

Sales documentation for Andholmen



Luleå municipality is selling "Andholmen", Råneå 79:6, through a tender process. The property currently includes a main building "Löjtnantsbostaden" with a storage building and a toilet building, as well as another storage building on the southern shore of Andholmen, with a total land area of approximately 1.5 hectares.

The current detailed plan states that part of the property can be used for temporary stays, which includes guesthouses, camping cabins, conference facilities and activities that complement temporary stays, such as a restaurant. The remaining part of the property can be used for camping, such as tents, caravans, etc. New building rights of up to 1010 m² are available. The shore protection has been lifted within the property.

The property is beautifully located by the Råneå River on Andholmen, about 35 km from Luleå city center, see overview map, appendix 1.

Price idea: SEK 1,500,000

Tender, to be received by us no later than 2025-10-16



The Property

Property designation:	Råneå 79:6 according to the map, appendix 2.
Area:	The land area is approximately 1.5 hectares, see extract from the property register, appendix 3.
Mortgages:	The area is transferred free from monetary mortgages and registered rights.
Property rights:	An easement agreement for a water pipeline, with Råneå 79:6 as the dominant property, is registered in the property register—see Appendix 3 and Appendix 10. The property is transferred including the water pipeline, with an approximate route as shown in Appendix 10.
Buildings:	<p>The area includes four buildings, a main building "Löjtnantsbostaden" with a storage building and a toilet building, as well as another storage building on the southern shore of Andholmen.</p> <p>The main building and its surroundings are designated as particularly culturally and historically significant buildings with preservation regulations and demolition prohibitions. See plan description, appendix 4.</p> <p>The main building was renovated between 1994 and 1998 and is a timber structure with a panelled exterior and a foundation of cast stone. The roof is a saddle roof covered with roofing sheets, with a dormer over the entrance and a veranda without a roof on the back.</p>



Planning conditions:

The property is covered by a detailed plan that came into force in 2023, designating the area for temporary stays and outdoor life and camping. The detailed plan allows for new building rights within the area for temporary stays (O) for three larger additional buildings of 300 m², 150 m², and 100 m², and a smaller building right of 30 m² east of the storage building. Additionally, a complementary building of 80 m² (not for parking or carport) is allowed. In the area designated for camping (NO), there are building rights for, for example, 10 cabins of 25 m² each and a service building of 100 m². See the plan map and plan description, appendices 3 and 4.



Picture of how the area could be developed

**Water & Sewage**

The property has municipal water, but the distance from the connection point to the outlet point results in some pressure loss.

An easement agreement for a water pipeline, with Råneå 79:6 as the dominant property, is registered in the property register — see Appendix 3 and Appendix 10. The property is transferred including the water pipeline, with an approximate route as shown in Appendix 10.

Flushing toilets, bath, dish, and laundry installations are available in the main building.

The existing private sewage system has a usage ban that comes into effect one year after the change of ownership, see appendix 6. A private system is still considered preferable for sewage. In connection with any expansion, the water connection and sewage system should be scaled up to prepare for increased capacity. The sewage system must be addressed no later than one year after the change of ownership. Permits are sought from the environmental and building committee.

**Heating, Electricity,
IT Supply**

Heating is provided through electrically heated elements. Currently, there is no fiber connection.

Operating Costs:

Energy declaration, see appendix 7.

Roads to Andholmen

The detailed plan regulates the access road as a public area with municipal management, see appendix 3.

Transfer

The land area, including buildings and facilities, is sold in its existing condition.

Access

Access is granted upon agreement.

Viewing

Viewings are available by appointment only.



Information and appointment booking

Mark & Exploateringskontoret:

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Johan Danielsson, johan.danielsson@lulea.se, tel 0920-45 32 88.

Tender

Written tenders marked "ANBUD ANDHOLMEN", along with a plan outlining how you intend to develop the property, must be sealed and submitted to Luleå kommun, Kommunstyrelseförvaltningen, 971 85 Luleå, **no later than October 16, 2025.**

Feel free to use the tender form provided in Appendix 9.

The right to accept or reject the offers is reserved to the seller.

Appendices

Overview map	Appendix 1/Bilaga 1
Orthophoto	Appendix 2/Bilaga 2
Extract from the property register	Appendix 3/Bilaga 3
Detailed plan (Plan map)	Appendix 4/Bilaga 4
Detailed plan (Plan description)	Appendix 5/Bilaga 5
Usage ban on sewage	Appendix 6/Bilaga 6
Energy declaration	Appendix 7/Bilaga 7
Drawings	Appendix 8/Bilaga 8
Tender form	Appendix 9/Bilaga 9
Easement Agreement	Appendix 10/Bilaga 10