



Crown Land
Portland Bill , DT5 2JT



Asking Price
£47,500 Commonhold



Crown Land

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- Held on an Annual Licence Agreement
- Uninterrupted Sea Views
- Conveniently Positioned
- Short Stroll to Lobster Pot Café and Pulpit Inn & Other Amenities
- Provisions for Chemical WC
- Storage Shed to Rear
- Generous Size Hut
- Perfect for Sunny Summer Days
- Short Stroll to Public Toilets
- Coastal Walks all Around





Discover the perfect coastal escape with this beautifully upgraded beach hut, **DESIGNED FOR RELAXED SEASIDE LIVING** just moments from the **WATER'S EDGE**. Positioned to enjoy **FRESH SEA AIR** and **OPEN VIEWS**, this charming retreat offers an ideal spot for **UNWINDING, ENTERTAINING,** and **MAKING THE MOST OF LONG SUMMER DAYS.**



Step inside to a bright and welcoming interior, where rustic timber panelling meets clean, modern finishes to create a warm yet contemporary feel. A thoughtfully fitted kitchenette provides everything needed for easy seaside visits - perfect for preparing snacks and light meals after a day by the sea.

Natural light pours in through the front-facing window, enhancing the airy atmosphere and drawing the outside in, while the open doorway frames glimpses of the coastline just beyond. Comfortable seating creates a cosy place to relax, while enjoying a morning coffee.

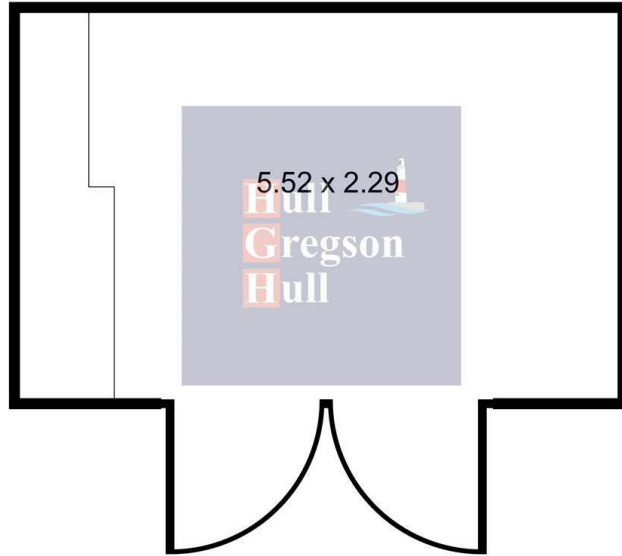
Practicality has been carefully considered, with a dedicated space for a chemical WC within a generous rear storage cupboard - also ideal for keeping outdoor furniture and essentials neatly tucked away.



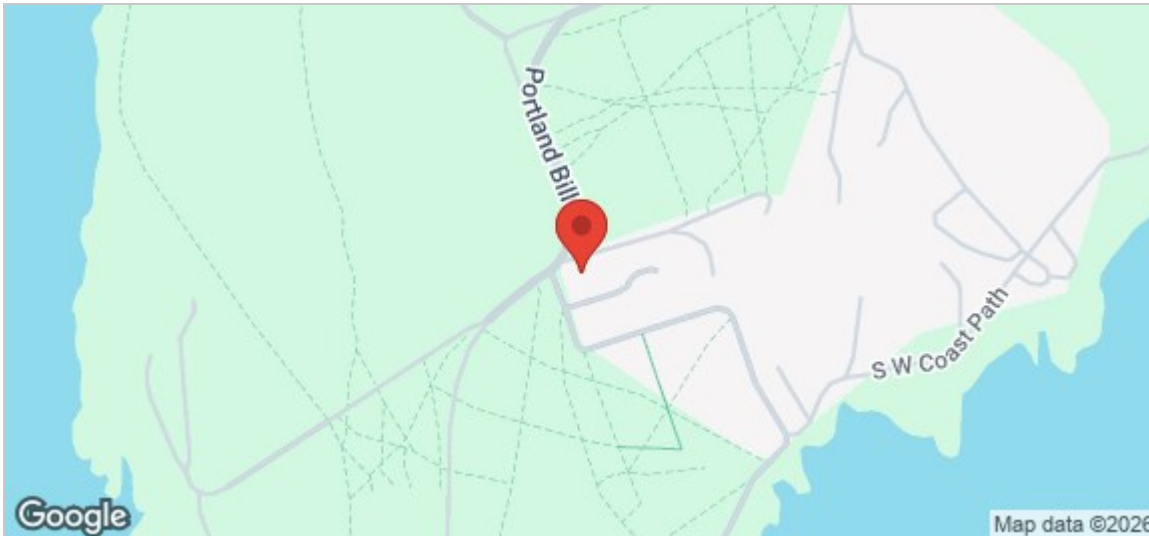


Hut 6 Crown Land , Portland Bill , DT5 2 JT

Floor = 136.05 sq ft / 12.64 sq m
For Identification only - Not to Scale



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
18'0" x 7'6" (5.5 x 2.3)

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
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/

Lease

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.

Future Alteration

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

Future Sales

The Crown Require Three Months Notice should you wish to sell your hut, and in addition to that there is a requirement to pay an early termination fee of £250.

Future Owners

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.

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	