



Field 760

Portland Bill , DT5 2JT



**Offers In The Region
Of £45,000 Freehold**



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- Held on an Annual Licence Agreement
- Conveniently Positioned
- Short Stroll to Lobster Pot Café and Pulpit Inn & Other Amenities
- Well Maintained
- Full Size Gas Cooker Included with Kitchenette
- Out Building to Rear
- Space for Chemical Toilet
- Sold as Seen
- Moments from Sea
- Lovely Community of Hut Owners



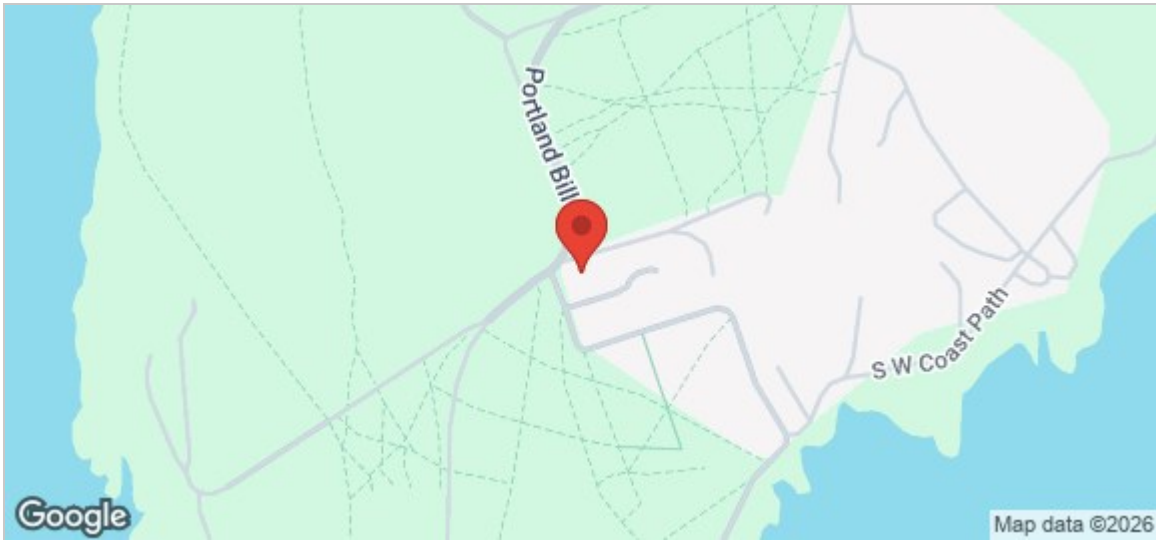
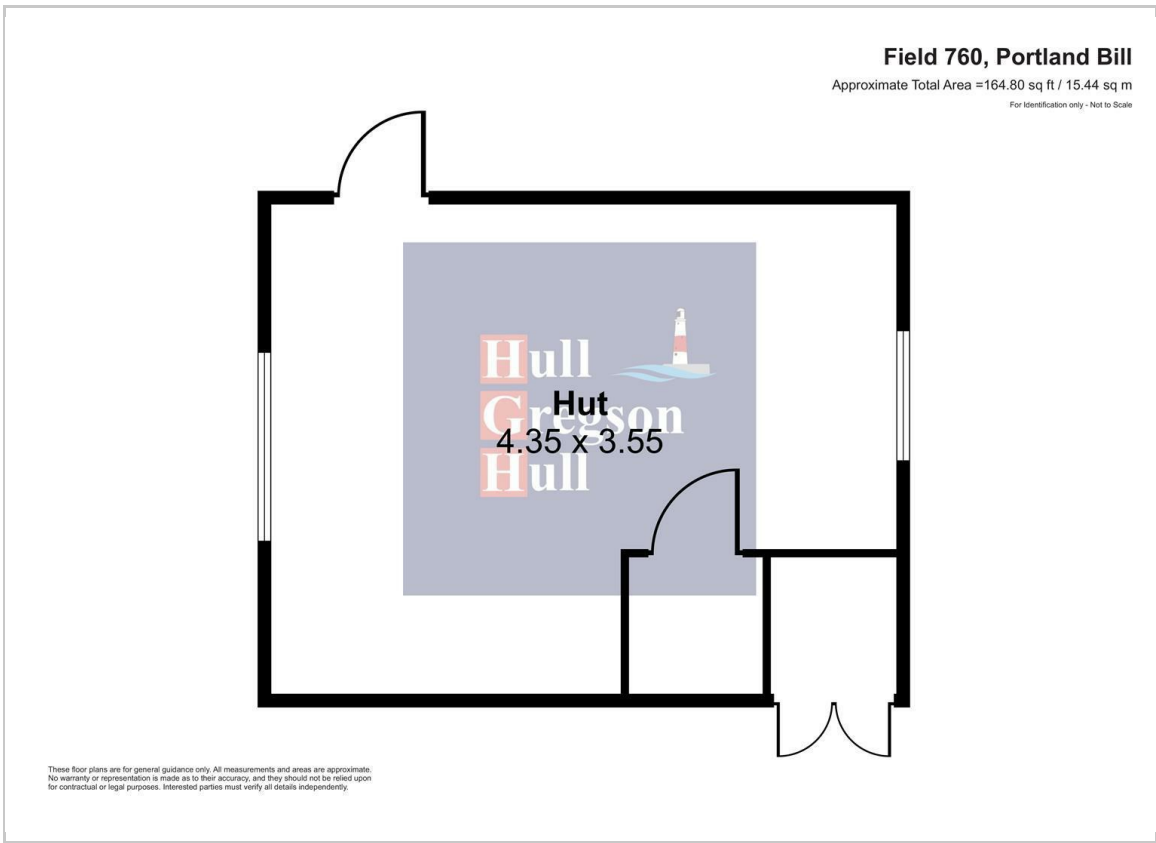


Located in the unique coastal setting of Portland Bill, this detached beach hut offers a rare opportunity to secure a seaside retreat in one of Dorset's most iconic locations. The hut provides approximately 164 sq ft (15.44 sq m) of internal space, featuring a bright and versatile main room with dual-aspect windows allowing plenty of natural light and views of the surrounding area.

Positioned within the popular hut community at Portland Bill, the property is ideal as a base for enjoying coastal walks, fishing, birdwatching, watersports, or simply relaxing by the sea. The practical layout includes a useful entrance area

and storage space, making it well suited for day-to-day use throughout the season.

Offering a traditional coastal lifestyle in an exceptional location, this charming hut represents a fantastic opportunity to enjoy everything Portland's rugged coastline has to offer.



Hut
14'3" x 10'11" (4.35 x 3.35)

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Hut
Property construction: Non Standard
Tenure: Licence
Mains Electricity: None
Mains Water & Sewage: None
Heating Type: None
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Licence

Beach Huts are held on an Annual licence which is £504 per annum for 2027/2028.

Future Alterations

Any hut alterations, extensions or reconstructions are subject to the relevant planning permission and the field owner's permission.

Future Sales

Should you re-sell the hut, a transfer fee of 20% of the final sale price is payable to the Field Owner.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	