



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 Walbrzych 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 1 below (in a framework of sale agreement).

1. The real property covered by the auction includes an undeveloped property with a total area of **0,5138 ha**, consisting of plot of land **no. 5/6** with an area of 0,5138 ha (arable land - RIIIb, RIVb), located in the Wielkopolskie Voivodeship, Września powiat, Września commune, registration unit Września – rural area, precinct 303005_5.0306 Chocicza Mała, in the town of Chocicza Mała, owned by the WSSE "INVEST-PARK" Ltd. for which the District Court in Września, 4th Land and Mortgage Registry keeps a land and mortgage register no. PO1F/00044182/3, hereinafter referred to as the **"Real Property"**.
2. The starting price for the Real Property is set in the amount **PLN 719,320.00** (in words: seven hundred and nineteen thousand three hundred and twenty Polish zlotys and 00/100). The price is a net price. VAT will be added to the price at the rate provided by the relevant law.
3. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification no. 583** and payment of the auction deposit.
4. The **auction deposit** amounts to 10% of the starting price of the Real Property, i.e. **PLN 71,932.00** (in words: seventy-one thousand nine hundred and thirty-two zloty and 00/100) must be paid by **February 18th, 2025**, 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 583”**. The day of payment of the auction deposit shall be the day of receiving the auction deposit on the 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.
5. The Real Property is covered by the provisions of the Local Spatial Development Plan in the towns of Chocicza Wielka, Chocicza Mała, Białężyce, Grzymysławice adopted by the Resolution no. XXXIII/403/2014 of the Września Town Council of June 10, 2014. Pursuant to the provisions of the aforementioned plan, the plot of land no. **5/6** located in Chocicza Mała is intended for **production and service areas (PU)**.
6. The Real Property has access to a communal road located within plots no. 5/7 and 6/1, Chocicza Mała precinct.
7. The Real Property is not subject to a lease for agricultural purposes.
8. The Real Property is not covered by a simplified forest management plan and is not covered by the decision referred to Article 19 (3) of the Forest Act of September 28th, 1991 (consolidated text, Journal of Laws of 2024, item 530).
9. In accordance with the Act of October 9, 2015 on revitalization (i.e. Journal of Laws of 2024, item 278), the Real Property is not located in a revitalization area and is not located in a Special Revitalization Zone area.
10. On the basis of hydrography conducted in accordance with Article 329(2)(1) of the Law of July 20, 2017 (consolidated text Journal of Laws of 2023, item 1478, as amended) by the State Water Management Company (Państwowe Gospodarstwo Wodne Wody Polskie), there are no inland surface waters on the Real Property.
11. The Real Property is agricultural. Implementation of an investment on the Real Property in question may be related, in accordance with the Act of February 3, 1995, on the protection of agricultural and forest land (Journal of Laws of 2024, item 82), with the procedure of excluding land from agricultural production before obtaining a building permit and may be associated with incurring a related fee.
12. There are no listed buildings on the Real Property or on the Municipal Register of Historic Buildings and the Real Property is not developed with any historic buildings or objects under archaeological legal protection.
13. The Real Property is not intended for in-kind/military benefits according to the register of administrative decisions issued in this respect.
14. The Specification contains the detailed conditions of the auction and can be obtained every day - except Saturdays, Sundays and holidays - between **8⁰⁰-15⁰⁰** 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 thousands 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 583”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification no. 583.

15. Written applications must be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street) by **February 19th, 2024 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification no. 583.
16. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" on **February 19th, 2024 at 10⁰⁰ a.m.**
17. Regarding the Real Property **pre-emption right** is vested to **Września Commune**, according to Article 109, sec.1, point 1 of Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2024, Item 589, as amended). The pre-emption right may be exercised within one month from the date of notification of the conclusion of a conditional Real Property sale agreement.
18. The WSEZ INVEST-PARK Manager may cancel the auction, close the auction with negative result, close the auction without selecting the offer or invalidate the auction. The WSEZ INVEST-PAR Manger will inform all offerors at the same time, in writing, about invalidation of the procedure, giving the factual and legal reasons therefore.
19. 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.
20. The content of the following invitation in Polish and English version is published on the web side of the WSEZ "INVEST-PARK" Ltd : <https://invest-park.com.pl/blog/category/przetargi-zamowienia/>