



FOR SALE

Residential Development Site

Longwood, St. Helena Island.

Description

This property is situated at Lower Blackfield, Longwood, and has all services which are within the vicinity of the boundary and can be connected on application and has a slight gradient.

The Property is entered in the Land Registry as Parcel Number 435, within the Longwood North Registration Section measuring 0.171 acres, and has been recently defined by the GIS Surveyors.

Location

The property is located close to Longwood Avenue, Longwood; the access to this plot is a track that's continues on from an existing surfaced road that supplies access to homes within the lower Blackfield area, there are quite a number of homes in this area as this is one of the highly populated areas within the Longwood area.

Longwood has the ever popular tourist destination; Longwood House where Napoleon spent his last on the Island of St. Helena and is an easy five minute walk from this plot, the district also has a Supermarket, various smaller grocery outlets, clinic, playground, and the property is also an easily half hour's drive from Jamestown.

Opportunity

The Property is being marketed on behalf of The St Helena Government and the freehold interest is offered for sale with Vacant Possession. The appropriate planning consents for development will be required.

Any prospective purchaser should make their own enquiries to Planning and Building Control with regards to their particular development ideas or intentions by contacting

Planning Officer: Alfred Isaac alfred-isaac@enrd.gov.sh

Building Inspector: Theron Henry theron-henry@enrd.gov.sh

Tel. No. (00290) 22270.

Site/ Location Plan



Above: Longwood North, Parcel No 435 outlined in red.

Services/Utilities

Services are within the area but will require connection to the existing service lines. Drainage will be on site as no communal system for this area exists however a trenched soak-away will be advised due to the size of this plot.

Enquiries regarding the availability and condition of the services should be directed to Connect St Helena

Electricity Distribution Engineer: Colin Anthony colin.anthony@connect.co.sh

Networks Manager (Drainage & Water): Paul Duncan paul.duncan@connect.co.sh

Tel. No. (00290) 22255

Viewing and further details

Anybody wishing to view this property should make contact with Gina Henry, Crown Estates officer.

Property Division

Enviromental & Natural Resources Directorate

Essex House

Main Street

Jamestown

Tel. No. (00290) 22270

E mail gina-henry@enrd.gov.sh

Guide Price

The guide price for offers is set at around £ 5,000.00

Tendering Procedure

The property will be openly marketed and a closing date for proposals set. Anybody wishing to make an offer should confirm their interest with Crown Estates Officer in advance to ensure they are kept informed.

Closing date for bids has been set to Friday 3rd July 2015

Offers in writing are sought and e mail and fax versions are acceptable

Sealed bids should be submitted in writing, marked on the envelope “ **Longwood North, Parcel Number 435**”
To: Crown Estates Officer, Essex House (as above) and placed in the tender box, in the foyer of Essex House, Jamestown.

All bids submitted should include the following basic information.

1. Name of the bidder
2. Price offered
3. Whether the necessary funds are available or whether debt is being raised against the property.
4. Intended use with outline of any planned development.
5. Confirmation whether the bidder has inspected the premises and advice sought.
6. Timescale for completing the purchase.

All bids received will be reported to the Attorney General's Chambers in the first instance, before the final confirmation whether to proceed with the sale; this may take up to 3 weeks from the closing date or longer dependant on workload.

Disclaimer

Crown Estates and St Helena Government are not bound to accept any or the highest offer and no refund can or will be accepted or paid for costs incurred by prospective purchasers in making a bid or preliminary proposal. The details provided here are for information purposes only and whilst prepared in good faith and with all reasonable care nothing is warranted and the accuracy is not guaranteed. All purchasers are advised to make their own enquires of the relevant authorities.

Date: April 2015