



**WALBRZYCH SPECIAL ECONOMIC ZONE**  
**"INVEST-PARK" Ltd with its seat in Wałbrzych,**  
**58 - 306 Wałbrzych, 16, Uczniowska Street,**  
**Phone: (+48 74) 664-91-64; e-mail: invest@invest-park.com.pl**

**as Manager of the Wałbrzych Special Economic Zone "INVEST-PARK"**  
**announces an invitation to an auction**

aimed at selecting an entrepreneur who will acquire a Real Property, defined in point 2 below (in a framework of sale agreement).

1. The auction is limited only to entrepreneurs intending to conduct on the real property production or service activity, allowed by provisions of local spatial development plan mentioned in point 6 below.
2. The real property covered by the tender includes an undeveloped property with a total area of **5.7235 ha**, located in the Wielkopolskie voivodeship, Września powiat, Września commune, registration unit 303005\_5 Września, area 0306 Chocicza Mała, in Chocicza Mała, Września Subzone of the Wałbrzych Special Economic Zone "INVEST-PARK", owned by "INVEST-PARK" sp. z o.o., consisting of plots of land:
  - **No. 27/22** (N - wasteland, arable land - RIIIa, RIIIb, RIVb) with an area of 1.8169 ha, for which the District Court in Września, 4th Land and Mortgage Register Department keeps a land and mortgage register no. PO1F/00044183/0,
  - **No. 27/23** (arable land - RIIIa, RIIIb, RIVb) with an area of 0.5834 ha, for which the District Court in Września, 4th Land and Mortgage Register Department keeps the land and mortgage register No. PO1F/00044183/0,
  - **No. 27/29** (N - wasteland, Br-RIIIa - built-up agricultural land, arable land - RIIIa, RIVb) with an area of 2.7830 ha for which the District Court in Września, 4th Land and Mortgage Register Department keeps a land and mortgage register no. PO1F/00044183/0, in the land and mortgage register no. PO1F/00044183/0, the geodetic division of plot no. 27/24 from which plot no. 27/29 was separated, has not been disclosed; there are no buildings on the plot no. 27/29,
  - **No. 27/27** (arable land - RIIIa) with an area of 0.2102 ha, for which the District Court in Września, 4th Land and Mortgage Register Department keeps a land and mortgage register no. PO1F/00027990/5, in the land and mortgage register no. PO1F/00027990/5, the geodetic division of plot no. 27/19 from which plot no. 27/27 was separated has not been disclosed,
  - **No. 31/4** (dr - roads) with an area of 0.1401 ha, for which the District Court in Września, 4th Land and Mortgage Register Department keeps the land and mortgage register no. PO1F/00044003/5,
  - **No. 50/7** (dr - roads) with an area of 0.1899 ha, for which the District Court in Września, 4th Land and Mortgage Register Department keeps a land and mortgage register no. PO1F/00044003/5, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for the Real Property has been specified in the amount of **PLN 6.653.000,00** (say: six million six hundred fifty-three thousand zlotys and 00/100). The price is a net price. VAT will be added to the price at the rate applicable on the date of payment of the price.
4. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification no. 560** and payment of the auction deposit.
5. The auction deposit amounts to 10% of the opening bid price of the Real Property, i.e. **PLN 665.300,00** (say: six hundred sixty five thousand three hundred zlotys and 00/100) must be paid by **July 18<sup>th</sup>, 2022** to the bank account of the WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych No. 23 1020 5095 0000 5202 0007 4138 - title of the payment: "Wadium SIWA 560"**. The day of payment of the auction deposit shall be the day on which the auction deposit is accounted against bank account of the WSEZ "INVEST-PARK" Ltd. The copy of the proof of payment of the auction deposit must be attached to the application.
6. According to the provisions of the local spatial development plan in the villages of Chocicza Wielka, Chocicza Mała, Białężyce, Grzymysławice approved by Resolution No. XXXIII/403/2014 of the City Council in Września of 10 June 2014. plot plan marked no. **27/22, 27/23, 50/7** located in Chocicza Mała are intended for **production and service areas (PU)**, plots marked with no. **27/27, 27/29** located in Chocicza Mała, in part are intended for **production and service areas (P/U)** and in part for areas of **insulating greenery (ZI)**, plot marked with no. **31/4**, located in Chocicza Mała, is partly intended for **production and service areas (P/U)** and partly for **internal roads (KDW)**.
7. Regarding the **Real Property pre-emption right** is vested to Wrzesnia Commune, according to Article 109 (1) point 1 of Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2021, Item 1899, as amended). The pre-emption right may be exercised within one month from the date of notification of the conclusion of a conditional real estate sale agreement.
8. The property has access to a commune road, plot no. 27/15, precinct Chocicza Mała through the existing exit to plot no. 27/22. The property also has access to the district road no. 2931P, plot no. 3, precinct Chocicza Mała, directly bordered by plot no. 27/29, precinct Chocicza Mała. In addition, from the north side, the property is connected to road plots no. 6/1 and 6/2 (currently owned by the WSSE) through 6 m wide exits on plots no. 27/18 and 27/20, and then with a municipal road, plot no. 27/15, precinct Chocicza Mała. At the same time, the connection in the northern variant with the powiat road no.

2931P is through plots no. 27/18 and 27/20, and then the road plot no. 6/1. In the case of the sale of the Real Property, it is possible to establish, for an indefinite period, on the plots 27/18, 27/20, 6/1 and 6/2, an easement consisting in the right to pass and pass through the plots of land no. 27/18, 27/20, 6 / 1 and 6/2 to provide access, from the north, to the commune road, plot no. 27/15, Chocicza Mała precinct, and to the district road, located on the plot no. 3, Chocicza Mała precinct.

9. The Real Property is not encumbered with a lease agreements.
10. The Real Property is not covered by the simplified forest management plan or the decision referred to in Art. 19 paragraph 3 of the Forest Act of September 28, 1991 (consolidated text, Journal of Laws of 2022, item 672).
11. The Real Property is not located in the revitalization area or in the Special Revitalization Zone referred to in Art. 8 and art. 25 of the Act of 9 October 2015 on revitalization (consolidated text, Journal of Laws of 2021, item 485).
12. According to PGW Polish Waters register on the Real Property are no standing and inland flowing waters according to the Water Law Act of 20 July 2017 (consolidated text Journal of Laws of 2021, item 2233, as amended).
13. The Real Property is agricultural. Implementation of the investment on the property may be related, in accordance with the Act of February 3, 1995 on the protection of agricultural and forest land (Journal of Laws of 2021, item 1326 as amended), with the procedure of excluding land from agricultural production before obtaining a building permit and may be associated with incurring a related fee.
14. The Specification, which contains the detailed conditions of the auction, can be obtained every day - except Saturdays, Sundays and holidays - between **8<sup>00</sup>-15<sup>00</sup>** at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street), after payment of **PLN 12.300,00** (in words: twelve thousand three hundred zlotys 00/100), gross (VAT included) - to the bank account of the WSEZ "INVEST-PARK" Ltd No. **PKO BP S.A. O / Wałbrzych 23 1020 5095 0000 5202 0007 4138 - title of the payment: "SIWA 560"**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification no. 560.
15. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **July 20<sup>th</sup>, 2022 until 9<sup>00</sup> a.m.** The manner of preparing application is defined in the Specification no. 560.
16. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **July 20<sup>th</sup>, 2022 at 10<sup>00</sup> a.m.**
17. The WSEZ "INVEST-PARK" Manager may cancel the auction, complete the auction with negative result, close the auction without selecting of the offer or invalidate the auction. The WSEZ "INVEST-PARK" Manger will inform all offerors at the same time, in writing, about invalidation of the procedure, giving the factual and legal reasons therefore.
18. The following may not participate in the auction as:
  - a) members of the management board and of supervisory board of WSEZ "INVEST-PARK" Ltd ,
  - b) employees of WSEZ "INVEST-PARK" Ltd and other persons entrusted with carrying out activities related to the auction,
  - c) the spouse, ascendants, descendants and siblings of the person referred to in items a-b,
  - d) persons who remain with the person referred to in items a-b in such a legal or factual relationship that it may raise reasonable doubts as to the impartiality, objectivity and reliability of the auction.
19. The content of the following invitation in Polish and English version is published on the web side of the WSEZ "INVEST-PARK" Ltd: [www.invest-park.com.pl](http://www.invest-park.com.pl) in section Announcements - Tenders / Orders.