



# St Helena Island Strategic Properties



# New Ground House

Set at the top east corner of a generously sized plot, just below Sapper Way and above the community of New Ground, this splendid 19th-century two-storey property boasts incredible scenic views that complete its charming character.

In 1910 it was the residence of Acting Governor H.J. Bovell, and previously it was the site of an extensive plantation, possibly housing the plantation owner. Tucked away within the expansive grounds, this large country-style manor has a traditional wooden staircase leading down to the ground floor and offers a private, cosy space in which to relax.

The veranda wraps around the north and west sides of the house, overlooking the open grounds and amazing views out to sea. The property is located within close proximity to the well-populated community of Half Tree Hollow, just outside of Jamestown.

**Grounds:**

1.38 acres

**Building:**

Grade 3 Listed Heritage Building circa 227.8m<sup>2</sup>

**Reserve price:**

£238,300

**Lease term:**

199 years

**Preference 1:**

Commercial activities  
(subject to planning permission)

**Preference 2:**

Residential

**Key features:**

Fireplace

Spacious kitchen

Living room and extra lounge

3 bedrooms

1 bathroom





## Red Roof

This remarkable colonial house was built in 1870 for the Commanding Officer of the Royal Artillery. Later, during WWII, the house was used as a mess for sergeants stationed on St Helena. With incredible uninterrupted ocean views, this double-storey manor with large front verandas is set at the rear of an expansive front garden that poses excellent potential.

The recently refurbished servants' quarters, situated across the courtyard at the rear of this beautiful house, provide heaps of potential for retrofitting the wide, open rooms into a multitude of opportunities. Red Roof is in a prime location, in close proximity to the island's capital, Jamestown.

**Grounds:**

0.56 acres

**Building:**

Grade 3 Listed Heritage Building circa 340m<sup>2</sup>

**Reserve price:**

£194,300

**Lease term:**

199 years

**Preference 1:**

Commercial activities  
(subject to planning permission)

**Preference 2:**

Residential

**Key features:**

Outrooms suitable for Air BnB travellers

Living room and extra lounge

Balcony

3 bedrooms

1 bathroom



# Why St Helena?

Located in the midst of the South Atlantic Ocean, St Helena Island is a breath of fresh air in today's world. Our remote British Overseas Territory boasts:

- Extremely low crime rate
- No severe weather events
- No war, corruption or political unrest
- Small and friendly community
- Astounding natural environment and sunset ocean views
- English-speaking
- GMT year-round
- Investment-grade credit rating (BBB-/A-3 stable)
- Currency pegged to British Pound Sterling

# Property Proposal Deadline

**Closing date of Round 7: 28th October 2022**

The St Helena Government (SHG) Sustainable Development Team is the main point of contact regarding SHG's Strategic Properties.

To express interest in any property, [click here to download this form](#); then email the completed form to [melissa.fowler@sainthelena.gov.sh](mailto:melissa.fowler@sainthelena.gov.sh) by the deadline stated above.

## Terms & Conditions

SHG applies the following Terms & Conditions to its leasehold properties:

- Interested lessee must come physically to inspect the property or send a representative
- A 10% non-returnable deposit must be paid within 30 days of an offer being accepted
- Purchase should be completed within 6 months of an offer being accepted
- Properties will be sold as seen (no further development from SHG)



**St Helena  
Government**