



Lot 45 Parkview Street, Newport

Offered at \$95,000

About This Property

Discover 4.96 acres along the Sugar River in Newport, offering views, rail trail access and development potential. This property comes with expired approvals for a 10 unit cluster development and the opportunity to explore a mobile home park. The property has numerous options for your investment or personal use creating your dream home. The land's location combines privacy with convenience. It's just minutes from downtown Newport, where you'll find dining, local shops, health care, and other amenities. Outdoor enthusiasts will appreciate nearby access to the Sugar River Rail Trail system for snowmobiling, hiking, and biking, along with local fishing spots, golf courses, and breweries. Enjoy year-round recreation with Mount Sunapee Resort only 10 minutes away for skiing and winter activities, and Sunapee Harbor less than 15 minutes away for summer concerts, dining, ice cream, and scenic boat rides. The property is also within 40 minutes of Dartmouth Health and the Upper Valley, and about 50 minutes to Concord, making it a convenient and versatile location for a variety of lifestyles or investment goals.

Acres: 4.96 | Property Taxes: \$1,874

Land 5080557 Active **Lot 45 Parkview Street** **Newport NH 03773** Unit/Lot Listed: 3/24/2026 \$95,000 Closed:



County NH-Sullivan
Village/Dist/Locale
Zoning R110 - Single Fam Res
Taxes TBD No
Tax Annual Amount \$1,874.00
Tax Year 2025
Tax Year Notes
Tax Class
Tax Rate
Assessment Year
Assessment Amount
Lot Size Acres 4.96
Lot Size Square Feet 216,058
Common Land Acres
Price Per Acre \$19,153.23
Total Lots
Estimated Open Space %
Activation Date

Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 240
Permit Number
Pole Number

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
Waterfront Property Rights
WaterRestr
ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Flood Zone Unknown
Foreclosed/Bank-Owned/REO No
Days On Market 0
Current Use No
Land Gains
Resort No

Public Remarks Discover 4.96 acres along the Sugar River in Newport, offering views, rail trail access and development potential. This property comes with expired approvals for a 10 unit cluster development and the opportunity to explore a mobile home park. The property has numerous options for your investment or personal use creating your dream home. The land's location combines privacy with convenience. It's just minutes from downtown Newport, where you'll find dining, local shops, health care, and other amenities. Outdoor enthusiasts will appreciate nearby access to the Sugar River Rail Trail system for snowmobiling, hiking, and biking, along with local fishing spots, golf courses, and breweries. Enjoy year-round recreation with Mount Sunapee Resort only 10 minutes away for skiing and winter activities, and Sunapee Harbor less than 15 minutes away for summer concerts, dining, ice cream, and scenic boat rides. The property is also within 40 minutes of Dartmouth Health and the Upper Valley, and about 50 minutes to Concord, making it a convenient and versatile location for a variety of lifestyles or investment goals.
Directions From Maple Street, turn onto Parkview Street.

Fee
Fee Frequency
Fee 2
Fee 2 Frequency
Fee 3
Fee 3 Frequency

Map 112
Block 000
Lot 045
SPAN Number
Property ID
Dev/Subd
PlanUrbDev

DeedRecTy Warranty
DeedBook 2152
DeedPage 155
TotDeeds
Covenants No
Easements Yes

SchDistrict Newport Town School District
SchElem Richards Elementary School
SchMiddle Newport Middle and High School
SchHigh Newport Middle High School
Surveyed Yes
Surveyed By
Plan Survey Number

Lot Features Walking Trails, Wooded
Utilities None
Electric At Street, None
Water Source None
Sewer None
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

Documents Available Deed, Property Disclosure, Tax Map
Exclusions
Right of First Refusal
Auction
Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number



O'Halloran Group
listings@ohgrp.com

KW Coastal and Lakes & Mountains
Off: 603-526-8600



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PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

- 1. SELLER: Angi McAfee Hill, Alexandria Duffy, Adrian Hill, and Adam Hill,
2. PROPERTY LOCATION: Map 112, Lot 45 Parkview Street, Newport, NH 03773
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge...

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
a. TYPE OF SYSTEM: [X] None [] Public [] Private [] Seasonal [] Unknown
b. INSTALLATION: Location: Installed By:
c. USE: Number of Persons currently using the system:
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
e. WATER TEST: Have you had the water tested? [] Yes [] No Date of most recent test
f. COMMENTS:

- 6. SEWAGE DISPOSAL SYSTEM
a. TYPE OF SYSTEM: Public: [] Yes [X] No Community/Shared: [] Yes [] No
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions?
c. IF PRIVATE: TANK: [] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
d. LEACH FIELD: [] Yes [X] No [] Other
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?
f. COMMENTS:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

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7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property?
IF YES: Are tanks currently in use?
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)?
Age of tank(s): Size of tank(s): Owner of tank(s):
Location:
Are you aware of any problems, such as leakage, etc.?
Are tanks registered with the Department of Environmental Services (D.E.S.)?
If tanks are no longer in use, have tanks been abandoned according to D.E.S.?
Comments:

8. GENERAL INFORMATION

a. Is this property subject to Association fees?
If YES, Explain:
If YES, what is your source of information?
b. Is this property located in a Federally Designated Flood Hazard Zone?
c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property?
If YES, Explain:
d. What is your source of information?
e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors?
If YES, Explain:
f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?
If YES, Explain:
g. How is the property zoned?
h. Has the property been surveyed?
i. Has the soil been tested?
j. Has a percolation test been done?
k. Has a test pit been done?
l. Have you subdivided the property?
m. Are there any local permits?
n. Are there attachments explaining any of the above?
o. Septic/Design plan available?
p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g)

9. ADDITIONAL INFORMATION:

Previous owners had a couple different plans go through the town. One being a trailer park, other being 5 2 family homes (duplexes)

10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS [Signatures] BUYER(S) INITIALS [Signatures]

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TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

ACKNOWLEDGEMENTS:
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

Alexandra Duffy
dotloop verified
03/17/26 9:01 PM EDT
DLU6-8WGV-STYB-TMWB
SELLER DATE

Adrian Hill
dotloop verified
03/24/26 2:31 PM EDT
42DM-EUAB-ZJMW-J1UM
SELLER DATE

Adam Hill
dotloop verified
03/17/26 10:52 AM EDT
VQCU-BDZF-ANVM-MSR
SELLER DATE

Rugi McElfee Hill
dotloop verified
03/16/26 7:45 PM EDT
XVUG-VTSC-QJZZ-FJM
SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA065697 25.00
TRANS TAX SU019099 900.00

Return to:
Scott B. Hill
PO Box 13
Newbury, NH 03727

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

\$900

WARRANTY DEED

169 Sunapee Street LLC, a New Hampshire Limited Liability Company, of 300 River Road Suite 110, Manchester, NH 03104, for consideration paid grant to Scott B. Hill, single, of P.O. Box 13, Newbury, NH 03272, with warranty covenants;

Two certain tract or parcels of land situated in the Village of Newport, County of Sullivan and State of New Hampshire:

Tract 1:

A certain tract or parcel of land situated on the north side of Park View Extension in the Village of Newport, County of Sullivan and State of New Hampshire and bounded and described as follows, to wit:

1. Beginning at an iron pin set in the ground at the northeast corner of land of Peter Gagne, near the Boston and Maine Railroad tracks;
2. Southerly along the easterly line of said Gagne's land 90 feet to an iron pin at the northwest corner of land of Gail Anderson;
3. Easterly along the northerly line of Gail Anderson's land to an iron pin set in the ground at the northeast corner of land of Gail Anderson;
4. Southerly along the easterly side of land of Gail Anderson to an iron pin on the north side of Park View Extension;
5. Easterly 30 feet, more or less, to land of Earl LaFountain;
6. Northerly along west line of LaFountain land to an iron pin marking the northwest boundary of LaFountain's land;
7. Easterly along the northerly line of LaFountain's land to an iron pin set in a stone wall at land formerly of Richards and Boyle;

LS

KEVIN L. HENDERSON


POWER OF ATTORNEY

8. Northerly in a straight line along stone wall and wire fence to the Boston and Maine Railroad;
9. Westerly along land of Boston and Maine Railroad to the point of beginning.

Tract 2:

A certain tract or parcel of land situated in the Village of Newport on Park View Extension and bounded and described as follows, to wit:

1. Beginning at an iron pin set in the ground on the North side of Park View Extension;
2. Westerly on said Park View Extension two hundred twenty five feet to an iron pin set in the ground;
3. Northerly one hundred fifty feet to an iron pin set in the ground; thence running easterly two hundred twenty-five feet to an iron pin set in the ground;
4. Southerly one hundred fifty feet to the first mentioned bound.

All measurements are in feet and may be subject to slight variation.

Subject to easement to PSNH and NNE recorded in Book 2056, Page 620.

For Title Reference, see conveyance to 169 Sunapee Street, LLC by Warranty Deed from William B. Ruger, Jr., dated August 17, 2016 and recorded in Book 1984, Page 136 of the Sullivan County Registry of Deeds. See Corrective Deed recorded in Book 2049, Page 771.

Lot 045000 Map 000112 Parcel ID 112-045-000-000, Parkview Road, Newport, NH 03773

KEVIN L. HENDERSON



POWER OF ATTORNEY

Executed this 20 day of May, 2021.

169 Sunapee Street LLC



By: Ronald Decola, Manager

STATE OF NEW HAMPSHIRE

Hillsborough, SS

Then personally appeared before me on this 20 day of May, 2021, Ronald Decola, duly authorized on behalf of 169 Sunapee Street LLC, and acknowledged the foregoing to be his/ free act and deed.



Notary Public/Justice of the Peace

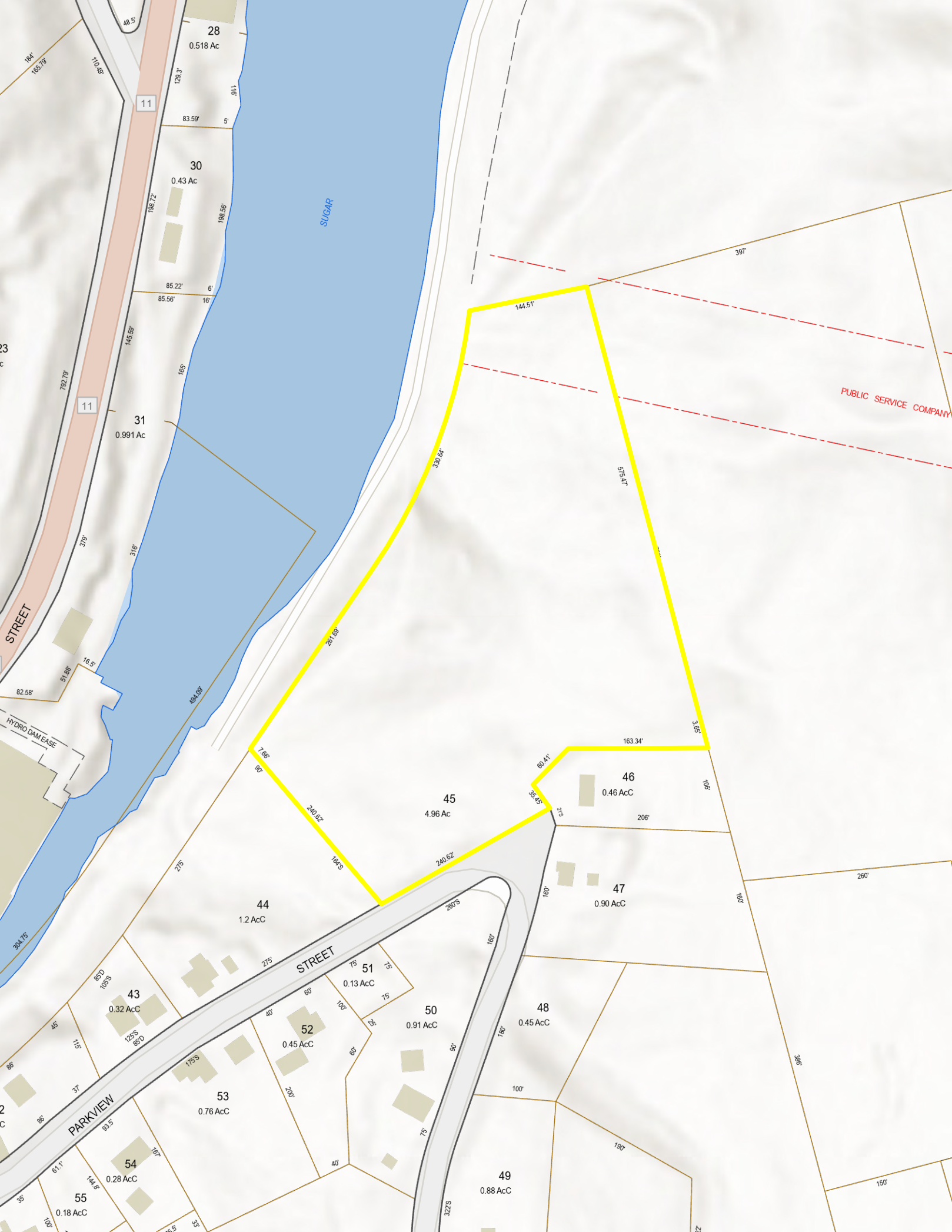
My commission expires:

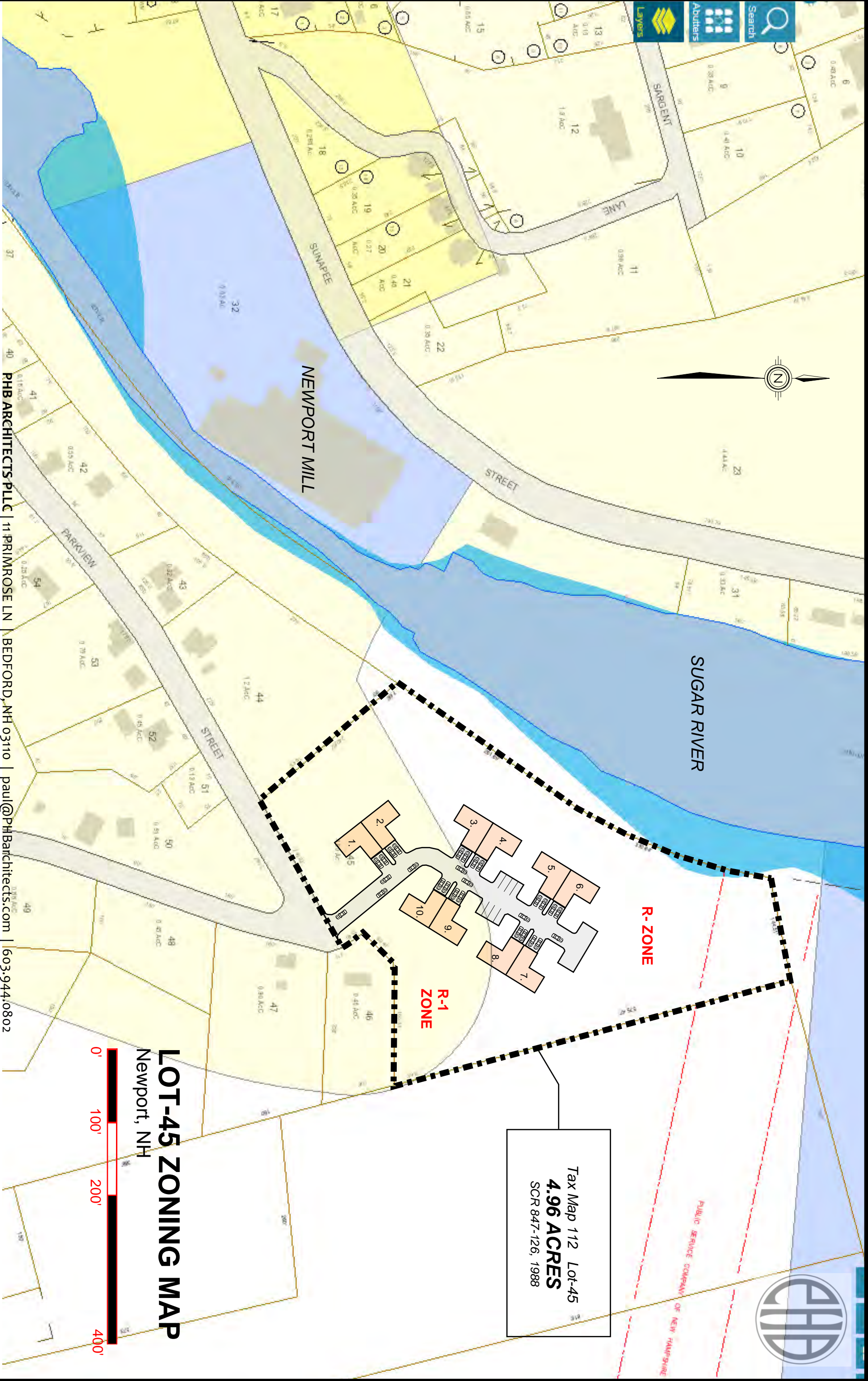
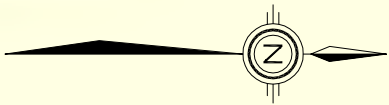
KEVIN L. HENDERSON



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Tax Map 112 Lot-45
4.96 ACRES
SCR 847-126, 1988

LOT-45 ZONING MAP

Newport, NH

