



LWH
27 Stryd Penlan Street
Pwllheli
Gwynedd
LL53 5DE

27th July 2026

Annwyl | Dear Sirs,

Ael Y Bryn Bwlchtocyn – Chalet and Caravan Pitch Information

Overleaf please find a sketch plan and photographs of the chalet.

The late family who occupied Ael Y Bryn purchased the property in 1999. The purchase included five touring pitches (as currently laid out), historically operating as a Caravan Club affiliated site, although this has not been verified, and a static caravan sited where the current chalet now stands.

The chalet was historically let by the late owners via their website (now closed) and continues to attract regular, repeat visitors. The current chalet has been in situ for more than ten years, replacing the static caravan visible on Google Street View in 2009.

The late owners used the caravan pitches continuously and without interruption from the date of purchase, as seasonal pitches for well over ten years.

The executors of the estate will provide a statement of truth in respect of the pitches and chalet if requested by any prospective purchaser.

The property was acquired based on successive rights relating to the pitches and caravan, and the current vendors are offering the property on the same basis.

The seasonal pitch fee is currently £2,750. Chalet lettings have historically been charged at £890 per week in peak season and £490 per week off-season. These figures reflect past rates and do not represent current market values; there is potential to increase fees across the board.

This information supplements the marketing particulars, does not form part of the contract of sale, and is provided for guidance only

Yours Sincerely,

LWH

Tir ac Eiddo LWH Land and Property

Surveyors, Valuers and Estate Agents
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Floorplan

Ael Y Bryn Chalet 29/7/26
(not to Scale)



Photos

