

Land plot «Berezhnyany»



«Berezhnyany» land plot characteristics

Location	Smolensk Region, Kardymovskiy District, village Berezhnyany
Property type	Non-delineated ownership (in disposition of the Kardymovskiy District Administration)
Terms of use	Sale, rent
Estimated purchase cost	Cadastral value of the land plot – 99 200 rubles, cadastral value of 1 m ² - 2,48 rubles (the land will be sold at the cadastral price)
Estimated rent cost	The investor will not be liable for any rent charge during the construction period of the investment facility.
Acreage	4 ha (with possible extension)
Category of land	Agricultural
Constructions	None
Relief	Flat, horizontal terrain
Land reclamation infrastructure	None
Restricted use requirements	None
Distance from	
- Moscow	320 km
- Minsk	30 km
- Smolensk	350 km
- the nearest settlement	0,5 km
- the proximity to the motorway	1 km from the motorway M-1 “Moscow-Minsk”
- the proximity to the railway	25 km from the railway “Moscow-Western Europe”, station Kardymovo
Transport infrastructure	
- motorways	The dual asphalt motorway, no weight limit for transport, free access for freight transport and road machinery.
- railways	Station Kardymovo is at a distance of 25 km from the railroad “Moscow- Western Europe”
Available communications	
- motorway	The asphalt road is adjacent to the area.
Engineering infrastructure	
- gas supply	The connection point to the high-pressure gas pipeline is located at a distance of 8,5km, (the pressure at the connection point is - DS- 0,6 MPa, capacity – 100 m ³ per hour). Duration of the technological connection of the capital facility to gas networks in 2014 may last upto 1,5 year. The approximate cost of the technological connection – 15,3 million rubles. Duration of the technological connection of the capital facility to gas networks after repairs or reconstruction may take upto 3 years. The approximate cost of the technological connection – 40,0 million rubles.
- electricity (value of connection without VAT and tax on profits)	An OHPL is located in close vicinity to the plot. Connection capacity – 5 MW, approximate cost: 3d category of safety – 25 million rubles; 1st and 2d categories of safety – 50 million rubles
- water supply	The water supply well is located on the territory of the land plot.

Labour force	
The number of the labour force in the municipal entity	485 people
The number of the population in the regional centre	331 thousand people
The number of the population in the municipal entity	11,8 thousand people
The number of the population in the administrative centre of the municipal entity	5,2 thousand people
The nearest warehouse for temporary storage (customs logistic terminal)	CLT Llc. "Alfa Trans" (Smolensk District)