

CONTENTS

YEAR 2 2

Red Roof House..... 3

Clay Gut 4

New Ground 5

New Ground 6

Levelwood 7

The Saddle, Blue hill..... 8

Longwood 9

Longwood 10

Longwood 11

Half Tree Hollow 12

Burnt Rock, Blue hill 13

Horse Pasture, Blue hill 14

Alarm Forest – Agricultural Plot..... 15

Two Gun Saddle 16

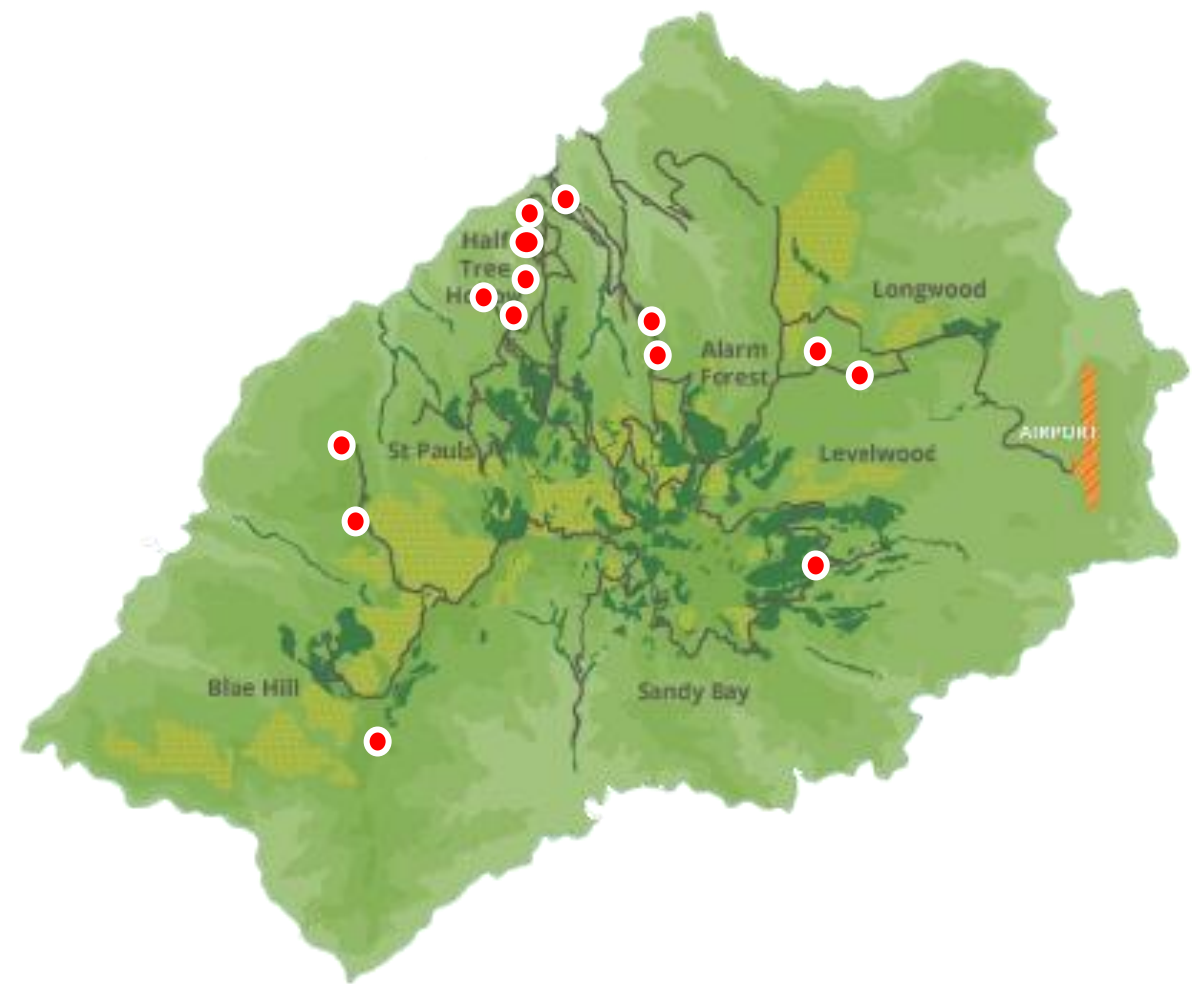
Ladder Hill – Business Units 17

Longwood – Business Units 18

YEAR 2

Property ID	Location/Building Name	Area (acres)	Reserve Value (£)	Use	Tenure	Method of Disposal
HTH0329	Red Roof House	0.56	194,300	Residential	Long Leasehold	OMT
NG0475	Clay Gut	0.299	26,000	Residential	Leasehold	OMT
NG0377	New Ground	0.258	23,000	Residential	Leasehold	OMT
NG0528	New Ground	0.41	36,000	Residential	Leasehold	OMT
SH0470	Levelwood	0.222	8,000	Residential	Leasehold	OMT
BG	The Saddle, Blue Hill	TBC	TBC	Residential	Leasehold	OMT
LWS0280	Longwood	0.17	5,000	Residential	Leasehold	OMT
LWS0566	Longwood	0.136	4,000	Residential	Leasehold	OMT
LWS0567	Longwood	0.126	4,000	Residential	Leasehold	OMT
HTH1284	Half Tree Hollow	0.231	20,000	Residential	Leasehold	OMT
TH010113	Burnt Rock	0.34	12,000	Residential	Leasehold	OMT
TH010078	Horse Pasture	0.21	7,000	Residential	Leasehold	OMT
AF0122	Alarm Forest	1.8	OMV	Agricultural	Leasehold	OMT
AF0388	Two Gun Saddle	0.68	50,000	Residential	Leasehold	OMT
HTH1053	Ladder Hill – Business Units	Average of 38m ²	142.86 p/m	Commercial	Leasehold	OMT
LWN0487	Longwood – Business Units	Various sizes	Various rates	Commercial	Leasehold	OMT

Locations



RED ROOF HOUSE

Red Roof is a Grade III listed two-story property, featuring double verandas beneath a main hip roof. Its square design, with three bays at the front and two at the side, gives it a stately yet inviting presence. The ground floor boasts arched recesses framing the windows and door, while the upper-level features casement doors opening onto the veranda, enhancing its architectural charm.

Situated in lower Half Tree Hollow, Red Roof offers a unique blend of historic character and modern opportunity.

A recent refurbishment of the buildings in the rear courtyard creates diverse commercial possibilities, making it ideal for:

- Boutique accommodations
- Cultural or educational spaces
- Retail, dining, or event venues

The expansive front garden adds further potential, complementing the spacious double verandas that provide stunning views and versatile outdoor space.

With its strategic location, architectural appeal, and commercial flexibility, Red Roof presents an exceptional opportunity for heritage-led investment and sustainable development.



Parcel number
HTH0329
Property area
0.56 acres
Location
Ladder Hill
Restrictions on title
None
Method of disposal
OMT
Tenure
Long Leasehold, 199 years +
Reserve Value
Premium – £194,300
Release date
February 2027
Preferred use
Residential or Commercial



CLAY GUT

This property is in the Clay Gut area, just a short distance from Jamestown, the capital of St Helena. This plot benefits from close proximity to Half Tree Hollow, where shops, fuel station and other amenities are readily available. Nearby, residents can also enjoy popular walking trails and tourist attractions such as High Knoll Fort, Plantation House and the racetrack.

The plot has a reasonable gradient and is situated in an area with established infrastructure, ensuring easy access to essential services, including roads, water, electricity, and telecommunications. While a communal drainage system is available in the area, a formal application would be required for connection.

Rights of access will be granted over Crown land; however, the Tenant(s) will be responsible for upgrading and maintaining the access by way of a shared access agreement with existing homeowners.



Parcel number	NG0475
Property area	0.299 acres
Location	Clay Gut
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£26,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB



NEW GROUND

This property is in the New Ground area, just a short distance from Jamestown, the capital of St Helena. Situated within one of the island’s most developed areas, it benefits from proximity to Half Tree Hollow, where shops, a fuel station and other amenities are readily available. Nearby, residents can also enjoy popular walking trails and tourist attractions such as High Knoll Fort, Plantation House and a racetrack.

The plot has a very reasonable gradient and is situated in an area with established infrastructure, ensuring easy access to essential services, including roads, water, electricity, and telecommunications. While a communal drainage system is available in the area, a formal application would be required for connection.

Rights of access will be granted over Crown land; however, the Tenant(s) will be responsible for upgrading and maintaining the access by way of a shared access agreement with existing homeowners.



Parcel number
NG0377
Property area
0.258 acres
Location
New Ground
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value
£23,000 (purchase price)
Release date
February 2027
Preferred use
Residential
Special conditions
Preference to FTB



NEW GROUND

This property is in the New Ground area, just a short distance from Jamestown, the capital of St Helena. Situated within one of the island’s most developed areas, it benefits from proximity to Half Tree Hollow, where shops, a fuel station and other amenities are readily available. Nearby, residents can also enjoy popular walking trails and tourist attractions such as High Knoll Fort, Plantation House and the racetrack.

The plot has a steep gradient – careful planning would be advantageous. It is situated in an area with established infrastructure, ensuring easy access to essential services, including roads, water, electricity, and telecommunications. While a communal drainage system is available in the area, a formal application would be required for connection.

Rights of access will be via the main road; however, the Tenant(s) will be responsible for obtaining permission from Highways Authority, upgrading and maintaining the access.



Parcel number
NG0528
Property area
0.41 acres
Location
Near New Ground Point
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value
£36,000 (purchase price)
Release date
February 2027
Preferred use
Residential
Special Conditions
Preference to FTB



LEVELWOOD

This property is in the Levelwood area, approximately a 30-minute drive from Jamestown, the capital of St Helena. Situated in a developed part of the island, it offers convenient access to local shops, as well as nearby walking trails and tourist attractions.	Parcel number
	SH0470
	Property area

The plot has a reasonable gradient – careful planning would be advantageous. It is situated in an area with established infrastructure, ensuring easy access to essential services, including roads, water, electricity, and telecommunications. However, as communal drainage is not available in this area, alternative solutions such as a septic tank with a soak-away or a private treatment plant facility would be required.	Location Near Spring Bok, Levelwood
	Restrictions on title None
	Method of disposal

Rights of access will be via the main road; however, the Tenant(s) will be responsible for obtaining permission from Highways Authority, upgrading and maintaining the access.	OMT Tenure Leasehold with an option to
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Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
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Restrictions on title	None
Method of disposal	OMT
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Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
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Method of disposal	OMT
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Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
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Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB

Parcel number	SH0470
Property area	0.222 acres
Location	Near Spring Bok, Levelwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£8,000 (purchase price)
Release date	February 2027
Preferred use	Residential
Special conditions	Preference to FTB



THE SADDLE, BLUE HILL

Located in the Blue Hill area, this property is approximately 30 minutes from the capital, Jamestown.

The plot has a reasonable gradient and is situated in a sparsely developed part of the island. Despite this, access to essential services such as roads, water, electricity, and telecommunications is readily available. As there is no communal drainage service in the area, a septic tank and soak-away would be required.

This property is available for commercial lease, with the proposed use open to the tenderer, or for residential use, offering flexibility for a variety of potential developments.



Parcel number
BG
Property area
TBC
Location
The Saddle, Blue Hill
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value
TBC
Release date
May 2027
Preferred use
Residential/Commercial
Special conditions
Preference to FTB



LONGWOOD

This property is in the Longwood area, approximately a 15-minute drive from Jamestown, the capital of St Helena. Situated in a developed part of the island, it offers convenient access to local shops, as well as nearby walking trails and tourist attractions.

The plot has a gentle gradient and benefits from access to essential services, including roads, water, electricity, and telecommunications. However, as communal drainage is not available in this area, alternative solutions such as a septic tank with a soak-away or a private treatment plant would be required.



Parcel number
LWS0280
Property area
0.17 acres
Location
Near Golf Course, Longwood
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value
£5,000 (purchase price)
Release date
May 2027
Preferred use
Residential
Special conditions
Preference to FTB



LONGWOOD

This property is in the Longwood area, approximately a 15-minute drive from Jamestown, the capital of St Helena. Situated in a developed part of the island, it offers convenient access to local shops, as well as nearby walking trails and tourist attractions.

The plot has a reasonable gradient and benefits from access to essential services, including roads, water, electricity, and telecommunications. However, as communal drainage is not available in this area, alternative solutions such as a septic tank with a soak-away or a private treatment plant would be required.



Parcel number
LWS0566
Property area
0.136 acres
Location
Near Golf Course, Longwood
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value
£4,000 (purchase price)
Release date
May 2027
Preferred use
Residential
Special conditions
Preference to FTB



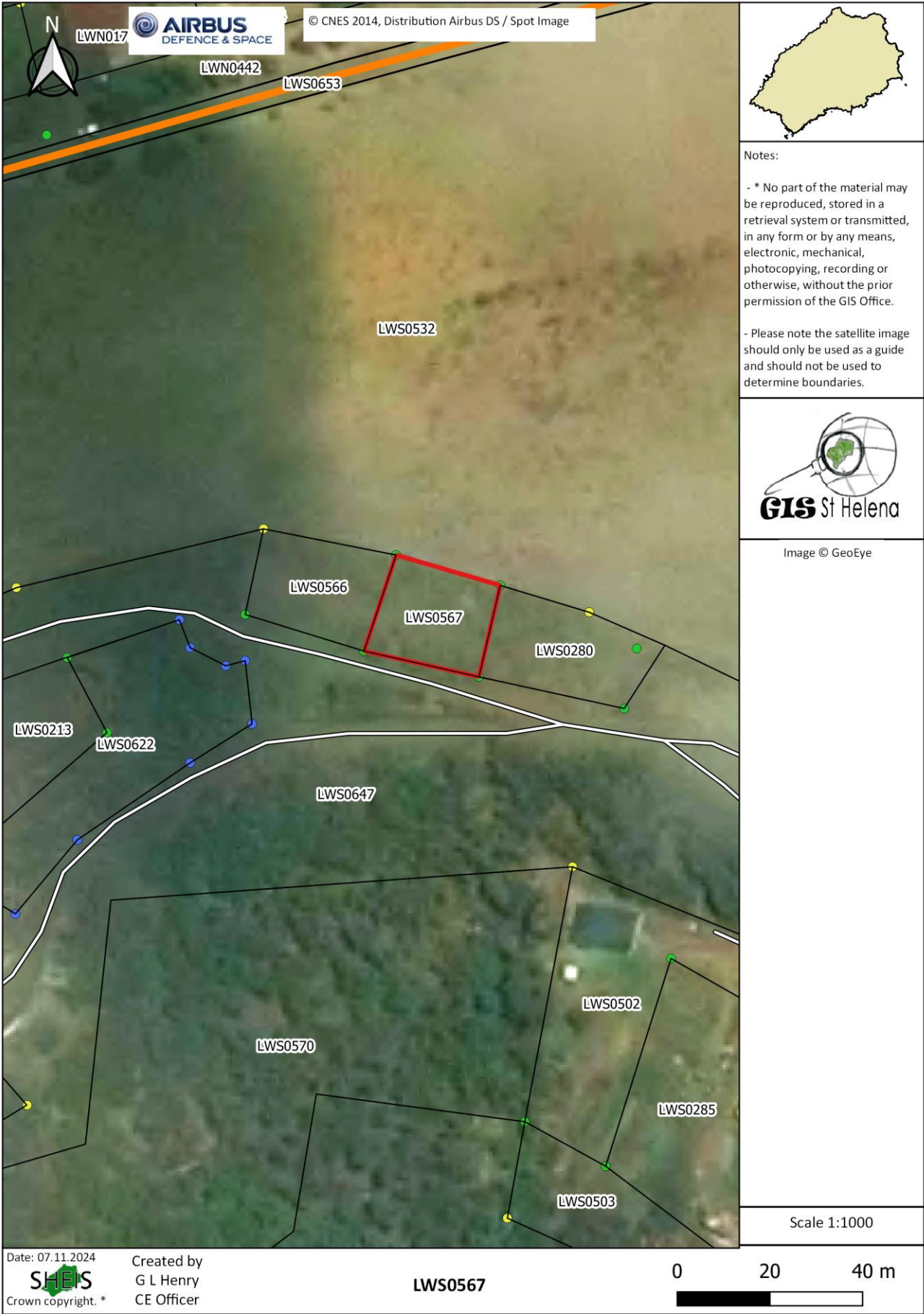
LONGWOOD

This property is in the Longwood area, approximately a 15-minute drive from Jamestown, the capital of St Helena. Situated in a developed part of the island, it offers convenient access to local shops, as well as nearby walking trails and tourist attractions.

The plot has a reasonable gradient and benefits from access to essential services, including roads, water, electricity, and telecommunications. However, as communal drainage is not available in this area, alternative solutions such as a septic tank with a soak-away or a private treatment plant would be required.



Parcel number	LWS0567
Property area	0.126 acres
Location	Near Golf Course, Longwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£4,000 (purchase price)
Release date	May 2027
Preferred use	Residential
Special conditions	Preference to FTB



HALF TREE HOLLOW

This property is in the Half Tree Hollow area, just a short distance from Jamestown, the capital of St Helena. As one of the island’s most developed areas, it offers convenient access to essential amenities and services.

The plot has a reasonable gradient and benefits from access to existing infrastructure, including roads, water, electricity, and telecommunications. While communal drainage is currently unavailable, alternative interim solutions may be permitted until a permanent system is in place.

Rights of access will be granted over Crown land; however, Tenant(s)/Purchaser(s) will be responsible for constructing, upgrading, and maintaining access or may be required to enter shared access agreements with existing homeowners, where applicable.



Parcel number	HTH1284
Property area	0.231 acres
Location	Half Tree Hollow
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£20,000 (purchase price)
Release date	May 2027
Preferred use	Residential
Special conditions	Preference to FTB



BURNT ROCK, BLUE HILL

This property is in the Blue Hill area, approximately a 30-minute drive from Jamestown, the capital of St Helena. Nestled in a sparsely developed part of the island, it offers a peaceful and private setting.

While the plot is not currently serviced, utility infrastructure is within close proximity.

Tenant(s)/Purchaser(s) will be responsible for constructing, upgrading or maintaining access and may be required to enter shared access agreements with other road users, where applicable.



Parcel number	TH010191
Property area	0.34 acres
Location	Burnt Rock, Blue Hill
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£12,000 (purchase price)
Release date	August 2027
Preferred use	Residential
Special conditions	Preference to FTB



HORSE PASTURE, BLUE HILL

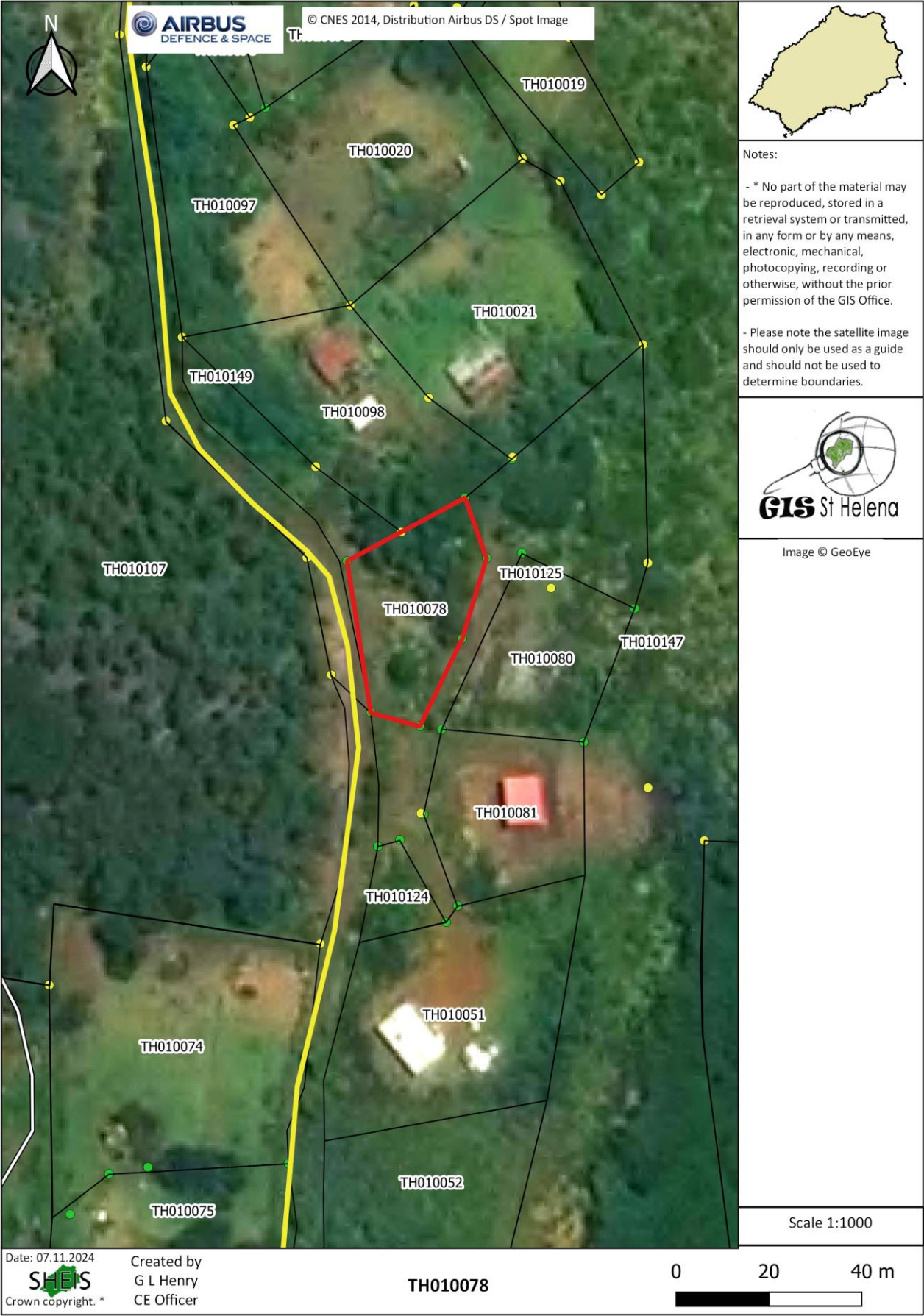
This property is in the Blue Hill area, approximately a 30-minute drive from Jamestown, the capital of St Helena. Situated in a sparsely developed part of the island, it offers a peaceful and secluded setting.

While the plot is not currently serviced, utility infrastructure is located nearby.

Tenant(s)/Purchaser(s) will be responsible for arranging access and/or shared access agreements, where applicable.



Parcel number	TH010078
Property area	0.21 acres
Location	Horse Pasture, Blue Hill
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£7,000 (purchase price)
Release date	August 2027
Preferred use	Residential
Special conditions	Preference to FTB



ALARM FOREST – AGRICULTURAL PLOT

Located in the Alarm Forest area, this property is offered for agricultural use.

The land is on a gradient and surrounded by natural forest, offering a perfect location for agricultural activities.

Parcel number	AF0122
Property area	1.8 acres
Location	Alarm Forest
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold
Reserve Value	OMV
Release date	August 2027
Preferred use	Agricultural activities



TWO GUN SADDLE

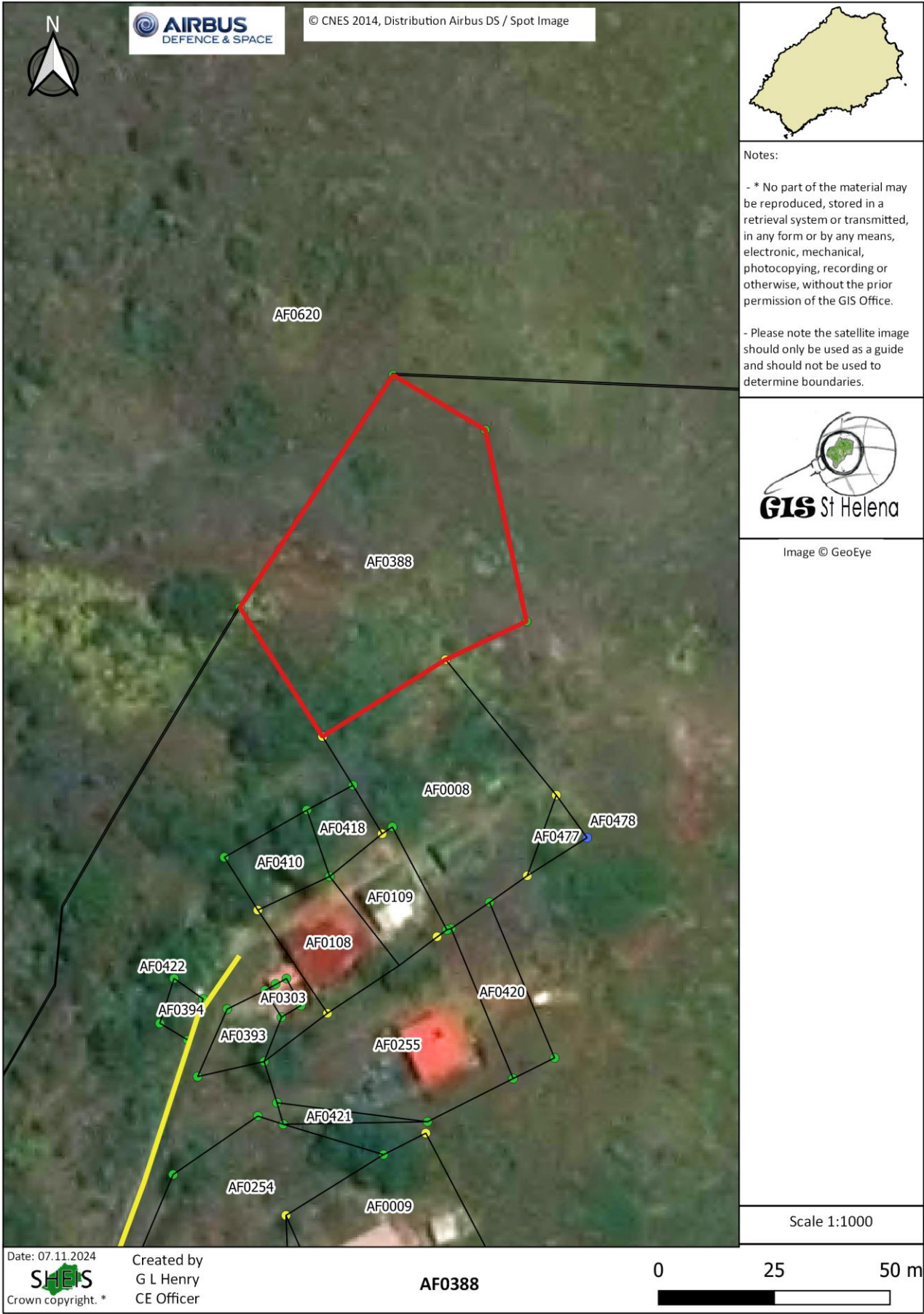
This property is in the Two Gun Saddle area, just a 5-minute drive from Jamestown, the capital of St Helena. Situated in a developed part of the island, it offers both convenience and accessibility.

The plot is on a gradient, and is offered un-serviced, with nearby connections to utility services.

Rights of access will be granted over Crown land with the Tenant(s)/Purchaser(s) responsible for constructing, developing and maintaining access, or may be required to enter shared access agreements with existing homeowners, where applicable.



Parcel number	AF0388
Property area	0.68 acres
Location	Leper Station, Two Gun Saddle
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£50,000 (purchase price)
Release date	August 2027
Preferred use	Residential
Special conditions	Preference to FTB



LADDER HILL – BUSINESS UNITS

The property is located within the area of Half Tree Hollow. It is just a short distance from the capital Jamestown.

This property was built to allow new businesses and existing businesses to be established and thrive. Each unit is the same size and has a self-contained toilet, wash-hand basin and is ceramic tiled throughout.

Monthly rates are available for a five-year lease but would incur additional costs of RPI.

The property is available for commercial lease with proposed use open to the tenderer.



Parcel number
Part of HTH1053
Property area
Average of 38m²
Location
Ladder Hill
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold – 5 Years
Reserve Value
£142.86 p/m
Release date
November 2027
Preferred use
Commercial



LONGWOOD – BUSINESS UNITS

The property is located within the area of Longwood. It is just a 20-minute drive to the capital Jamestown.

This property was built to allow new businesses and existing businesses to be established and thrive. Each unit varies in size and shares toilet facilities and is ceramic tiled throughout.

Monthly rates are available for a five-year lease but would incur additional costs of RPI.

The property is available for commercial lease with proposed use open to the tenderer.



Parcel number
LWN0487
Property area
Various sizes
Location
Longwood
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold – 5 Years
Reserve Value
Various rates
Release date
November 2027
Preferred use
Commercial

