

Land
5095577
Active

00 Cottage Street
Littleton **NH 03561**
Unit/Lot #

Listed: 6/18/2026 **\$899,000**
Closed:
DOM: 13



County NH-Grafton
VillDstLoc
Zoning R-1
Lot Size Acres 26.80
Lot Size Square Feet 1,167,408
Price Per Acre \$33,544.78
Taxes TBD No
Tax Annual Amount \$20.00
Tax Year 2026
Waterfront Property
Water View
Water Body Access
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

Road Frontage Yes
Road Frontage Length 51

Surveyed By Gardner Kellogg

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Total Lots
Total Leases
OpenSpc

Activation Date



Directions From Cottage Street head towards Route 93 Interchange. Parcel is behind the former truck tire property.

Public Remarks This 26.8± acre parcel represents one of Littleton, New Hampshire's strongest residential development opportunities. Located in a rapidly expanding market and zoned R-1, the site is perfectly suited for single-family neighborhoods, townhome communities, or multi-building residential complexes with certain recreational uses also allowed. With direct visibility from US Route 93, the property offers exceptional accessibility for future residents and is just minutes from Littleton's thriving downtown district, home to well-known restaurants, shops, and year-round amenities. Littleton continues to face a significant housing shortage, creating strong demand for new residential inventory across all price points. For a developer seeking a strategically located, high-potential site in one of northern New Hampshire's most dynamic communities, this parcel stands out as a rare opportunity.

LOT/LOCATION

Development / Subdivision
Common Land Acres
Pole Number
Permit Number
Road Frontage Type Shared

Lot Features In Town, Near Shopping, Near Skiing, Near Hospital

School District
Elementary School
Middle/Jr School
High School

UTILITIES

Utilities None
Internet None
Water Source None
Sewer None
Electric None

Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 2999
Deed Page 200
PlanSurv#
Property ID

Map 96
Block 0
Lot 39
SPAN#

Tax Class
Tax Rate
Current Use Yes

Assessment Amount
Assessment Year

DISCLOSURES

Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No

Flood Zone Unknown
Easements
Covenants Unknown
Resort No

Right of First Refusal

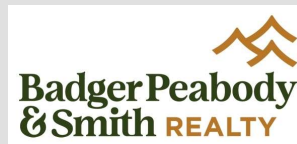
Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Exclusions

Documents Available Aerials, Deed, Right-Of-Way (ROW), Survey, Tax Map

PREPARED BY

Mary M Doherty
Cell: 603-767-7507
MaryD@BadgerPeabodySmith.com



My Office Info:

Badger Peabody & Smith Realty
383 Main St.

Franconia NH 03580
Off: 603-823-5700

Listed by:


Mary M Doherty / Badger Peabody & Smith Realty

00 Cottage Street

Littleton NH 03561



STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
****2 THOUSAND 8 HUNDRED AND 13 DOLLARS		
MO. DAY YR.	AMOUNT	
05/21/2004	659707 \$ ****2813.00	
VOID IF ALTERED		

WARRANTY DEED

JAMES W. POWERS, INC., a New Hampshire Corporation with a mailing address of P.O. Box 10084, Bedford, New Hampshire 03110, for consideration paid, grants to, **MURSHED SALAM**, of 13 Willow Street, Lowell, Massachusetts 01852, with **WARRANTY** covenants,

A certain tract or parcel of land consisting of 26.80 acres, situate in the Town of **LITTLETON**, County of Grafton, State of New Hampshire, and depicted as **Lot 5** on a plan entitled, "**Subdivision of Old Franconia Road, Cottage Street Homes for James W. Powers, Inc., Littleton, New Hampshire**", approved by the Littleton Planning Board on March 18, 2003, and recorded in the Grafton County Registry of Deeds as Plan No. 11032.

SUBJECT TO such existing utility easements as may affect the premises conveyed hereby, including but not limited to the fifty (50) foot right of way in favor of the Town of Littleton and Littleton Water and Light Department, as shown on the plan.

MEANING AND INTENDING to convey a portion of the premises conveyed by Warranty Deed from John Nash Badger and Beverly Durfee to James W. Powers, Inc., dated May 6, 2002 and recorded in the Grafton County Registry of Deeds, Book 2667, Page 813.

SUBJECT TO a common driveway entrance for Lots 1 and 5, as shown on the Plan. The owner of Lot 1 shall pay one third (1/3) and the owner of Lot 5 shall pay two thirds (2/3) of maintaining and repairing that portion of the common entrance used in common.

SUBJECT TO the restriction for the benefit of other lots shown on the Plan, that there be no mobile homes placed on the premises conveyed hereby, or any subdivided portion thereof. This restriction does not prohibit the placement of manufactured housing on a full foundation.

NOT HOMESTEAD PROPERTY.

#49

Dated this 21st day of May, 2004.

JAMES W. POWERS, INC.

[Handwritten Signature]

By: James W. Powers
Its Duly Authorized President

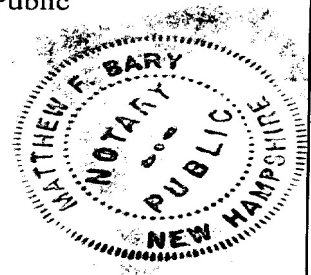
STATE OF NEW HAMPSHIRE
COUNTY OF Hillsboro

DATE: 5/21/04

Personally appeared, James W. Powers, Inc. by James W. Powers, its duly authorized President, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me,

[Handwritten Signature] Matthew Bary
Justice of the Peace/Notary Public

MATTHEW F. BARY, Notary Public
My Commission Expires September 3, 2008



Joel A. Dupuis REGISTER
GRAFTON COUNTY REGISTRY OF DEEDS

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1925 LITTLETON, NH VISION			
SALAM MURSHED		4	Rolling	2	Public Water	1	Paved	3	Rural	Description	Code	Assessed	Assessed				
13 A WILLOW ST										CURR USE	6106	66,600	1,290				
LOWELL MA 01852-3669		SUPPLEMENTAL DATA															
Alt Prcl ID 115-026-000 test123 BMSI S/N 008722 bmsi ser 000093																	
GIS ID 96-39								Assoc Pid#				Total		66,600 1,290			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
SALAM MURSHED		2999	0200	05-21-2004		Q	V	187,500		00	Year	Code	Assessed	Year	Code	Assessed	
JAMES POWERS INC.		2667	0813	05-16-2002		U	V	90,000		1	2020	6106	1,290	2019	6106	1,290	
														2018	6106	1,260	
											Total		Total		1290		
											1290		Total		1290		
											Total		Total		1260		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int								
				Total													
				0.00													
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			0				
0001										Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			0				
										Appraised Land Value (Bldg)			66,600				
										Special Land Value			1,290				
										Total Appraised Parcel Value			66,600				
										Valuation Method			C				
										Total Appraised Parcel Value			66,600				
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
										11-05-2018	RL			99	Revaluation KRT		
										07-27-2018	KRT			16	KRT Field Review		
										06-22-2016	JR			54	Address Change		
										08-01-2015	KRT			99	Revaluation KRT		
										05-22-2014	JQ			61	Subdivision/Mapping/LLA		
										06-23-2010	RK			14	Vision Field Review		
										07-01-2009	RD			45	Change/Value Change Tow		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen	Adj Unit P	Land Value
1	6106	OTHER UNMG	R-1			1.000	AC 23,958	1.00000	1	1.25	40	0.850			1.0000	25,455.38	25,500
1	6106	OTHER UNMG	R-1			25.800	AC 2,500	1.00000	1	1.25	40	0.850			1.0000	1,593.75	41,100
Total Card Land Units						26.800	AC	Parcel Total Land Area				26.8000	Total Land Value				66,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
MHP										
			CONDO DATA							
Parcel Id		C	Owne							
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
			COST / MARKET VALUATION							
Building Value New			0							
Year Built			0							
Effective Year Built			0							
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol			0							
External Obsol			0							
Trend Factor			1							
Condition										
Condition %										
Percent Good										
RCNLD			0							
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch



INTERSTATE

Cottage St



INTERSTATE

41

Badger St

Bethlehem Rd

Remich St

Appalachian
Stitching
Company



Cottage St

Cottage St

Morrision Hill Dr

BETHLEHEM

VFW Post

Steeple View Dr

hout Ln

96-42
0.66 Ac

96-43
0.75 Ac

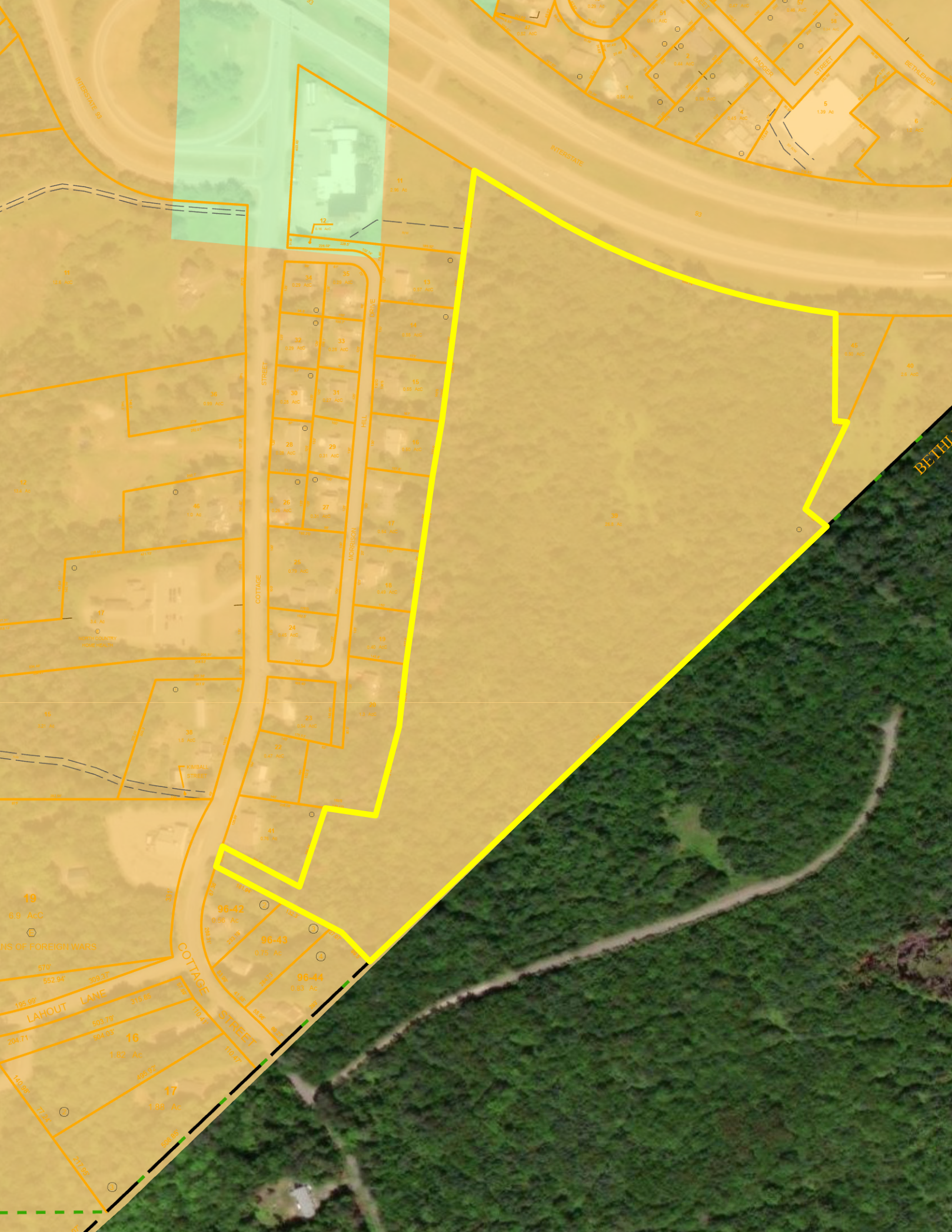
96-44
0.83 Ac

16
1.82 Ac

17

STREET

STREET



INTERSTATE 89

INTERSTATE

DUGGER STREET

STREET

BETHLEHEM

COTTAGE STREET

MORRISON HILL DRIVE

COTTAGE STREET

LAHOUT LANE

BETHLEHEM

19
6.9 AcC
NS OF FOREIGN WARS

16
1.82 Ac
17
1.89 Ac

96-42
0.55 Ac
96-43
0.75 Ac
96-44
0.83 Ac

11 11.6 AcC
12 13.4 Ac
34 0.29 AcC
35 0.19 AcC
32 0.29 AcC
33 0.29 AcC
30 0.29 AcC
28 0.29 AcC
29 0.31 AcC
26 0.29 AcC
27 0.31 AcC
25 0.29 AcC
24 0.29 AcC
17 3.4 Ac
NORTH COUNTRY HOME HEALTH
15 1.21 Ac
38 1.5 AcC
KIMBALL STREET
41 0.75 AcC
39 25.9 Ac

11 2.96 Ac
12 2.8 AcC
13 0.57 AcC
14 1.35 AcC
15 0.59 AcC
16 1.85 AcC
17 0.59 AcC
18 0.49 AcC
19 0.40 AcC
20 1.3 AcC
23 0.24 AcC
20 1.3 AcC
45 0.30 AcC
40 2.8 AcC

570
552.94
309.37
195.99
204.71
149.86
77.29
207.95
315.85
602.73
504.93
489.97
500.86
77.47
110.41
110.47

51

ARTICLE IV - USE REQUIREMENTS

4.01 Permitted Uses

Upon application for, and receipt of a permit, uses are permitted as indicated in the Table of Use Regulations.

4.02 Table of Use Regulations

All uses not listed as permitted or special exception uses are not allowed. Uses permitted by special exception shall only be granted by the Board of Adjustment.

4.02.01 Residential I - Urban Residential (R-I)

Purpose: The purpose of this district is to enable residential development of a low to medium density urban character having public water and sewer facilities available to it. The principal use of land is for single family, two family and residential conversions, and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area which provides for adequate light, air and open space for dwellings and related facilities.

Residential I (Permitted Uses)

Accessory buildings or uses incidental to the foregoing principal uses

Garage apartment only when in association with a single-family dwelling.

Multi-family dwellings

No-Impact home occupations

Public parks and playgrounds (five spaces for each acre developed)

Raising agricultural crops (excluding the raising of farm animals or livestock)

Recreation facility

Short-term rentals

Single-family dwellings, including modular homes (up to 2 per parcel)

Temporary or portable structures which are incidental to the construction of the main building and will be removed within six months

Travel trailer or motor home (restricted to one to a family and registered)

Two-family dwellings (up to 2 per parcel)

Residential I (Allowed by Special Exception)

Churches

Cluster development

Day care services

Funeral home

Grazing, Care, Raising, or Keeping of Livestock

Groupcare facilities

Home Health Care Provider

Hospital

Limited excavation and filling for periods over six months and entails more activity than is normally associated with site preparation

Low-Impact home occupations

Manufactured housing parks

Parking lots used as a primary use

Personal Wireless Communications Facilities

Planned unit development
Public buildings, including libraries, municipal buildings, fire stations and similar uses
Public utility substation
Schools and educational institutions
Single-family dwellings, including modular homes (more than 2 per parcel)
Single-family dwelling conversion to a multi-family dwelling
Single-family dwelling conversion to a two-family dwelling
Temporary or portable structures which are incidental to the construction of the main building and will remain for periods over six months
Two-family dwellings (more than 2 per parcel)

4.02.02 Residential Ia – Urban Residential/Mobile Home (R-Ia)

Purpose: The purpose of this District is to enable residential development of a low to medium density urban character having public water and sewer facilities available to it. The principal use of land is for single family, single mobile home, two family and residential conversions, and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area which provides for adequate light, air and open space for dwellings and related facilities.

Residential Ia (Permitted Uses)

Accessory buildings or uses incidental to the foregoing principal uses
Garage apartment when associated with a single-family dwelling
Multi-family dwellings
No-Impact home occupations
Public parks and playgrounds (five parking spaces for each acre developed)
Raising agricultural crops (excluding the raising of farm animals or livestock)
Short-term rentals
Single-family dwellings, including modular homes (up to 2 per parcel)
Single mobile home (providing it meets all the requirements of a single-family dwelling and is placed on a permanent perimeter masonry foundation with tongue and wheels removed)
Temporary or portable structures which are incidental to the construction of the main building and will be removed within six months
Travel trailer or motor home (restricted to one to a family and registered)
Two-family dwellings (up to 2 per parcel)

Residential Ia (Allowed by Special Exception)

Church
Cluster Development
Day care services
Funeral home
Grazing, Care, Raising, or Keeping of Livestock
Groupcare facilities
Home health care provider
Hospital
Limited excavation and filling for periods over six months and entails more activity than is normally associated with site preparation
Low-Impact home occupations
Mail order business (where it qualifies as a home occupation)
Manufactured housing parks
Parking lot used as a primary use