

Forbes, Forbes & Forbes Ltd.

Conch Bar, Middle Caicos

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Property sales, development and research

Middle Caicos Realty Update : Summer 2010

Amazingly, over 30 properties are for marketed for sale on Middle Caicos at this moment in time! The properties for sale range from 0.3 acre interior lots near Platino Point to 1 acre beachfront lots on Bambarra beach, to a huge 520 acre parcel along the waterfront near Lorimers. Clear titled lots, private/*MLS* listed properties and generational land is available in all sizes, all locations - the best buyers market ever!!

Bambarra Beach looking westward



Several points to ponder in relation to this cornucopia of land for sale include the ongoing political instability in TCI with the British interim administration, the vastly increased visibility of TCI on a global scale, the prolonged real estate sales slump here, the decent tourist season this past winter, the crown land concerns, the generational land development, and of course the hurricane season underway.....for nothing happens in a vacuum. Middle Caicos has become eminently more noticeable these past few years as new homes, new causeway, and new businesses all call attention to the island, but the real joy is that the village lifestyle, the cultural heritage and the dignity of our elders remains tangible.

This past winter has been a real eye opener on Middle Caicos, as we digest how fully the internet age has caught up with us – even isolated Middle Caicos is previewed, reviewed and interviewed online. Our own property website surfaces easily in real estate searches, the Middle Caicos Co-op website is booming and note that *TripAdvisor* recommends the North and Middle Caicos day trip for TCI visitors unconditionally, and the tourists do come. This past season has

been very good with ferry traffic solid most days, Mudjin Harbour busy and even the occasional backlog for lunch at Daniels Café.

Some of these tourists are intrigued about real estate. Many enquire about rental options here for their next trip to TCI. Others have come specifically to view property, with plans laid for investment and or retirement. The level of interest is deeper and broader than we have ever seen – so sales should not be far behind. If you love walking along an empty beach by the turquoise sea or revel in fresh green rolling land undulating before your eyes or appreciate the simple village architecture and lifestyle – then come now and secure your property here!

Lorimers Lagoon looking eastward



The crown land issues and concerns currently topical indeed pose a challenge when reassuring clients that buying property on Middle Caicos is a sensible investment. Will the 1200 acres of the western end of the island be returned to the Crown or could a monstrous development be started, then abandoned? Will the beach access lanes, parkland boundaries, historic trails and cave system be protected? Will the causeway ever be properly repaired or replaced? Purchasing a property here is a risk indeed, but now is undoubtedly the time to do it. The momentum to make things right is building, the awareness of how to do it is growing and the sheer stubbornness of the population here to protect their island will never fade.

Middle Caicos is not an easy island as conveniences are very few but natural beauty surrounds us on all sides, crime is almost non existent, birdlife is outstanding and fresh water (skyjuice) is plentiful. This is a very special island. From east to west, the property options are outstanding, with most sellers happy to negotiate. To date in 2010, no property sales have been concluded in Middle Caicos, and in 2009, only two sales were successfully completed. Over 30 properties are waiting to be purchased. Choose a partially completed home in Conch Bar or Bambarra – fix up the house while getting to know your neighbours and becoming part of the local community. Choose a lot in either of the two expat development areas – build a villa to enjoy and reap the benefit of a rental network. Choose an isolated beachfront lot for your own sweet Caribbean retreat. Choose fertile farmland and help bring agriculture into the 21st century with fruit orchards and vegetable crops.

Our privately listed Middle Caicos properties include the following:

Conch Bar oceanfront :

1.6 acre vacant land \$ 235,000 : "L" shaped property with over 200 ft oceanfront on reserve, great breezes, very suitable for family home or small inn.

Conch Bar ridge lot :

2 acre vacant lot \$ 159,900 : long narrow lot with superb building site for family home, B&B and room for terraces of fruit trees sloping to the pond nearby.

Platico Point waterfront :

0.7 acre vacant lot \$190,000 : fantastic ironshore lot, central MC, reef just pulling offshore, electricity nearby, on main paved road.

Bambarra beachfront :

1 acre vacant lot \$ 330,000 : magnificent, open lot, with the ocean filling your eyes, well treed, paved road, electricity at site.

Bambarra beachfront :

cottage on 1 acre lot with garage \$ 585,000 : solid and cosy, 2 bed/bath, screened porch, fully furnished/kitchen, ready for you to enjoy.

Bambarra village :

partially completed 3 bed/bath home on 0.5 acre lot \$ 115,000 : cement construction, new doors, rough plumbing...needs a strong finish!

Forbes, Forbes & Forbes Ltd committed itself to Middle Caicos over six years ago, before the causeway, before internet listings and before the real estate peaks of 2007, because we live here and we want others to love it here too. The number of interested buyers is increasing, all with more in depth questions and more background knowledge. Getting the correct information is critical and we pride ourselves on providing the best possible, most current and most complete information on Middle Caicos.

In addition we work co-operatively with the MLS brokers/agents from Provo, and have full details of their listings on this island to hand. We are happy to discuss the MLS Middle Caicos listings, to rank and value them for you, as many of the properties are excellent. The slow development of the generational land administration means that new land will come onto the market over the next few years, and we are well placed with local families to assist. Please do contact us anytime for further details – or better yet, plan a day to come and explore Middle Caicos for yourself. We will be pleased to help you with any arrangements, island orientation sessions, land research, comparative valuations – however we can help.

Now is the time for Middle Caicos to sustainably develop while maintaining the traditions we all love – come and be a part of it. We hope you enjoyed this report and find it useful. Please note that our next realty report will be produced in September, focusing on North Caicos. Do advise us of your email address changes and updates, and we would appreciate it if you forward this to others who may wish to receive these realty reports. Call us soon!

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