

Land plot «Gagarinskaya»



«Gagarinskaya» land plot characteristics

Location	To the south of Gagarin, on both sides of the motorway M-1 “Belarus”, between two city entries, at a distance of 173 km from Moscow and 224 km from Smolensk
Property type	Private property
Terms of use	The right to buy out
Estimated purchase cost	On agreement with the owner
Acreage	69,9 ha and 36,38 ha
Category of land	Agricultural
Constructions	None
Relief	Flat, horizontal terrain
Land reclamation infrastructure	None
Restricted use requirements	None
Distance from	
- Moscow	173 km
- Smolensk	224 km
- Minsk	552 km
- administrative centre of the municipal entity	Gagarin – 8 km
- the nearest settlement	Gagarin – 8 km
- the proximity to the motorway	Motorway M-1 “Belarus” (adjacent)
- the proximity to the railway	8 km
Transport infrastructure	
- motorways	The motorway M-1 “Belarus” is adjacent to the area.
- railways	Railways for general use with a fully equipped station in Gagarin – 8 km
Available communications	
- motorway	An asphalt road runs along the land plot border.
Engineering infrastructure	
- gas supply system	<p>The high pressure gas pipeline runs along the road from the village Kozhino to M-1 (at a distance of 0,5 km from the area) with the pressure of DS - 0,3 MPa, (capacity of gas supply – 200m³ per hour). Capacity of gas supply (after repairs or reconstruction) will reach 1000 m³ per hour, the approximate cost is 10,8 million rubles; The technological connection of the capital facility to gas networks in 2014 may last up to 1,5 year; The approximate cost and duration of the technological connection of the capital facility to gas networks after repairs or reconstruction can take 3 years and amount to 193,8 million rubles.</p> <p>The medium-pressure gas pipeline runs along the road from the village Kolokolnya to M-1 (2 km).</p>
- electricity	<p>The power transmission line 10 and 35 kW. It is possible to consume energy according to technical requirements. The capital facility can be connected to the nearest substations of Gagarinskiy District Electric Station: 1) TS-100 kW Samaty OHPL1005 Substation Sverchkovo, off-circuit tap-changing-three-phase switch, factual number of diverging branch lines -3, type and capacity in kW- TM-100; 2) KTP-25kW Kozhino OHPL1010 Substation Sverchkovo, off-circuit tap-changing-three-phase switch, factual number of diverging branch lines -3, type and capacity kW- TM-25.</p>

	The approximate value of connection to 5 mW: 3rd category of safety – 25 million rubles; 1st and 2nd categories of safety – 50 million rubles
- water supply	Water intake - 3 km, it is possible to take in water according to technical requirements
- sewerage	None
Labour force	
The number of labour force in	
- the administrative centre	Smolensk – 209,1 thousand people
- the municipal entity	Gagarin – 29,6 thousand people
The total number of population in the administrative centre	331 thousand people
The total number of population in the municipal entity	46,4 thousand people
The total number of people in the district centre of the municipal entity	30,2 thousand people
The nearest warehouse for temporary storage (customs logistic terminal)	Vyazemskiy Customs Terminal of Smolensk Customs (VyazmaElevatornayast.bld.12, motorway – Moscow-Minsk)