



Butt End,

Crown Land, Portland Bill, DT5 2JT



**Offers In Excess Of
£45,000 Commonhold**



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- SOLD SUBJECT TO CONTRACT
- Uninterrupted Sea Views
- Held On An Annual Licence Agreement
- Conveniently Positioned
- Short Stroll to Lobster Pot Café and Other Amenities
- One Solar Panel to Roof
- Modern Plug Sockets to Include USB
- Sink with Tap and Pump
- Provisions for Chemical WC
- Storage Shed to Rear



**** SOLD STC ****



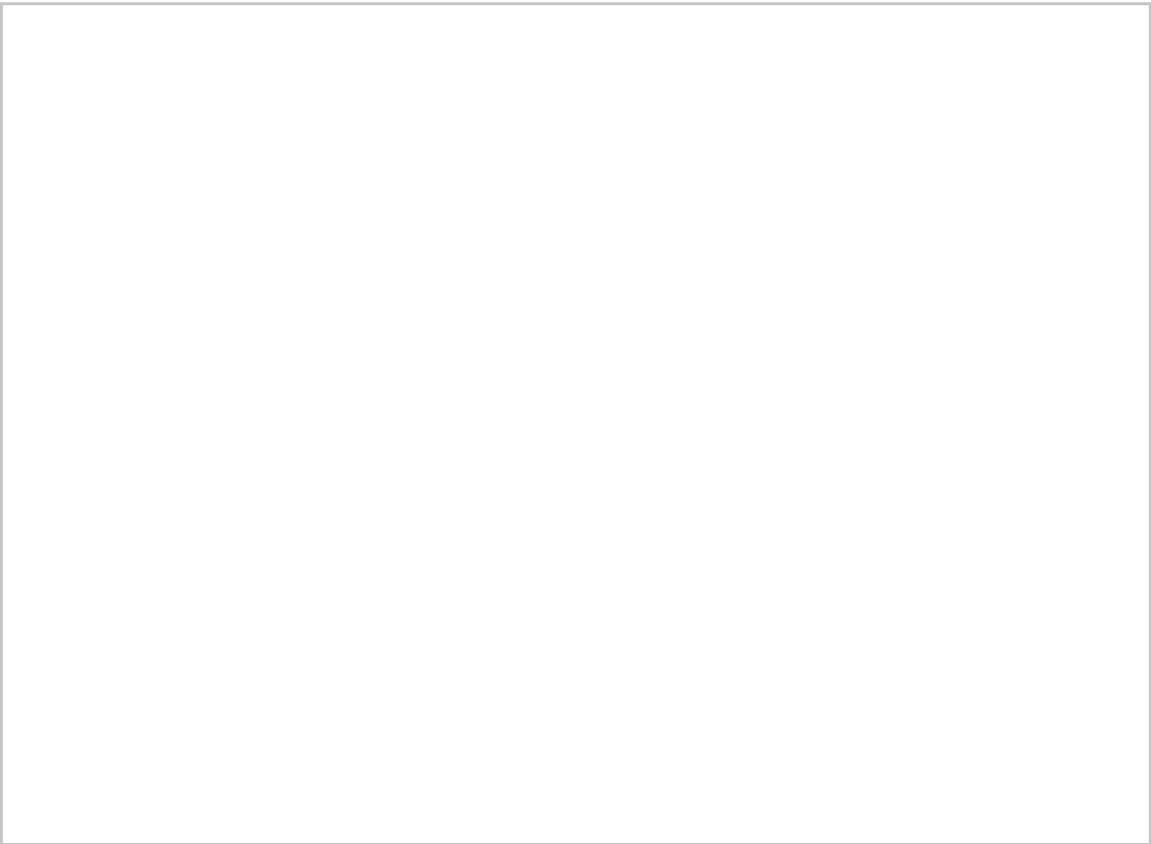
Discover this beautifully upgraded beach hut, thoughtfully finished to combine modern convenience with relaxed seaside style. Perfectly set for long summer days and effortless coastal escapes, this hut offers a rare blend of comfort, functionality and rustic charm.

Step inside to a bright, inviting space featuring a modern grey kitchenette complete with gas oven and fridge, ideal for preparing seaside snacks and simple meals. The rustic wall panelling adds warmth and character, contrasting beautifully with the clean contemporary finishes.

For added practicality, the hut benefits from its own space for chemical WC, along with a front-facing UPVC window that fills the interior with natural light while offering views towards the sea.

A roof-mounted solar panel provides additional off-grid capability, giving you extra freedom and flexibility during your coastal days.

To the rear the hut has a large storage cupboard, perfect for housing outdoor furniture.



Hut Measurement
 14'1" m max x 8'6" m (4.3 m max x 2.6 m)

Licence

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 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.

Future Sales

The owner has advised us that should you re-sell the hut, a transfer fee of 10% of the final sale price is payable to the Field Owner, the Crown.

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: Chalet
- Property construction: Non Standard
- Tenure: Annual Licence Agreement
- Solar Panel for Electricity
- 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 (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	