

FOR SALE

MILLYARD VILLAGE PHASE I FOR SALE IN JERICHO

366 VT Route 15, Jericho, VT



Currently known as Old Mill Green, Millyard Village Phase I is an exciting new development project offered for sale in Jericho, VT. Bordered by VT Route 15, Park St., and River Street, Phase I provides a total of 6.65 acres, and includes a large restored Mill Building as a centerpiece. The project allows for 13 single family residential lots (Lots A6-A8, R1-R5, S1, and U1-U4), 10 residential units in the Mill Building (3, one bedroom and 7, two bedroom units) (Lot T1), and 5 commercial lots assuming 6 employees on each lot (Lots V1-V5 on the plan). The total septic system capacity for the leach field in the park area is 6,085 gallons per day. The Town of Jericho has been a part of the planning of this project, and supports the concept of creating a larger community within the area. Brown's River Middle School, the Jericho Library and the Jericho Market are all a short walk away. Please see below for the details concerning approved and pending permits, as well as the few remaining permits required for the project to be shovel-ready. This is a wonderful example of the possibilities that strategic infill development can create by involving public and private partnerships.

SIZE:

6.65 +/- Acres of Land

USE:

Residential & Commercial

PRICE:

\$2,950,000

AVAILABLE:

Immediately

PARKING:

Ample, designed on-site

LOCATION:

366 VT Route 15, Jericho

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

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Old Mill Parcel Phase I:

The Details:

- Within Phase 1 there are:

13 single family residential lots (Lots A6-A8, R1-R5, S1, and U1-U4)

10 residential units in the Mill Building (3, one bedroom and 7, two-bedroom units) (Lot T1)

5 commercial lots assuming 6 employees on each lot (Lots V1-V5 on the plan)

The total septic system capacity for the leach field in the park area is 6,085 gallons per day.

The status of project permits follows:

Approved:

- Local Preliminary Subdivision Approval.
- Local Final Subdivision Approval for the entire development.
- Local Site Plan Approval, Phase 1.
- An electrical layout plan approved by Green Mountain Power, with ability to serve letter (which is now due for renewal).
- Water allocation for Phase 1 from the Jericho Underhill Water Department.
- Although not needed for Phase 1, a VTTrans 1111 Access Permit has been granted for access on Route 15 near the church from a different project.
- An “Authorization To Construct” from the Water Supply Division, which allows the extension of the existing water mains into the project for Phase 1.
- An approved hydrogeologic study from ANR for the proposed Phase 1 Septic System, approving site capacity.
- E911 Approval of the street names.
- Declaration of Condominium for the mill building, if that becomes a condominium.
- Declaration of Planned Community documents for Phase 1.
- There is an Operational Stormwater Permit for the site, but it was for a project that was not built. Please see below for updated status.

Pending Permits:

- The WW permit application has been submitted and deemed complete and is awaiting comments or issuance.

Remaining Permits:

- Stormwater permit application will be submitted to the State by end of September 2025.
- Construction General Permit for earth disturbance during construction presented by end of September 2025.
- Act 250 appears to meet the current residential construction exemption, but the Act 250 office will need to provide a final jurisdiction. Upon purchasing Phase I from Seller, the Buyer will need to ask that the local coordinator provide a Jurisdictional Opinion that the exemption has been met. (The current issue is that Act 250 office is currently counting all the land that the Seller owns, not just the land that Phase I will utilize).
- A local Zoning (building) permit will be required when construction starts on the Mill Building or the residential units.

In addition:

- There are architectural plans for the development of the Mill Building into 10 residential units, which have been included in the Site Plan application to the Town.
- There are complete construction drawings and details for the Phase 1 sitework as well as the Phase 2 roadways and utilities.
- There has been preliminary work on a community leach field on the school site for Phase 2 which the Town of Jericho supports.









Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign