



Portland Bill
Portland, DT5 2JT



Open To Offers
£35,000 Commonhold



Portland Bill

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- Uninterrupted Sea & Lighthouse Views
- Held On An Annual Licence Agreement
- Conveniently Positioned
- Short Stroll to Lobster Pot Café and Other Amenities
- Potential to Install a Solar Panel
- Perfect for Sunny Summer Days
- Short Stroll to Soon to be Opening Public House
- Parking Available
- Short Stroll to Public Toilets
- Coastal Walks all Around





**** HELD ON AN ANNUAL LICENCE AGREEMENT****

Discover this beautifully upgraded beach hut, thoughtfully finished to combine modern convenience with relaxed seaside style. Perfectly set for long summer days and effortless coastal escapes, this hut offers a rare blend of comfort, functionality and rustic charm.



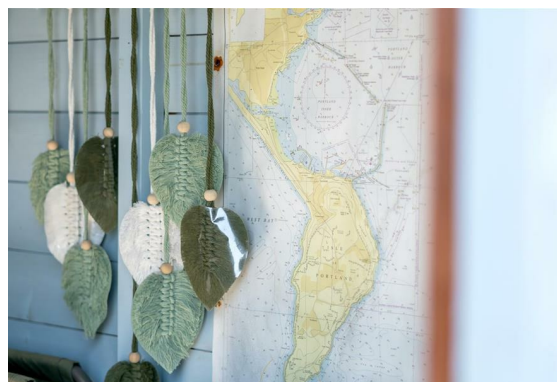
Opening the door, you're immediately welcomed into a charming and thoughtfully arranged beach hut interior, designed to make the most of the space while retaining a relaxed coastal feel. Softly painted timber walls and exposed ceiling beams



create a bright, airy atmosphere, complemented by nautical bunting that adds character and seaside charm.

The main area is cleverly zoned to provide comfortable seating, storage, and preparation space. Along one side sits a cosy bench seat with room for cushions and throws, ideal for relaxing out of the sun or enjoying shelter on cooler coastal days. The natural wooden floorboards add warmth and practicality.

To the opposite side of the hut is a practical kitchenette area, fitted with freestanding storage units and a work surface, perfect for preparing refreshments. There is space for a portable cooker and kettle, making it ideal for teas, coffees, and light snacks during long beach days. Open shelving above provides useful storage for essentials, while keeping everything within easy reach.

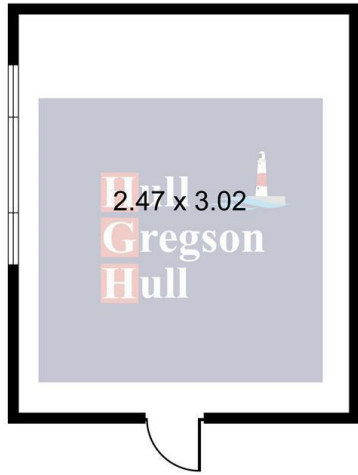




Hut 30 Portland Bill Plan

Approximate Area = 79.6 sq ft / 7.4 sq m

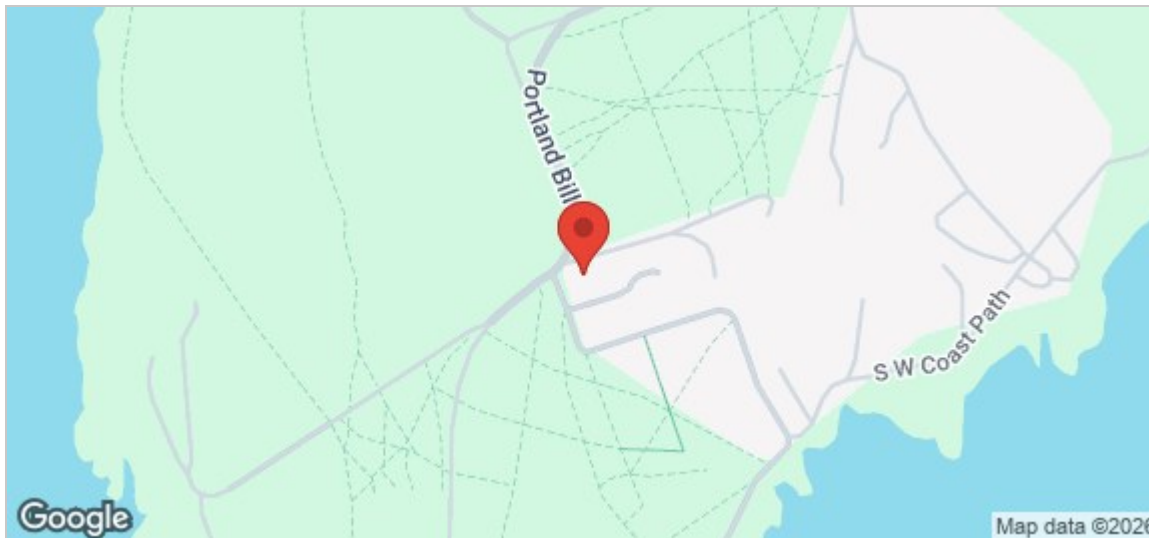
For Identification only - Not to Scale



2.47 x 3.02

Gregson
Hull

These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Hut Measurement

8'1" x 9'10" (2.47 x 3)

Licence - Crown Land

The seller advised us her annual fee for renewing her licence is £450, that the hut must be insured by the new owner prior to ownership takeover, and that the Crown own the land. As a part of the new 2026 license, hut owners are required to give The Crown three months notice of your intention to sell, you must also be aware you maybe liable for a £250 early termination fee. In addition, a new licence will need to be granted to the incoming hut owners, which will be subject to an administrative charge of £150, payable by the new owners.

Future Alterations

The owner has advised us that any hut alterations, extensions or reconstructions are subject to the relevant planning permission and the site owners permission.

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: Annual Licence Agreement
Mains 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/

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. Intending purchasers should not rely on them 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 (CO₂) 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