

Investment Proposal Greenfield

Localization	Street name	Outside the localities
	District (in the city), locality	Oleksandrivka Settlement Amalgamated Territorial Community, Oleksandrivka District, Donetsk Region.
	Geographical values	Longitude 36.83145046234131 Latitude 48.58773618497474
Terrain qualities	Maximum allowable area (as a one plot) [ha]	of the area of 20.53 ha
	Possibilities for development (brief description)	Berry Farm
Information of property	Approximate price of land (UAH/sq. m.)	0.64
	Owner (s)	Communal Property of Oleksandrivka Settlement Council
	Availability of current concept design (Yes/No)	no
	Zoning	steppe
Characteristics of land (plot)	Type of ground on the plot (ha)	Ordinary medium humus chernozems, 20.53 ha
	Difference in ground level (m)	141 - 152 above the sea level
	Land use in present	is not used
	Impurity of subsoil waters (Yes/No)	no
	Level of subsoil waters (m)	More than 15 m
	Have geological surveys of the plot been conducted Yes/No)	no
	Risk of flooding or landslides (Yes/No)	no
	Underground obstacles (Yes/No)	no
	Ground and air obstacles (Yes/No)	no
	Ecological restrictions (Yes/No)	no
Transport arrangement	Road access to the plot (type and width of available road)	Access to the lot of land is carried out on a hay dirt road, the distance from Myrna Dolyna Village is 1 km.
	Nearest motorway / national road (km)	Highway T 0510, 26 km. (Oleksandrivka Settlement)
	Sea and river ports within a radius of 200 km	-
	Railway road (km)	Lehendarna Station – 30 km
	Railway access road (km)	Dubove Station – 50 km, Lehendarna Station – 30 km
	Nearest regular airport (km)	235 km Kharkiv International Airport
	Nearest seaport (km)	320 km Mariupol City
Available infrastructure	Electrification (Yes/No)	no
	<ul style="list-style-type: none"> • connection point (distance from the plot boundary) (m) 	1,200
	<ul style="list-style-type: none"> • electrical voltage (kW) 	380
	<ul style="list-style-type: none"> • permissible electrical capacity 	
	Gas connection (Yes/No)	no
	<ul style="list-style-type: none"> • connection point (distance from the plot boundary) (m) 	-
	<ul style="list-style-type: none"> • calorific value (MJ/Nm³) 	-
	<ul style="list-style-type: none"> • tube diameter (mm) 	-
	Water supply (Yes/No)	No
	<ul style="list-style-type: none"> • connection point (distance from the plot boundary) (m) 	Myrna Dolyna Village, 380 kW
<ul style="list-style-type: none"> • permissible output (cu m/24 g) 		
Sewage disposal works (Yes/No)	no	

	Telecommunications (Yes/No)	no
	<ul style="list-style-type: none"> connection point (distance from the plot boundary) (m) 	
	Estimated cost of supply of utilities (indicate the cost of supplying the necessary communications)	
Current state of affairs (availability of necessary permits, results of land use change, etc.)	The plot of land of agricultural designation (in the past used as a collective farm garden), located outside Myrna Dolyna Village, of the area of 20.53 ha. Access to the plot of land is carried out on a hay dirt road, the distance from Myrna Dolyna Village is 1 km.	
Possibilities of state support		
Possibilities of local support	Financial support up to 100,000 UAH from the local budget	
Other current comments		
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