



FOR SALE

Residential Development Site

Levelwood, St. Helena Island.

Description

This property is situated at Bellstone, Levelwood, and has all services which are within the vicinity of the boundary and can be connected on application, the plot has a slight gradient and is situated adjacent to the main road.

The Property is entered in the Land Registry as Parcel Number 466, within the Silver Hill Registration Section measuring 0.446 acres, and has been recently defined by the GIS Surveyors.

Location

The property is located close to the Bellstone at Levelwood, the access to this plot spurs off from an existing forest track that leads on to the post box walk known as Great Stone Top, there are only a few residential homes within the near vicinity of the plot making this area one of the secluded places at Levelwood, this district has quite a number of homes, a Solomon's grocery outlet, two smaller grocery outlets, clinic and playground, 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, so 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
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Building Inspector:	Theron Henry	theron-henry@enrd.gov.sh
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Tel. No. (00290) 22270.

Site/ Location Plan



Above: Silver Hill, Parcel No 466, outlined in red with main road shown in brown.

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; permission to locate soak-away within the government land south of this property can be sought on application to Property Division.

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

Environmental & Natural Resources Directorate

Essex House

Main Street

Jamestown

Tel. No. (00290) 22270

E mail gina-henry@enrd.gov.sh

Guide Price

To purchase the land the guide price for offers is set at around £ 10,000.00

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

Please submit offers in writing, email and fax versions are also acceptable.

Sealed bids should be marked on the envelope as “ **Silver Hill, Parcel Number 466**” 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