

Investment Proposal
Land Plot: Loyev Urban Settlement, Batova Street, 60B

1. General Information

Name		For the construction and maintenance of an industrial facility	
Total area (m ²)		20,000	
Location	Region	Gomel	
	District	Loyev	
	Settlement	Loyev Urban Settlement	
	Address	Batova Street, 60B	
Form of property		<input type="checkbox"/> private	<input checked="" type="checkbox"/> public
Name of owner		Loyev District Executive Committee	
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
Value (cadastral) (per ha) on January 1, 2025 (BYN and USD)		69,800.00 BYN / 27,200.00 USD	
Encumbrance of the plot/ building		Restrictions (encumbrances) of rights: – on the area of 0.0043 hectares due to the location of electrical networks up to 1000 volts in the protection zones; – on the area of 1.9957 due to the location in the sanitary protection zones of the water conduits. The need for the project to determine the transfer (dismantling) of engineering communications (water supply and electricity supply networks)	

2. Transport Communication

	Distance from the facility, km	Name
Highway, km	44.0	M-10 Gomel – Kobrin
Republican class highway, km	1.2	P-32 Rechitsa – Loyev
	1.0	P-125 Loyev – Bragin
Airport	100.0	Gomel Airport
Railway	60.0	Rechitsa station
Availability of access routes	Available	
Other	Distance from Ukraine ≈ 1.7 km, from the Russian Federation ≈ 71 km	

3. Infrastructure

	Distance from the facility, km	Description (power, volume, etc.)
Electric power supply	0.2	The technical possibility for connecting the plot land to external power supply networks from the existing overhead power line – 10kV with a capacity of 250 kW. It is possible to increase the capacity under the condition of the construction of an overhead line –

		10kW from the substation 110/35/10 – 0.7 km, with a capacity of 2.9MW.
Heating (heating networks)	—	—
Potable water	—	—
Process water	—	—
Hot water service	—	—
Boreholes	—	—
Sewerage	—	—
Gas supply	—	—
Other (including adjacent structures: industrial enterprises, raw material base)	—	

4. Contact Information

Contact Person (Position)	Melnik Igor Nikolayevich (Deputy Chairman of the District Executive Committee)
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Site plan

Photo (e.g., Google Maps)

Map

