

Offer for Sale of Lease Rights (Land Plot)

1. General information			
Name		Construction of industrial facilities	
Total area (m ²)		25,000	
Location	Region	Gomel	
	District	Lelchitsy	
	Settlement	–	
	Address	Lelchitsy District, from the south-western side of the Lelchitsy Urban Settlement (Geologov Street)	
Form of property		<input type="checkbox"/> private	<input checked="" type="checkbox"/> public
Name of owner		JSC Novaya Niva	
Possible fields of use		<input checked="" type="checkbox"/> industry	<input type="checkbox"/> trade
		<input type="checkbox"/> logistics	<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, 2026 (BYN and USD)		21,800.00 BYN / 8,500.00 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 of approximately 0.35 km; – construction of a conductive gas pipeline to the nearest connection point of approximately 0.37 km; – 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>The land lot is located: in the power line protection zones; in an area with periodic radiation monitoring; in the roadside area (controlled zone) of the highway; in natural areas subject to special protection (water protection zones of rivers and water bodies);</p> <p>The land plot is partially located on sensitive lands, the withdrawal and provision of which for purposes unrelated to the purpose of these lands is possible with the approval of the President of the Republic of Belarus;</p> <p>Sanitary restrictions: when creating a modern production facility for the production of granular fertilizers with a prolonged effect based on peat and sapropel, when preparing design and estimate documentation, the investor needs to establish the estimated size of the sanitary protection zone in accordance with Specific sanitary and epidemiological requirements for the establishment of</p>	

	<p>sanitary protection zones of facilities that are objects of impact on human health and the environment, approved by Resolution of the Council of Ministers of the Republic of Belarus dated 12 / 11 / 2019 № 847, and risk assessment for public health;</p> <p>for other types of activities, it is allowed to place industrial facilities with a base size of sanitary protection zone no more than 500 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	80	M10 Highway
Republican class highway, km	0.1	P-36 Mozyr – Lelchitsy – Miloshevichi – Ukraine border
Airport	–	–
Railway	80	Zhitkovichi station
Availability of access routes	Available	
Other	The distance to the border with: Russia ≈ 259 km, Ukraine ≈ 52 km; Poland ≈ 416 km; Lithuania ≈ 445 km.	
3. Infrastructure		
	Distance from the facility, km	Description (power, volume, etc.)
Electric power supply	Directly on the land plot	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 № 592 from ПИС – 110 kV "Lelchitsy" substation
Heating (heating networks)	0.35	–
Potable water	0.35	The nearest connection point is Lelchitsy Urban Settlement, Geologov Street (central, potable / Ø 100 mm)
Process water	–	–
Hot water service	–	–
Boreholes	–	–
Sewerage	0.35	–
Gas supply	0.37	A possible connection point with a capacity of up to 2 kPa, from which a load of 10 m ³ /hour can be provided, D = 63 mm (low-pressure gas pipeline P = 2 kPa)
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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