

Utility & Property Information

GPS Address: 84 Hemp Hill Rd, Bristol, NH 03222. *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 NH-3A (Lake St), turn onto West Shore Rd, then left onto Hemp Hill Rd. Property will be on the right, see real estate sign. Vegetation has overgrown the gated trail entrance, access on foot to the right of the power pole to find and utilize trail through property. Walking through the small clearing along the road frontage is also doable – this is where the real estate sign is located.

Taxes: Town of Bristol — \$9.12 (2023). The property is enrolled in New Hampshire’s tax reduction program, Current Use. The CU program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses.

Any offer should include the following Current Use clause:

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 _____.”

Zoning: Rural.
Access the [Bristol Zoning Regulations](#) for further information. The Bristol Zoning Department may also be contacted at 603-744-3354x117 with any additional questions.

Power: Eversource — Power pole is located along the road frontage of the property.

Septic/Water: There is no formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own individual sewage disposal system approval from NHDES. Drilled artesian wells are typical for

the area.

Wetlands: The National Wetlands Inventory mapping indicates there is a small section of “Freshwater Forested/Shrub Wetland” within the northwestern corner of the property. See map.

Overlay

District: A portion of the property is located within the town’s Wetlands Conservation Overlay District. Town officials indicate that a wetland delineation and an application process will need to occur for development – if development is desired within this overlay. This overlay does not indicate official wetlands; however, the town requires a delineation to prove that wetlands do not exist. For more information on the process please contact the town zoning official Donna Sullivan at 603-744-3354x117 and page 54 in the Bristol Zoning Ordinance.

Flagging: Property boundaries are well marked in most places - a combination of pins, flagging, and stonewall boundaries.

Road: Hemp Hill Rd — Paved, town plowed and maintained road.

Services: Breezeline offers high-speed cable internet, cable TV, and telephone along in this area. Hub66 say they are scheduled to install Fiber internet toward the end of 2024 and service will likely be available in early 2025.

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.*