

REGISTRATION CERTIFICATE

OF BUSINESS PROPERTY IN THE SOUTH MORAVIAN REGION

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| Locality name Veselí nad Moravou Industrial Zone | | |
| District Hodonín | Municipality (population) Veselí nad Moravou (11,116) | Cadastral area Veselí-Předměstí |
| Total area (ha) 30.9 | Total plots of land 292 | Price per m² (€) 20 |
| Area available (ha) 8.6 | Topography – terrain type flat, slightly rolling, slightly sloped (2 %) towards the northwest | |
| Ownership private municipality state others | name natural, legal persons Veselí nad Moravou | % 45 % 55 % |
| Zone planning documentation Veselí nad Moravou – 04/2015, Amendment to Zoning Plan No. 2 – 04/2017 | Usage by the zoning plan areas for small-scale production and production services | Share of agricultural land fund (%) 100 % |
| Conduct of geological survey yes, 2016 | | |
| Technical infrastructure water supply DN 100, DN 150, at the border of the site sewer DN 500 (waste water) at the border of the site gas conduit medium pressure DN 200, 315, high pressure DN 100, 150, 300 electricity yes, high voltage 110 kV central heating supply 2 MW central boiler station in the Service area adjacent to the site | | |
| Transport connection motorway D2 – 44 km (the Břeclav exit), D55 – 35 km (Otrokovice exit) class I and II roads I/54 – 0 km, III/4994 – 0 km railway 343, 340 Veselí nad Moravou – 1.2 km airport Brno – 71 km, Vienna – 149 km, Bratislava – 134 km railway siding Veselí ironworks facility – 1.4 km | | |
| Landfill (distance from the land) Těmice – 7 km, Veselí city waste collection yard – 0 km | | |
| Protection zones floodplain area no technical infrastructure yes, partly 1 m for the relocation and new parts of the route motorway no railway no airport no protected landscape area no others no | | |
| Built-up area (%) 0 | | |
| Proportion of area designated for building according to the zone planning documentation (regulations) Max. 60 %, 20 % reinforced, 20 % green area; permissible use – commercial equipment related to the use of the area, areas for the parking of vehicles, areas related to public technical and traffic infrastructure | | |
| Zoning permit issued yes, 08/2017 | | |
| Contact institution The Town Council of Veselí nad Moravou name Ing. Vladislava Nováková (Dept. of Property and Investments) address park Petra Bezruče 697, 698 01 Veselí nad Moravou telephone + 420 518 670 126, + 420 724 162 270 email novakova@veseli-nad-moravou.cz www www.veseli-nad-moravou.cz | | |

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Geographical location, defining the territory

The industrial zone of Veselí nad Moravou is located in the southeastern part of the region. The areas for small business are located in the southern periphery of Veselí nad Moravou, between Kollárova (Road III/4994) and Blatnická (Road I/54) Streets. On the northern side, the territory is bordered by the future interconnection road and by the future bypass of Road I/55 from the south.

The current state of the property, developers in the area

The town Veselí nad Moravou conducted in 2017 redemptions of certain plots of land and individual phases of project preparation are currently in progress in order to implement partial phases of transport and technical infrastructure. Aside from the rain sewerage (rain water is part of the implementation), all other utilities are located on the border of the area. A total of 15 industrial areas ranging from 0.5 to 2.1 hectares are proposed for the zone. **In the first stage of implementation, 8.6 ha of land is being prepared.**

Following the granting of the zoning permit, documentation for building approval has been issued (2018). The commencement of construction works is expected at the end of 2018. The land is adjacent to an already existing industrial area with companies such as Eurotec (auto-components) and Clancy Radiators (radiators for agricultural and industrial machines).

Development possibilities, anticipated use

The total area of the industrial zone will be 30.9 ha after its completion. Its developed area – i.e. the net usable area after deducting corridors for transport and technical infrastructure, greenery and areas for water infiltration is approximately 25 ha. In accordance with the zoning plan, the area will be used for small-scale industrial production and associated production, for production services and crafts. Use for fuel filling stations and commercial equipment related to production is acceptable. The maximum height of the developed area must not exceed 18 m.

Comments

The alternative traffic interconnection will significantly influence the availability of the zone. This interconnection will connect Road I/55 from Hodonín with Road III/4994 with a possible continuation towards Road I/54 Kyjov – Strání. The railway crossing at no. 343 Hodonín – Veselí nad Moravou has been designed with a level crossing. The purpose of the road is to relieve the congested town centre and to significantly simplify the traffic flow leading into the industrial zone. Good transport accessibility of the industrial zone outside the town centre will only be resolved by relaying Road I/55.

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