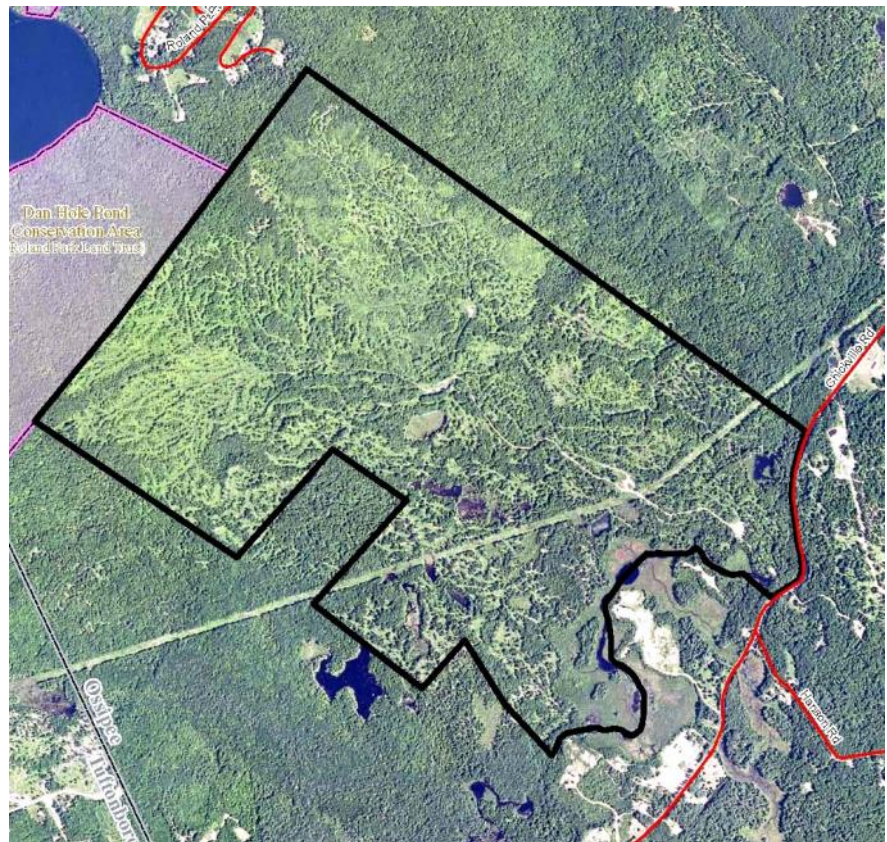




604 Main Street, Laconia, NH 03246
(603) 527-8200
www.baysidenh.com

Contact: *Steve Weeks, Jr.*
Cell: (603) 785-5811
Bob Gunter
Cell: (603) 387-8664

844 Acre Parcel with Great Potential!



Steve Weeks, Jr.
(603) 785-5811



Bob Gunter
(603) 387-8664

140 CHICKVILLE ROAD, OSSIPEE, NEW HAMPSHIRE

Lots of potential in this rare, hard-to-find 844+/- acre parcel of land in central New Hampshire! Country acreage was timbered in 2003 and enjoys 4,000+- feet of frontage on the Beach River. Logging roads and river crossing in place. Abuts the 295+- acre Dan Hole Pond conservation area. Excellent possibility for residential development. Gravel and sand deposits exist, views, timber possibilities, and recreational use.

\$1,400,000.

140 Chickville Road, Ossipee, NH



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Property Details

<u>SITE DATA</u>	
Zoning	Rural Unimproved
Deed	Warranty Deed Book 1928 Page 0388
Other	Abuts 295+/- Acre Dan Hole Pond Conservation Area
Site Status	Available

<u>TAX DATA</u>	
Taxes	\$1,800.00
Tax Year	2020
Tax Map/Lot No.	Map 239/Block 003
Current Tax Rate/1000	\$17.05
Land Assessment	
Building Assessment	n/a
Total Assessed Value	

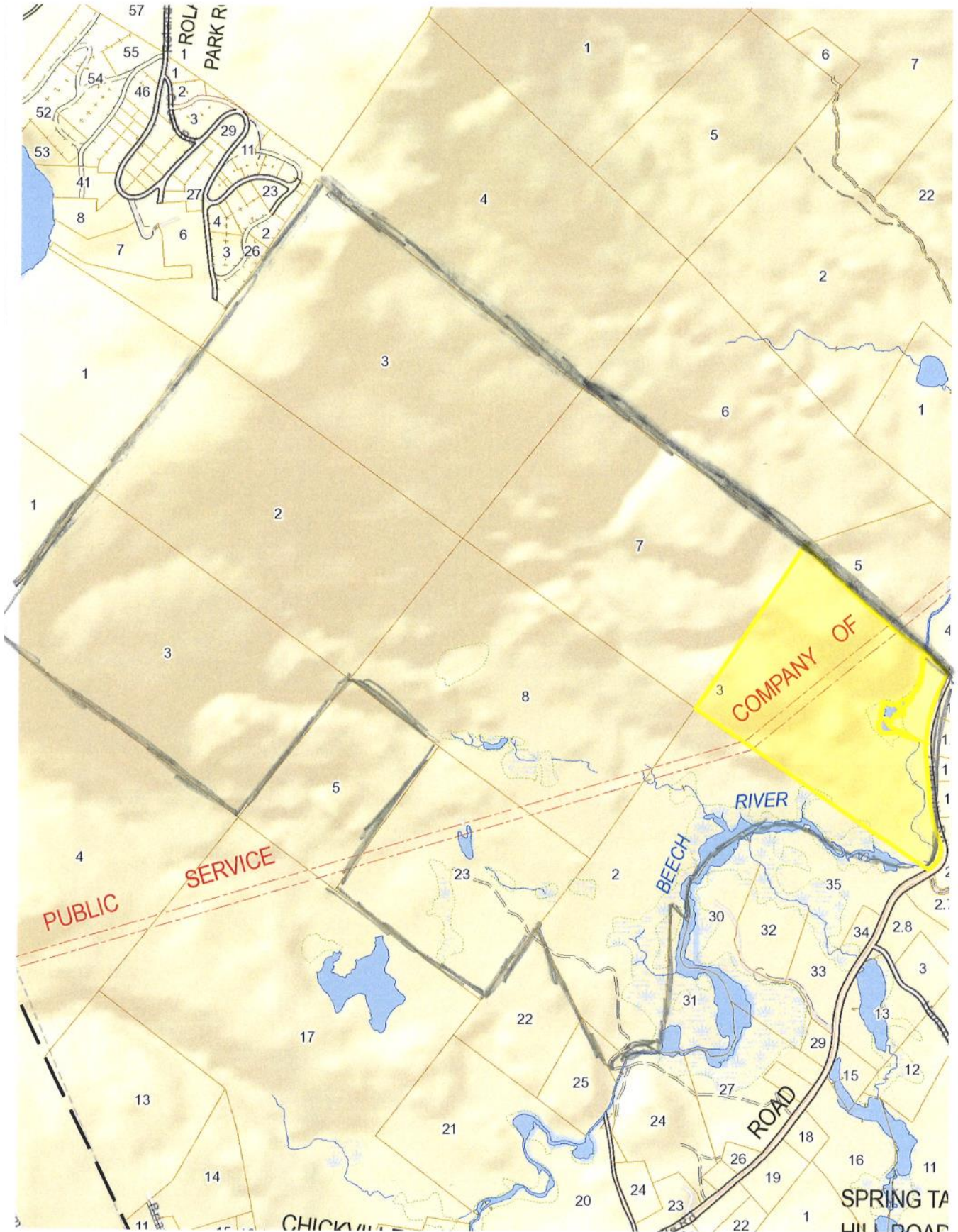
<u>PROPERTY DATA</u>	
Lot Size	844 +/- Acres
Road Frontage	1,983 Feet
Water Frontage	4,000 +/- Feet
Water Body Name	Beech River
Water Access Details	Exclusively Owned
Features	Gravel & Sand Deposits; Views; Timber

<u>OTHER DATA</u>	
Possible Uses	Residential Development; Recreational Use



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Tax Map



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Permitted Uses

TABLE 1 – CHART OF USES

		Village	Residential	Roadside Commercial	Commercial	Rural	Commercial Node	Corridor
34.1 RESIDENTIAL USES (See also Article XXXV, Section 35.1)								
a.	Single-family Dwelling	P	P	P	P	P	P(3)	P
b.	Two-family dwelling	P	P	N	N	P	P(3)	P
c.	Multi-family dwellings	P	P	N	N	N	P(3)	P
d.	Lodging Houses	P	P	N	N	SE	N	N
e.	Manufactured Home Parks	P	SE	SE	N	N	SE	SE
f.	Manufactured Home Subdivisions	N	P	N	N	P	N	N
g.	Manufactured Homes	P	P	N	N	P	N	N
34.2 COMMERCIAL USES (See also Article XXXV, Section 35.2)								
a.	Amusement Facility	P	N	P(1)	P	N	P	P(2)
b.	Automobile Service Station	SE	N	P(1)	P	N	P	P(2)
c.	Automobile and Truck Repair	SE	N	P(1)	P	N	P	P(2)
d.	Bed and Breakfast	P	P	P(1)	P	SE	P	P(2)
e.	Business Offices	P	SE	P(1)	P	PFZ	P	P(2)
f.	Inns, Hotels and Motels	P	N	P(1)	P	N	P	P(2)
g.	Junkyards	N	N	P(1)	P	SE	P	P(2)
h.	Personal Service Shop	P	SE	P(1)	P	SE	P	P(2)
i.	Repair Shop	P	N	P(1)	P	N	P	P(2)
j.	Restaurant	P	N	P(1)	P	N	P	P(2)
k.	Retail Store	P	N	P(1)	P	N	P	P(2)
l.	Salesroom	N	N	P(1)	P	N	P	P(2)
m.	Veterinary Clinic	N	SE	P(1)	P	SE	P	P(2)
n.	Warehouse/Storage Facilities	N	N	P(1)	PFZ	N	P	P(2)
o.	Fuel, oil, and propane dispensing & storage	SE	N	P(1)	P	SE	P	P(2)
p.	Commercial/Residential Mixed	P	N	N	N	N	P	N
q.	Telecommunication Facilities	N	N	SE	SE	SE	SE	SE
r.	Property Management Services (Added March 12, 2019)	SE	SE	P	P	P	P	P
s.	Sports and Recreational Facility (Added March 12, 2019)	P	N	P(1)	P	N	P	P(2)
t.	Athletic/Fitness Facility (Added March 12, 2019)	P	P	P(1)	P	P	P	P(2)
34.3 INSTITUTIONAL USES (See also Article XXXV, Section 35.3)								
a.	Churches	P	SE	SE	N	SE	SE	SE
b.	Civic Uses	P	SE	SE	SE	SE	SE	SE
c.	Convalescent Homes	P	P	SE	SE	N	N	SE
d.	Essential Services	P	P	P	P	P	P	P
e.	Group Homes	SE	SE	N	N	SE	N	N
f.	Organizations/clubs	P	N	P	P	P	P	P
g.	Schools/day care facilities	P	N	P	P	SE	P	P
34.4 OPEN SPACE USES (See also Article XXXV, Section 35.4)								
a.	Agricultural Uses (Amended March 12, 2019)	P	P	P	P	P	P	P
b.	Conservation Uses	P	P	P	P	P	P	P
c.	Forestry	P	P	P	P	P	P	P

TABLE 1 – CHART OF USES (continued)

		Village	Residential	Roadside Commercial	Commercial	Rural	Commercial Node	Corridor
d.	Recreational Facilities	SE	SE	SE	SE	SE	SE	SE
e.	Stables and Riding Schools (Amended March 12, 2019)	P	P	SE	P	SE	SE	SE
f.	Recreational Camping Parks	N	N	SE	N	SE	SE	SE
34.5 INDUSTRIAL USES (See also Article XXXV, Section 35.5)								
a.	Commercial Earth Excavation	N	N	N	N	P	N	N
b.	Light Industry	N	N	PFZ	PFZ	PFZ	PFZ	PFZ
c.	Printing and Publishing	SE	N	P	P	N	P	P(2)
d.	Sawmills	N	N	PFZ	N	SE	PFZ	PFZ
34.6 ACCESSORY USES (See also Article XXXV, Section 35.6)								
a.	Accessory Buildings	P	P	P	P	P	P	P
b.	Home Occupation	P	P	P	P	P	P	P
c.	Outdoor Storage	P	P	P	P	P	P	P
d.	Non-pets	P	P	P	P	P	P	P
e.	Swimming Pools	P	P	P	P	P	P	P
f.	Temporary Structures	P	P	P	P	P	P	P

(1) Commercial and Industrial uses are allowed only if either designated by a “P” or a “SE” and having a **total** Average Trip Rate for the Average Weekday Vehicle Trips of 1000.0 or below, including both pass-by and diverted trips, as determined from per 1000 sq. ft. of floor area from the latest edition of the Institute for Traffic Engineers *Trip Generation Manual*.

(2) Commercial and industrial uses are allowed only if both designated by a “P” and having afternoon peak hour vehicle trips per 1000 sq. ft. of floor area of 3.0 or below, including both pass-by and diverted trips, as determined from the latest edition of the Institute for Traffic Engineers *Trip Generation Manual*.

(3) Within the Commercial Node District, any plan for development shall not contain more than sixty percent (60%) Single Family or Two-Family development. At least forty percent (40%) of any development in the Commercial Node District must contain uses other than those listed under 34.1 “Residential Uses” in Table One. Commercial Use may encompass the entire one hundred percent (100%) of said lot. (Amended 2005)

ARTICLE XXXV – DESCRIPTION OF PERMITTED USES

The descriptions listed below are not to be interpreted as detailed definitions but rather as extensions, restrictions or examples of the permitted uses listed in Table 1. Permitted uses in the Roadside Commercial and Corridor Districts are additionally regulated according to vehicle trip generation as indicated in Footnotes (1) and (2) of Table 1.

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