

## SAINT ANN: OCHO RIOS – RESIDENTIAL LOT IN BROOK GREEN

### BROOK GREEN LOT 2 / SHAW PARK LOT 44

#### **Location**

Brook Green Lot 2 is located to the extreme west of the existing Brook Green Community. The property is accessed from the left off Milford Road (entrance and exit) upon entering Ocho Rios from Fern Gully. The property is adjoined by the Ocho Rios High School and is bounded north, south, and east by the Brook Green subdivision road. This boundary is featured with a thick vegetated 'hillside'. Brook Green Lot 2 is not a part of the Brook Green Subdivision. The maps attached provide further reference on the location of the properties.

#### **Description of Property**

There are existing residences (Lots 41, 42, and 43) adjacent to the captioned property. Vegetation is evenly distributed and is comprised of cultivated crops such as bananas, corn, citrus, and a variety of ground provisions. The terrain is generally hilly and is featured with steep slopes.

The road is in good condition though there is a non-asphalted area. However, this section remains in a passable condition and provides access to Comfort Suites Resort (formerly known as Crane Ridge Resort). There is an existing pipeline running from the east to the west of the property which transports water. Public utilities and a sewage system are available and should be easily accessible for any development.

**Table 1 - Brook Green Lot 2**

<u>Location</u>	<u>Title Reference</u>	<u>Acreage</u>	<u>Value</u>
Brook Green Lot 2 / Shaw Park South Lot 44	Volume 1206 Folio 843	1.9	J\$12,500,000

Brook Green, Ocho Rios, Saint Ann

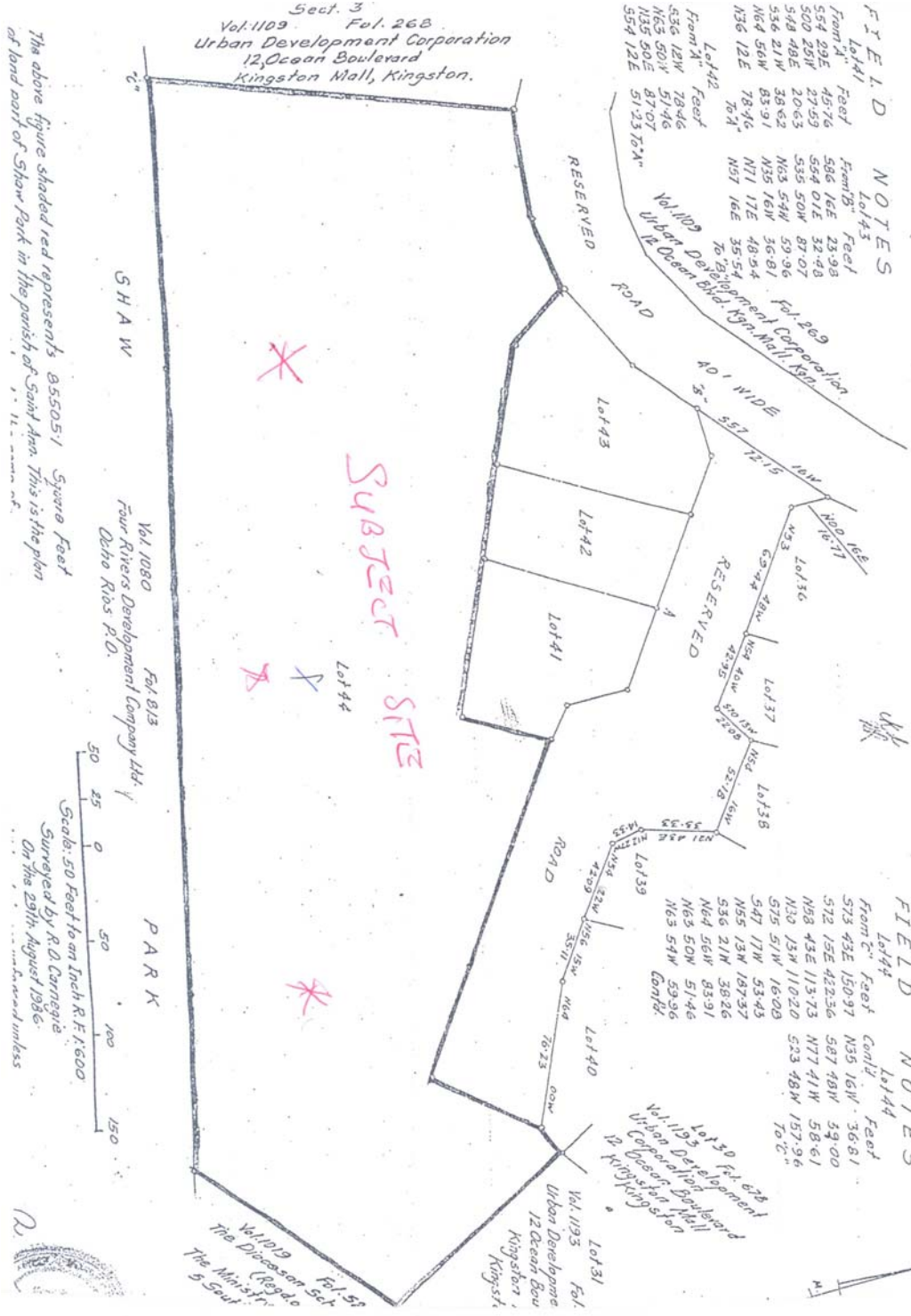


Residential Lot



Lot -Street View

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The above figure shaded red represents 0.55051 Square Feet of land part of Shaw Park in the parish of Saint Ann. This is the plan of

Scale: 50 Feet to an Inch R.F. 1:600  
 Surveyed by R.D. Carnegie  
 On the 29th August 1986

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FIELD NOTES

Lot	From	To	Feet
Lot 141	Front	141	554 29E
Lot 142	Front	142	554 12E
Lot 143	Front	143	554 01E
Lot 144	Front	144	554 29E

FIELD NOTES

Lot	From	To	Feet
Lot 140	Front	140	573 43E
Lot 141	Front	141	572 13E
Lot 142	Front	142	587 48W
Lot 143	Front	143	587 48W
Lot 144	Front	144	575 51W

BROOK GREEN, SHAW PARK  
 PRICE: \$12,500,000  
 SIZE: 1.9 acres

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