

# Utility & Property Information

**Address:** 280 Gorham Hill Road, Gorham, NH 03581. \*For navigational purposes only. Please note: per town records, the property is assigned an address of 290 Gorham Hill Road; however, a nearby neighbor just a few houses down from the property is also assigned this same address. The property falls between two homes: 278 and 282 Gorham Hill Road. For this reason and to avoid navigational confusion, we are marketing the property with a navigational address of 280 Gorham Hill Road.

**Directions:** From I-93 S, take exit 40 and turn right onto Route 302 E. Turn left onto Route 3 N. Turn right onto Route 115 N. Turn right onto Route 2 E/Gorham Hill Road. Continue to the property on your left. Utilize shared driveway with 282 Gorham Hill Road. Turn right at driveway T and park at end.

**Taxes:** Town of Gorham — \$1,683.54 (2024 Non-Homestead Value). The majority of the property is enrolled in New Hampshire’s tax reduction program, Current Use. Per the town assessor’s card for the property, 1 acre is excluded from the Current Use enrollment. The program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses.

Please see the UNH Cooperative Extension’s [“Overview of Current Use Assessment”](#) for more information. Any offer should include the following Current Use clause:

“The parties acknowledge that the PROPERTY is subject to current use taxation under the provisions of New Hampshire RSA 79-A, as amended. Any and all taxes, costs, penalties and other expenses associated with the change from such current use shall be paid by the Purchaser.”

**Boundaries:** Per two recorded surveys, the property appears to consist of two parcels – one of 75.5 +/- acres and the other of 1.1 +/- acres. These two surveys show a slight discrepancy in the boundaries of the property.

One discrepancy is due to the surveyor of the 75.5 +/- acre survey simply drawing what is noted as the “approximate boundary location (not surveyed)”. Part of this same boundary location, however, is depicted on the survey of the 1.1 +/- acre parcel survey, and more details of that boundary

location are found therein. For marketing purposes, we have used the 1.1 +/- acre survey to depict this boundary location.

The other discrepancy of note is regarding a small section of land at the southeast boundary corner of the property. The 1.1 +/- acre survey depicts a square-like nob along the property's road frontage at this corner of the property; the 75.5 +/- acre survey, however, does not depict this same boundary feature. Both surveys depict two NH Highway Department concrete monuments. These monuments are indicated as boundary markers of one side of this small nob on the 1.1 +/- acre survey whereas the 75.5 +/- acre survey shows these concrete monuments as outside the bounds of the property. The town tax map of the property depicts this small nob of land as part of the property. Therefore, for marketing purposes, we have also relied upon the 1.1 +/- acre survey and town tax map to depict this corner of the property's boundary locations.

Please see *Supporting Documents & Maps* for a copy of the aerial, two surveys of record and town tax map for reference.

**Acreage:** There is a discrepancy in the acreage for the property between the town's recorded acreage and the acreage as depicted on surveys of the property. The town assesses and taxes the property at 80.7 acres. One survey depicts the surveyed parcel as 75.5 +/- acres and the other depicts a smaller 1.1 +/- acre parcel that is not included as part of the acreage of the surveyed 75.5 +/- acre parcel.

The town assessor was unaware of the acreage discrepancy and was not sure why the town records did not match the survey records. For marketing purposes, we have used the combined acreage totals of the two surveys of 76.6 +/- acres. All acreage being sold is plus or minus. Please see *Supporting Documents & Maps* for a copy of the two recorded surveys of record for reference.

**Zoning:** Residential B.  
Access the [Gorham Zoning Ordinance](#) for further information. The Gorham Zoning Board of Adjustment may also be contacted at 603-466-3322 x4 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

**Lot Area:** 1 Acre      **Road Frontage:** 100'      **Front Setback:** 25'

**Power:** Eversource — utility pole #41/32 is located along the existing shared driveway access to the property. No formal estimate can be provided until power service application is submitted and a site visit has been conducted. For more information, please contact the Eversource Electric Service Support Center at 800-362-7764 or view their [online resources for new construction projects](#).

**Septic/Water:** There is no formal septic system or water supply on the property.

Per the town Water & Sewer Department's superintendent, Jeff Tennis, there is a public water line that runs along the Gorham Hill Road frontage; however, the water line does not currently have the capacity to serve everyone on the road. At this time, Jeff reports that it is very likely any new applications for water service would be denied, and a private on-site water source would need to be found on the property for development purposes.

Per state regulations, purchasers will need to provide their own individual sewage disposal system approval from NHDES.

#### **Shared**

**Driveway:** There is an existing driveway access off Gorham Hill Road that is shared with an adjoining neighbor with an address of 282 Gorham Hill Road. The property conveys subject to a 25' right-of-way easement granted to the neighbors to utilize the driveway for ingress and egress.

**50' ROW:** The survey of the 1.1 +/- acre parcel that is part of the property being sold depicts a 50' wide right-of-way across the 75.5 +/- acre parcel to provide access to the 1.1 +/- acre parcel. It's our understanding that this is an owned 50' wide right-of-way and does not benefit another landowner. Please see the survey of the 1.1 +/- acre parcel and the town tax map included in *Supporting Documents & Maps* for reference.

**Trails:** There are old, existing woods roads on the property in need of maintenance that could provide recreational trails through the woodland.

**NHSA Trails:** The New Hampshire Snowmobile Association maintains and grooms snowmobile trails with trail access near the property. For more information, see the [NHSA website](#) and view the [NH State Parks' Snowmobile Corridor Map](#) for reference.

**Road:** Gorham Hill Road — Paved, State plowed and maintained road.

**Services:** Spectrum offers high-speed internet, TV & telephone services to nearby homes located along Gorham Hill Road.

**Timber:** A recent evaluation by a Forrester has indicated that a selective cut could generate upwards of \$25,000 to the seller.

***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.*