



St Helena  
Government

# PROPERTY DISPOSAL PLAN 2025-2030



\*Please be aware that due to a technical issue, the page numbers listed in the table of contents may not correspond with the actual pages in this PDF.

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DOCUMENT PROCESS	
Property Disposal Plan	Required by the Property Disposal and Purchase Policy 2024
VERSION NUMBER	1
Approval	Ministers Advisory Board 05.02.25
	Executive Council 10.04.2025
TARGET IMPLEMENTATION DATE	10.04.2025

## INTRODUCTION

The Crown Estate is the St Helena Government's most valuable asset, accounting for 80% of all property ownership on the island. It comprises a diverse mix of historic and culturally significant buildings, alongside varied landscapes ranging from lush green vegetation to dramatic, barren rock formations. These unique environments support rich biodiversity and microclimates, with subtropical temperatures ranging from 15–28°C.

Through annual rationalisation and efficient estate management, the St Helena Government (SHG) aims to maximise the potential of its assets to support economic growth, drive development, and create opportunities for both local and international investment, which is achieved through the Property Disposal and Purchase Policy 2024, and other complementary policies.

## THE PROPERTY DISPOSAL PLAN

The Property Disposal Plan sets out the timing and process for the release of surplus Crown property managed by the St Helena Government, as identified in the Property Disposal Register.

Structured as a rolling five-year programme, the Plan ensures a strategic and transparent approach to the disposal of Crown land and buildings. The first two years provide detailed descriptions of each disposal, while future years are continuously assessed and updated to align with the Ministerial Vision, SHG's strategic objectives, and the goals of the Sustainable Economic Development Strategy 2023–33 that give effect to the disposal objectives under the Property Disposal and Purchase Policy 2024 (PDPP 2024).

The Plan actively markets opportunities to drive economic growth and development in St Helena by:

- Releasing residential property to encourage home ownership, with incentives for first-time buyers.
- Making commercial land and buildings available for investment, business expansion, and tourism leisure activities.

Beyond creating opportunities, the Plan also promotes transparency by providing clear information on:

- When properties will be released.
- Estimated guide reserve values and disposal methods.
- Any special conditions attached to each property.

This ensures fair and open access to Crown property for potential investors, businesses, and individuals.

The Property Service, part of SHG's Economic Development Portfolio, leads the identification and disposal process in line with the PDPP 2024. The process is overseen by the Minister for Treasury and Economic Development, ensuring that all decisions align with SHG's strategic priorities and objectives.



INTERPRETATION AND GUIDANCE

DN	Direct Negotiation
OMT	Open Market Tender
OMV	Open Market Value
TBC	To be confirmed, pending further property assessments and decisions on disposal
DN	Direct Negotiation
FTB	First Time Buyer
AF	Alarm Forest
BA	Ball Alley
BG	Barren Ground
DPRR	Diana’s Peak Ring Road
DW	Deadwood
FP	Francis Plain
HTH	Half Tree Hollow
JT	Jamestown
LWN	Longwood North
LWS	Longwood South
NG	New Ground
PB	Prosperous Bay
RV	Ruperts Valley
SBE	Sandy Bay East
SBW	Sandy Bay West
SCOT	Scotland
SH	Silver Hill
TB	The Barn
TH01	Thompsons Hill, Block 1
TH02	Thompsons Hill, Block 2
WH	White Hill

Reserve Values and Market Bidding

Where properties are advertised with Reserve Values, these represent the estimated market value and serve as the starting basis for bids in an open-market tender process.

Lease with Option to Purchase

For properties marketed with a lease that includes an option to purchase, applicants must submit a competitive bid based on the requirements outlined in the Invitation to Tender.

The Reserve Value provided generally reflects the freehold value unless otherwise specified.

Lease Rate Calculation

The lease rate is determined based on the submitted freehold value:

**Residential Property:** 5% of the submitted freehold value per annum.

**Commercial Property:** 10% of the submitted freehold value per annum.

First-Time Buyer Discount

First-time buyers intending to make St Helena their primary residence are eligible for a 60% discount on the tendered freehold value.

Reserve Value Adjustments

From Year 2 onwards, Reserve Values are indicative and subject to annual review.

Adjustments may be made to reflect market conditions, based on an assessment of property transactions conducted each year.



In certain circumstances, SHG may need to adjust the disposal timeline for a specific property, substitute it with an alternative property, or remove it from the Property Disposal Plan altogether. While SHG conducts thorough due diligence before listing properties for disposal, unforeseen circumstances beyond our control may arise. In such cases, SHG reserves the right to modify the disposal schedule or withdraw a property from the plan.

Although every effort has been made to ensure the accuracy of the information in this document, buyers are responsible for conducting their own inquiries and assessments regarding the condition of any advertised property. Unless stated otherwise, all Crown property is sold on an "**as seen**" basis.



YEAR 1

Property ID	Location/Building Name	Area (acres)	Reserve Value (£)	Use	Tenure	Method of Disposal	Update
JT020006	Mule Yard, Jamestown	0.321	OMV	Commercial	Leasehold	OMT	Leased
LWN0505	Residential plot – Bottom Woods	0.133	15,000	Residential	Leasehold	OMT	Lease pending
LWN0506	Residential plot – Bottom Woods	0.132	15,000	Residential	Leasehold	OMT	Lease pending
LWN0507	Residential plot – Bottom Woods	0.132	15,000	Residential	Leasehold	OMT	Lease pending
LWN0508	Residential plot – Bottom Woods	0.136	15,000	Residential	Leasehold	OMT	Lease pending
LWN0509	Residential plot – Bottom Woods	0.137	15,000	Residential	Leasehold	OMT	Lease pending
LWN0511	Residential plot – Bottom Woods	0.143	15,000	Residential	Leasehold	OMT	Lease pending
LWN0512	Residential plot – Bottom Woods	0.132	15,000	Residential	Leasehold	OMT	
LWN0513	Residential plot – Bottom Woods	0.132	15,000	Residential	Leasehold	OMT	
LWN0514	Residential plot – Bottom Woods	0.139	15,000	Residential	Leasehold	OMT	Lease pending
LWN0538	Residential plot – Bottom Woods	0.17	15,000	Residential	Leasehold	OMT	Lease pending
HTH0513	High Knoll	1.8	None	Conservation/ Commercial	Leasehold	DN	Lease pending
FP0212	Luffkins Tower	1.0	246,000	Commercial/ Residential	Long Leasehold	DN	Lease pending
JT170093 (part)	Mundens	23.142	OMV	Commercial	Leasehold	OMT	
HTH0328	Former Police Club, Ladder Hill	0.20	OMV	Commercial	Leasehold	OMT	
JT020045	Kiosk – Customs & Passenger Terminal	11.138 m²	165.00 p/m	Commercial	Leasehold	OMT	
JT020045	Kiosk – Customs & Passenger Terminal	7.7 m²	146.00 p/m	Commercial	Leasehold	OMT	
JT020018	Commercial Plot – Jamestown	0.050	OMV	Commercial	Leasehold	OMT	
HTH1053	Business Units – Half Tree Hollow	Average of 38m²	132.69 p/m	Commercial	Leasehold	OMT	
LWN0487	Business Units – Longwood	Various sizes	Various rates	Commercial	Leasehold	OMT	Leased
Various parcels	The Wharf, Jamestown	Various sizes	TBC	Commercial	Leasehold	OMT	

Locations





## MULE YARD, JAMESTOWN

Located near the seafront Jamestown, The Mule Yard is an established community venue, in a prime setting for business operations.	<b>Parcel number</b> IT020006
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<p>The property includes several structures that can be adapted to suit various operational needs and has access to utilities and toilet facilities.</p>	<p><b>Area</b></p> <p>0.321 acres</p>
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Available for commercial lease, The Mule Yard presents an excellent opportunity for new or expanding businesses to establish a presence in Jamestown.	<b>Location</b>  Mule Yard, Jamestown
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The tenderers proposed use should align with the area's commercial and tourism landscape.	None
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### Parcel number

JT020006

## Area

0.321 acres

## Location

## Mule Yard, Jamestown

## Restrictions on title

None

## Method of disposal

OMT

Ten

Lea

se Value

OMV

Release date

January 2025

## Preferred use

Commercial, Recreation,  
Tourism, Leisure





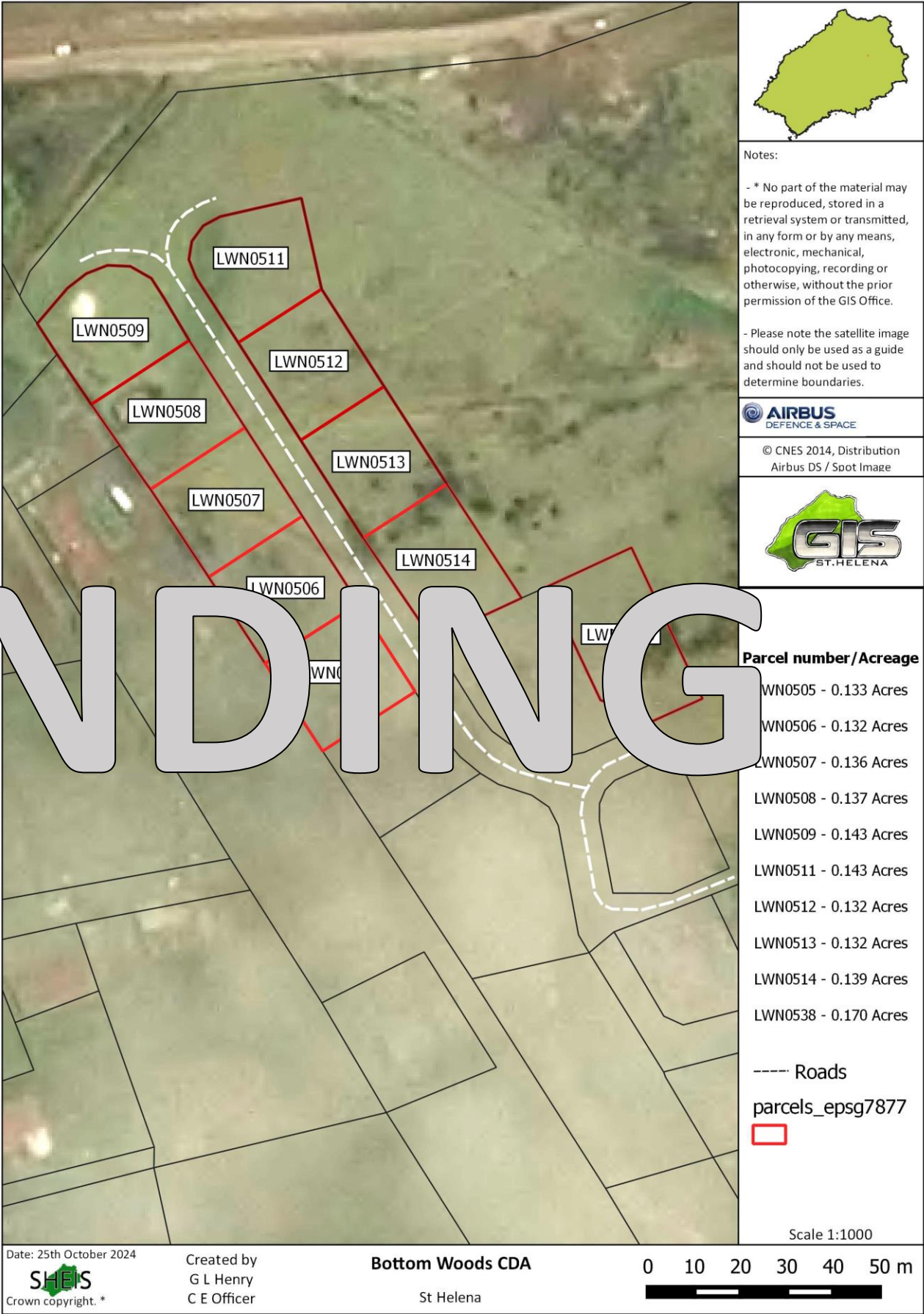
LONGWOOD – RESIDENTIAL PLOT

Located in Longwood, Bottom Woods is well connected and offers convenient access to key amenities, including a fuel station, local shops, tourist attractions, and the newly built airport.

This plot is part of a larger phased residential development and is fully excavated and “build ready”. It is serviced by a surfaced access road and has underground connections for electricity, water, telecommunications, and drainage.



<b>Parcel number</b>
LWN0505
<b>Property area</b>
0.133 acres
<b>Location</b>
Bottom Woods, Longwood
<b>Restrictions on title</b>
None
<b>Method of disposal</b>
OMT
<b>Reserve Value</b>
£15,000 (purchase price)
<b>Release date</b>
February 2025
<b>Preferred use</b>
Residential
<b>Special conditions</b>
Preference to FTB





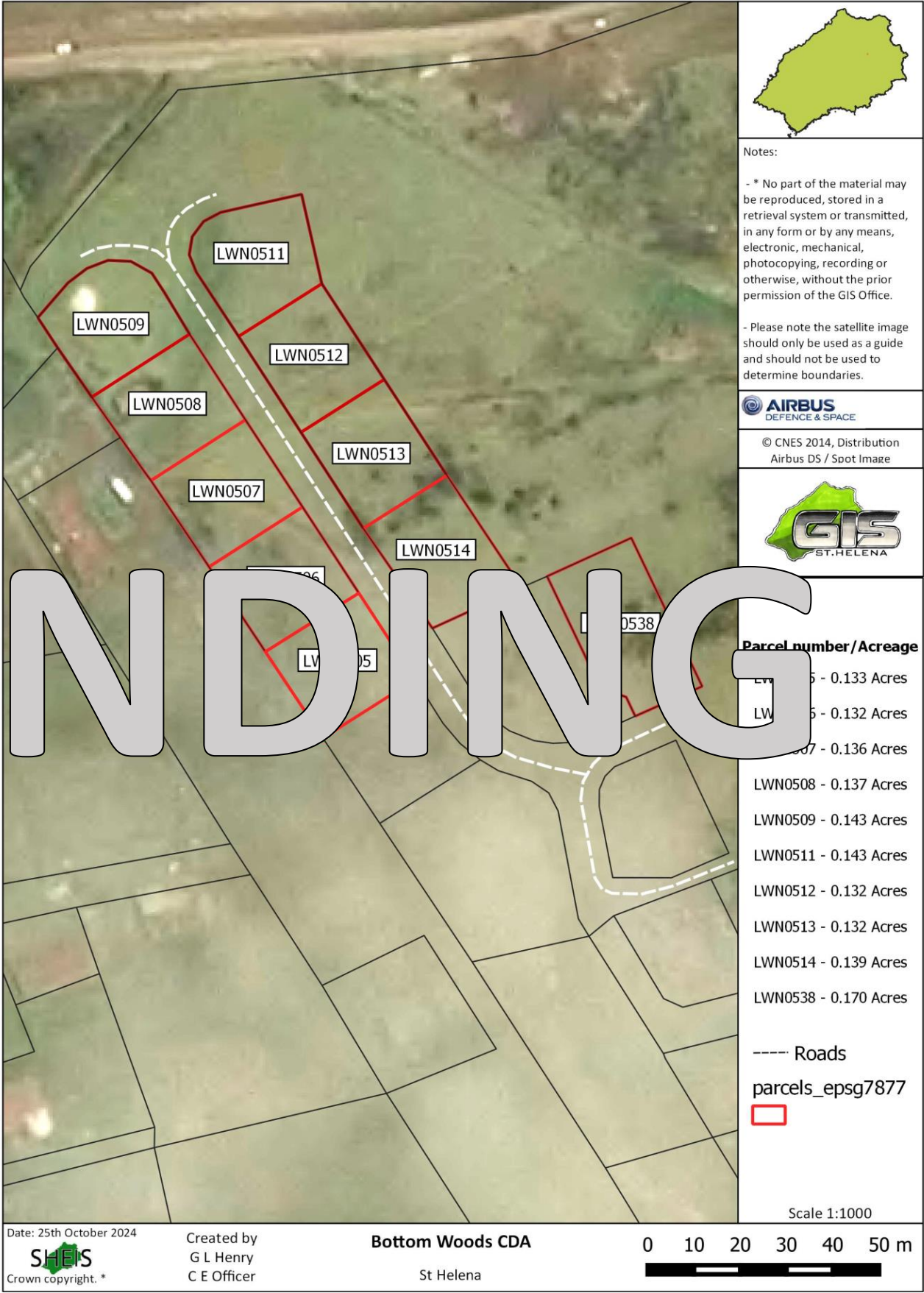
LONGWOOD – RESIDENTIAL PLOT

Located in Longwood, Bottom Woods is well connected and offers convenient access to key amenities, including a fuel station, local shops, tourist attractions, and the newly built airport.

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Parcel number	LWN0506
Property area	0.132 acres
Location	Bottom Woods, Longwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with option to purchase the freehold on performing building covenants
Reserve value	£15,000 (purchase price)
Release date	February 2025
Preferred use	Residential
Special conditions	Preference to FTB





LONGWOOD – RESIDENTIAL PLOT

Located in Longwood, Bottom Woods is well connected and offers convenient access to key amenities, including a fuel station, local shops, tourist attractions, and the newly built airport.

This plot is part of a larger phased residential development and is fully excavated and “build ready”. It is serviced by a surfaced access road and has underground connections for electricity, water, telecommunications, and drainage.



Parcel number	LWN0507
Property area	0.136 acres
Location	Bottom Woods, Longwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold or performing building contracts
Reserve value	£15,000 (purchase price)
Release date	February 2025
Preferred use	Residential
Special conditions	Preference to FTB

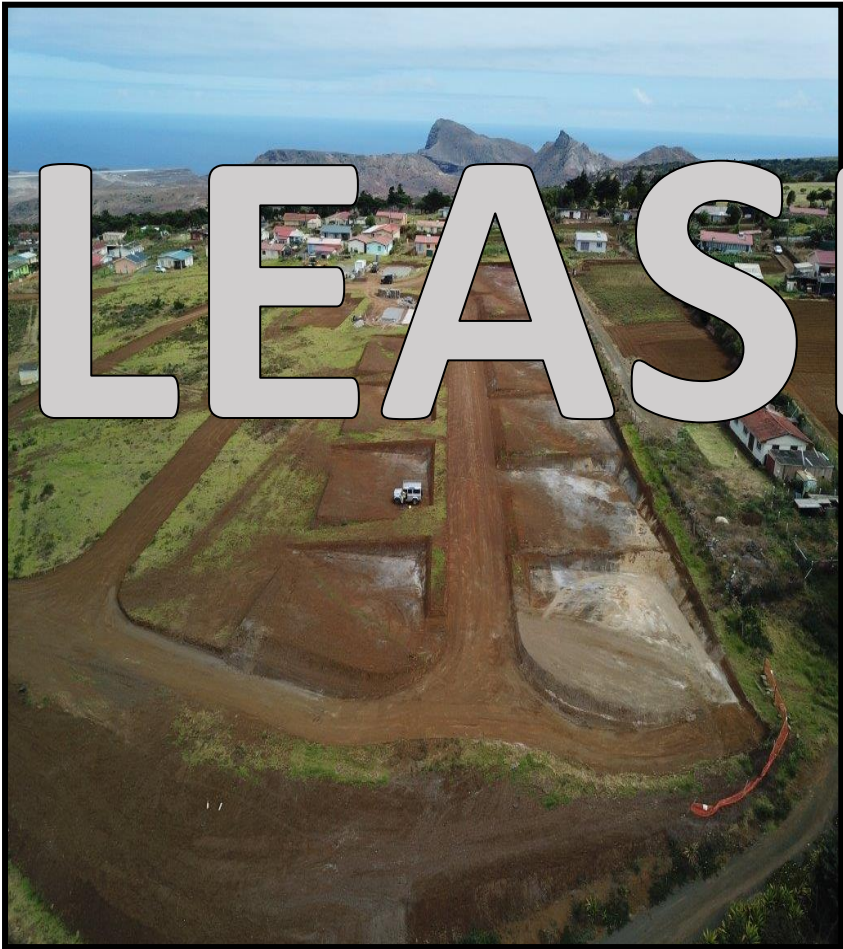




LONGWOOD – RESIDENTIAL PLOT

Located in Longwood, Bottom Woods is well connected and offers convenient access to key amenities, including a fuel station, local shops, tourist attractions, and the newly built airport.

This plot is part of a larger phased residential development and is fully excavated and “build ready”. It is serviced by a surfaced access road and has underground connections for electricity, water, telecommunications, and drainage.



Parcel number	LWN0508
Property area	0.137 acres
Location	Bottom Woods, Longwood
Restrictions on title	None
Method of disposal	OMT
Reserve Value	£15,000 (purchase price)
Release date	February 2025
Preferred use	Residential
Special conditions	Preference to FTB

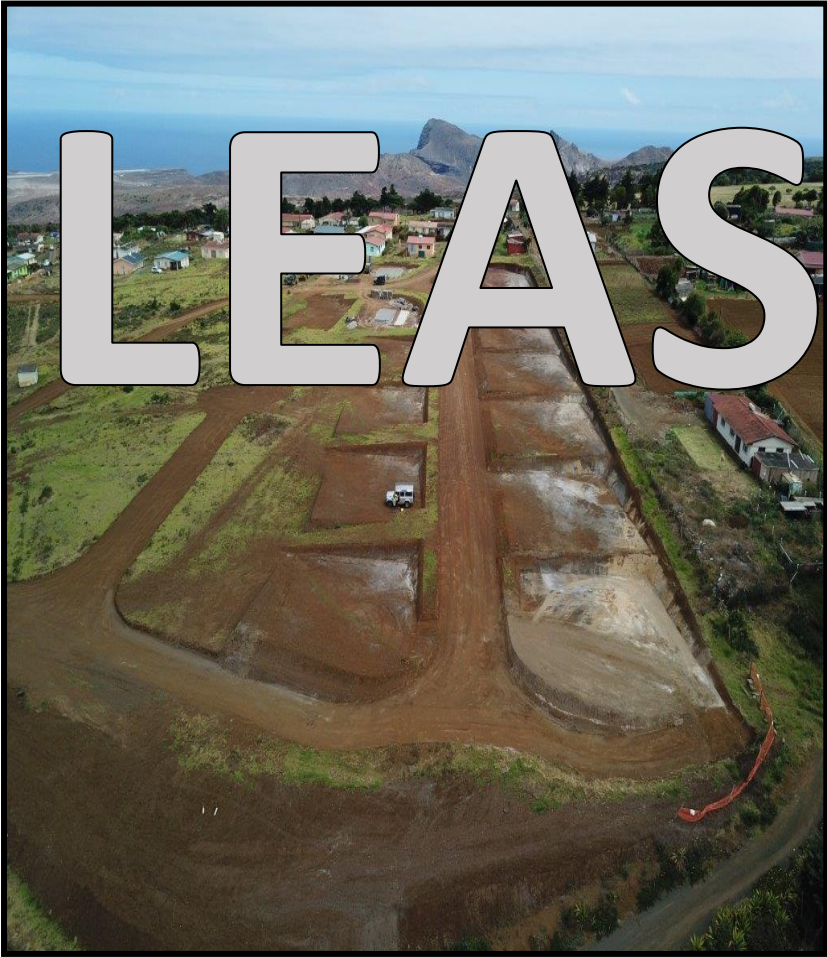




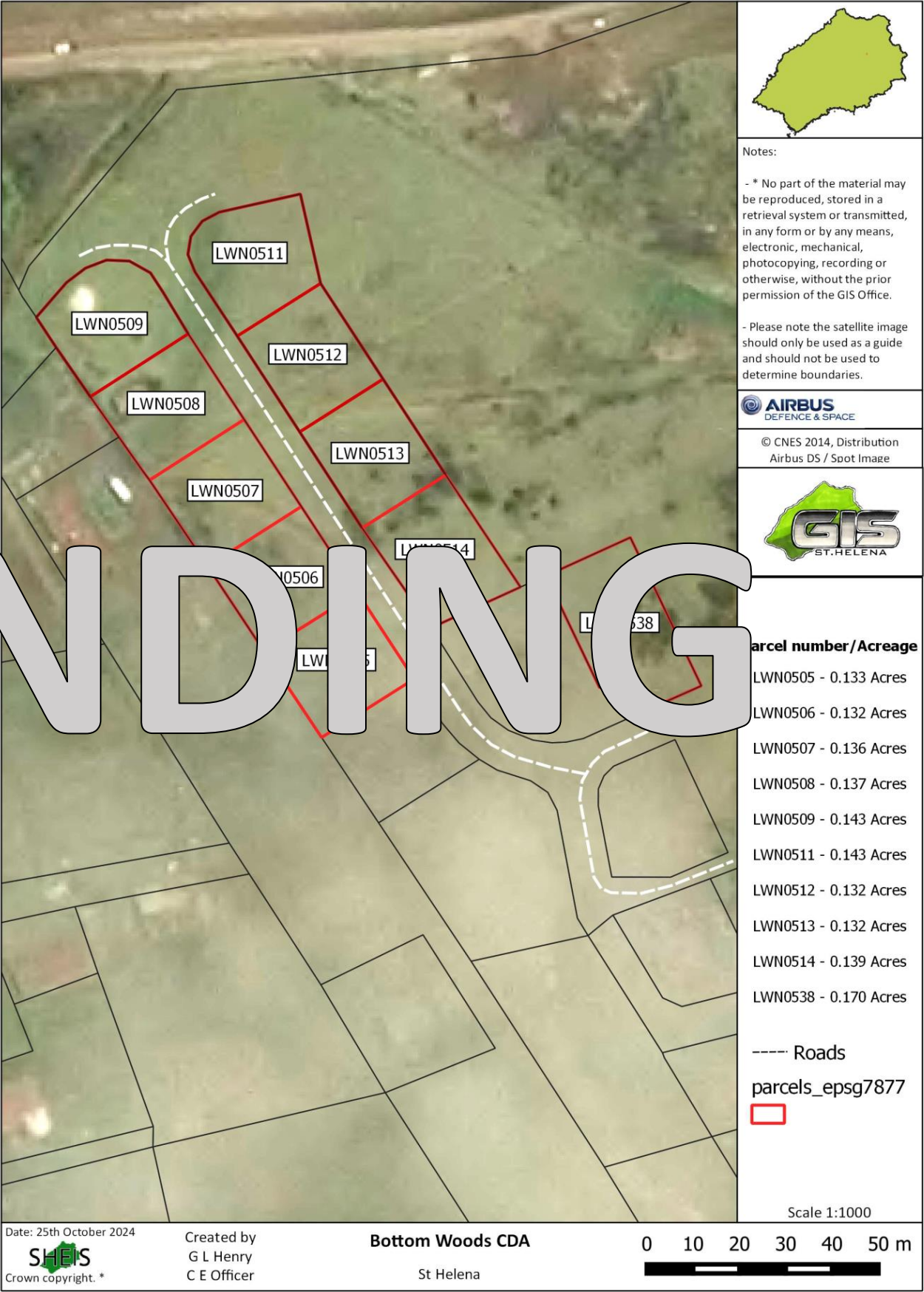
LONGWOOD – RESIDENTIAL PLOT

Located in Longwood, Bottom Woods is well connected and offers convenient access to key amenities, including a fuel station, local shops, tourist attractions, and the newly built airport.

This plot is part of a larger phased residential development and is fully excavated and “build ready”. It is serviced by a surfaced access road and has underground connections for electricity, water, telecommunications, and drainage.



Parcel number	LWN0509
Property area	0.143 acres
Location	Bottom Woods, Longwood
Restrictions on title	None
Method of disposal	OMT
Title	Leasehold
Reserve Value	£15,000 (purchase price)
Release date	February 2025
Preferred use	Residential
Special conditions	Preference to FTB

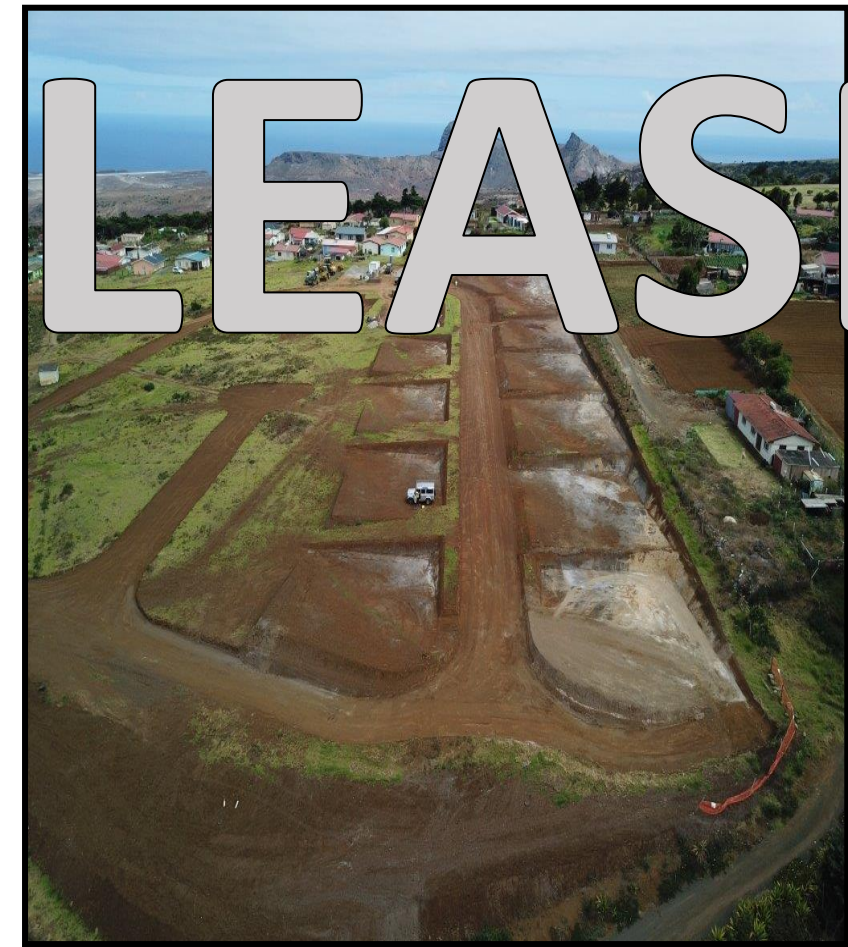




LONGWOOD – RESIDENTIAL PLOT

Located in Longwood, Bottom Woods is well connected and offers convenient access to key amenities, including a fuel station, local shops, tourist attractions, and the newly built airport.

This plot is part of a larger phased residential development and is fully excavated and “build ready”. It is serviced by a surfaced access road and has underground connections for electricity, water, telecommunications, and drainage.



Parcel number
LWN0511
Property area
0.143 acres
Location
Bottom Woods, Longwood
Restrictions on title
None
Method of disposal
Leasehold with an option to purchase the freehold title on completion of build cover
Reserve Value
£15,000 (purchase price)
Release date
February 2025
Preferred use
Residential
Special conditions
Preference to FTB





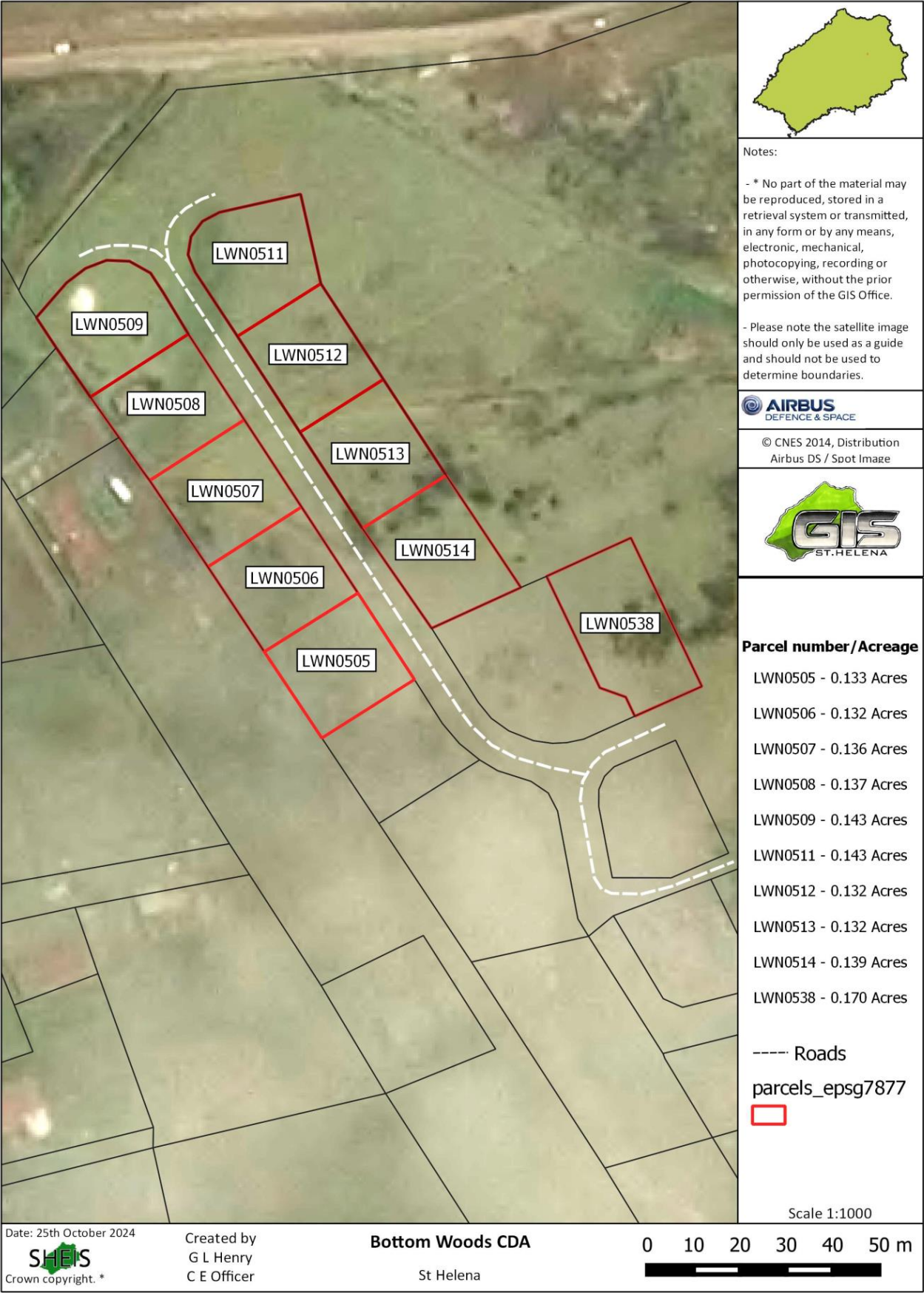
LONGWOOD – RESIDENTIAL PLOT

Located in Longwood, Bottom Woods is well connected and offers convenient access to key amenities, including a fuel station, local shops, tourist attractions, and the newly built airport.

This plot is part of a larger phased residential development and is fully excavated and “build ready”. It is serviced by a surfaced access road and has underground connections for electricity, water, telecommunications, and drainage.



<b>Parcel number</b>
LWN0512
<b>Property area</b>
0.132 acres
<b>Location</b>
Bottom Woods, Longwood
<b>Restrictions on title</b>
None
<b>Method of disposal</b>
OMT
<b>Tenure</b>
Leasehold with an option to purchase the freehold title on performing build covenants
<b>Reserve Value</b>
£15,000 (purchase price)
<b>Release date</b>
February 2025
<b>Preferred use</b>
Residential
<b>Special conditions</b>
Preference to FTB





LONGWOOD – RESIDENTIAL PLOT

Located in Longwood, Bottom Woods is well connected and offers convenient access to key amenities, including a fuel station, local shops, tourist attractions, and the newly built airport.

This plot is part of a larger phased residential development and is fully excavated and “build ready”. It is serviced by a surfaced access road and has underground connections for electricity, water, telecommunications, and drainage.



<b>Parcel number</b>
LWN0513
<b>Property area</b>
0.132 acres
<b>Location</b>
Bottom Woods, Longwood
<b>Restrictions on title</b>
None
<b>Method of disposal</b>
OMT
<b>Tenure</b>
Leasehold with an option to purchase the freehold title on performing build covenants
<b>Reserve Value</b>
£15,000 (purchase price)
<b>Release date</b>
February 2025
<b>Preferred use</b>
Residential
<b>Special conditions</b>
Preference to FTB

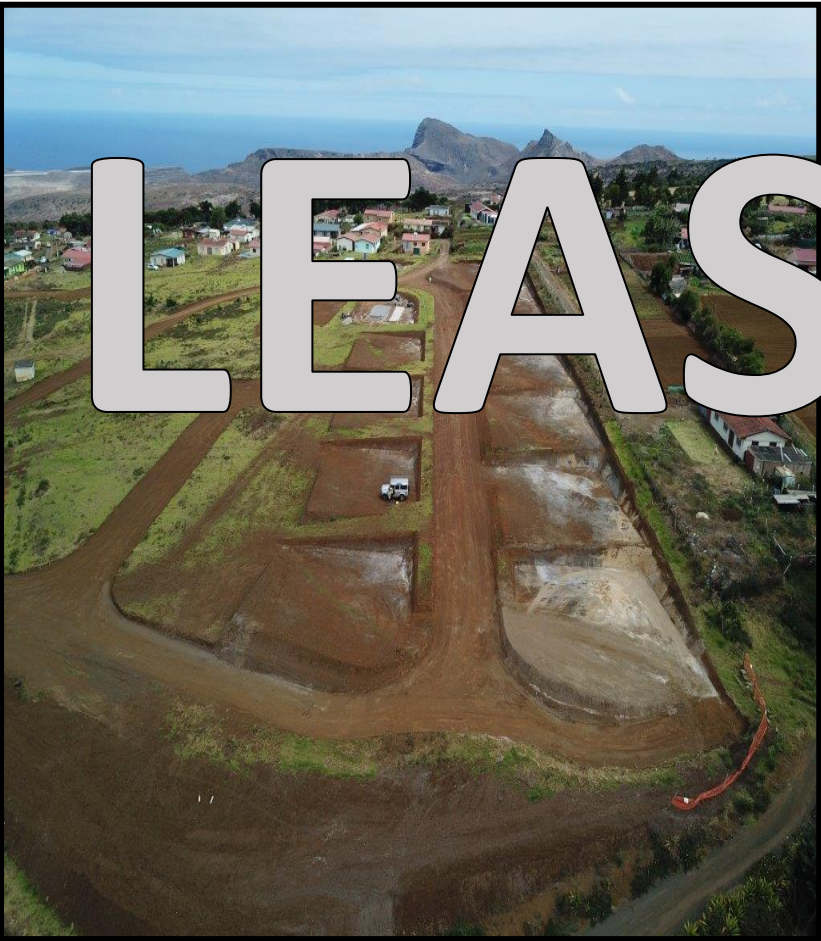




LONGWOOD – RESIDENTIAL PLOT

Located in Longwood, Bottom Woods is well connected and offers convenient access to key amenities, including a fuel station, local shops, tourist attractions, and the newly built airport.

This plot is part of a larger phased residential development and is fully excavated and “build ready”. It is serviced by a surfaced access road and has underground connections for electricity, water, telecommunications, and drainage.



Parcel number	LWN0514
Property area	0.139 acres
Location	Bottom Woods, Longwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold or performing business tenants
Reserve Value	£15,000 (purchase price)
Release date	February 2025
Preferred use	Residential
Special conditions	Preference to FTB





LONGWOOD – RESIDENTIAL PLOT

Located in Longwood, Bottom Woods is well connected and offers convenient access to key amenities, including a fuel station, local shops, tourist attractions, and the newly built airport.

This plot is part of a larger phased residential development and is fully excavated and “build ready”. It is serviced by a surfaced access road and has underground connections for electricity, water, telecommunications, and drainage.



Parcel number	LWN0538
Property area	0.17 acres
Location	Bottom Woods, Longwood
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold
Release date	February 2025
Preferred use	Residential
Special conditions	Preference to FTB
Resale Value	£15,000 (purchase price)





HIGH KNOLL FORT

Built in 1874, High Knoll Fort stands as a testament to St Helena’s rich military history. This impressive structure incorporates elements of an earlier fort dating back to circa 1790.

Sitting at 600 metres above sea level, it is the largest, most prominent, and most intact of the island’s historic forts and military installations. The fort is a Grade 2 listed building and is recognised as one of the ‘Seven Wonders’ of St Helena.

High Knoll Fort presents a unique opportunity for Conservation and Development:

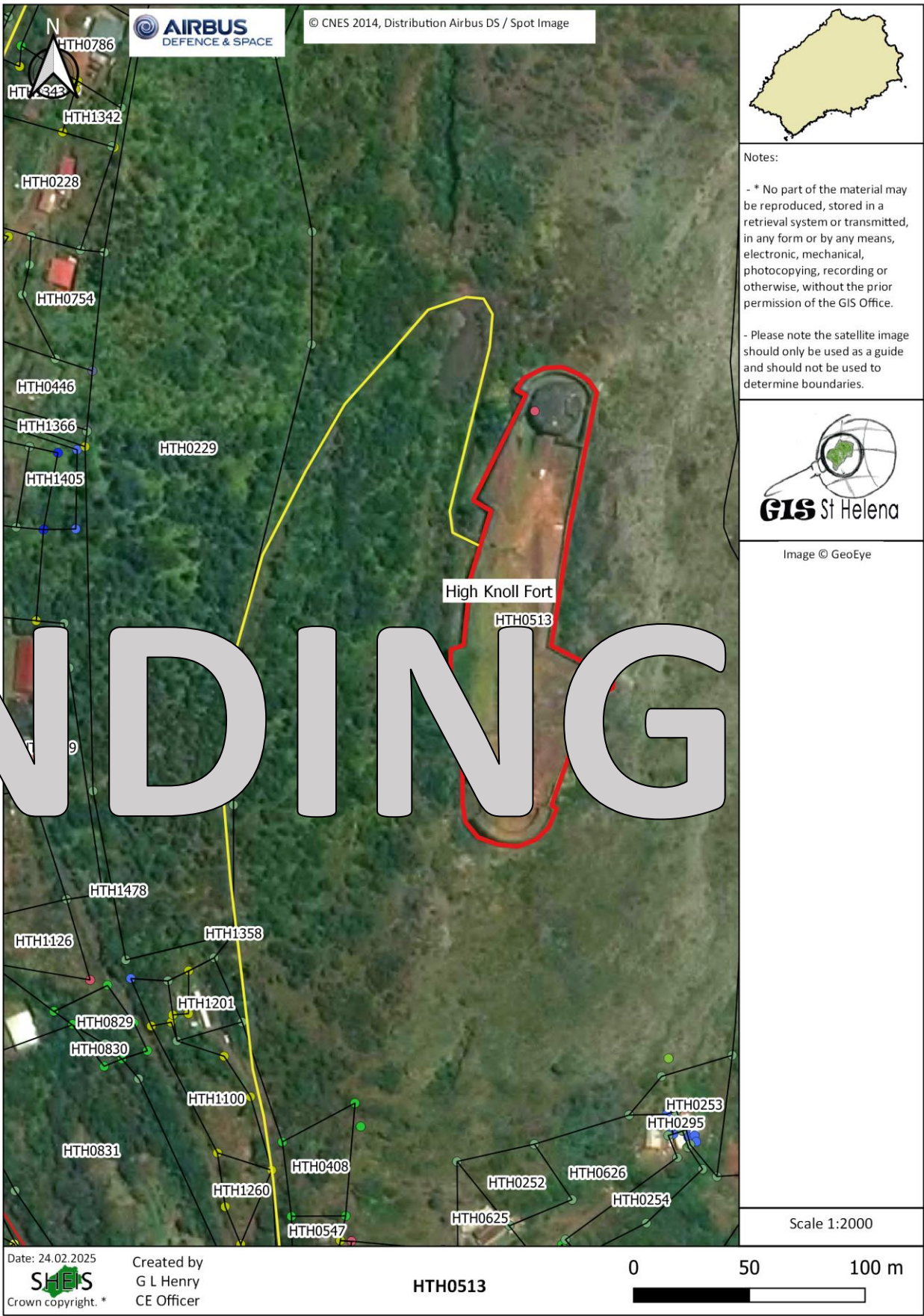
- **Heritage Conservation** – Preserving and restoring this iconic landmark.
- **Education & Cultural Development** – Showcasing the island’s rich cultural heritage.
- **Commercial Ventures** – Potential for tourism and community events, or heritage-based businesses.

With its historical significance and commanding views, High Knoll Fort is a prime location for sustainable development that honours its military past while creating new opportunities for the future.



LEASE PENDING

<b>Parcel number</b>
HTH0513
<b>Property area</b>
1.8 acres
<b>Location</b>
Upper Half Tree Hollow
<b>Restrictions on title</b>
None
<b>Method of disposal</b>
Direct Negotiation
<b>Reserve Value</b>
None
<b>Release date</b>
April 2025
<b>Preferred use</b>
Conservation/Educational/ Commercial Activities - subject to planning permission





LUFFKINS TOWER

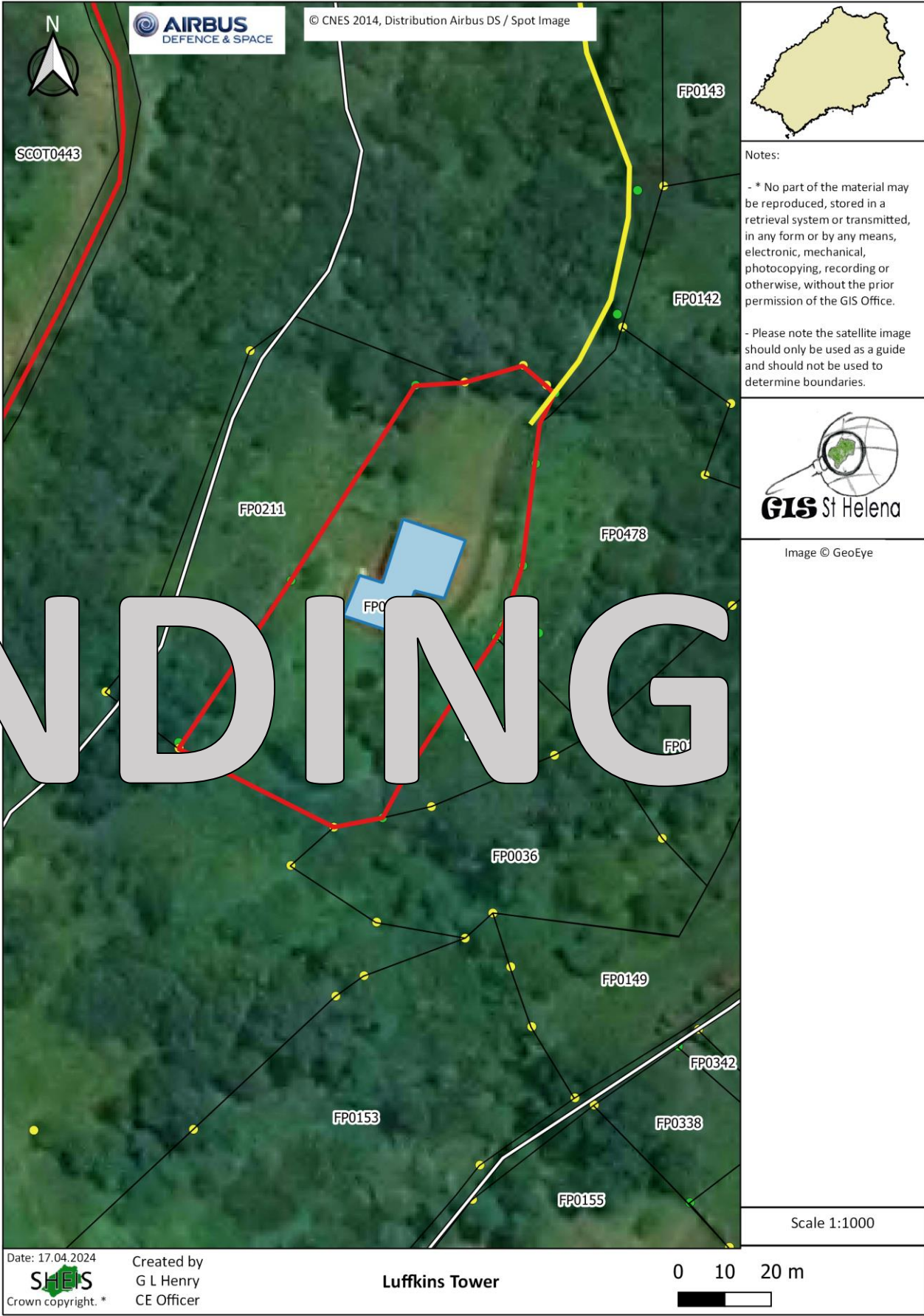
Luffkins Tower is a Grade III listed property steeped in charm and history. This large, two-storey house boasts an elegant design with three front bays, two at the side, and a spacious ground-floor veranda that wraps around these two sides. Inside, double casement doors on the ground floor and classic sashed windows on the second floor invite natural light throughout. A hip roof complements the traditional architecture, while a back two-storey extension houses the kitchen and bathrooms. With a garage and storage sheds at the back providing additional convenience

Set in the tranquil Luffkins area of St Paul’s, this four-bedroom home sits on a sprawling acre of lush, elevated land, offering abundant garden space and a true sense of privacy. Tucked away among the trees and accessible by a scenic country road, Luffkins Tower offers a peaceful, idyllic setting.

Luffkins Tower is a Grade III listed property steeped in charm and history. This large, two-storey house boasts an elegant design with three front bays, two at the side, and a spacious ground-floor veranda that wraps around these two sides. Inside, double casement doors on the ground floor and classic sashed windows on the second floor invite natural light throughout. A hip roof complements the traditional architecture, while a back two-storey extension houses the kitchen and bathrooms. With a garage and storage sheds at the back providing additional convenience



Parcel number	FP0212
Property area	1.0 acres
Location	St. Pauls
Restrictions on title	None
Method of disposal	Direct Negotiation
Release date	May 2025
Preferred use	Residential and/or Commercial Activities, subject to development permission





MUNDENS

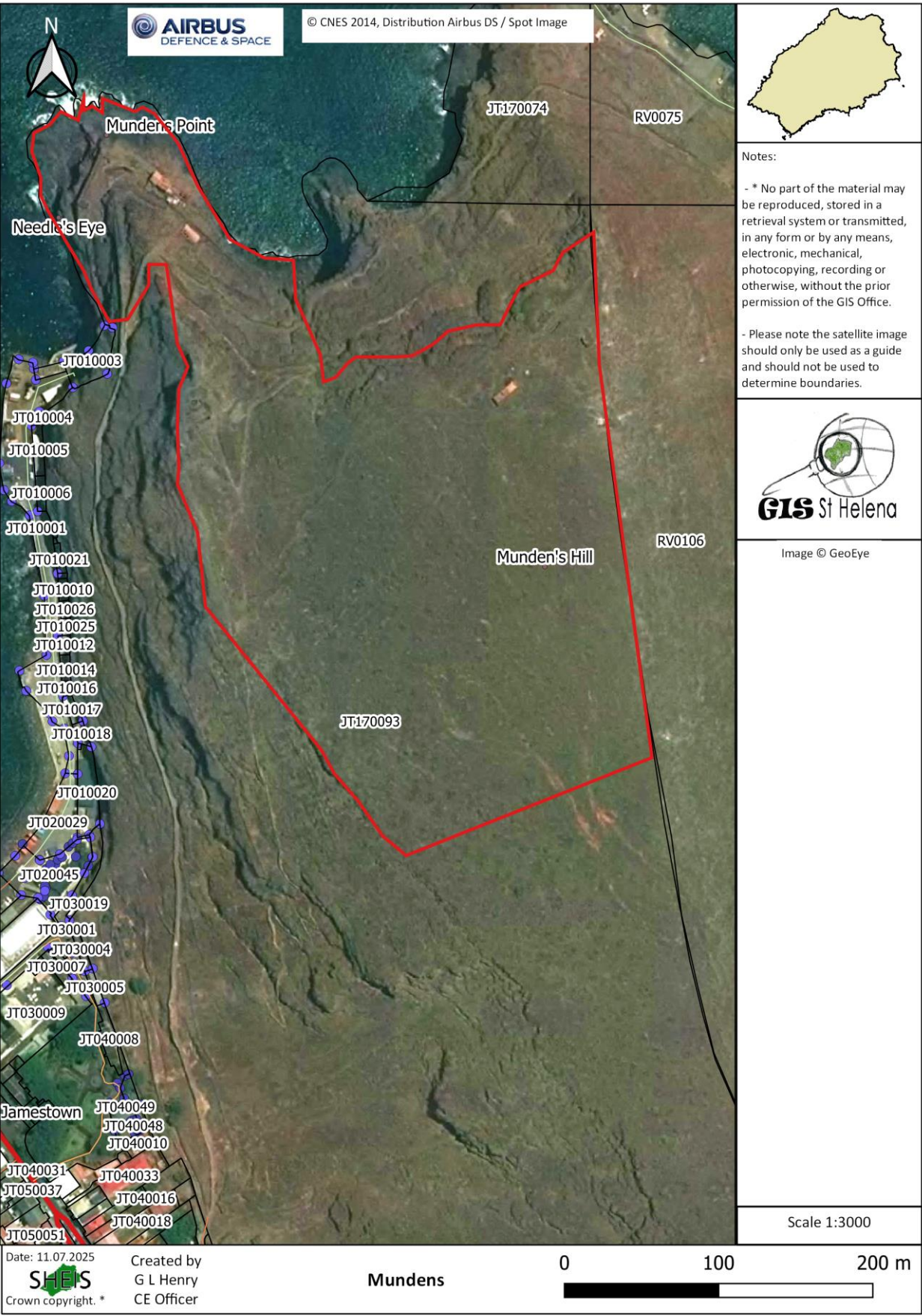
Mundens sits along the ridge that separates the Wharf, Jamestown, and Ruperts Bay, offering a location with both history and potential. The area features historical buildings and military fortifications, mainly overlooking James’ Bay giving it a strong sense of place and heritage.

Access is primarily by footpaths, adding to its quiet and secluded character. The landscape from the ridge to the cliff edge is open and undeveloped, with no current access to services.

For those looking to invest in a site with history, character, and development potential, Mundens offers a unique opportunity in a striking location.



<b>Parcel number</b>
JT170093 (Part)
<b>Property area</b>
Estimated 23.142 acres
<b>Location</b>
Mundens
<b>Restrictions on title</b>
None
<b>Method of disposal</b>
OMT
<b>Tenure</b>
Leasehold – 199 years
<b>Reserve Value</b>
OMV
<b>Release date</b>
July 2025
<b>Preferred use</b>
Commercial, Tourism and Leisure activities





FORMER POLICE CLUB, HALF TREE HOLLOW

Located at Ladder Hill, near one of the island’s main tourist attractions Jacob's Ladder, and a short distance from Jamestown, this property offers a prime location for a variety of commercial activities.

Previously used as a social club hosting a number of events and functions, the property is mainly of an open-plan design that includes a function room, with toilet facilities, and an outdoor BBQ area.

This property is available for a commercial lease, offering flexibility for businesses seeking to establish themselves in this key location.



Parcel number
HTH0328
Property area
0.20 acres
Location
Ladder Hill, Half Tree Hollow
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold – 25 years
Reserve Value
OMV
Release date
August 2025
Preferred use
Commercial





KIOSK – CUSTOMS & PASSENGER TERMINAL

The Kiosk is located at the wharf in Jamestown within the former Customs & Passenger Terminal Building.

This property is available to lease for commercial, and tourism leisure activities; subject to the relevant development permissions.



<b>Parcel number</b>
Part of JT020045
<b>Property area</b>
11.138 m²
<b>Location</b>
Near the Wharf, Jamestown
<b>Restrictions on title</b>
None
<b>Method of disposal</b>
OMT
<b>Tenure</b>
Leasehold
<b>Reserve Value</b>
£165.00 p/m
<b>Release date</b>
August 2025
<b>Preferred use</b>
Commercial, Tourism or Leisure





KIOSK – CUSTOMS & PASSENGER TERMINAL

The Kiosk is located at the wharf in Jamestown within the former Customs & Passenger Terminal Building.

This property is available to lease for commercial and tourism leisure activities; subject to the relevant development permissions.



<b>Parcel number</b>
Part of JT020045
<b>Property area</b>
7.7 m²
<b>Location</b>
Near the Wharf, Jamestown
<b>Restrictions on title</b>
None
<b>Method of disposal</b>
OMT
<b>Tenure</b>
Leasehold
<b>Reserve Value</b>
£146.00 p/m
<b>Release date</b>
August 2025
<b>Preferred use</b>
Commercial, Tourism or Leisure





COMMERCIAL PLOT – JAMESTOWN

Located on the seafront in Jamestown and to the western side of the Wharf, this vacant commercial space presents a unique opportunity for commercial and tourism leisure activities.

With its prime location and potential for development, this space is ideal for businesses seeking to capitalize on the strategically place setting—subject to obtaining the necessary development permissions



Parcel number	JT020018
Property area	0.05 acres
Location	Jamestown
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold
Reserve Value	OMV
Release date	August 2025
Preferred use	Commercial, Tourism or Leisure





BUSINESS UNITS – LADDER HILL

Located in ladder Hill, Half Tree Hollow, and just a short distance from the capital Jamestown, the business units offer a convenient and accessible location for businesses.

Designed to accommodate both new and existing businesses, the property features multiple self-contained units, surrounded by well-maintained gardens and a dedicated car park.

Individual units are available under a commercial lease, at a monthly rent for a maximum term of five years.

Applications for business units are assessed according to the matrix in Appendix 1 of the PDPP 2024.

Parcel number
Part of HTH1053
Property area
Average of 38m²
Location
Ladder Hill
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold
Reserve Value
£221.69 p/m (Year 1)
Release date
November 2025
Preferred use
Commercial





BUSINESS UNITS – LONGWOOD

Located in Longwood, these units offer a convenient and accessible location for businesses, and are well suited for light industrial or agricultural use.

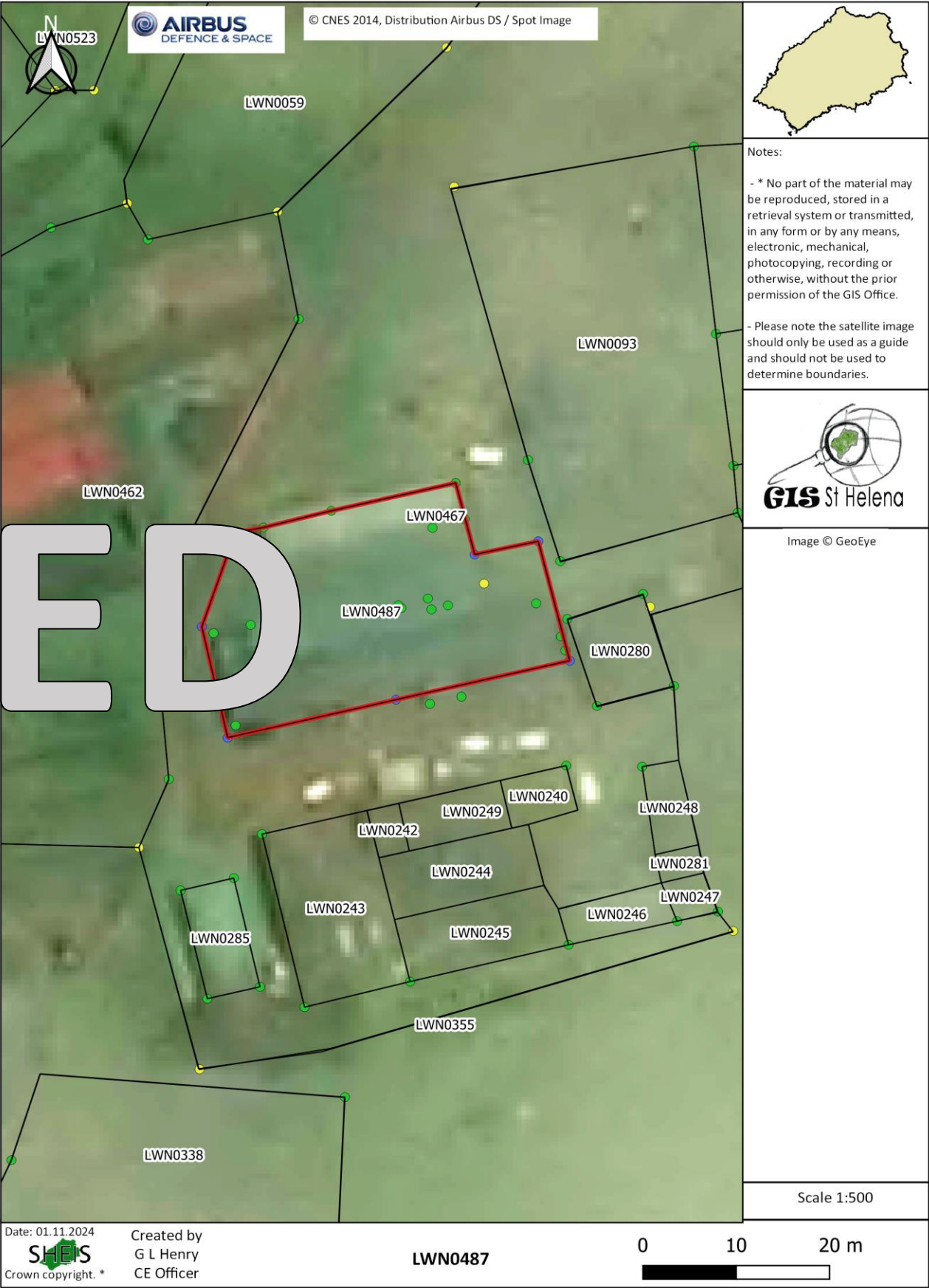
Designed to accommodate both new and existing businesses, units are available under a commercial lease, at a monthly rent for a maximum term of five years.

Applications for business units are assessed according to the matrix in Appendix 1 of the PDPP 2024.



Parcel number
LWN0487
Property area
Various sizes
Location
Longwood
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold
Reserve price
Various rates
Release date
November 2025
Preferred use
Commercial

LEASED





THE WHARF, JAMESTOWN

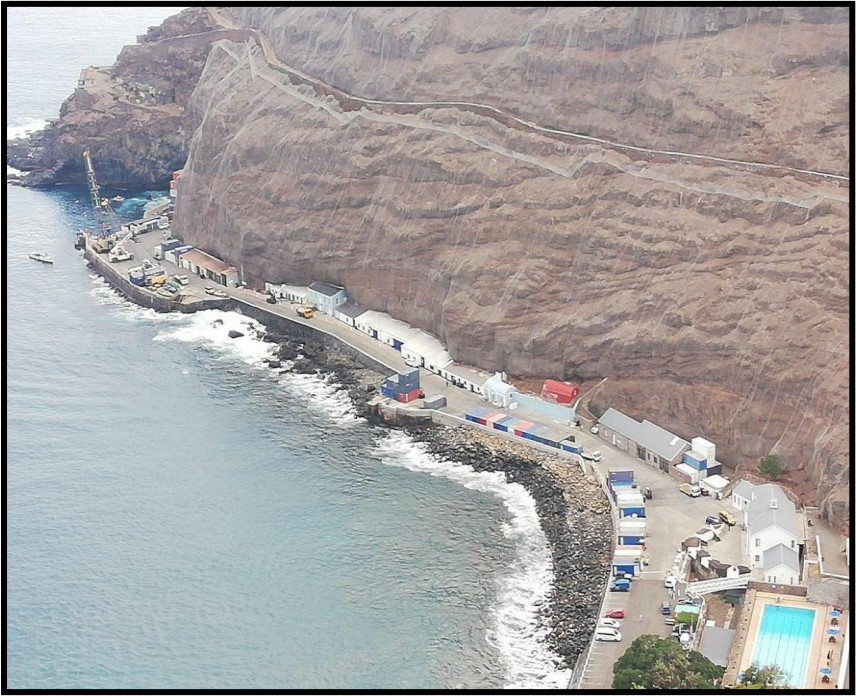
With port activities relocating to Ruperts Bay and plans progressing for the redevelopment of the Wharf, all Crown property within this area—from the Customs & Passenger Terminal Building to the Coal Yard—will soon be available for commercial lease.

These properties, currently on short-term leases that expire this year, present significant investment opportunities.

Future leasing arrangements will be subject to development proposals for the Wharf, with the potential for negotiations with existing tenants where beneficial.

Set within a traditional historic setting, the Wharf offers a prime location for commercial ventures, making it an ideal investment and development opportunity.

Further details on disposal options and desired commercial activity will be released shortly, as plans for the re development advances.



Parcel number
Various parcels
Property area
Various sizes
Location
The Wharf, Jamestown
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold
Reserve Value
Various
Release date
November 2025
Preferred use
Commercial, Tourism, Leisure

