

Utility & Property Information

GPS Address: 1073 Chapel Rd, Bennington, VT 05201. This is a formal town issued address. However, it's best to use 1055 Chapel Rd in your GPS.

Directions: Use 1055 Chapel Rd in GPS. From VT-7, turn left onto County St, then left onto Park St, then right onto North Branch St, then left on Chapel Rd. See real estate sign on right. Parking for one car until gate is opened.

Taxes: Town of Bennington — \$1,255.75 (2025-26 Non-Homestead Value). The property is enrolled in Vermont's tax reduction program, Use Value Appraisal, commonly referred to as Current Use. The UVA program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses. Six acres have been excluded from the program, see map in Forest Management Plan within Supporting Documents & Maps.

Any offer should include the following Current Use clause:

To the best of the Seller's knowledge, some or all of the Property is enrolled in the "Current Use" program, 32 V.S.A Chap 124. Buyer(s) agrees to re-enroll such portions of the Property after closing or to be solely responsible for paying any Land Use Change tax imposed by 32 V.S.A. Sec. 3757.

Zoning: Rural Conservation & Forest
Access the [Bennington Zoning Regulations](#) for further information. The Bennington Zoning Department may also be contacted at 802-684-3352 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 5 Acre **Road Frontage:** 200' **Front Setback:** 35'

Power: Green Mountain Power — Utility Pole #25 is located across Chapel Rd, near the gated driveway. 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: WW-8-2200 — Approved wastewater system permit for the proposed construction of a new three-bedroom, single family residence, serviced by

on-site wastewater disposal system. Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design.

Water: WW-8-2200— Approved to connect to the town of Bennington municipal water supply. Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design.

Old Barn: There is a foundation for an old barn on the property near the access trail.

Acreage: Deed indicates the acreage for the property is 57.9 acres and references the official survey completed by Blaze Design. Per the official survey, the acreage of the property is listed as 58.1 acres. We believe the deed's listed acreage is a typo and references the acreage of Lot 1 on the survey, rather than the correct listed acreage of Lot 2 (this property) on the survey.

Flagging: One of the road frontage pins has been found which has been marked with orange flagging. The approximate location of the southern road frontage has been marked with orange flagging.

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

Services: Xfinity offers high-speed cable internet, TV & telephone services to homes located along Chapel Rd.

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.*