

Additional Broker Information - 860 Stafford Road

Property sold as-is. Seller prefers strong, clean offers with limited contingencies; cash, hard-money or other non-traditional financing may be best suited due to environmental history.

Extensive due-diligence material is available for serious prospects, including current water testing, septic inspection, electrical evaluation/estimate, roofing and repair estimates, historic environmental records, DEEP correspondence, H2M Phase I findings summary, and three proposed Phase II investigation scopes.

A full June 2026 H2M Phase I Environmental Site Assessment was completed for the prior buyer; seller has received the H2M findings/regulatory summary but was not provided the complete Phase I report.

Historic Connecticut Property Transfer/DEEP file remains open. No Phase II investigation has been completed. Buyer and buyer's professionals should independently evaluate environmental liability, zoning/use, building condition and financing feasibility.

Do not send unaccompanied or unvetted online prospects to the property. Contact listing broker before showing for background and available due-diligence information.