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YEAR 3

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	Residential plot – Clay Gut	0.299	26,000	Residential	Leasehold	OMT
NG0377	Residential plot – New Ground	0.258	23,000	Residential	Leasehold	OMT
NG0528	Residential plot – New Ground	0.41	36,000	Residential	Leasehold	OMT
SH0470	Residential plot – Levelwood	0.222	8,000	Residential	Leasehold	OMT
BG	Residential plot – The Saddle, Blue Hill	TBC	TBC	Residential	Leasehold	OMT
LWS0280	Residential plot – Longwood	0.17	5,000	Residential	Leasehold	OMT
LWS0566	Residential plot – Longwood	0.136	4,000	Residential	Leasehold	OMT
LWS0567	Residential plot – Longwood	0.126	4,000	Residential	Leasehold	OMT
HTH1284	Residential plot – Half Tree Hollow	0.231	20,000	Residential	Leasehold	OMT
TH010113	Residential plot – Burnt Rock	0.38	13,000	Residential	Leasehold	OMT
TH010078	Residential plot – Horse Pasture	0.21	7,000	Residential	Leasehold	OMT
AF0122	Agricultural plot – Alarm Forest	1.8	OMV	Agricultural	Leasehold	OMT
AF0388	Residential plot – Two Gun Saddle	0.68	50,000	Residential	Leasehold	OMT
BA0027	Residential plot – Horse Ridge	0.47	14,000	Residential	Leasehold	OMT
BA0028	Residential plot – Horse Ridge	0.20	6,000	Residential	Leasehold	OMT
BA0029	Residential plot – Horse Ridge	0.24	7,000	Residential	Leasehold	OMT
HTH1053	Business Units – Ladder Hill	Average of 38m²	268.49 p/m	Commercial	Leasehold	OMT
LWN0487	Business Units – Longwood	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 activities, subject to development permission



CLAY GUT – RESIDENTIAL PLOT

This property is located in the Clay Gut area, just a short distance from Jamestown, the capital of St Helena. Situated within one of the island’s most developed regions, it 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 race track.

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 home owners.



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

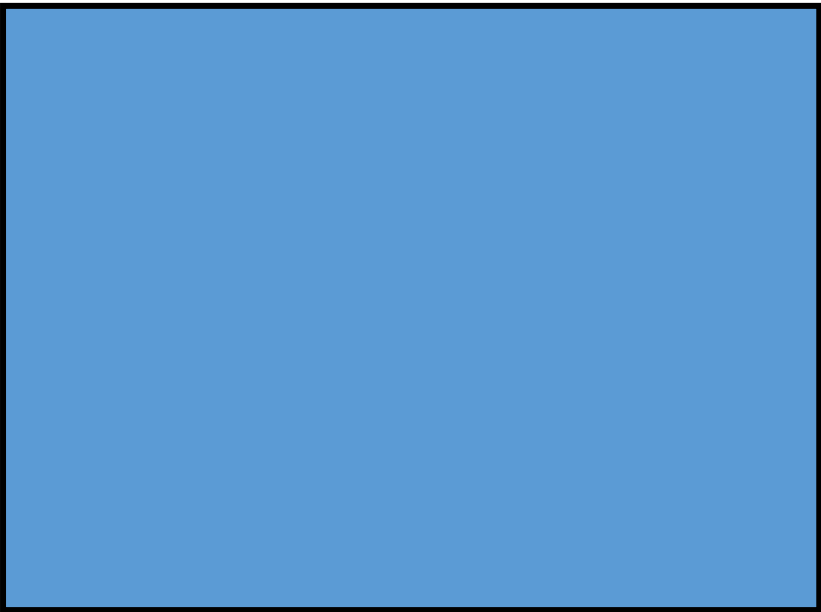


NEW GROUND – RESIDENTIAL PLOT

This property is located in the Clay Gut area, just a short distance from Jamestown, the capital of St Helena. Situated within one of the island’s most developed regions, it benefits from close 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 race track.

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 home owners.



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 – RESIDENTIAL PLOT

This property is located in the Clay Gut area, just a short distance from Jamestown, the capital of St Helena. Situated within one of the island’s most developed regions, it benefits from close 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 race track.

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 home owners.



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 – RESIDENTIAL PLOT

This property is located 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.

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 soakaway or a private treatment plant facility would be required.



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 – RESIDENTIAL PLOT

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 for waste management.

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

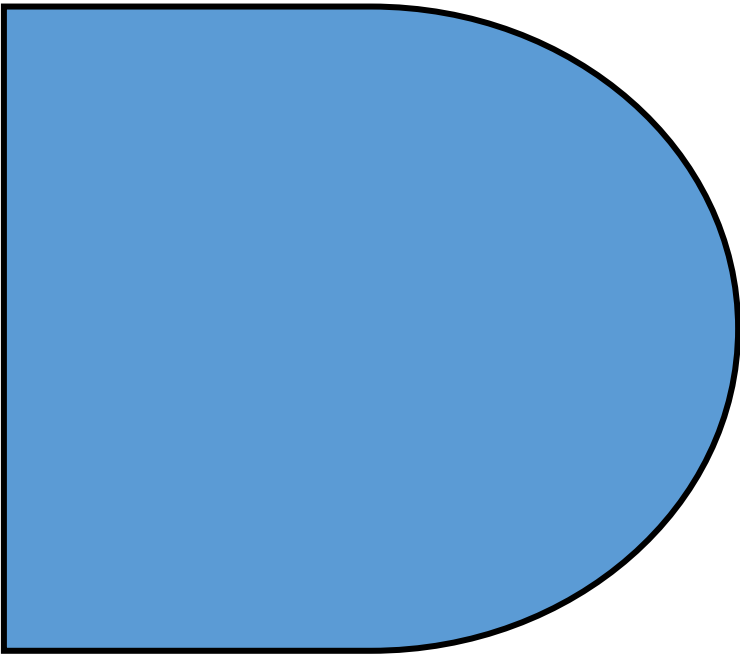


LONGWOOD – RESIDENTIAL PLOT

This property is located 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 soakaway 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



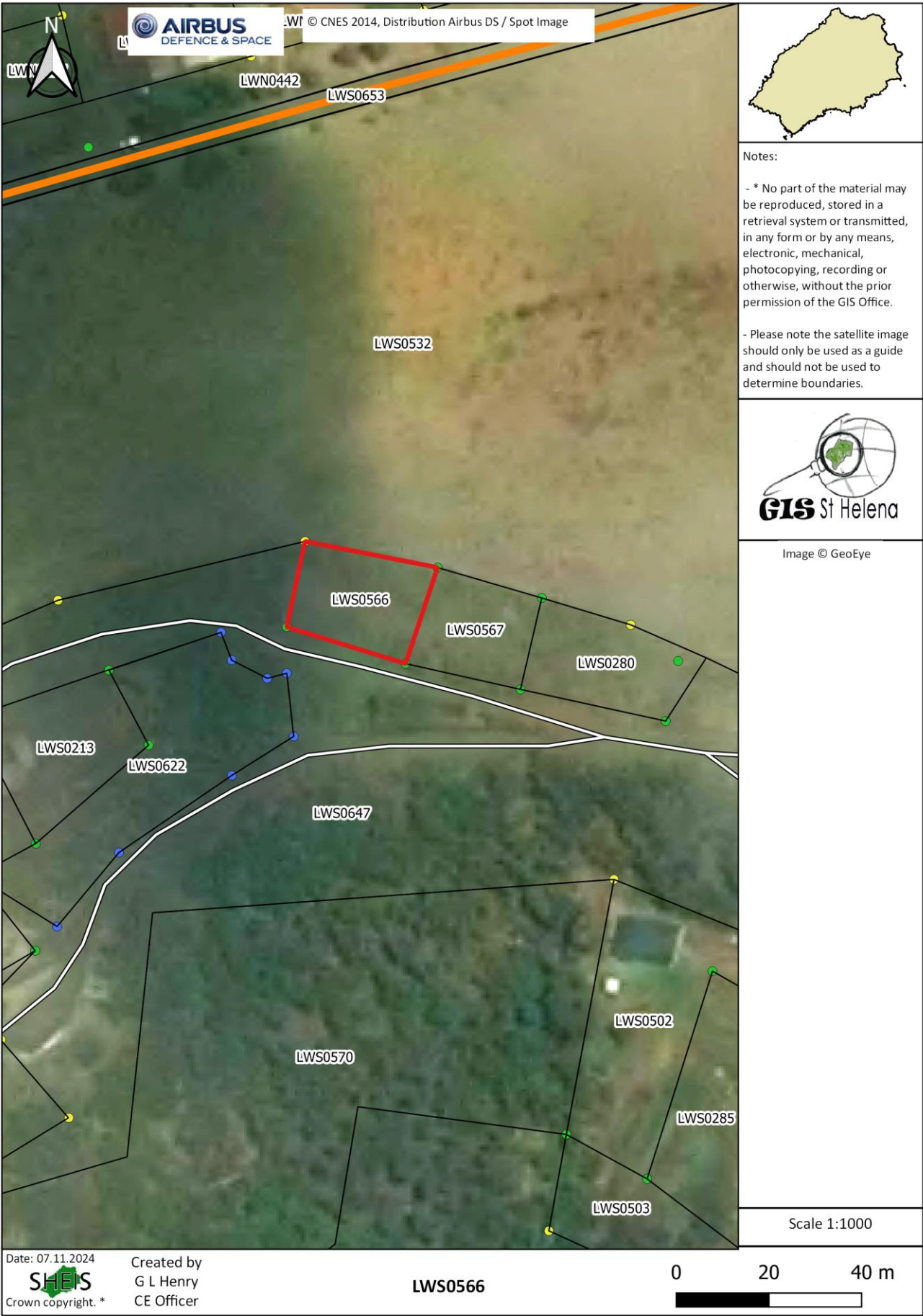
LONGWOOD – RESIDENTIAL PLOT

This property is located 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 soakaway or a private treatment plant would be required.



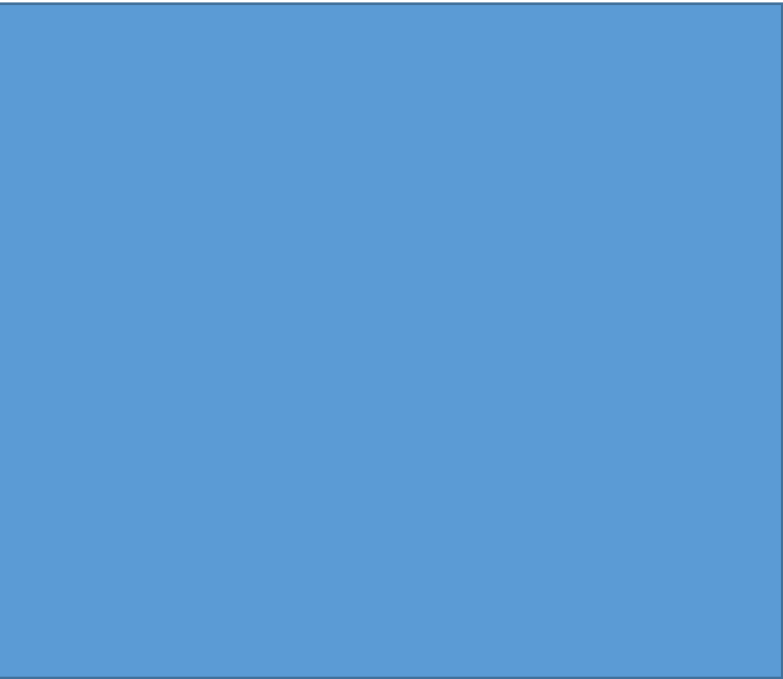
Parcel number
LWS0566
Property area
0.136 acres
Location
Near Golf Course, Longwood
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value
£4,000 (purchase price)
Release date
May 2027
Preferred use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



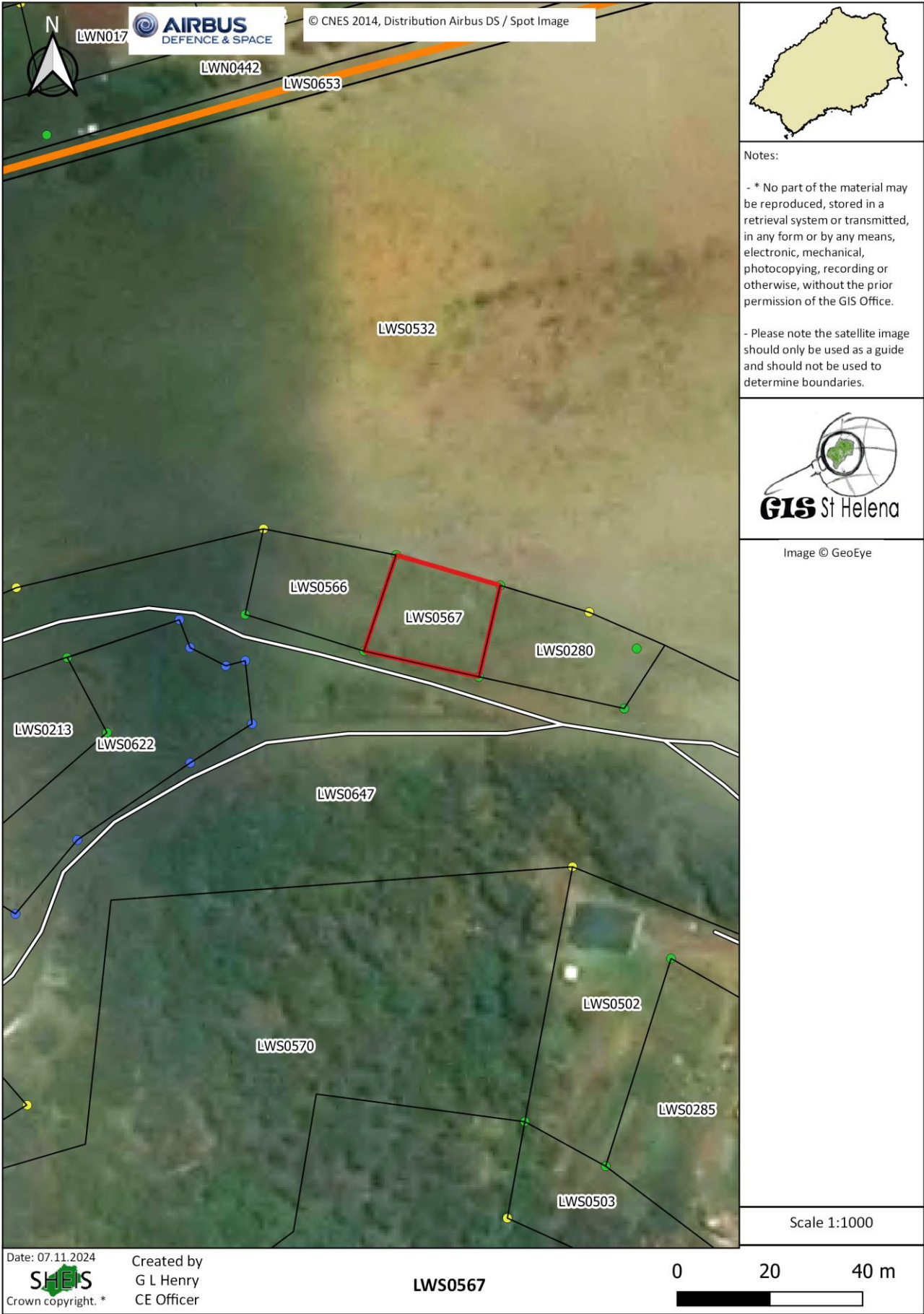
LONGWOOD – RESIDENTIAL PLOT

This property is located 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 soakaway 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 – RESIDENTIAL PLOT

This property is located 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 entering 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 – RESIDENTIAL PLOT

This property is located 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	TH010113
Property area	0.38 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	£13,000 (purchase price)
Release date	August 2027
Preferred use	Residential
Special conditions	Preference to FTB



HORSE PASTURE – RESIDENTIAL PLOT

This property is located 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 – RESIDENTIAL PLOT

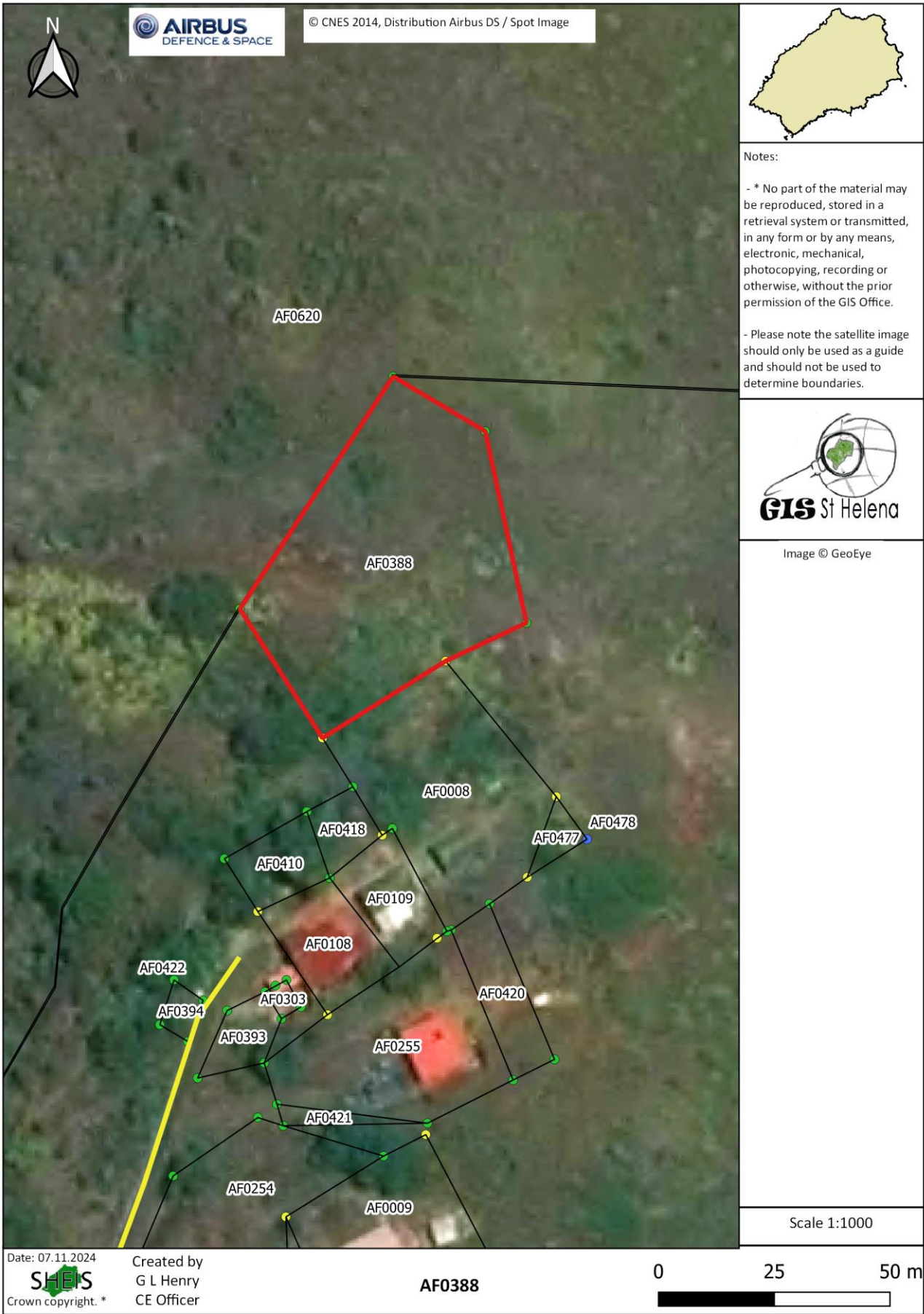
This property is located in the Two Gun Saddle area, just a 5-minute drive from Jamestown, the capital of St Helena. Situated in a developed part of the island, it offers both convenience and accessibility.

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 home owners, 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



HORSE RIDGE – RESIDENTIAL PLOT

This property is located within the Blue Hill area, it is a 30 minute drive from the capital Jamestown and is within a sparse developed area of the Island.

This area of the Island has limited infrastructure but the service should be available as other residences are located nearby.

Tenant(s)/Purchaser(s) will be responsible for access and/or shared access arrangements.

This plot is available for Residential use.



Parcel number
BA0027
Property area
0.47 acres
Location
Horse Ridge
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value
£14,000 (purchase price)
Release date
November 2027
Preferred use
Residential
Special conditions
Preference to FTB



HORSE RIDGE – RESIDENTIAL PLOT

This residential plot offers a rare opportunity to build your dream home in one of St Helena’s most peaceful and scenic areas.

Located in a sparsely developed area this plot is perfect for a private retreat or as a future investment, this residential plot is offered un-serviced with utility infrastructure nearby, offering the perfect blend of seclusion and opportunity.

Tenant(s)/Purchaser(s) will be responsible for arranging access and may be required to enter shared access agreements with existing home owners.



Parcel number
BA0028
Property area
0.20 acres
Location
Horse Ridge
Restrictions on title
None
Method of disposal
OMT
Tenure
Leasehold with an option to purchase the freehold title on performing build covenants
Reserve Value
£6,000 (purchase price)
Release date
November 2027
Preferred use
Residential
Special conditions
Preference to FTB



HORSE RIDGE – RESIDENTIAL PLOT

This residential plot offers a rare opportunity to build your dream home in one of St Helena’s most peaceful and scenic areas.

Located in a sparsely developed area this plot is perfect for a private retreat or as a future investment, this residential plot is offered un-serviced with utility infrastructure nearby, offering the perfect blend of seclusion and opportunity.

Tenant(s)/Purchaser(s) will be responsible for arranging access and may be required to enter shared access agreements with existing home owners.



Parcel number
BA0029
Property area
0.24 acres
Location
Horse Ridge
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
November 2027
Preferred use
Residential
Special conditions
Preference to FTB



BUSINESS UNITS – LADDER HILL

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

Reserve Value

£268.49 p/m (Year 3)

Release date

November 2027

Preferred use

Commercial



BUSINESS UNITS – LONGWOOD

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



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

