



SILVERLAKE
DORSET

LAKESIDE LIVING AT ITS FINEST



WELCOME TO SILVERLAKE

Rest, revive and recharge

Silverlake, Dorset is the ultimate country retreat, providing design-led holiday homes in a secure setting, looking out onto freshwater lakes and sweeping countryside views. Nestled in the Dorset countryside, just a pebble’s skim from the stirring Jurassic Coast, it is the perfect place to enjoy some downtime from the crazy pace of urban life.

“Family run for over 25 years”



DOWNLOAD
ESTATE MAP

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“Bringing people, ecology and
award-winning architecture together”



SILVERLAKE ESTATE

Discover Dorset

Situated close to the **UNESCO World Heritage Jurassic Coast**, Silverlake was formerly the site of WW2 RAF Warmwell, our Estate reflects this history, with each village named after former RAF pilots who were stationed here. Working together, our expert team of ecologists, conservationists and architects have created an endless landscape which is home to beautiful wildlife and everything the great outdoors offers.

Silverlake, part of **Habitat First Group** is run by the **Paxton family** who strive to lead the way in building **award-winning vacation communities** where families can make memories. Their passion shines through and the Estate continues to grow and thrive.



Our modern country Estate provides safe, **breathtaking holiday homes based around calm freshwater lakes** and waterways with sweeping views. Become part of a like-minded community of homeowners who come from similar backgrounds and share a passion for spending time in the great outdoors; away from their busy lives.

There are countless ways to enjoy the great outdoors, with adventurous on-site activities, an **award-winning spa** with an outdoor heated infinity pool and a perfectly placed restaurant.

Many of **Dorset's best beaches**, historic towns, unspoilt countryside and much-loved attractions are close to the Estate, making Silverlake the perfect place to own a Dorset holiday home.



YOUR HOME AWAY FROM HOME

Bringing people, ecology and award-winning architecture together

Owning a home-away-from-home at Silverlake provides a **sanctuary for your family and friends** and can offer the potential for holiday rental income.

From buying a **freehold plot** to turning the key on your new holiday home, we ensure the process is as frictionless as possible. Our **future-proofed luxury holiday homes** are a statement and a sanctuary where families can relax, revive and reconnect.

SUSTAINABLE COMMUNITY

An ethical investment

Whilst smaller villages and seaside towns are becoming increasingly overwhelmed with the rise in visitor numbers over peak dates, Silverlake is a **sustainable**, purpose-built development, so there is minimal effect on the environment and surrounding communities. As the Estate is **self-contained**, it avoids creating an off-peak coastal ‘ghost town’ and will not price the local population out of the housing market.

Silverlake is part of **Habitat First Group**, a development company founded on the principle of creating holiday home communities that share a deep love for Mother Nature. Our ethos is to protect and nurture the natural environment, with Silverlake built on a former quarry which is now a flourishing **nature reserve**.

HOLIDAY HOME TAX BENEFITS

Smart savings on stamp duty and VAT

Homes at Silverlake are not just property investments. They are an **ethical choice** and an investment in an exceptional lifestyle for your family.

Investing in a freehold property at Silverlake comes with a tidy **tax saving**. Silverlake owners are purchasing a freehold plot, leading to a lower tax bill than buying a ready-made holiday home, with **savings on stamp duty** and VAT.

Stamp duty is payable on the land purchase only, not the build contract. This is because stamp duty solely applies to the land purchase only and not the build itself. Therefore, Silverlake holiday **homeowners benefit** massively from being entirely **exempt from paying the additional 5% holiday home surcharge**. All holiday homes at Silverlake are self-build, meaning **VAT is zero-rated** on the construction of the holiday home, saving thousands on the cost.

British holiday lets are an expanding market and with an on-site holiday rental company; **Habitat Escapes**, Silverlake offers an easy holiday rental opportunity. Short-term lets can be much more profitable than longer-term lets. Tax benefits for holiday lets are also not afforded to buy-to-let landlords, making a huge difference in profitability.



2.5 hours from London



Freehold ownership



Stamp duty savings



Perfect ‘Lock up & leave’



10 minutes from the coast



On-site rental agency



CREATE YOUR PERFECT HOME

Award-winning architecture

Each village development at Silverlake has its own unique **eclectic mix of architecture and natural materials**. Make Silverlake your second home and you'll be free to create a Dorset holiday home that's truly unique to your family.

Choose one of our **freehold holiday home plots** with planning permission for a sustainable design, created by some of the world's leading architects. We are on hand to help you build and bespoke your property with a range of sustainable materials and finishes.

“Calm fresh water lakes and waterways with sweeping views”



NATURAL BUILD MATERIALS

The Build itself

Our recommended builders are experts in **sustainable** builds. All builds are piled with ring beam foundations with timber and steel frames and come with SIPS Panelling for all walls roofs and floors. All our plots are freehold and are open to **capital appreciation**.

A LUXURY VIEW

Lakeside plots

Each lakeside plot benefits from breath-taking views over **natural watercourses** and the rolling Dorset countryside. With **lakeside access**, the properties are ideal for families and couples who enjoy water sports or simply prefer to sit back and relax, listening to the sound of water lapping on their own jetty.


“We look out over the lake in the morning and feel so lucky to live here”

SET WITHIN NATURE


Natural retreats

These tranquil plots look out over natural beauty with **woodland views**. These plots are ideal for young families and couples with pets who would like to be away from the water's edge.


“We're proud to be involved in a community that gives so much back to the local area”




Air Source Heat Pump




Wall Insulation




Underfloor Heating




Mechanical Ventilation with Heat Recovery (MVHR)*




Fibre to the Property




Permeable Driveway System




Air Tightness



Window & Door Specification



EV charging point



Bee Bricks

As **Silverlake is purpose-built**, the Estate complements the surrounding community, enhancing the value of the surrounding area.



ECO-HOLIDAY HOMES

Electric house

The planet is the only home we will have and here at Silverlake we are proud to be working towards being **carbon neutral** and we are encouraging our homeowners and guests to do the same. Silverlake’s **sustainable holiday homes** have been designed to help reduce the impact on the environment. Our holiday home designs carry an A+ rating, indicating the highest level of energy efficiency. See above for our eco-home specifications.



AWARD-WINNING DESIGNS

Stunning architecture

We offer a variety of holiday home designs that represent Silverlake and are influenced by the Dorset area.

To view our available designs, please visit our website, silverlakedorset.com.

**MVHR with optional climate cooling module available as a bolt-on. only available with the Outland design and subject to charge.*



What are the benefits of owning at Silverlake?

When you become part of the **Silverlake community**, you will receive multiple benefits as an owner including:



Complimentary stays and use of spa & facilities, including tennis and MUGA court access during the build process



Dedicated homeowner only times at one of our on-site spas



Owner benefits & incentives



Maintenance and housekeeping service



Owner events



Exclusive private yurt hire



On-site gym, sauna and spa



24/7 team support



On-site rental management company



New exciting facilities



Lake use and activity hire and an abundance of fresh air



Gated welcoming community offering security



Relaxed and luxury lifestyle, making memories with the family



10km Cycle path, 10km Private walking route and a 5k running trail



Silverlake Lido membership available to purchase*



New facilities and Firefly Restaurant*

**Options will be available in 2026*



RESALE HOMES

Experience life on the lakes sooner

For those looking for an **immediate property investment**, we offer the rare opportunity to buy an established holiday cottage or contemporary home for resale on our private Estate.

Buying a resale home has many advantages. You can move in straight away with **no build time** and start to enjoy life on the Estate.

We have a range of prestige homes on our resale portfolio, each built to a high specification with **uniquely designed features**.

Our specialist resales team will be delighted to discuss investments available, explain the fantastic on-site facilities and lifestyle opportunities and guide you through our range of homeowner services, including Habitat Escapes on-site rental service.

For more details contact:

✉ resales@habitatescapes.com
☎ 01305 853 490



“An exceptional lifestyle investment”



HOLIDAY HOME RENTAL

Expert advice and service from the start

With an expanding UK holiday let market, now is a great time to consider a **holiday rental**. Nestled in the heart of rural Dorset, Silverlake is just **2.5 hours from London** and 10 minutes from the coast, ensuring plenty of visitors throughout the year. The perfect location for a family escape, romantic break, dash from the city or group get-together.

Short-term holiday lets can be much more profitable than longer-term lets, given that you can charge the same for a week’s holiday as you can for a month’s long-term let.

As Silverlake’s official holiday rental company, Habitat Escapes offers a professional one-to-one service and removes all the traditional headaches associated with renting a holiday home.

We understand the emotional and financial costs associated with your holiday home and that this is an important asset to you and your family – we know that we need to look after it as well as you would.

Our **full-service package** includes housekeeping and national marketing campaigns. We also offer a range of optional extras from maintenance packages such as jet washing and stove servicing to keep your property as new as the day you purchased it.

For more details contact:

✉ owner@habitatescapes.com
☎ 0333 241 6616

Prices are to be used as a guide only and are based on current Habitat Escapes properties with a high rental turnover during peak season. Prices are a gross profit without Estate charges and Habitat Escapes management fee deductions.



HOUSE SIZE (BEDROOMS)	AVG. YEARLY INCOME
2	£25,000
3	£40,000
4	£50,000
5	£80,000



TIME FOR FUN

Activities at Silverlake

Silverlake is a **natural ‘playground’** offering an array of activities, from mountain biking to zip-wiring across the water. Whether you are an avid adventurer or a relaxed rambler, there is something for everyone to enjoy on the Estate.

Enjoy the tranquil waterways on a **kayak, canoe, or paddleboard**, discover the Estate’s pathways and beyond on two wheels, or while away the hours with a fishing rod on Otter Lake.

Tennis & Muga Court

With a beautiful view over Beaumont Lake, the **tennis court and 3G artificial turf multi-use games area (MUGA)** in Beaumont Village offer the perfect spot for an entertaining game of five-a-side football with family and friends.



Equipment Hire & Tuition

The **on-site Activity Hub** offers bike rental, water sports equipment hire, expert tuition and fantastic local knowledge to help you to explore the best of Dorset. All bookings are made easy and convenient with an online booking portal.

Outdoor Games Area

New outdoor activity area, which will include an array of **exciting additions** such as **badminton**, golf and family games.

Children’s Playground & Miss Dormouse Trail

Younger children can run, jump and slide to their heart’s content at the dedicated **outdoor play area** or enjoy the Miss Dormouse treasure trail around Silverlake’s **expansive nature reserve**.



The Island

A place for the whole family to enjoy, nature walks and zip wire.

Book Swap Library

Adding to the **community feel**, our **book swap library** has an array of books and games for all ages. Share your books by leaving them for others to enjoy and pick up a new firm favourite.



Fishing at Silverlake

If you’re a seasoned angler, you’ll be pleased to learn that just a short 5-minute walk from your property, sits Otter Lake. An **exclusive lake for our guests only**, home to Carp, Tench, Bream and Roach ready for you to cast off and fish until your heart’s content.

The Yurt

Our traditional handmade yurt is the perfect spot for a lazy afternoon playing board games, telling stories, **reconnecting with loved ones** and making new friends around the log-burning stove.



COMING SOON

An alfresco spa experience

Renowned for having a special relationship with sustainability and **ecology**, Silverlake's forthcoming **lido** will be nestled in the Dorset landscape, enabling visitors to absorb the positive benefits of the natural world.

Situated in a prime position on the waterside of one of the Estate's many lakes and near to our latest waterfront village, **Deanesly Point**. Visitors will be able to go 'wild' swimming and have access to water sports equipment, **relaxation hubs**, a **floating fire pit** and **hydrothermal experiences**.

"We use the spa all the time, there is so much to do and the staff are really friendly"



** Images are for illustrative purposes only*

WORK OUT & UNWIND

Fitness and well-being

Our technogym is light and spacious, with **state-of-the-art equipment** for cardio, weight training and stretching sessions. Enjoy uninterrupted views over the pool, lake and surrounding countryside through floor-to-ceiling windows.



SHAPED BY NATURE

Award-winning spa

Nature has a powerful, calming effect on our mind, body and soul. We believe in a **natural, holistic and nurturing approach to wellness**.

Set amongst the Dorset countryside on the edge of the tranquil Beaumont Lake is the **Hurricane Spa**, with an outdoor heated pool, sauna, all located next to a private beach with views of the lake. The Hurricane Spa will become exclusive to **homeowners of the first five villages**. While Deanesly Point and future village homeowners will enjoy an optional membership to the new Silverlake Lido.

Our experts are on hand to tailor-make treatments to your individual needs. Our treatment menu has been handcrafted with **wellness** at the forefront.



FOOD & DRINK

OPENING IN 2026

The NEW Firefly Restaurant

The Firefly Restaurant will be an integral part of the Silverlake Lido experience. Emphasizing the principles of biophilic design, the restaurant will provide a year-round option for food and drinks. It will serve as a community hub where visitors can relax with a cup of coffee and a pastry or gather as a family to enjoy a delicious meal made from locally sourced ingredients.



RUSTIC CHARM

The Pizza Shack

Take a break from feeding the family and enjoy authentic pizza served from our **wood-fired pizza** oven next door to the Yurt. Each pizza is crafted from hand-stretched sourdough bases and loaded with fresh, local ingredients.

*Please note the Terrace Bar operates on a seasonal basis and food and drink offerings are subject to yearly opening times which are reduced during the off-peak season.



SIT BACK AND RELAX

The Hurricane Terrace & Bar

Nestled in the heart of the Estate, the Hurricane Terrace and Bar offers an **oasis of calm** where the whole family can kick back, relax and enjoy **locally sourced** food and drink overlooking Beaumont Lake and the rolling Dorset countryside.



NEWEST WATERFRONT VILLAGE

INTRODUCING

Deanesly Point

Deanesly Point is Silverlake Dorset’s newest and most exclusive holiday home village, boasting an incredible lakeside location surrounded by green space, nature reserves and its own private island and facilities.



EXCLUSIVE ISLAND ESCAPE

Osprey Island

Set in the middle of a tranquil lake, Osprey Island offers an idyllic escape from the everyday, right at the heart of Deanesly Point.

Families can spend their days on and by the water with the island’s all-new leisure facilities, including: private beach, communal jetty for non-motorised watersports, picnic area and adventure playground. What’s more, lakeside holiday homeowners will have their own private garden plot on the island, while holiday homeowners on non-lakeside plots will have the option to lease an island plot with a beach hut, jetty or pergola.



RESPECTING AND
ENHANCING NATURE

Our approach to
sustainability

We strive to have a **positive impact in everything we do**, respecting nature and enhancing the health and well-being of families who choose to spend time at our natural Dorset retreat. We are one of the only Estates in the South West to have been **awarded Building with Nature status**, thanks to our sensitive approach to biophilic living, sustainably developing holiday homes and being nature-inclusive.

Everything we do works towards Habitat Zero, our pledge to deliver an environmentally responsible, **carbon-neutral business by 2030**.

*“Time away in nature is
always time well spent.”*

PART OF THE
COMMUNITY

Local projects

We are delighted to be able to fund local projects that benefit the environment through the **Dorset Community and Conservation Fund**. The Silverlake Conservation and Community Fund is a joint fund between **Habitat First Group, Dorset Council and Dorset Natural Environment Team**.

So far, we have **funded nine conservation and community projects** in Dorset, across Broadmayne, Warmwell, Crossways, Puddletown and Winfrith.

*“Not only are you investing in your family’s future but also in wildlife.
We work with ecologists to ensure habitats thrive at Silverlake.”*

KNIGHTON
RESERVE

Pooch’s Place

Set within 15.5 hectares of Silverlake, the reserve gives nature lovers a chance to enjoy the beauty nature has to offer, with its own dog swimming area; Pooch’s Place.

From walking through glorious heathlands with your four-legged friend, to picnicking while taking in the winding waterways, the reserve offers a great day out for all. Home to species such as the Skylarks, Waders and Sand Martins, it’s the perfect place for families and wildlife to thrive together. Knighton Reserve is open to all, including the local community.



Habitat Zero

Habitat Zero is Habitat First Group’s commitment to delivering an environmentally responsible, carbon-neutral business by 2050.

Building with nature

Completed phases of Beaumont Village, Silverlake are **accredited as Excellent** by the Building with Nature accreditation scheme.

Carbon neutral build

We use renewable timbers, ensure **energy efficiency** and source as much as possible locally. Our first two sites have been awarded excellent status for green infrastructure.

Ecology & conservation

All our sites focus on **nature conservation**, creating new habitats for a wide range of protected species and species of conservation concern that live on our sites.

Tree planting scheme

We protect and enhance native woodlands; are planting thousands of trees; and are offsetting our business mileage by supporting Trees for Cities.

Carbon offsetting

We plan to offset carbon emissions on behalf of our staff and homeowners.

Electric vehicles

We aim to make all our company vehicles electric – including sales cars, bikes and golf buggies. We will provide **EV charging points** at all our Estates for homeowners, with some already in action.

Grazing

Where possible we manage our habitats with a range of grazing livestock from ponies to pigs and cattle. This reduces the reliance on power tools required for habitat management.



*Silverlake Dorset are proud to work
in partnership with Play it Green.*

Book an introductory call

Let us know what matters to you and your family, so we can find the best possible option for you.

Arrange your Estate tour

Arrange a time to experience the Estate and the benefits of owning a sustainable holiday home at Silverlake.



First - Meet our property team

Upon your arrival, we will be available to show you around the Estate, providing information about the facilities and helping you to immerse yourself in the community and lifestyle. Your visit will likely begin with a relaxed beverage and an informal chat, during which we can gain a better understanding of your vision for a holiday home and what it means to you and your family.



Next – Find your perfect plot or resale property

It is important to us to find the right plot and holiday home for you. The property team will present you with plot options tailored to your needs, whether it's in our new waterfront village with direct lakeside access, or in a village close to amenities and nature walks.



After – Discuss your options

After you have explored the available plots, we can discuss which options best suit you and your preferred design. We offer a range of options to accommodate most budgets and preferences, from cosy 2-bedroom properties to extensive 5-bedroom homes.

Explore the Estate and facilities

Once your tour is complete, you are free to explore the Estate and get a sense of what life at Silverlake has to offer. You can enjoy complimentary use of bikes and water sports equipment*, as well as indulging in a tasty snack or drink at the Terrace bar. Don't forget to bring your swimwear to enjoy the outdoor heated pool.

After the tour, your team member will give you time to think and discuss options. If you have any questions later, feel free to contact them. We suggest planning your return trip soon after your first visit, as there's a lot to take in during one day.



Dorset's coastline offers so much to explore with the family

The Estate is ideally situated just outside the county town of **Dorchester**. Known as Thomas Hardy's town, Dorchester's origins go back to Roman times and is perfect for a leisurely day mooching around the independent boutiques, bars and restaurants.

Keeping every family member happy is easy as Silverlake is a pebble's skim away from Dorset's **award-winning beaches**, with **Ringstead Bay** only a 10-minute drive. Ideal for all the family, this quiet stretch of West Dorset coast has an unspoilt shingle beach with incredibly clear water. Take a paddleboard, pack a picnic, or walk across the cliff tops on the **Jurassic Coastal Path**, which will take you the length of Dorset and beyond.

Pack your walking boots and enjoy a brisk walk in nearby **Moreton Forest**. Art lovers can combine a day out in the great outdoors while enjoying a feast for the soul at neighbouring **Sculpture by the Lakes**.

Beautiful walks are abundant if you fancy exploring the coastline on foot. From cliff-top hikes along the scenic coast to shorefront strolls looking for fossils, the Jurassic coastline is the perfect backdrop to the southwest coastal path. Explore some of Dorset's most famous spots, such as **Golden Cap, Lulworth Cove and Durdle Door**.

Discover Dorset's rich history, home to Thomas Hardy and T.E. Lawrence, well known as Lawrence of Arabia. Discover the ancient ruins of **Corfe Castle** or while away the hours at picture-postcard-pretty **West Bay**, a mere 30 minutes away, well known for the beloved Broadchurch series and host to thousands of fossils, which are discoverable along the coast. Adventure out and find yourself your very own Ammonite. Or travel further afield and enjoy **Lyme Regis** and its dramatic cob.

All this makes for exciting, adventurous and intriguing escapes for all ages, making Dorset an excellent holiday spot or future investment.

THE LOCAL AREA

Dorset - a place of timeless beauty

The most striking parts of Dorset's historic county are within easy reach of Silverlake, from the **Blue Flag beaches** at **Sandbanks** to the fossil-filled cliffs of **Lyme Regis**. Lying just north of the rugged **Jurassic Coast**, there is so much to discover along this World Heritage Site, it's hard to know where to start.

Whether you visit the dramatic coastlines, coves and castles or enjoy the picturesque landscapes, Dorset offers a diverse array of riches. So, if you're here for the day, the weekend, or lucky to be here longer, it's easy to get the most out of your stay.



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BOOK A
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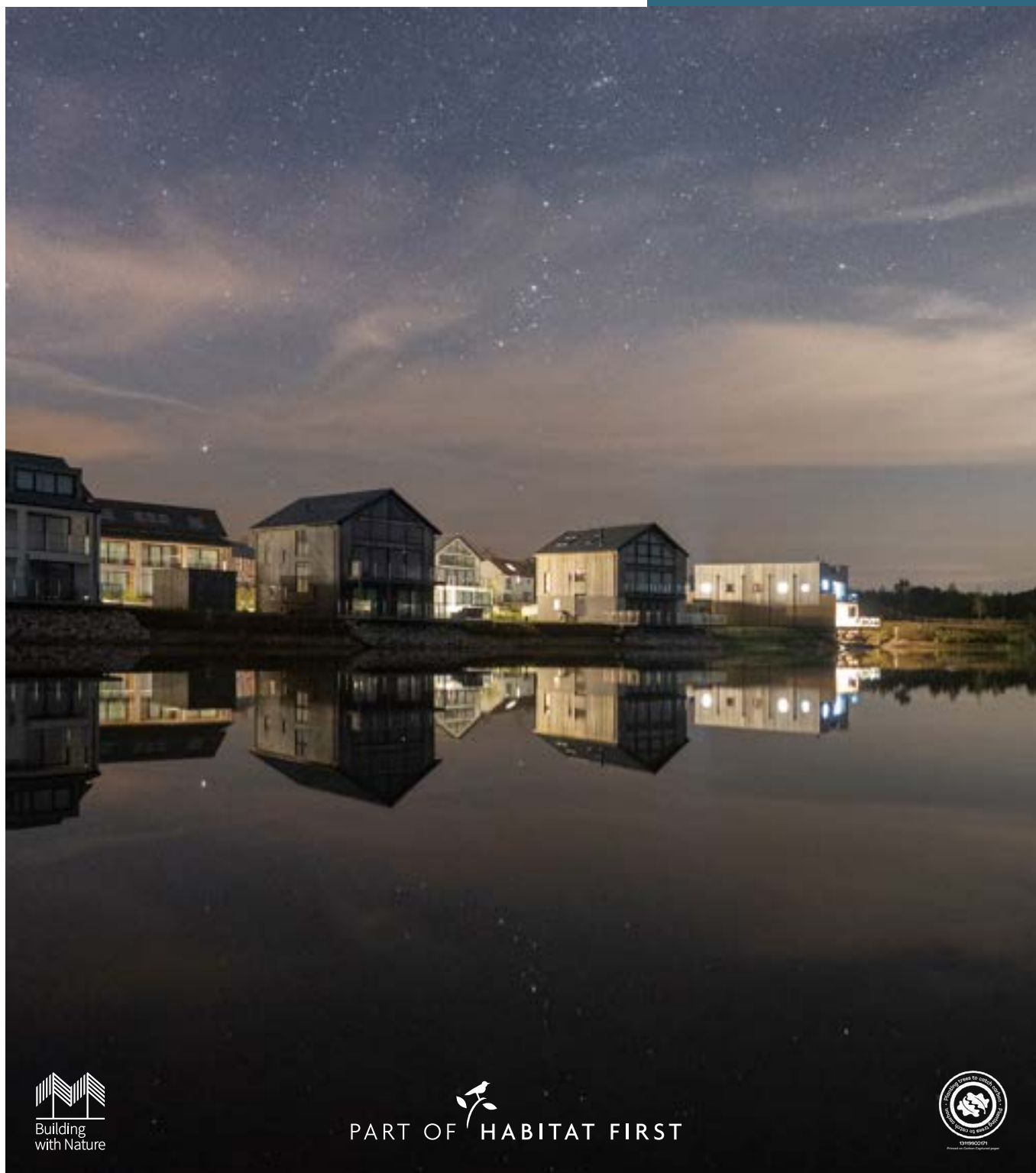


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PART OF  HABITAT FIRST

