# Small patch of Porth Mawr beach put up for £100,000 amid soaring hut prices



A small slice of sand on Porth Mawr beach in Abersoch, Wales, has recently hit the market with a staggering asking price of £100,000, a sum that is often equivalent to the cost of a modest flat or small house in many areas of the UK. The land is strategically situated between existing beach huts and previously housed a wooden structure that was unfortunately damaged by storms and later demolished.

The opportunity to purchase this patch of prime coastline has been highlighted by Elvins Estate Agents, who emphasised the alluring views that stretch across the bay towards the picturesque St Tudwals Islands and Machroes Beach. They describe it as “an exciting opportunity” to own a slice of Abersoch beach, complete with planning permission to construct a new beach hut. Interestingly, while Cyngor Gwynedd has granted this planning permission, the proposal has faced criticism from Llanengan Community Council, which labelled it an instance of "overdevelopment."

The beach itself, nearly half a mile long and renowned for its golden sand, has become a sought-after destination, especially in recent years as the value of beach huts has skyrocketed. In fact, the local market for these structures has been noteworthy; a dilapidated beach hut in the area sold for a remarkable £153,000 at auction, setting a new record. This sale price not only eclipsed the previous record of £70,000 set in 2008 but also exceeded the average house price in Gwynedd, which currently hovers around £184,000. This trend indicates a significant demand for coastal properties in the region, transforming these modest structures into sought-after assets.

Adding to this phenomenon, a double-fronted beach hut has recently been listed for £250,000, which, if sold, could become the most expensive beach hut in Wales. Despite its plush price tag, the hut offers limited amenities, with no mains water and prohibitions on overnight stays. Its asking price is strikingly high, illustrating the premium that buyers place on coastal properties, often reflecting a marked divergence from traditional real estate valuations.

In an alarming twist, these soaring prices have sparked conversations about housing affordability in the area. A growing trend of purchasing beach huts for prices higher than many homes raises concerns about accessibility for local families and potential homebuyers. As beach huts increasingly become valued not just as leisure properties but as profitable investments, it places additional strain on what was once a relatively affordable market.

Local resident and applicant Jonathan Edwards expressed the intrinsic value of owning a beach hut on Porth Mawr, reinforcing that such structures are often cherished community assets. Given that the huts come without essentials like heating or plumbing, they remain purely recreational facilities, yet the emotional and experiential value attached to them elevates their worth considerably.

As the allure of coastal living continues to rise, it's clear that the tiny slice of land for sale in Abersoch is emblematic of a broader trend. The premium placed on such properties reflects a growing desire to connect with the natural beauty of the region, even as the affordability of owning a slice of the good life becomes an ever-greater challenge.

### Reference Map

* Paragraph 1: [[1]](https://www.dailymail.co.uk/news/article-14707313/patch-British-beach-panoramic-views-sale.html?ns_mchannel=rss&ns_campaign=1490&ito=1490)
* Paragraph 2: [[1]](https://www.dailymail.co.uk/news/article-14707313/patch-British-beach-panoramic-views-sale.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.bbc.com/news/uk-wales-north-west-wales-36093072)
* Paragraph 3: [[3]](https://www.bbc.com/news/articles/c3gpljwwlveo), [[4]](https://www.mirror.co.uk/news/uk-news/sale-250000-beach-hut-most-30079293)
* Paragraph 4: [[7]](https://www.itv.com/news/wales/2021-10-26/tiny-abersoch-beach-hut-sold-after-being-valued-at-price-of-a-house)
* Paragraph 5: [[6]](https://www.rightmove.co.uk/properties/142374914)
* Paragraph 6: [[1]](https://www.dailymail.co.uk/news/article-14707313/patch-British-beach-panoramic-views-sale.html?ns_mchannel=rss&ns_campaign=1490&ito=1490)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/news/article-14707313/patch-British-beach-panoramic-views-sale.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.bbc.com/news/uk-wales-north-west-wales-36093072> - A dilapidated beach hut in Abersoch, Wales, sold at auction for £153,000, setting a new record for the area. Measuring 13ft by 9ft, the hut lacks electricity and water, and overnight stays are prohibited. The sale price surpasses the average house price in Gwynedd, highlighting the high demand for beach huts in the region. The previous record was £70,000 in 2008, indicating a significant increase in value over the years.
3. <https://www.bbc.com/news/articles/c3gpljwwlveo> - A double-fronted beach hut in Abersoch is listed for sale with an asking price of £250,000, potentially becoming the most expensive beach hut ever sold in Wales. The 8m by 3m cabin offers limited amenities, with no mains water and a strict ban on overnight stays. This price exceeds the average house price in Gwynedd, raising concerns about the affordability of housing in the area. The previous record was £200,000 in 2022.
4. <https://www.mirror.co.uk/news/uk-news/sale-250000-beach-hut-most-30079293> - A beach hut in Abersoch, Wales, is on the market for £250,000, potentially becoming the most expensive ever sold in the country. The 26ft by 10ft double-fronted hut lacks basic amenities like mains water and overnight accommodation. This asking price is nearly £50,000 more than the average house price in Wales, highlighting the premium placed on coastal properties. The previous record for a beach hut in Abersoch was £200,000 in 2022.
5. <https://www.zoopla.co.uk/for-sale/details/66127744/> - A freehold bathing hut in Abersoch's main beach is listed for sale at £150,000. Positioned between the Golf Road slipway and the Yacht Club end of the beach, the hut measures 18'x12' and has been well-maintained. It offers a family-friendly location to relax and enjoy views across Cardigan Bay to the St Tudwal's Islands. The listing highlights the hut's proximity to beach cafés and the sailing school, emphasizing its prime location.
6. <https://www.rightmove.co.uk/properties/142374914> - A freehold bathing hut in Abersoch's main beach is available for sale at £150,000. Located between the Golf Road slipway and the Yacht Club end of the beach, the hut measures 18'x12' and has been well-maintained. It offers a family-friendly location to relax and enjoy views across Cardigan Bay to the St Tudwal's Islands. The listing emphasizes the hut's proximity to beach cafés and the sailing school, highlighting its prime location.
7. <https://www.itv.com/news/wales/2021-10-26/tiny-abersoch-beach-hut-sold-after-being-valued-at-price-of-a-house> - A tiny beach hut in Abersoch, Wales, was sold after being listed for £175,000, the same price as houses in the area. The wooden hut on Porth Mawr beach lacks mains electricity, and overnight stays are prohibited. The sale reflects the high demand and premium prices for beach huts in Abersoch, with previous records set at £160,000 in 2017. The average house price in Gwynedd is around £184,000, highlighting the significant value placed on these coastal properties.