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YEAR 2

Property ID	Location/Building Name	Area (acres)	Reserve Value(£)	Use	Tenure	Method of Disposal
NG0516	Residential plot – New Ground	0.235	21,000	Residential	Leasehold	OMT
NG0517	Residential plot – New Ground	0.290	26,000	Residential	Leasehold	OMT
HTH1230	Residential plot – Clay Gut	0.281	25,000	Residential	Leasehold	OMT
HTH1231	Residential plot – Clay Gut	0.342	30,000	Residential	Leasehold	OMT
HTH1232	Residential plot – Clay Gut	0.335	30,000	Residential	Leasehold	OMT
LWS0425	Residential plot – Longwood Road	0.128	3,800	Residential	Leasehold	OMT
SCOT0676	Residential plot – Above Young’s Valley, St. Pauls	0.74	44,000	Residential	Leasehold	OMT
SCOT0677	Residential plot – Above Young’s Valley, St. Pauls	0.53	32,000	Residential	Leasehold	OMT
HTH1226	Residential plot – Lower Half Tree Hollow	0.229	20,000	Residential	Leasehold	OMT
LWN0091	Commercial – Bertrands Cottage	0.590	TBC	Commercial	Long Leasehold	OMT
DPRR0046	Residential plot – Former Clinic	0.13	25,000	Residential	Leasehold	OMT
HTH1053	Business Units – Ladder Hill	Average of 38m²	245.09 p/m + RPI	Commercial	Leasehold	OMT
LWN0487	Business Units – Longwood	Various sizes	Various rates	Commercial	Leasehold	OMT

Locations





NEW GROUND – RESIDENTIAL PLOT

Located at New Ground, and just off the main road leading to Donkey Plain, this plots offers views of Half Tree Hollow and Flagstaff.

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

The land is available for residential development, where shared access arrangements over Crown land will be necessary.



<b>Parcel number</b>
NG0516
<b>Property area</b>
0.235 acres
<b>Location</b>
Near Central Garage, New Ground
<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>
£21,000 (purchase price)
<b>Release date</b>
February 2026
<b>Preferred use</b>
Residential
<b>Special conditions</b>
Preference to FTB





NEW GROUND – RESIDENTIAL PLOT

Located at New Ground, and just off the main road leading to Donkey Plain, this plots offers views of Half Tree Hollow and Flagstaff.

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

The land is available for residential development, where shared access arrangements over Crown land will be necessary.



<b>Parcel number</b>
NG0517
<b>Property area</b>
0.290 acres
<b>Location</b>
New Ground
<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>
£26,000 (purchase price)
<b>Release date</b>
February 2026
<b>Preferred use</b>
Residential
<b>Special conditions</b>
Preference to FTB





CLAY GUT – RESIDENTIAL PLOT

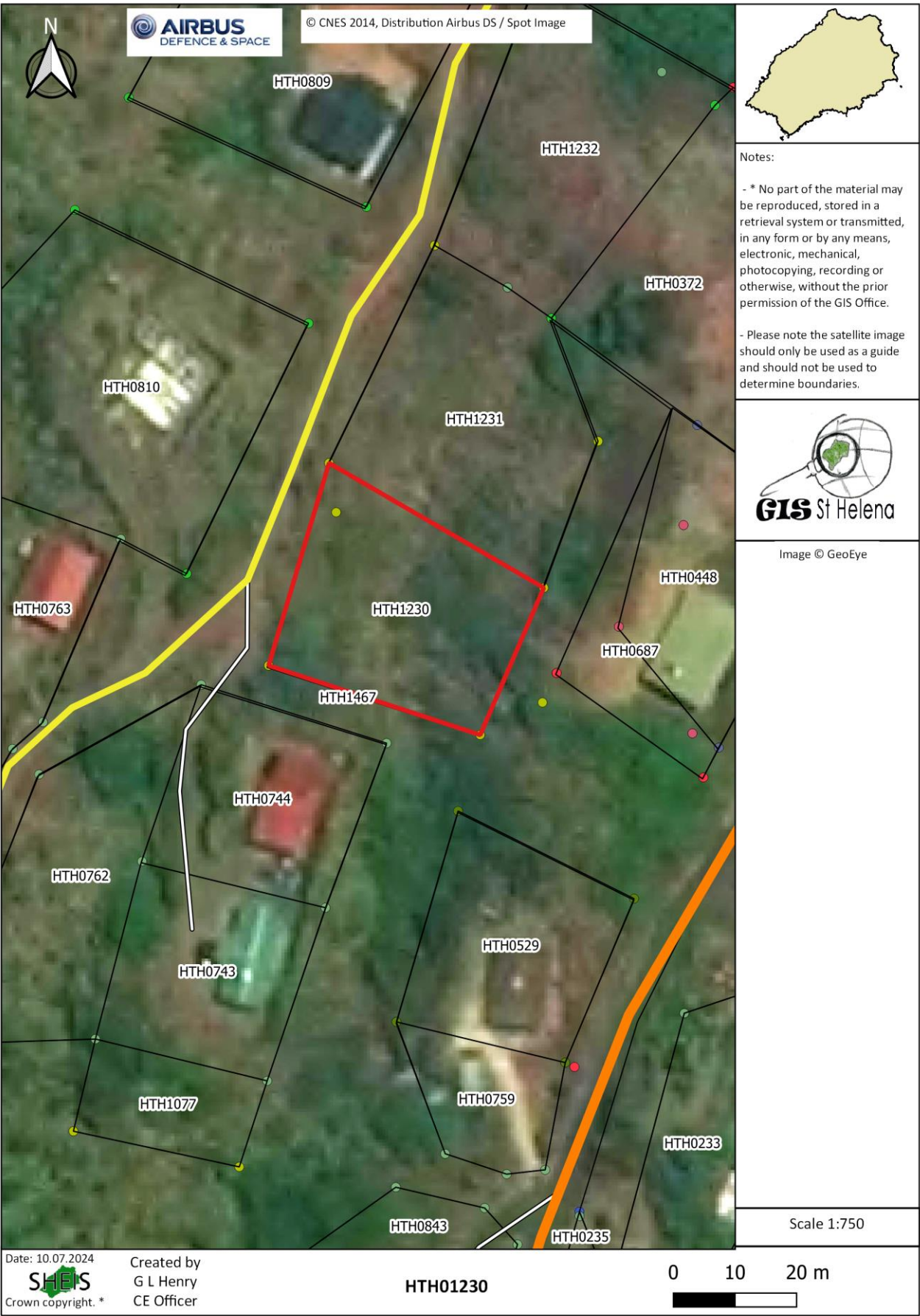
This well-located property sits within the Clay Gut area, just a short distance from Jamestown, in one of St Helena’s most developed areas.

The building plot has a reasonable gradient and is within close proximity to main road access and essential services, such as water, electricity, and telecommunications. However, as there is no communal drainage system in the area, a septic tank and soak-away would be required.

With its accessible location and development potential, this property presents a great opportunity for residential development.



Parcel number
HTH1230
Area
0.281 acres
Location
Clay Gut, 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
£25,000 (purchase price)
Release date
February 2026
Permitted use
Residential
Special conditions
Preference to FTB









CLAY GUT – RESIDENTIAL PLOT

This well-located property sits within the Clay Gut area, just a short distance from Jamestown, in one of St Helena’s most developed areas.

The building plot has a reasonable gradient and is within close proximity to main road access and essential services, such as water, electricity, and telecommunications. However, as there is no communal drainage system in the area, a septic tank and soak-away would be required.

With its accessible location and development potential, this property presents a great opportunity for residential development.



Parcel number	HTH1232
Area	0.335 acres
Location	Clay Gut, 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	£30,000 (purchase price)
Release date	May 2026
Preferred use	Residential
Special Conditions	Preference to FTB





LONGWOOD ROAD – RESIDENTIAL PLOT

Located in the Longwood area, this property is approximately 20 minutes away from the capital Jamestown.

The plot has already been excavated, resulting in a level gradient, making it ready for development. It has easy access to essential services, including roads, water, electricity, and telecommunications. However, as there is no communal drainage system, a septic tank and soak-away would be required.

This plot is available for residential use, offering an excellent opportunity to build a home in a well-connected and established area.



<b>Parcel number</b>
LWS0425
<b>Area</b>
0.128 acres
<b>Location</b>
Longwood Road, 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>
£3,800 (purchase price)
<b>Release date</b>
May 2026
<b>Preferred use</b>
Residential
<b>Special Conditions</b>
Preference to FTB





ST. PAUL’S – RESIDENTIAL PLOT

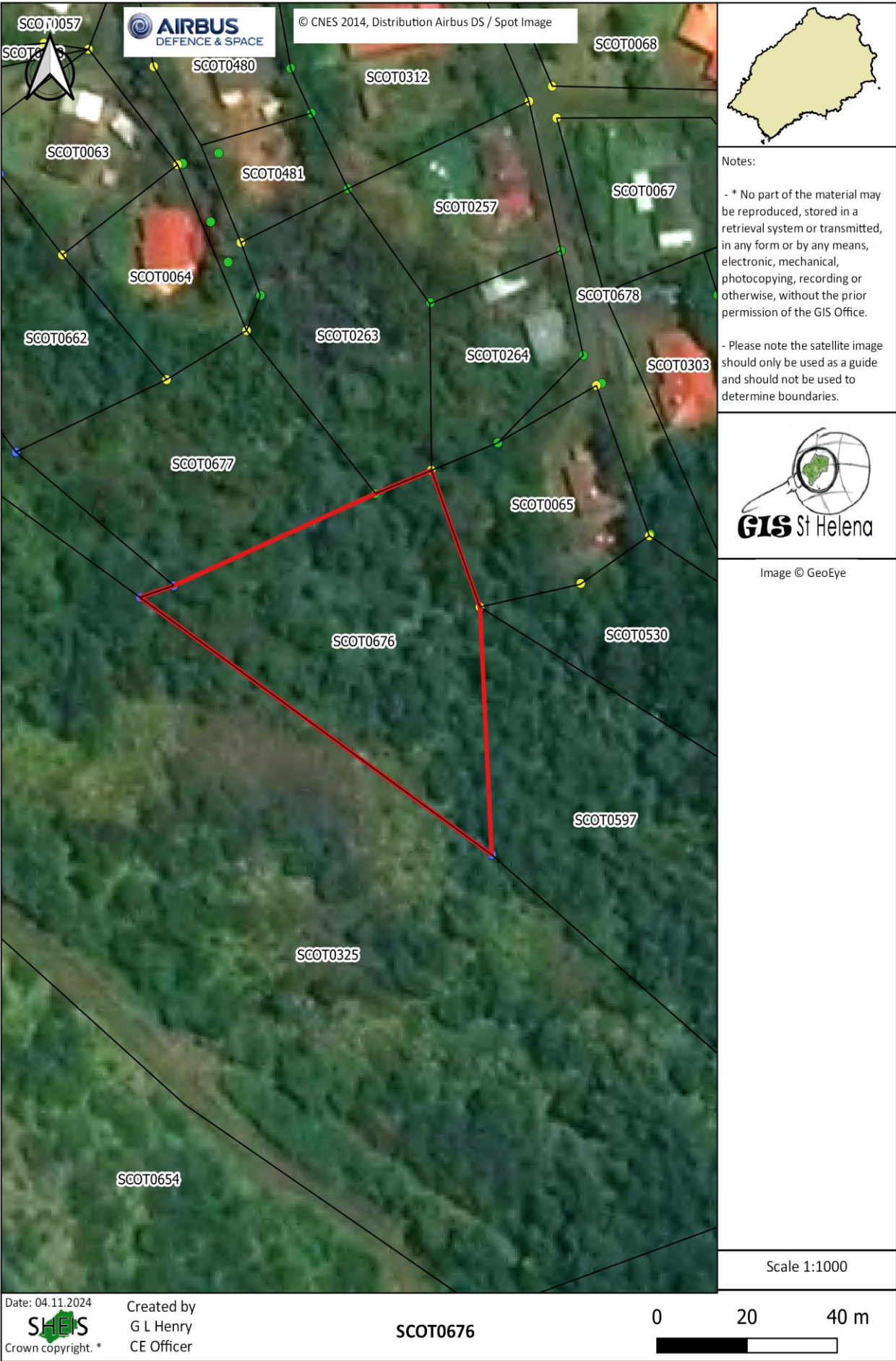
Situated in the St. Paul's area, this property is located approximately 20 minutes from the capital, Jamestown.

The plot has a reasonable gradient and benefits from being in a developed area, ensuring easy access to essential services such as roads, water, electricity, and telecommunications. However, as there is no communal drainage service, a septic tank and soak-away would be required for waste management.

This plot is available for residential use, offering a great opportunity to build a home in a well-established location.



Parcel number
SCOT0676
Property area
0.74 acres
Location
Above Young’s Valley, St Paul’s
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value
£44,000 (purchase rate)
Release date
May 2026
Preferred use
Residential
Special Conditions
Preference to FTB





ST. PAUL’S – RESIDENTIAL PLOT

Situated in the St. Paul’s area, this property is located approximately 20 minutes from the capital, Jamestown.

The plot has a reasonable gradient and benefits from being in a developed area, ensuring easy access to essential services such as roads, water, electricity, and telecommunications. However, as there is no communal drainage service, a septic tank and soak-away would be required for waste management.

This plot is available for residential use, offering a great opportunity to build a home in a well-established location.



Parcel number	SCOT0677
Property area	0.53 acres
Location	Above Young’s Valley, St. Paul’s
Restrictions on title	None
Method of disposal	OMT
Tenure	Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value	£32,000 (purchase price)
Release date	May 2026
Preferred use	Residential
Special Conditions	Preference to FTB





HALF TREE HOLLOW – RESIDENTIAL PLOT

Located in the Half Tree Hollow area, this property is just a short distance from Jamestown, in one of the most developed parts of the island.

The plot has a reasonable gradient and offers easy access to existing services, including roads, water, electricity, and telecommunications. While there is currently no access to the communal drainage system, alternatives such as private treatment plants can be installed as interim solution, until a connection into a communal system becomes available.

This plot is available for residential use, providing an excellent opportunity to develop a home in a well-connected and established area.



Parcel number	HTH1226
Property area	0.229 acres
Location	Lower 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	August 2026
Preferred use	Residential
Special Conditions	Preference to FTB





BERTRANDS COTTAGE – COMMERCIAL

Originally built in 1816 by loyal supporters of Napoleon Bonaparte, this historic property was fully restored in 2017 and offers a unique commercial opportunity.

Bertrands Cottage features a fully equipped commercial kitchen, two lounge areas, and a dining area with seating for up to 30 guests, four ensuite double bedrooms, a reception/office and a garage.

Situated in Longwood, the property is well connected and ideal for use as a restaurant, bed and breakfast, or similar hospitality venture.

The lease will be on full repairing commercial terms.

Parcel number
LWN0091
Property area
0.590 acres
Location
Longwood
Restrictions on title
None
Method of disposal
OMT
Tenure
Long Leasehold, 199 years +
Reserve Value
TBC
Release date
August 2026
Preferred use
Commercial Use





FORMER SANDY BAY CLINIC

Located in the lush and sparsely developed area of Sandy Bay, this former clinic offers stunning views from every angle. While the area is predominantly residential, it is conveniently close to a few shops and amenities.

The building, which has been closed for several years, is situated right next to the main road, accessible via steps. Services such as water, electricity, and drainage are already in place but will require reconnection.

This property presents an excellent opportunity for residential or a range of commercial uses.



<b>Parcel number</b>
DPRR0046
<b>Property area</b>
0.13 acres
<b>Location</b>
Near Milestone, Sandy Bay
<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>
£25,000 (purchase price)
<b>Release date</b>
November 2026
<b>Preferred use</b>
Residential Use
<b>Special Conditions</b>
Preference to FTB





**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.



<b>Parcel number</b>
Part of HTH1053
<b>Property area</b>
Average of 38m²
<b>Location</b>
Ladder Hill
<b>Restrictions on title</b>
None
<b>Method of disposal</b>
OMT
<b>Tenure</b>
Leasehold
<b>Reserve Value</b>
£245.09 p/m (Year 2)
<b>Release date</b>
November 2026
<b>Preferred use</b>
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.



<b>Parcel number</b>
LWN0487
<b>Property area</b>
Various sizes
<b>Location</b>
Longwood
<b>Restrictions on title</b>
None
<b>Method of disposal</b>
OMT
<b>Tenure</b>
Leasehold
<b>Reserve Value</b>
Various rates
<b>Release date</b>
November 2026
<b>Preferred use</b>
Commercial

