

SAINT ANN: OCHO RIOS COMMERCIAL LOTS- Buckfield

THE BUCKFIELD COMMERCIAL SUBDIVISION

Location

The Buckfield Commercial Subdivision is situated on lands adjacent to the Shell Petrol Station at the corner of Milford Road and Ocho Rios Bypass. The boundary of this development is bordered by the Shell Petrol Station to the west and the Ocho Rios Bypass to the north. Its eastern boundary lies by a vacant parcel of undeveloped land, and to the south by Milford Road.

Description of Property

The Buckfield Commercial Subdivision features approximately 2.02 acres of prime lands in the town of Ocho Rios. The lots have been cleaned, paved and the infrastructure for sewage, water, electricity and drainage has been installed. Its location supports commercial activity and there is easy access to food, transportation, and civic services.

Ocho Rios, Saint Ann



Buckfield Commercial Lot #1 A



Street View of Lot 1A (Buckfield)

Ocho Rios, Saint Ann



Street View of Buckfield Commercial Lot 1 A



Bucksfield- View of Commercial Lots Sub-Division

Ocho Rios, Saint Ann



Buckfield: View of Commercial Lots Sub-Division From Main Road



Street View of Buckfield Commercial Lots Sub-Division

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Table 2 Schedule for the Buckfield Commercial Lots

Lot No.	Size (m²)	Size (ft²)	Reserve Prices	Vol. & Folio Number
Lot 1	1,407	15,140	\$28,020,000	Vol. 1389 Folio 643
Lot 2	891	9,585	\$17,740,000	Vol. 1389 Folio 644
Lot 3	844	9,082	\$16,810,000	Vol. 1389 Folio 645
Lot 4	1,009	10,862	\$20,105,000	Vol. 1389 Folio 646
Lot 5	716	7,704	\$14,260,000	Vol. 1389 Folio 647
Lot 6	774	8,326	\$15,410,000	Vol. 1389 Folio 648
Lot 7	930	10,007	\$18,520,000	Vol. 1389 Folio 649
Lot 8 (A1)	1,598.49	17,206.20	\$31,850,000	Vol. 1140 Folio 731
Total	6,571	70,706	<u>\$162,715,000</u>	

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APPENDIX

Planning Parameters (Lots 1-7)

Building coverage	50% (maximum)
Plot Area Ratio	1:1
Number of Floors	2 (maximum)
Parking	on-site to be provided on each lot and as per the minimum Town and Country Planning Standards At least one (1) bay per twenty-five (25) parking bays should be designated for the disabled. The requisite sign should be erected and a ramp provided to the corridor or sidewalk. Dimension 3.9m x 5.5m
Emergency Exits	as per the National Building Code of Jamaica
Road Width	Road width (on site) <ul style="list-style-type: none">▪ one way : minimum of 4.0m▪ two-way: minimum of 6.0m.
Entryways and corridors	evenly paved and accessible by the disabled and a minimum of 1.4m wide
Setbacks ¹	No building or permanent structure should be erected less than 20.62m from the centre line of Ocho Rios By-Pass No building or permanent structure should be erected less than 3.05m from the drains No building or permanent structure should be erected less than 10.66m from the centre line of Road 1
Vehicular Access	Lot 1 off parochial road only Lots 2-7 off subdivision road only
Landscaping	along property boundary
Signage	All signs should be affixed to buildings and should be in accordance with the Advertisement Regulation Act.

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Potable water

²provide a tank either at ground level or on roofs of buildings (not exceeding two floors) with capacity for at least two days supply fitted with reflux valve to prevent back flow into the public water main. If pumping is necessary, this should ONLY be done from the tank

General

1. No further subdivision of land.
2. Natural and existing drainage onto land should not be impeded
3. Garbage holding area should be provided.