

OSTROMECKO



A complex of four buildings attached to the Palace and Park in Ostromecko

Basic information:

location: Ostromecko, ul. Bydgoska 3, Poland

land and mortgage register number: BY1B/00056530/8

type of property: perpetual usufruct right to land until 05.12.2089 roku

land area: 7100 m²

land registered number: 181

total usable area of the facilities: 3307,44 m²



Buildings area :

building A – hotel and restaurant proposal, „**BROWAR OSTROMECKO**”

According to the plan, possibility of separation of the land,
(181/A- land area 1572 m²)

Usable areas:

- | | |
|----------------|-----------------------|
| • Basement | 253,04 m ² |
| • Ground floor | 457,19 m ² |
| • First floor | 442,16 m ² |
| • Second floor | 339,11 m ² |
| • attic | 104,75 m ² |

Total = 1595,35 m²

building B – commercial and service proposal

According to the plan, possibility of separation of the land,
(181/B- land area 2310 m²)

Usable areas:

- | | |
|----------------|-----------------------|
| • Ground floor | 457,19 m ² |
|----------------|-----------------------|

Total = 457,19
m²

building C - commercial and service proposal

According to the plan, possibility of separation of the land,
(181/C- land area 2093 m²)

Usable areas:

- | | |
|----------------|-----------------------|
| • Ground floor | 613,07 m ² |
| • First floor | 534,50 m ² |

Total = 1148,20 m²

building D - office and service proposal

According to the plan, possibility of separation of the land,
(181/D- land area 720 m²)

Usable areas:

- | | |
|----------------|----------------------|
| • Ground floor | 96,60 m ² |
|----------------|----------------------|

Total = 96,60
m²

building E – lodge and porter building proposal

According to the plan, possibility of separation of the land,
(181/E- land area 405 m²)

Usable areas:

- | | |
|----------------|---------------------|
| • Ground floor | 8,64 m ² |
|----------------|---------------------|

Total = 8,64 m²

ABOUT THE REAL ESTATE

The subject of the offer is a plot of land with an industrial facility, located in Ostromecko, province. Kujawsko-Pomorskie, Bydgoszcz powiat, Dąbrowa Chełmińska commune, constituting plot number 181 with an area of 7,100 m².

The Park and Palace Complex belongs to the city of Bydgoszcz and is a particularly special place visited in our voivodeship, where numerous concerts and art meetings organized by the Mayor of Bydgoszcz take place.

Currently, the plot is being divided and is located right next to the palace and park complex. Ostromecko is a rural town and is located only 3 km from the borders of Bydgoszcz.

The land is covered by the local development plan, which provides for the provision of services. The facility is located on the main road from Dąbrowa Chełmińska to Bydgoszcz. The buildings are located in a strategic place, next to the main route, perfectly visible from the route, making it an ideal place for conducting any business.

The border running along the strip is ideal for displaying a complex of advertisements, which can generate additional profit.

The commune has many villages that certainly need a facility that provides basic services necessary for life.

The property has direct access to a public road, i.e. ul. Bydgoska, which is the provincial road No. 551. The provincial road No. 551 from Bydgoszcz to Wąbrzeźno runs through Ostromecko, as well as the railway line No. 209 Bydgoszcz Wschód-Brodnica.



The property is located approximately 30 m from the „Palace” building in Ostromecko

TECHNICAL DESCRIPTION OF THE FACILITY

Year of construction for individual buildings: 1920, 1950, 1980.

- Brick structure, red brick
- The building was not insulated
- Flat roof wooden structure
- Concrete and wooden floor
- Gable roof, old-type ceramic tiles and eternit

***protective roofs for Wooden Street under a ceramic roof made of roof tiles, allow for easy connection of roofing tiles and asbestos roofing, and are protected at no cost without replacing the battens and rafters, after placing the covering is made of trapezoidal sheet metal, for which there is no need to lay it at a controlled spacing, The only solution for such a quick and cheap renovation of the roof covering are the structures of the old Sugar Factory in Żnin, which are currently available as a modern hotel in an industrial style.

The sample of the roof renovation in famous Cukrownia Żnin hotel in Poland



Purpose of the property

Purpose of the property: area marked with the symbol 44U intended for service development areas, separate linear areas separating areas with designation rules or various rules of division according to the plan drawing, presented in the specified framework. The symbol of the main purpose of the property is the mention that non-intrusive services were established on the property.





Call us for more information :

BN KING:

Piotr +48 666 148 777