

Offer for Sale of Lease Rights
Land Plot: Loyev District, Shchitsy Village, 20 Bryukhanova Street

1. General Information

Name		For the construction and maintenance of a tourist services facility		
Total area (m ²)		2,456		
Location	Region	Gomel		
	District	Loyev		
	Settlement	Shchitsy Village		
	Address	20 Bryukhanova Street		
Form of property		<input type="checkbox"/> private	<input checked="" type="checkbox"/> public	
Name of owner		Loyev District Executive Committee		
Possible fields of use		<input type="checkbox"/> industry <input type="checkbox"/> logistics	<input type="checkbox"/> trade <input checked="" 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) on January 1, 2025 (BYN and USD)		5,300.00 BYN / 2,100.00 USD		
Encumbrance of the plot/ building		<p>– on an area of 0.2456 ha due to its location in natural areas subject to special protection (in the water protection zone of a river or a water body) ;</p> <p>– on the area of 0.0004 ha due to the location in the protection zones of electric networks up to 1000 volts;</p> <p>– on the area of 0.0006 ha due to the location in the sanitary protection zones of water conduits;</p> <p>– on the area of 0.2456 ha due to its location in natural areas subject to special protection (in the sanitary protection zone of a water body used for domestic and drinking water supply, in the sanitary protection zone at water intake sites)</p>		

2. Transport Communication

	Distance from the facility, km	Name
Highway, km	49.0	M-10 Gomel – Kobrin
Republican class highway, km	2.8	P-125 Loyev – Bragin
Airport	115.0	Gomel Airport
Railway	70.0	Rechitsa station
Availability of access routes	Available	
Other	Distance from Ukraine ≈ 0.64 km, from the Russian Federation ≈ 79 km	

3. Infrastructure

	Distance from the facility, km	Description (power, volume, etc.)
Electric power supply	0.010	The technical possibility for connecting the plot land to external power supply networks with a maximum capacity of 9 kW (3-phase input (380 volts)).

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)	Zubar Svetlana Sergeyevna (Head of the Economics Department of the District Executive Committee)
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Site plan

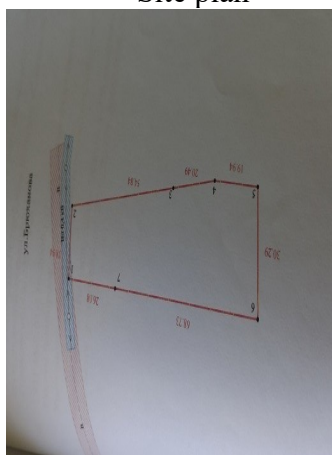


Photo (e.g., Google Maps)



Map

