# £150,000 beach hut in Abersoch highlights soaring coastal property prices



In the picturesque coastal village of Abersoch, known as 'Cheshire-by-Sea,' a modest beach hut has drawn significant attention due to its staggering asking price of £150,000. Measuring merely 12ft by 10ft—smaller than a typical parking space—this minimalistic structure, made from corrugated iron, presents a bare interior, primarily adorned with a stripy shower curtain and a couple of signs. Buyers should note that overnight stays in the hut are prohibited, limiting its use to day trips and leisure activities.

The allure of Abersoch as a holiday destination is undeniable, attracting affluent visitors, including notable names like Coleen Rooney and Bear Grylls. The recent influx of wealth into the area has influenced property pricing considerably, making even the most basic beach huts appear costly. For context, this hut’s price is alarmingly close to the average cost of a terraced home in Gwynedd, which stands at £158,000, according to the Office for National Statistics.

Real estate agent Beresford Adams hailed it as a "fantastic opportunity to acquire a modern freehold bathing hut," noting its location about 200 yards from the popular Footprints Café. The structure boasts a small mezzanine storage area and a changing cubicle, alongside a balcony that offers sweeping views across Cardigan Bay. Despite the exciting potential, many locals remain wary of the market’s trajectory. Recently, another beach hut in Abersoch listed for £250,000, which sparked debates around property affordability in the region. This listing surpassed the average house price in Gwynedd, prompting concerns that the escalating values could further alienate local residents.

Further adding to this phenomenon, a previous sale, where a dilapidated beach hut was auctioned for £153,000, came as a shock. This wooden structure was similar in its lack of amenities, highlighting the peculiar yet robust demand for such properties. A beach hut sized at 11ft by 9ft sold for over £100,000, exceeding initial expectations and demonstrating the growing interest in coastal properties irrespective of their basic setups.

The ongoing tensions around property prices in Abersoch have stirred dialogue about the impact of second homes and holiday lets on local communities. Many residents have expressed frustration over how these trends have transformed the village into a playground for the wealthy, reshaping the local economy and housing availability. As the summer season approaches, the focus remains on how these evolving dynamics will affect both the local landscape and the affordability dilemma for native families.

In an era where even modest structures garner hefty price tags, the juxtaposition of luxury and basic amenities in Abersoch paints a complex picture of a community at the crossroads. With increasing tourist interest juxtaposed with local concerns, the tiny beach hut serves as a microcosm of broader issues regarding home ownership and community sustainability in desirable coastal regions.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/news/article-14776049/Tiny-beach-hut-trendy-Welsh-holiday-hotspot-Cheshire-Sea-150-000.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.bbc.co.uk/news/articles/c3gpljwwlveo)
* Paragraph 2 – [[1]](https://www.dailymail.co.uk/news/article-14776049/Tiny-beach-hut-trendy-Welsh-holiday-hotspot-Cheshire-Sea-150-000.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://www.mirror.co.uk/news/uk-news/sale-250000-beach-hut-most-30079293), [[4]](https://www.walesonline.co.uk/lifestyle/welsh-homes/tiny-beach-hut-smaller-garden-9763104)
* Paragraph 3 – [[5]](https://www.bbc.com/news/uk-wales-north-west-wales-36093072), [[6]](https://www.dailypost.co.uk/news/north-wales-news/sale-agreed-unbelievably-priced-beach-21966216), [[7]](https://www.dailypost.co.uk/news/north-wales-news/house-prices-abersoch-are-nuts-28434279)

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

## Bibliography

1. <https://www.dailymail.co.uk/news/article-14776049/Tiny-beach-hut-trendy-Welsh-holiday-hotspot-Cheshire-Sea-150-000.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.bbc.co.uk/news/articles/c3gpljwwlveo> - A double-fronted beach hut in Abersoch, Gwynedd, has been listed for sale with an asking price of £250,000. The hut measures 8m by 3m and is located on the main beach in the village. Despite its prime location, the hut lacks mains water and overnight stays are strictly prohibited. The asking price surpasses the average house price in Gwynedd, which was £198,500 in March 2023. The sale has sparked discussions about the escalating property market in the area, with some locals expressing concerns over the high valuation of such properties.
3. <https://www.mirror.co.uk/news/uk-news/sale-250000-beach-hut-most-30079293> - A beach hut in Abersoch, Gwynedd, is on the market for £250,000, potentially setting a new record for the most expensive beach hut in Wales. The hut, measuring 26ft by 10ft, offers a basic structure without mains water and prohibits overnight stays. This price point is nearly £50,000 above the average house price in Wales, which was £214,000 in March 2023. The listing has ignited debates about the affordability of properties in the region and the impact of second homes on local communities.
4. <https://www.walesonline.co.uk/lifestyle/welsh-homes/tiny-beach-hut-smaller-garden-9763104> - A diminutive beach hut in Abersoch, Gwynedd, measuring just 11ft by 9ft, has been sold for over £100,000. Constructed from corrugated plastic-coated sheeting, the hut includes a 9ft5 by 8ft balcony with direct beach access. Initially listed with a guide price of £85,000, the final sale price exceeded expectations, highlighting the high demand and escalating prices for beach huts in the area. The sale underscores the premium placed on coastal properties in North Wales, despite the hut's modest size and lack of amenities.
5. <https://www.bbc.com/news/uk-wales-north-west-wales-36093072> - A dilapidated beach hut in Abersoch, Gwynedd, has been sold at auction for £153,000. The wooden structure, measuring 13ft by 9ft, lacks electricity and water, and overnight stays are prohibited. The sale price surpasses the average house price in Gwynedd, which was £133,000 at the time. The high sale price reflects the strong demand for beach huts in Abersoch, a popular seaside resort in North Wales. The previous record for a beach hut sale in the area was £70,000 in 2008.
6. <https://www.dailypost.co.uk/news/north-wales-news/sale-agreed-unbelievably-priced-beach-21966216> - A beach hut in Abersoch, Gwynedd, was listed for sale with a guide price of £175,000, a figure described as 'unbelievable' by some observers. The wooden structure, located on Porth Mawr beach, lacks mains electricity and overnight stays are not permitted. Despite the high asking price, a sale was agreed, indicating the strong demand for beach huts in the area. The average house price in Gwynedd at the time was around £184,000, highlighting the premium placed on coastal properties in North Wales.
7. <https://www.dailypost.co.uk/news/north-wales-news/house-prices-abersoch-are-nuts-28434279> - House prices in Abersoch, Gwynedd, have been described as 'nuts' by local residents, reflecting the escalating property market in the area. The village, known as the 'Welsh Riviera,' has seen a surge in second homes, leading to concerns about housing affordability for local families. The high demand for properties, including beach huts, has contributed to the rising prices, with some residents expressing frustration over the impact of second homes on the local community and economy.