

Utility & Property Information

- GPS Address:** 1735 South Rd, Bradford, VT 05033. *For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.
- Directions:** From VT-25 turn onto South Rd, property will be on the left, see real estate sign. Property is across from Old Stage Coach Rd, where it may be best to park.
- Taxes:** Town of Bradford — \$1,787.44 (2025 Non-Homestead Value).
- Zoning:** Residential Zoning District
Access the [Bradford Zoning Regulations](#) for further information. The Bradford Zoning Department may also be contacted at 802-222-4727 ex. 215 with any additional questions.
- Power:** Green Mountain Power — utility pole #7/80 – 6/45” is located near the middle of the road frontage. No formal estimate can be provided until a power service application is submitted and a site visit has been conducted. For more information, please contact the GMP new service line at 888-835-4672.
- Septic/Water:** Initial professional soil testing has been completed in June 2025 and has indicated the feasibility of “likely to receive permit” for a 3-bedroom single family residence served by a mound wastewater system. Feasibility report attached.
- A drilled well is typical for the area and the ability to drill one is generally included in the State wastewater permit approval.
- Brook:** Rowell Brook runs through the southwestern corner of the property.
- Flagging:** The approx. road frontage locations have been marked with red triple flagging.
- Road:** South Rd is a year-round, town maintained and plowed road.
- Services:** Spectrum offers high-speed cable internet, TV and phone in the area.

Disclaimer:

The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.