



## Portland Bill

Portland, DT5 2JT



Asking Price  
£45,000 Freehold





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- Beach Hut
- Held on an Annual Licence Agreement
- Short Stroll to Red Crane and the Sea
- Sold as Seen
- Separate WC Area with Chemical Toilet
- Potential for Solar Panel to be Installed to Roof with Battery Back Up
- Well Presented
- 2.95 x 2.45 Externally
- Views of Portland Bill Lighthouse
- On Crown Land



**\*\* Held on an ANNUAL LICENCE AGREEMENT \*\***

A beautifully LIGHT BEACH HUT located at Portland Bill, enjoying a prime position just moments from the sea and boasting STUNNING COASTAL VIEWS. This sought-after location forms part of the scenic coastal path, offering picturesque walks in both directions.

Portland Bill is renowned for its iconic lighthouse and a selection of charming eateries nearby.

Inside, the hut is thoughtfully arranged by the current owner to include a well-equipped kitchenette with cupboards and a sink, along with a cosy living area featuring two armchairs. There is also a separate section housing a chemical WC.



## Beach Hut

9'8" x 8'0" (2.95m x 2.45m)

## 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: Beach Hut

Property construction: Non Standard - Wooden Chalet / Hut

Mains: None

Mains Water & Sewage: Soak away

Heating Type: None

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

## Future Sales

Should you re-sell the hut, a transfer fee of 10% of the final sale price is payable to the Field Owner.

## Planning

Any hut alterations, extensions or reconstructions are subject to the site owners permission.

## Licence / Ground Rent

Beach Huts are held on an Annual Licence with the current ground rent being £ 350 per anum

## Council Tax

Nil (2025/2026) - currently benefiting from small business rate relief

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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