

Offer for Sale of Lease Rights (Land Plot)

1. General Information			
Name		Construction of industrial facilities	
Total area (m ²)		100,000	
Location	Region	Gomel	
	District	Lelchitsy	
	Settlement	–	
	Address	Lelchitsy District, 1 km south-east of the Ubortskaya Rudnya Village	
Form of property		<input type="checkbox"/> private	<input checked="" type="checkbox"/> public
Name of owner		Lelchitsy Forestry	
Possible fields of use		<input checked="" type="checkbox"/> industry <input type="checkbox"/> logistics	<input type="checkbox"/> trade <input type="checkbox"/> service <input type="checkbox"/> mixed <input type="checkbox"/> other (placement of a cultural, educational and entertainment facility)
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)		4,600.00 BYN / 1,800.00 USD	
Encumbrance of the plot/building		<p>Development of the site requires:</p> <ul style="list-style-type: none">– 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 (Lelchitsy Urban Settlement);– construction of an electric cable to the nearest connection point of approximately 1 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>In the roadside area (controlled zone) of the highway.</p> <p>Sanitary restrictions: it is allowed to place industrial facilities with a base size of sanitary protection zone no more than 1000 m, in accordance with the specific sanitary and epidemiological requirements for the establishment of sanitary protection zones of objects that affect human health and the environment, approved by Resolution of the Council of Ministers of the Republic of Belarus dated 12 / 11 / 2019 № 847.</p>	
2. Transport Communication			
	Distance from the facility, km	Name	
Highway, km	104	M10 Highway	
Republican class highway, km	13.5	P-36 Mozyr – Lelchitsy – Miloshevichi – Ukraine border	
Airport	–	–	
Railway	65	Kozenki station	

Availability of access routes	Available	
Other	The distance to the border with: Russia ≈ 256 km, Ukraine ≈ 78 km; Poland ≈ 413 km; Lithuania ≈ 469 km.	
3. Infrastructure		
	Distance from the facility, km	Description (power, volume, etc.)
Electric power supply	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 № 2702 from ПЦ – 35 "Zamoshye" substation
Heating (heating networks)	–	–
Potable water	–	The nearest connection point is Lelchitsy Urban Settlement
Process water	–	–
Hot water service	–	–
Boreholes	–	–
Sewerage	–	–
Gas supply	–	–
Other (including adjacent structures: industrial enterprises, raw material base)	Location near deposits of molding sands	
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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