



**Agricultural Development Bank**  
*Growing stronger together*

**5 Acres of Freehold Land  
with Buildings thereon**

**situated at:  
1/4 mm Floyd Trace, Off  
Cumuto Road North,**

**BARRACKPORE**

PHOTOGRAPHIC VIEWS:  
PROPERTY AT FLOYD TRACE,  
BARRACKPORE

THE PROPERTY



MAIN BUILDING - SIDE



MAIN BUILDING – FRONT AND SIDE



MAIN BUILDING - REAR



KITCHEN



POULTRY SHED





PHOTOGRAPHIC VIEWS:  
PROPERTY AT FLOYD TRACE,  
BARRACKPORE

STORAGE SHED



STREET



INTERNAL SECTIONS OF THE MAIN BUILDING





CADASTRAL SURVEY PLAN:  
PROPERTY AT FLOYD TRACE,  
BARRACKPORE

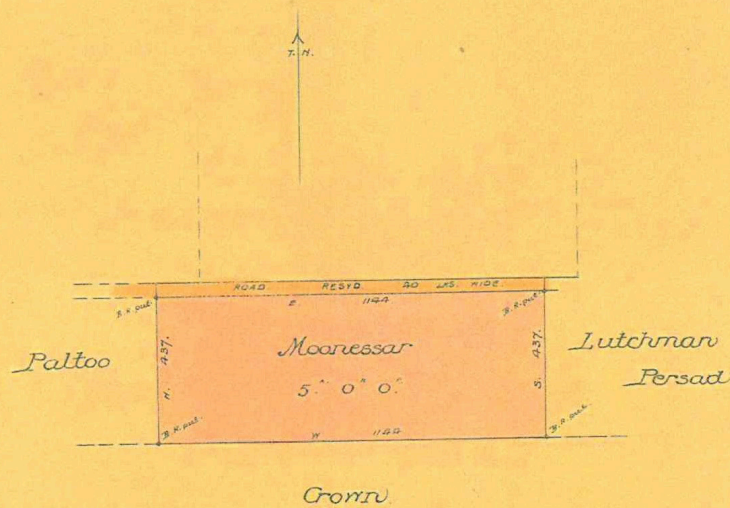
SURVEY ORDER No. 500/17

209  
[No. 214.]

WARD of Sav. Grande South *H25*

*R.P.O. Vol 1926 fol 395*

*GISA*  
*64B*



SCALE: One inch to 4 Chs.

PLAN of a Parcel of Land in the Ward of Sav. Grande South  
containing Five acres

Surveyed by me, with due authority, in Jan. 1918 for Moanessar

*Entire 14/3/18*

*Edward R. Grant*

*E.S.S. 20/3/18*

*Joseph S. Roca*

Sworn Surveyor.

Trinidad, 14. 3. 1918.

## LOCATION

Barrackpore is more or less east of Debe and south of Princes Town in South Trinidad. The main arterial accesses are Rochard Douglas, Papourie and Rochard Roads.

The property is on the southern side of Floyd Trace about 225 metres east of Cumuto Road. Floyd Trace runs off the eastern side of Cumuto Road about 25 metres south of Paynter Trace and about 1.7 kilometres north of Rochard Douglas Road. Rochard Douglas Road intersects Cumuto Road about 1.1 kilometres east of Cunjal Road.

## NEIGHBOURHOOD

Character:	Semi-rural	Percentage Developed:	25-50
Type:	Village	Communal Amenities:	Recreation Ground
Income Group:	Lower-middle	Physical Trend:	Stable
Size:	Large	Density:	Low
Utilities:	Water, electricity and telephone mains.		
Infrastructure:	Oil-sand-paved roads; street lights.		
Facilities:	Public transport, shopping, school, medical are within 7.0 kilometres		

## SITE CHARACTERISTICS

<u>Frontage:</u>	230.10 metres ( 755.0 feet)	<u>Av. Plot</u>	87.89 metres	<u>Area:</u>	20,234.3 m <sup>2</sup> ( 217,800 ft. <sup>2</sup> )
<u>Gradient:</u>	Sloping	<u>Depth:</u>	( 288.4 feet)	<u>Shape:</u>	Regular
<u>Prone to Flooding:</u>	No known history	<u>%age Flat:</u>	-	<u>Drainage:</u>	Adequate

## BUILDING

Data Source: Inspection and measurements taken with measuring tape and laser meter.

DESCRIPTION Two-storied residential/commercial building – over 11 years old.

### STRUCTURE:

Foundation: Assumed to be adequate for a building of its size, type and use.  
Framing: Steel columns and beams.  
Floors: Reinforced concrete slabs mainly finished in ceramic tiles and partly in a cement and sand screed.  
Walls: Plastered and painted blockwork; ceramic-tiled to places.  
Roof: Hipped steel-frame covered with corrugated galvanised-iron sheets.  
Ceilings: PVC panels; gypsum tiles; metal sheets to eaves.  
Doors: Panelled timber; steel-framed and plated.  
Windows: Aluminium-framed glazed "sash-type".  
Staircases: Internal: Two (2) reinforced concrete – one tiled.

### ACCOMMODATION:

	Gr.	1st	2nd		Gr.	1st	2nd
Open-plan areas	3	1	-	Laundry	-	1	-
Processing area	1	-	-	Lunch Room	1	-	-
Living/Dining	-	1	-	Bathrooms	(1)	(5)	-
Kitchens	2	1	-	Bathtubs	-	5	-
Bedrooms	-	5	-	WC	1	4	-
Office	1	-	-	Shower	1	-	-

### FITTINGS

Each kitchen fitted with ceramic-tiled concrete counter-tops and bedrooms with closets.

### SERVICES

All the neighbourhood utilities were available nearby – all connections appeared to be disconnected.  
Sewerage via septic tank and soakaway.

### SIZE:

IPMS 1 (External) which is the sum of the areas of each floor level of a Building measured to the outer perimeter of external construction features.

	Enclosed	Open-sided	Total
Ground	760.9 m <sup>2</sup> ( 8,190ft. <sup>2</sup> )	0.0 m <sup>2</sup> ( 0ft. <sup>2</sup> )	760.9 m <sup>2</sup> ( 8,190ft. <sup>2</sup> )
First	433.4 m <sup>2</sup> ( 4,665ft. <sup>2</sup> )	18.1 m <sup>2</sup> (195ft. <sup>2</sup> )	451.5 m <sup>2</sup> ( 4,860ft. <sup>2</sup> )
Second	0.0 m <sup>2</sup> ( 0ft. <sup>2</sup> )	0.0 m <sup>2</sup> ( 0ft. <sup>2</sup> )	0.0 m <sup>2</sup> ( 0ft. <sup>2</sup> )
<b>Total</b>	<b>1,194.3 m<sup>2</sup> ( 12,855ft.<sup>2</sup>)</b>	<b>18.1 m<sup>2</sup> (195ft.<sup>2</sup>)</b>	<b>1,212.4 m<sup>2</sup> (13,050ft.<sup>2</sup>)</b>