

Lot No.798 Luana
Gardens Black River
Saint Elizabeth
(Residential Lot)

Valuation Summary

TITLE REFERENCE	Volume 1495 Folio 690
LAND SIZE	375.64 m ² (4,043.36ft ²) as per deposited plan numbered 14319
CURRENT MARKET VALUE	TWO MILLION TWO HUNDRED THOUSAND DOLLARS (\$2,200,000.00)

Land Use Zoning

Under the Town and Country Planning (Saint Elizabeth) Development Order, the subject property falls within an area zoned for residential use.

GENERAL PARTICULARS

Utilities and Services: The area benefits from its proximity to the amenities available within the Black River town centre such as shopping centres, food market, service stations, police services, employment opportunities; schools; hospital services, government revenue departments and other departments; restaurants, utility outlets, public transportation, fire protection services and other social and commercial activities.

SUBJECT PROPERTY

Location: The Subdivision of Luana Pen is situated by travelling from the main access road of Black River to Santa Cruz main road approximately 5 kilometres north of the Black River Commercial Centre.

The subject property is accessed by travelling from the main access road of Black River to Santa Cruz. On reaching the Luana Supermarket/Total Service Station take left turn and continue for approximately 1 km or until reaching the point of ingress/egress of the development noted on concrete wall. The property was further identified by lot numbers.

Boundaries: The subject property is bounded as follows:

NORTH: Lot 799 Luana Gardens- Vacant lot

SOUTH: Lot 797 Luana Gardens- Vacant lot

EAST: Adjoining premises part of Luana

Gardens WEST: Reserved Access Roadway

Description of Site

The parcel of land is of an irregular in shape and slopes moderately below its access road. The ground appears to have good surface water drainage.

Lot No. 798 Luana Gardens, Black River, Saint Elizabeth.

PHOTOGRAPHS OF SUBJECT



FRONT ELEVATION OF THE SUBJECT PROPERTY FROM ITS ACCESS ROADWAY



INTERIOR VIEW OF THE GROUNDS



ACCESS ROAD ELEVATION AND VIEW OF THE POINT OF INGRESS/EGRESS TO THE DEVELOPMENT (RESPECTIVELY)