memorable holidays with loved ones, your holiday home is always ready and waiting. Relax, unwind and make lasting memories, knowing you have your own place by the sea.

Our Location

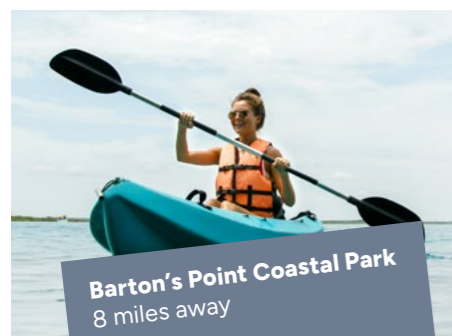
Perfectly positioned on the Kent coast, Priory Hill and Nutts Farm offer the ideal balance of seaside charm and easy accessibility. With sandy beaches, coastal walks and local attractions close by, every visit feels like a true escape. Less than 50 miles from London, the parks are ideal for spontaneous breaks, relaxed weekends and longer stays by the sea.



Jimmy G's Amusements
9 minute walk



Shellness
2 miles away



Barton's Point Coastal Park
8 miles away



Sheerness Shipwreck Adventure Golf
9 miles away



Queenborough
9 miles away



Elmley Nature Reserve
10 miles away



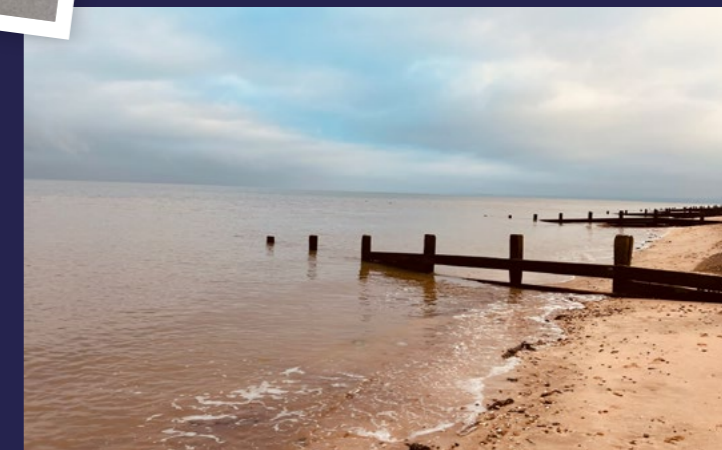
Faversham
27 miles away



Canterbury
35 miles away

Did you know that our parks offer direct beach access?

So, get ready for sandy toes!



Our little corner of the Kent coast is extremely popular among locals and tourists, with lots of great events taking place throughout the season, including:

- **Leysdown Carnival:** An annual summer celebration with family-friendly activities and entertainment, great for holidaymakers of all ages.
- **IOS Round the Island Race:** An annual sailing race around the Isle of Sheppey organised by the Isle of Sheppey Sailing Community — one of the island's biggest sailing highlights each year (usually early September).
- **Isle of Sheppey Local Festivals:** The wider Isle of Sheppey hosts seasonal fairs, carnivals, music and cultural festivals that are popular with locals and visitors alike.
- **Seasonal Markets & Fairs:** Around the Isle of Sheppey and nearby villages you'll find regular seasonal markets, craft fairs and community gatherings during peak holiday months.

Leysdown Beach
On your doorstep

Chalets

Chalet ownership offers a simple, affordable way to enjoy your own coastal retreat. With low-maintenance living and a welcoming park environment, chalets provide comfort and convenience for regular getaways. Perfect for couples and families alike, owning a chalet gives you the freedom to escape to the Kent coast whenever you wish.



1 – 3 Bedrooms Options



Some with Decking



Double Glazing Throughout



Modern Kitchens



Some Recently Refurbished



Close To Amenities

Lifestyle Advantages of Chalet Ownership

Chalet ownership at our parks offers easy-going coastal living with low maintenance and big lifestyle perks. It's a perfect option for regular seaside retreats, effortless weekends and creating cherished memories by the Kent shore.

- **Home-by-the-sea comfort:** Enjoy your own cosy coastal base just moments from Leysdown's sandy beach and vibrant seafront.
- **Spontaneous escapes:** With your chalet always ready, you can plan breaks whenever you like without booking hassles.
- **Community spirit:** Join a friendly, family-run park atmosphere that welcomes owners year after year.
- **Flexible lifestyle:** Perfect for couples, families or friends seeking regular quality time together.
- **Affordable ownership:** Chalets provide a cost-effective route to holiday home living on the Kent coast.
- **Investment in memories:** Create lasting traditions with beach walks, seaside fun and relaxed coastal days throughout the year.



Scan to view Chalet Map

Touring



Scan to view Touring Map



Pet Friendly



Spacious Grass Pitches



Seafront Views

Enjoy quiet touring holidays at our parks and explore Kent's beautiful coastline at your own pace. With well-maintained touring pitches and a relaxed seaside setting, it's the perfect base for beach days, coastal walks and discovering the charm of Leysdown-on-Sea.

Touring Facilities



Toilet/Shower Facilities



Washing Up & Water Points



Chemical Waste Disposal



Pool & Club Entrance



Secure Entry & Exit System



Electric Hook-Up Points

Whether you're visiting for a weekend or a longer stay, here you can enjoy the simplicity of touring, combined with friendly surroundings and fresh sea air. Located close to Leysdown Coastal Country Park, with bike trails, basketball courts and children's play areas nearby, you'll find everything you need for an active family holiday.

As seen on
"The Dyers'
Caravan Park"
Sky TV Show



Getting To Us

Finding us is straightforward! Our parks are easily reached by road via the M2 and A249, with clear routes onto the Isle of Sheppey.

For rail travellers, regular services run to Sittingbourne, followed by a short bus or taxi journey to Leysdown-on-Sea and the parks.



Easy ways to arrange a visit

prioryhill.co.uk

Call 01795 510267

Priory Hill & Nutts Farm Holiday Parks,
Wing Road, Leysdown, Kent, ME12 4QT

Stay connected



We take care to ensure all details in this brochure are accurate at the time of going to print. Please visit our website for up to date park information, prices, terms and conditions and useful information.