

Offer for Sale of Lease Rights (Land Plot)

1. General Information			
Name		Organization of a camping parking	
Total area (m ²)		10,000	
Location	Region	Gomel	
	District	Lelchitsy	
	Settlement	–	
	Address	Lelchitsy District, 5 km south-east of the Pribolovichi 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"/> trade <input type="checkbox"/> mixed <input type="checkbox"/> logistics <input type="checkbox"/> service <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, 2026 (BYN and USD)		5,800.00 BYN / 2,300.00 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 0.3 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 5 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>When organizing a camping parking, it is allowed to place an object 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> <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; 	

	<p>– to carry out measures on engineering preparation and improvement of territories in accordance with the architectural planning assignment and requirements of technological regulations (ТНПА), taking into account the requirements for creating a barrier-free environment.</p> <p>The land plot is located on restricted (regime) lands, the seizure and provision of which for purposes not related to the designated use of these lands is possible upon coordination with the President of the Republic of Belarus (paragraph 2 of Presidential Decree № 667 of the Republic of Belarus dated December 27, 2007 "On the Seizure and Provision of Land Plots").</p> <p>In the roadside area (controlled zone) of the highway.</p>
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2. Transport Communication

	Distance from the facility, km	Name
Highway, km	76	M10 Highway
Republican class highway, km	0.6	P-36 Mozyr – Lelchitsy – Miloshevichi – Ukraine border
Airport	–	–
Railway	60	Zhitkovichi station
Availability of access routes	Unavailable	
Other	The distance to the border with: Russia ≈ 299 km, Ukraine ≈ 16 km; Poland ≈ 382 km; Lithuania ≈ 440 km.	

3. Infrastructure

	Distance from the facility, km	Description (power, volume, etc.)
Electric power supply	0.3	The amount of electrical power that can be connected to existing electrical networks (lines) without their reconstruction is 20 kW. Connection point from overhead line – 10 kV № 586 from ПИС – 110 "Miloshevichi" substation
Heating (heating networks)	–	–
Potable water	5	The nearest connection point is Pribolovichi Agro-Town (central, potable / Ø 110 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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