

Offer for Sale of Lease Rights (Land Plot)

1. General Information			
Name		Construction of roadside service facilities	
Total area (m ²)		5,000	
Location	Region	Gomel	
	District	Lelchitsy	
	Settlement	–	
	Address	Lelchitsy District, 3 km north of the Glushkovichi Agro-Town	
Form of property		<input type="checkbox"/> private	<input checked="" type="checkbox"/> public
Name of owner		Miloshevichi Forestry	
Possible fields of use		<input type="checkbox"/> industry <input type="checkbox"/> logistics	<input type="checkbox"/> trade <input type="checkbox"/> service <input type="checkbox"/> mixed <input checked="" type="checkbox"/> other (roadside service)
Means of land plot provision		<input checked="" type="checkbox"/> lease	<input type="checkbox"/> use <input type="checkbox"/> sale
Value (cadastral) (per ha) as on January 1, 2025 (BYN and USD)		6,800.00 BYN / 2,700.00 USD	
Encumbrance of the plot/building		<p>Development of the site requires:</p> <ul style="list-style-type: none"> – construction of an access to the land plot; – construction of an electric cable of approximately 0.1 km; – cutting down woody and shrubby vegetation (if necessary), provision of compensation measures for the removed objects of flora; – construction of a water supply network to the nearest connection point of approximately 3 km; – to carry out measures on engineering preparation and improvement of territories in accordance with the architectural planning assignment and requirements of technological regulations (THIA), taking into account the requirements for creating a barrier-free environment. <p>The land plot is located on sensitive lands, the withdrawal and provision of which for purposes not related to the purpose of these lands is possible with the approval of the President of the Republic of Belarus (paragraph 2 of the Decree of the President of the Republic of Belarus of December 27, 2007 № 667 "On withdrawal and provision of land plots"). In the roadside area (controlled zone) of the highway.</p>	
2. Transport Communication			
	Distance from the facility, km	Name	
Highway, km	132	M10 Highway	
Republican class highway, km	10	P-36 Mozyr – Lelchitsy – Miloshevichi – Ukraine border	
Airport	–	–	
Railway	70	Zhitkovichi station	
Availability of access routes		Unavailable	
Other		The distance to the border with: Russia ≈ 312 km, Ukraine ≈ 4 km; Poland ≈ 395 km; Lithuania ≈ 497 km.	

3. Infrastructure		
	Distance from the facility, km	Description (power, volume, etc.)
Electric power supply	0.1	The amount of electrical power that can be connected to existing electrical networks (lines) without their reconstruction is 50 kW. Connection point from overhead line – 10 kV № 586 from ПЦ – 110 "Miloshevichi" substation
Heating (heating networks)	–	–
Potable water	3	The nearest connection point is Glushkovichi Agro-Town (central, potable / Ø 100 mm)
Process water	–	–
Hot water service	–	–
Boreholes	–	–
Sewerage	–	–
Gas supply	–	–
Other (including adjacent structures: industrial enterprises, raw material base)	–	
4. Contact Information		
Contact Person (Position)	Zelenkovskiy Andrey Leonidovich (Head of the Land Management Department of the Lelchitsy District Executive Committee)	
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