

Imbaseni Village: 1.25 acres with 6 buildings

Closest town: Maji ya Chai (25km from Arusha)

Area: 0.75 acres (private title-deed land) plus additional 0.25 acres (village land, has village title deed)

Main compound (0.75 acres) walled by 8ft brick wall, with metal entry gate.

Access: 2.1km from main road, access by good track.

Current use: Residential.

Building 1: 2 bedrooms (both have large en-suite bathrooms), large sitting/dining area, fireplace, large kitchen, store. Solar system, with back-up generator. Plumbing with running water throughout. Built in 2004. Suitable for use as residential house for 10 children, with addition of small "mama" bedroom. External 200 litre wood-fired boiler for heating water.

Building 2: 2 rooms, one sizeable. Connected to main solar system. External toilet/shower. Suitable for use temporarily as boys bedroom and mama's room, then long term as two classroom nursery/daycare, with addition of 1 extra small external toilet, and covered walkway to toilets. External store available for use as day care kitchen. External sink with running water.

Building 3: 2 small connected rooms, solar power connected. Suitable for use as offices.

Building 4: External toilet/shower with running water.

Building 5: Store room with external sink and running water suitable to be converted into centralized fuel-efficient kitchen.

Building 6: Small store room/garden shed.

Power: Solar system connected to all buildings. Wiring 220V. 280watt solar panels; 60A controller; 500W inverter

Water: Connected to village water supply, good consistent supply. 4,000 litres of tanks with electric pump.

Sewage: Septic tanks

Outside well: Hand-dug well 7-10m deep, water used for watering garden via foot-operated pump.

Also included:

- Internet wireless tower installed (value £700).
- 4HP Generator (2.0 Kva)
- Various furniture, including beds, small chest freezer, cupboards, curtains....

Amenities: Government Primary and Secondary schools close by; free library 1 mile away; vocational training close by

Vendor: private, selling as no longer needs the property

Additional building requirements (costs in process of being estimated):

Immediate:

Interior decoration of existing buildings (incl. floor tiles in main house kitchen & bedrooms)

Addition of small mama's bedroom onto main house Building 1.

Addition of 1 toilet onto Building 2

Chicken Shed (nursery and layers areas, store)

Medium Term:

1 x 3-bedroom residential houses for residential children (£34,000)

Long Term:

4 x 3-room living block for transitioning teenagers/volunteers (basic African block style - bedroom, small cooking area, sitting area; basic electrics, no plumbing)

2-room community/music/computer block

Plus:

1 x 4x4 minibus for carrying children/staff to main road and back for work/school; shopping etc.: £8,000



Building 1 (residential)



Sitting room



Kitchen



Building 2 (short term - boys bedroom; long term - nursery/daycare) with external toilet



Building 3 (offices)



Building 4 (Toilet/shower)



Building 6 (Store)



Solar system



1 of 2 water tanks



View into hand-dug well



Additional .25 acre



Entry gate & store



Bathroom in Building 1