



Comprehensive Development Area (Phase 1)

Bottom Woods

11 properties available for residential development



St Helena
Government

Introduction

St Helena Government (SHG) is pleased to offer 11 properties for residential development in Phase 1 of the four-phase development at Bottom Woods, in the Longwood District of St Helena Island. The subsequent three development phases will also offer residential development opportunities.

The peaceful Bottom Woods area offers views of dramatic landscapes and the sparkling Atlantic Ocean. Qualifying local residents can take advantage of reduced rates, allowing your dream home to become a reality. This is also an ideal opportunity for investors looking to start their journey in St Helena.

The Bottom Woods West Comprehensive Development Area (CDA) is one of seven CDAs identified in the Land Development Control Plan 2012. These are areas where optimum use can be made of the land and sustainable communities developed. Collectively, these CDAs could release approximately 500 new dwellings across the island. This is additional to privately released property and to standalone housing plots periodically released by the Crown.

Interest in developing CDAs arose due to the need to release more Crown land for housing developments (specifically for affordable land and increased Government Landlord housing). SHG's vision includes implementation of schemes and policies that provide options for affordable housing and enable residents to own their own homes. The 10-Year Plan pledges to make it easier and more affordable for Crown land to be purchased, rented and developed.

The four-phased approach to the Bottom Woods West development should in total release approximately 35 plots, as well as a commercial development and a communal area. The existing sewerage system should enable the connection of approximately 30 homes on the CDA, with further development requiring upgraded sewerage provisions.

Phase I commenced in 2016 and is resulting in the provision of 14 serviced plots, three of which are Government Landlord Housing and 11 of which are available to the public. To date, two Government Landlord homes have been constructed and are occupied.

The site has been carefully planned to optimize efficient use of land and resources, ensure easy access to all the properties, and to simultaneously make the development aesthetically pleasing. Underground services (water, drainage and sewerage, as well as ducting for electricity and telecoms, including fibre connectivity) are provided to each site and a metalled road network services each plot. Free house plans are available to buyers, to save time and cost should the buyer wish to use this service.

This is a new and exciting approach to housing development on our island and it is anticipated that further plots should become available in the near future, using this model. Sales from these plots will be used to develop further phases at Bottom Woods West or other sites, as demand dictates, so that more people can benefit in the longer term.



Mark Brooks
Minister for Economic Development

About St Helena

Remote and subtropical

The 47sq-mile island is one of the remotest in the world. Located 1,200 miles from the West coast of Africa, St Helena's airport opened in 2017 - previously the island was accessible only by ship. Temperatures are 15-28°C. The island has stunningly varied landscapes, biodiversity and microclimates.

British Overseas Territory

St Helena Island is Britain's second-oldest Overseas Territory. The island is English-speaking, accepts the Pound Sterling, uses the same electrical current/sockets as the UK, and operates under a mix of UK and local law. St Helena is on GMT year-round and is surrounded by a Cat VI Marine Protected Area (MPA).



The people

St Helena's unique community of 4,439 'Saints' (as St Helenians are known) was shaped by its 500 years of transient human history; by Europeans, Chinese, Africans and many other cultures. Today, Saints are renowned as friendly and welcoming - everyone greets each other, and drivers wave to each other as their cars pass.

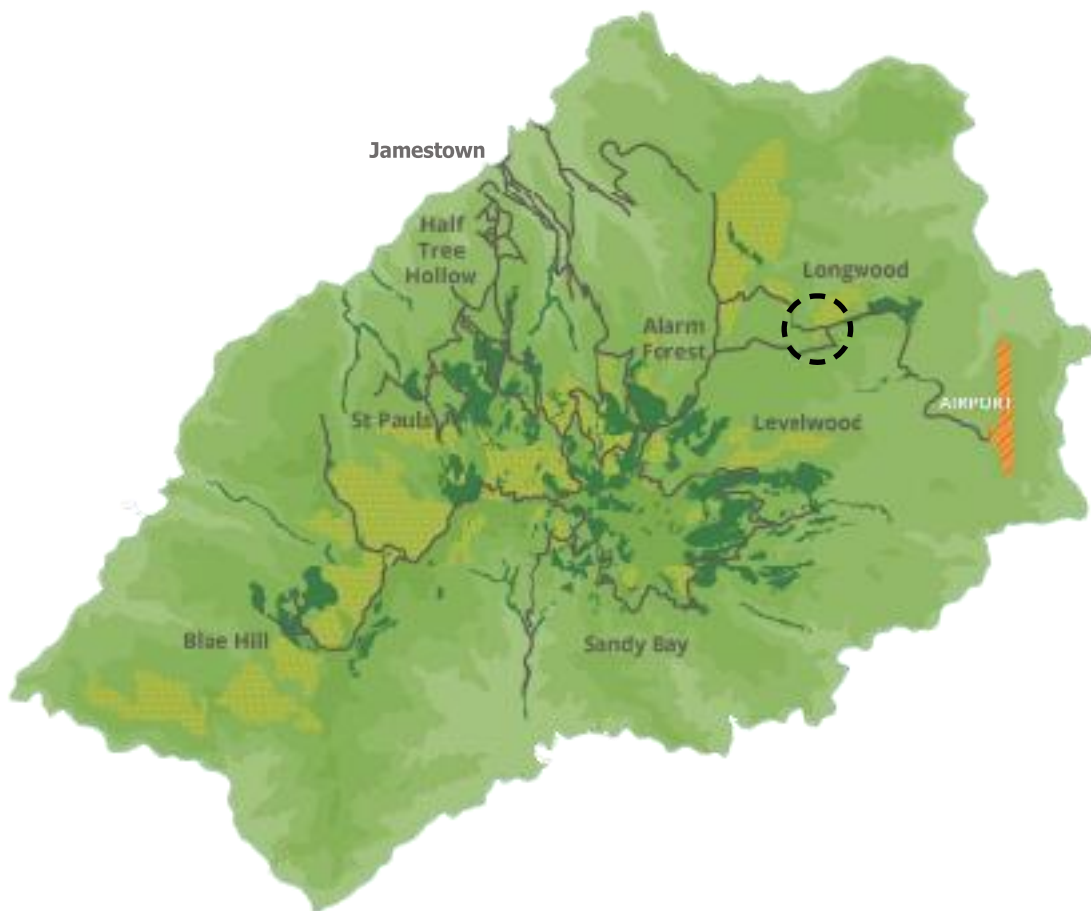
Why St Helena

Whether this is home or a new place to invest or explore, St Helena offers unique opportunity and security. The island authentically places 'people and planet' at the heart of its goals. It proudly protects and restores a globally important environment, both land and sea. It's an incredibly safe location (serious crime is a rarity in the small community of fewer than 4,500 and St Helena is free from severe weather events, dangerous animals and war). Plus - while being a breath of fresh air free from many of the pressures of modern life - St Helena also offers modernized accessibility (since the airport opened in late 2017) and should soon offer increased connectivity (with the nearing activation of the Equiano undersea fibre optic internet cable already landed at the island).

CDA location

Conveniently located near the recently built Haul Road, Bottom Woods is a 5-minute drive from St Helena Airport and a 15-minute drive from the island's capital, Jamestown. The drive along the Haul Road winds its way up from the stark hillsides of Rupert's Valley into the greener pastures of Deadwood, continuing on to Bottom Woods. Or you could cruise the island's smaller and more tightly curved roads, following the country road through Alarm Forest before meandering around to Longwood Gate. Through the gate you'll find the residential area of Longwood Avenue, including Longwood Green and a few shops. Bottom Woods is not far from here; continue along the main road that passes our 9-hole golf course (one of the world's most remote golf courses) and before you know it, you'll be in Bottom Woods, with the impressive geological feature of Flagstaff (also a popular hiking trail) towering in the distance.

Longwood is best known as the final place of exile of Napoleon Bonaparte, who was imprisoned at Longwood House from 1815 until his death in 1821. The house today serves as a Napoleonic heritage museum and tours are available. In more recent history, Longwood has also become a popular area for spotting Wirebirds (St Helena's national bird, found only on the island) and has become known as the location of St Helena Airport (HLE).



Amenities

The development area is conveniently located near the local bus route that takes you into Longwood Avenue or Alarm Forest, ending in Jamestown. Buses run regularly but be sure to check schedules when planning your trip.

The Millennium Forest is just a short walk away, where you can see St Helena's endemic plants (species found nowhere on Earth but St Helena, most of them listed on the IUCN Red List) being planted in an effort to restore an area that was once an endemic forest. The 'paint palette' multi-coloured soil formations are nearby, and exploring the area may enable you to encounter a Wirebird or two. If you're a keen golfer, St Helena Golf Club is only a 10-minute walk from Bottom Woods.



Further information

The Bottom Woods West development comprises four phases, with Phase 1 comprising 11 fully serviced plots (water and sewerage). Electricity and telecommunication services are nearby and ready for connection. The development includes a communal play area.

Phase 1 offers one plot eligible for reduced rates for qualifying local residents (further phases will offer additional such plots).

House plans that have already received planning approval are available for buyers. This can help save time and money, however the Planning Department still requires submission of a location plan to accompany the house plans within any application.

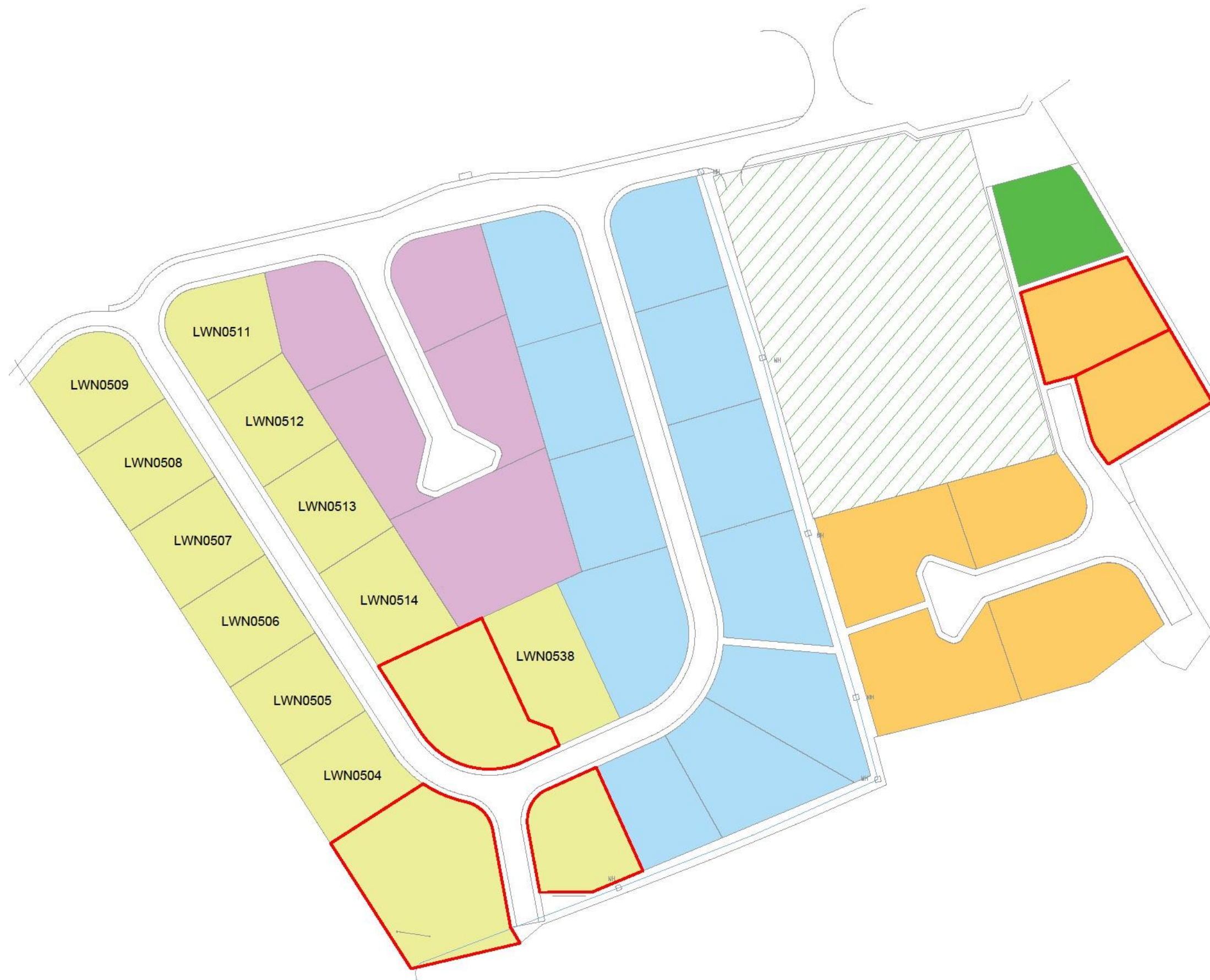
It is a requirement for new buildings to be completed or substantially completed within 5 years of the date planning permission is granted.



View from parcel LWN0504; Looking North toward Flagstaff and Longwood Barn.

Plots and prices

Parcel Number	Acreage	Sale type	Guide price	Comments
LWN0504	0.132	Qualifying local resident	£14,000	Sold subject to Contract
LWN0505	0.133	Market value	£24,000	
LWN0506	0.132	Market value	£24,000	
LWN0507	0.136	Market value	£24,000	
LWN0508	0.137	Market value	£24,000	
LWN0509	0.137	Market value	£28,000	Uninterrupted 180 degree views
LWN0511	0.143	Market value	£28,000	Uninterrupted 180 degree views
LWN0512	0.132	Market value	£24,000	
LWN0513	0.132	Market value	£24,000	
LWN0514	0.149	Market value	£24,000	
LWN0538	0.172	Market value	£24,000	



- NOTES:**
- Phase 1 Development
 - Phase 2 Development
 - Phase 3 Development
 - Phase 4 Development
 - Communal Area
 - Commercial Development
 - Government Landlord Parcels

REV	DESCRIPTION	DATE
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CLIENT:

CHECKED BY:

CLIENT: ST HELENA GOVERNMENT

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CONTRACT:
Bottom Woods West Comprehensive Development Area

DESCRIPTION:
Bottom Woods West Comprehensive Development Area Phased Layout

SCALE: 1/200

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