

Benešov

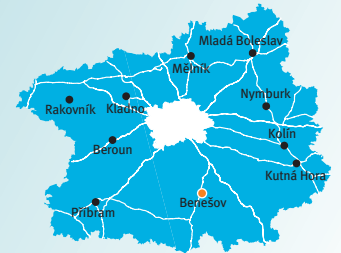
Barracks

25 ha near the town centre for housing construction, business development and a logistics centre

Benešov is located to the southeast of Prague and has a population of approximately 16,000. The settlement was founded in the 11th century, and just 200 years later, it had changed into a bustling market town on an important route from Prague to Linz. Following the decline of the town during the Thirty Years' War, the importance of the town was once again revived with the founding of a Piarist grammar school in 1703. An important growth stimulus for Benešov was the introduction of the railway from Prague to Tábor in the 1870s. Modern Benešov is an administrative centre with a rich infrastructure for tourism and recreation.

The site is located southeast of the town between the town centre and the railway line Prague – Tábor. The surroundings contain residential and mixed zones as well as smaller production facilities.

Central Bohemia Region





Benešov

Population: (census 1 March 2001/1 January 2007): 16,323/16,247
Workforce: 8,989 (census 1 March 2001), 592,600 (Central Bohemia Region – annual average 2006)
Average rate of registered unemployment: (2006) 4.1% (Benešov District), 8.1% (Czech Rep.)
Average gross monthly wage: (2006) CZK 19,856 (Central Bohemia Region), CZK 20,211 (Czech Rep.)
Local businesses: Benešov Brewery, PCB Benešov (electrical engineering industry), HPS Benešov (machine engineering)

Geographic features

360 m above sea level • distance from Prague 40 km • near Konopiště Chateau (2 km), historical Blaník Hill in the Podblanicko nature reserve (25 km), Vlašim (20 km), Sázava (24 km), and Sedlčany (31 km)

Municipality with extended powers (3rd tier): Benešov

Municipal office (2nd tier): Benešov

Building authority: Benešov

Financial office: Benešov

Trade licensing office: Benešov

Investment opportunity

Principal data

Area: 24.5 ha

Anticipated use: housing development, business activity (small environmentally-friendly production and services), logistics centre, a museum in the oldest building

Zone location: On the southeast side of town near the railway line. Mainly residential buildings have been built on the east and north sides. A railway line is to the south.

Current use and land ownership: There are 36 buildings in various states and of various ages evenly distributed throughout the almost unused site, which is enclosed and guarded. Most of the buildings just need to be renovated. There is a significant amount of paved areas on the site. Until recently, the site was owned by the government (Military Accommodation and Construction Division Pardubice, majority owner) and the Ferdinand Brewery. On 28 March 2007, the Czech Ministry of Defence transferred the government property to the town. The oldest building should be transferred to the Central Bohemia Region. The region would like to open a new museum in the building – the Podblanik Museum.

Municipal plan – regulations, restrictions

In the former municipal plan of Benešov, approved on 28 February 1994, the functional use of the land is civil defence. A new municipal plan is being drawn up. An urban study discusses a proposal for development of the site. The study was brought to the attention of the municipal authorities in 2005. Land restrictions are defined as follows:

- protected railway zone on the southwest side of the site,
- protected zone for Road II/110 on the northwest side of the site,
- protected transformer station zone on the north side of the barracks,
- protected water source zone, 3rd degree, on a part of the site.

Nevertheless, there are no ecological burdens on the site or in the surrounding areas, no dump sites, restricted mining areas, projected sources of mineral deposits, undermining grounds or important landscape features. The site is not located near a flood plain or in a protected mineral resource area. None of the numerous structures are listed as historical buildings.

Transportation

Roads: The site is connected via local roads to Road I/3 (E55), which is about 0.5 km away. The D1 motorway is accessible at Exit 21

near Mirošovice, 15 km from the site.

Railways: The nearest railway station is Benešov u Prahy, which is ca 0.2 km away – railway lines no. 220 Benešov u Prahy – České Budějovice, no. 221 Prague – Benešov u Prahy, no. 222 Benešov u Prahy – Trhový Štěpánov.

Regional airports: Prague Ruzyně international airport 57 km, Benešov (private international airfield)

River: port in Prague 50 km

Technical infrastructure

Roads: concrete and asphalt roads, paved surfaces, external connection of local roads to road no. 112

Potable water: DN 100 (LT), connections to the public water supply on the northwest and northeast sides of the site

Service water: not available

Sewer system: DN 500, connections on the north and south sides of the site

Electricity: transformer station on the north side of the site

Natural gas: DN 110, connection on the north side of the site

Contacts

Municipal Office of Benešov:

Masarykovo náměstí 100, 256 01 Benešov, phone: +420 317 754 111, fax: +420 317 721 256, e-mail: mu-bene@benesov-city.cz, www.benesov-city.cz

Regional Office of the Central Bohemia Region:

Regional Development Department, Zborovská 11, 150 21 Prague 5, phone: +420 257 280 111, www.kr-stredocesky.cz

Building authority:

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