

# Keat Farm

P A R K S

EST. 1953



# Park Life.

Holiday Home Parks in Kent



# Embrace the ultimate holiday lifestyle with your very own holiday home

Looking to enjoy a relaxing getaway whenever you choose? With your own holiday home the stresses of daily life become a thing of the past.

## Quex Holiday Park Birchington

Nestled in the heart of Kent, this beautiful park offers easy access to everything the county has to offer, from stunning beaches to historic castles and beyond.

## Little Satmar Folkestone

Surrounded by serene landscapes and open garden spaces, Little Satmar is the ideal spot for rejuvenating holidays, offering you a peaceful escape in nature.

## Hawthorn Farm Dover

Just a stone's throw from the Port of Dover, enjoy the convenience of quick trips to France or a scenic day across the Channel. It's the perfect location for explorers and adventurers alike!



## New Homes - Ready to escape to!

Each of our new holiday homes is fully sited with all connections and furnishings included, so you can start relaxing from day one. We will also include the current year's site fee to ensure you enjoy a hassle-free experience.

Find Your Perfect Holiday Home Today!



**Call 01227 374381**

to discuss your dream escape and discover which stunning holiday homes are currently available. Your getaway awaits!

# Discover 6 great reasons to own a holiday home in Kent.

## 1. Comfort

A holiday home is essentially a home away from home. Somewhere you can escape the daily routine but still within the comfort of your own surroundings.

## 2. Confidence

All our holiday parks offer a secure and friendly environment - perfect for all ages.

## 3. Location

Each park offers easy access to local points of interest and public transport links.



## 4. Peace of Mind

Our parks are members of the trade organisation who provide support and advice to us, which means we can keep up to date with legislation for our trade.

## 5. Environment

Our parks are based within tranquil countryside settings, allowing you to relax and enjoy your getaway. Two of our parks offer on-site cafes which occasionally host events, the ideal place to gather and socialise.

## 6. Pet Friendly

Our parks are pet friendly, what better place for you and your furry friend to explore Kent.

 The Woodland Walk  
at Hawthorn Farm

 Dover



## Explore Kent from our excellent parks.

Our parks offer an inviting and friendly environment with attention to conservation and nature from which you can explore the rest of the beautiful county.

 Dreamland,  
Margate




And check us out on social media - just search for Keat Farm Parks or scan the QR code on the map



#keatfarmparks



 Folkestone Harbour




 The showground at Head Office, Herne Bay

Our Keat Farm office in Herne Bay operates as a central office for both our holiday and residential parks. We also have a showground on site with a selection of new holiday homes available to view.

The showground is open 7 days a week throughout the year, except during the Christmas and New Year period, so why not pay us a visit to browse our range of holiday homes from our manufacturing partners. You'll be sure to be greeted by a friendly member of staff who will be able to assist you and answer any questions that you might have.

 70 YEAR  
ANNIVERSARY  
1953-2023



 Head Office

Now with the third generation involved in the business, the legacy that is 'Keat Farm' will continue...perhaps for another 70 years!



Talk to us today to discuss your requirements and find out which holiday homes are currently available

Call 01227 374381

# Hawthorn Farm

28 Acres of outstanding beauty, near the Kent Coast



## Dover



Mid Feb > End Nov  
Weather dependent



Martin Mill, Station Road, Dover,  
Kent, CT15 5LA



01304 852658



[hawthorn@keatfarm.co.uk](mailto:hawthorn@keatfarm.co.uk)



[keatfarm.co.uk](http://keatfarm.co.uk)

Hawthorn Farm proudly boasts the prestigious David Bellamy Gold Award for its dedication to conservation and is committed to the David Bellamy Blooming Marvellous Pledge for Nature.



Defibrillator on the park or nearby



# Discover Hawthorn Farm: Your Perfect Holiday Home Destination Near Dover in the Garden of England

## Serenity and Comfort Await You

Each holiday home area at Hawthorn Farm is thoughtfully designed and surrounded by hedgerows. This provides an unparalleled sense of peace and privacy, perfect for unwinding and enjoying your time away.

## Why Choose a Holiday Home Near Dover?

Imagine being just 4 miles from the Port of Dover, with easy access to France via ferry or the Channel Tunnel. Hawthorn Farm's prime location makes it simple to explore Europe while offering a convenient base to discover Kent's rich heritage and attractions. Visit the iconic Dover Castle and gaze at the breathtaking White Cliffs of Dover, both just minutes away.

## Endless Adventures and Attractions

Hawthorn Farm is ideally situated between Dover and Deal, providing countless opportunities for exploration. While Dover Castle is a must-see landmark, the region is rich with other captivating historical sites, including Walmer Castle, Deal Castle and the magnificent Leeds Castle near Maidstone.

Venture to Canterbury Cathedral, a UNESCO World Heritage Site or enjoy the serene beauty of Kearsney Abbey. Animal lovers will be delighted by a visit to Howletts Wild Animal Park, where conservation and wildlife thrive.

For those who love the sea, the charming seafront at St Margaret's Bay is just around the corner, perfect for picturesque walks and coastal views. Explore the Saxon Shore Way coastal footpath for an invigorating outdoor experience.

**The Grapevine Café** situated on site at Hawthorn Farm is a franchise\*. They hold occasional events and this is an ideal setting for visitors and owners to enjoy a variety of food and drink. The café also has a small shop. Please check at the park for opening times and up coming events calendar.

\*Franchised cafe, opening hours & events may vary, please check with park.

## More to Explore

The adventure doesn't stop there. Hawthorn Farms location ensures easy access to numerous attractions and activities. Visit the website or our app for even more inspiration and ideas on how to make the most of your time in and around Dover.

Discover the joy of owning a holiday home that combines comfort, convenience and a touch of nature's finest. Start your adventure today at [www.keatfarm.co.uk](http://www.keatfarm.co.uk).

Our 2026 site fee is £4,895.00. This includes site services and costs. Gas, electric and the deposit for security barrier keys are not included.





# Little Satmar

A peaceful park just a short walk from great sea views



## Folkestone



Mid Feb > End Nov  
Weather dependent



Winehouse Lane, Capel-le-Ferne,  
Folkestone, Kent, CT18 7JF



01303 251188



[satmar@keatfarm.co.uk](mailto:satmar@keatfarm.co.uk)



[keatfarm.co.uk](http://keatfarm.co.uk)

Little Satmar Holiday Park spans over 10 acres of beautiful countryside. Thoughtful landscaping creates lush garden spaces perfect for unwinding and reconnecting with nature.



Defibrillator on the park or nearby



## Welcome to Little Satmar Holiday Park: Your Home from Home near Folkestone

### **The Benefits of Owning a Holiday Home at Little Satmar:**

Imagine having your own slice of paradise near the English coast. Little Satmar Holiday Park is perfectly situated to make the most of its location. Just minutes away from the Channel Tunnel and the Port of Dover, you can easily indulge in spontaneous day trips to France and create unforgettable memories.

For those who enjoy the outdoors, Little Satmar provides easy access to the breathtaking cliff-top paths overlooking the English Channel, with stunning vistas and invigorating sea air. A short drive leads you into the vibrant seaside town of Folkestone, where fresh, local seafood awaits—sample it from charming seaside stalls or enjoy a meal in one of the harbour's inviting restaurants.

### **Discovering the Best of Folkestone and Beyond:**

Located less than 2 miles from Folkestone and only 6 miles from Dover, Little Satmar Holiday Park places you at the heart of a region rich with leisure and cultural opportunities.

**Explore Folkestone:** Stroll along the promenade and take in the scenic beauty or catch a show at the iconic Leas Cliff Hall. Wander westward and discover Sandgate, a charming seaside village known for its expansive pebble beach, delightful eateries and a variety of independent shops to explore.

**Step Back in Time:** History enthusiasts will be enchanted by The Secret Wartime Tunnels at Dover Castle and the renowned Battle of Britain Memorial in nearby Capel. Both offer a fascinating glimpse into the past and are sure to leave a lasting impression.

**Nature Awaits:** For those who crave natural adventures Samphire Hoe provides a unique space created from the Channel Tunnel excavations, perfect for walks and wildlife spotting. The East Cliff and Warren Country Park also offer picturesque trails and panoramic views that will captivate nature lovers.

### **Create Lifelong Memories at Little Satmar:**

Whether you're drawn to peaceful garden relaxation, exhilarating coastal walks or historic explorations, Little Satmar Holiday Park is the perfect starting point for your adventures. Embrace the ease of a tranquil lifestyle without compromising on exciting opportunities—owning a holiday home at Little Satmar means the best of both worlds. Start today and discover why Little Satmar is more than just a holiday park—it's your personal gateway to the beauty and culture of the Folkestone coast.



Our 2026 site fee is £4,895.00. This includes site services and costs.  
Gas and electric are not included.

# Quex Holiday Park

A peaceful park and retreat with endless possibilities

## Birchington



Mid Feb > End Nov  
Weather dependent



Park Road, Birchington,  
Kent, CT7 0BL



01843 841273



quex@keatfarm.co.uk



keatfarm.co.uk



Defibrillator on the park or nearby

With its partly wooded landscape, this idyllic park provides the perfect balance of nature and comfort. Enjoy the convenience of a cosy on-site shop, a welcoming café\* and a spacious, grassed play area for children.



Quex Holiday Park is surrounded mostly by farmland and has a peaceful, rural feel.

### **The Perfect Family Getaway**

Owning a holiday home at Quex Holiday Park means you can escape the hustle and bustle anytime you choose while still being close to countless attractions. Situated in the heart of eastern Kent the park offers easy access to everything this picturesque county has to offer—whether it's sun-drenched beaches, historic castles or vibrant cultural sites. It's an ideal base for making memories with your loved ones.

### **Endless Adventures and Unmatched Convenience**

Quex Holiday Park sits in the eastern part of Kent, perfectly positioned to showcase the best of the county's attractions. Discover golden sandy beaches, majestic castles and scenic walking trails — all just a short drive away. Plus, with seamless transport links to London and quick access to European travel through nearby ferries and the Channel Tunnel, you're never far from your next adventure.

The charming village of Birchington, located just a mile from the park, offers all the essential services you might need. Whether you're picking up fresh groceries or indulging in local cuisine, everything is within reach. For beach lovers, the popular seaside towns of Margate, Ramsgate and Broadstairs are a mere 15 minutes away, offering classic family fun and stunning coastal views.

### **Historic Towns, Cultural Wonders, and Scenic Beauty**

Kent is renowned for its rich history and cultural landmarks. Explore the cobblestone streets of Canterbury, home to the awe-inspiring Canterbury Cathedral — a UNESCO World Heritage Site. Visit centuries-old castles, marvel at the iconic White Cliffs of Dover or lose yourself in the art and history of local galleries and museums.

### **Natural and Outdoor Attractions**

For nature enthusiasts, Kent boasts an abundance of wildlife reserves, picturesque coastal paths and lush gardens. From birdwatching at nature parks to exploring winding trails that lead to stunning vistas, there's something for everyone to enjoy.

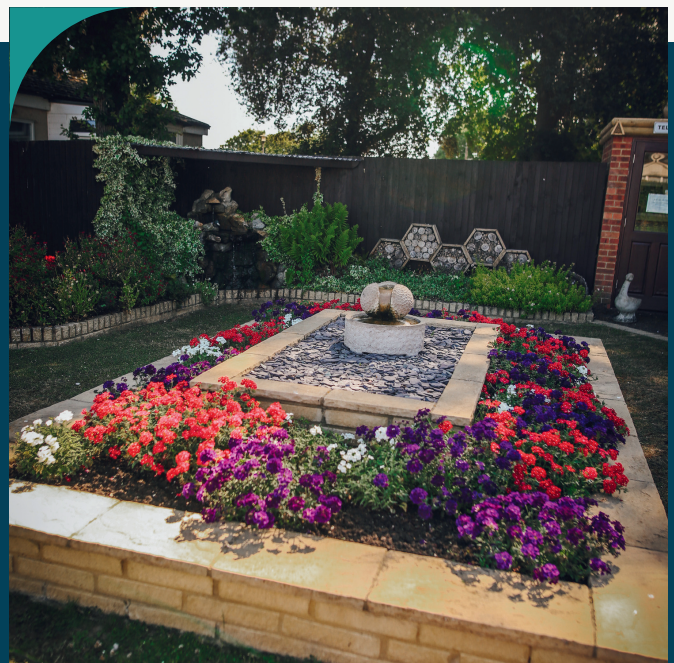
\*Franchised cafe, opening hours & events may vary, please check with park.

### **The Perfect Balance of Escape and Convenience**

Owning a holiday home at Quex Holiday Park means more than just a getaway; it's a lifestyle filled with exploration, relaxation and unforgettable memories. Whether you're soaking up the sun at nearby beaches, wandering through historic towns or simply enjoying the peace and quiet of the countryside, Quex Holiday Park is your perfect home base.

Come and see why Kent's countryside, combined with the comfort and charm of Quex Holiday Park, is the ideal place for your holiday home. Escape, unwind, and embrace the best of both worlds.

Our 2026 site fee is £4,895.00. This includes site services and costs. Gas, electric and the deposit for security barrier fobs are not included.



“*Buying a holiday home is an investment in time and memories - it's superb! And we love the freedom it gives us - we are so relaxed here*”

*Jan and John- Holiday home owners at Quex Holiday Park for 10 years*



# Our parks in your pocket!

Your essential holiday  
companion



New  
App!

*Download here for details of  
what's on locally, as well as  
all the information you could  
need on each parks facilities  
and much more!*

SCAN  
ME! >>





# David Bellamy Conservation Awards



The awards came about after David Bellamy met with members of our industry and encouraged them to get involved with helping the environment. After visiting parks and being very impressed with what they were doing in this realm already the scheme began to take shape.

A partnership developed between the British Holiday and Home Parks Association and David's Conservation Foundation to set up the scheme.

Conservation plays a big part in the day to day running of our holiday parks. Being proud members of the DBCAS, 3 of our holiday parks have earned gold awards together with habitat badges and gained honey bee friendly status. Although our parks are already situated in natural surroundings we still work to encourage as much wildlife and diversification as possible.

Next time you visit us, please take time to enjoy some of the projects we have undertaken, including our insect homes, wildflower and woodland habitats and the learning resources we make available for our younger visitors.



The latest addition to the *Keat Farm* family!

# Homing Park



Discover a charming retreat just a stone's throw away from the picturesque seaside town of Whitstable, where nature meets comfort. With 195 privately owned holiday homes and 45 spacious pitches for tourers, motorhomes, tents, and our cosy glamping pods, we offer the perfect getaway for families, friends and couples alike.

- **Glamping at Its Best** - For those seeking a comfortable camping experience with a touch of luxury, our 3 charming camping pods provide the perfect escape. Enjoy the great outdoors under the protection of a timber roof—your ideal glamping getaway awaits.
- **Explore Whitstable and Beyond** - Located close to the historic City of Canterbury and the beautiful Whitstable beach, our resort is perfectly positioned for those looking to explore the best of Kent. Whether you're discovering the rich history of Canterbury or enjoying the coastal beauty of Whitstable, there's something for everyone.
- **Top-Quality, Award-Winning Facilities** - At Homing Park we pride ourselves on offering simple, yet excellent facilities that provide exceptional value. Our award-winning toilet, shower and amenities block ensures that every guest feels at home.  
Stay active and entertained with our onsite tennis court or take a dip in the clubhouse swimming pool. Homing Park is designed with your comfort and enjoyment in mind, making it the perfect base for your holiday.
- **Come and Experience Homing Park** - Whether you're here for a few nights or a longer stay, Homing Park Holiday Resort offers a welcoming, comfortable environment to enjoy all that Whitstable and the surrounding area have to offer. We look forward to welcoming you soon!



Church Lane, Seasalter,  
Whitstable, Kent, CT5 4BU



Apr > End of Oct  
Weather dependent



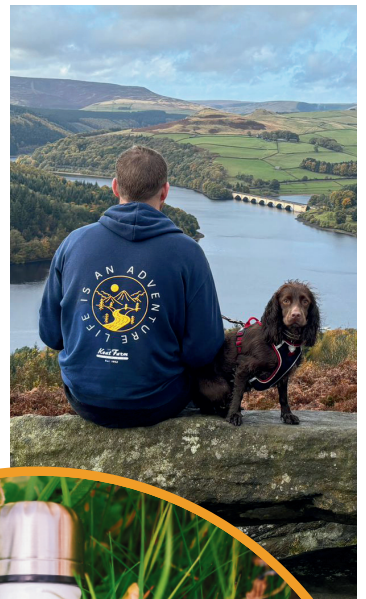
[homingpark.co.uk](http://homingpark.co.uk)



01227 771777

Make the most of all that *Keat Farm* has to offer!

P A R K S



## New Merchandise!

Make sure you check out our new merchandise – from **enamel camping mugs and thermal flasks**, to **tote bags, colourful stickers and cosy hoodies** – we have your Keat Farm Holidays covered! Available at all of our holiday parks and our head office.







*Buy a Residential Home*  
**AND ENJOY A MORE RELAXED WAY  
OF LIFE IN THE GARDEN OF ENGLAND**

There's a friendly community  
waiting for you...

We also have a variety of new and used **residential park homes** for sale across our 6 beautiful parks in Kent. Just scan this QR code to be taken to the homes currently listed on our website



# Discover why being a residential park home owner could be good for you...



## **It's about the community**

Moving to a new area can be daunting. Often you may not know anyone, but this is why a park home is a fantastic opportunity.



## **It's about the amenities**

Life on a residential park is designed to be easy, so it is imperative that a park is located near to necessary amenities such as bus stops, doctors, a shop perhaps and post office.



## **It's about the tranquility**

It's time to put your feet up, take advantage of the peace and enjoy your own little part of beautiful Kent.



Talk to us today about becoming a resident

**Call 01227 374381**



**PARK STAYS. LIFE. LIVING.**



0800 305070



info@keatfarm.co.uk



Head Office, Reculver Road, Herne Bay, Kent, CT6 6SR



keatfarm.co.uk



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#keatfarmparks