



WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
58 - 306 Wałbrzych, 16, Uczniowska Street,
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as Manager of the Walbrzych Special Economic Zone INVEST-PARK
announces an invitation to an auction

aimed at selecting an entrepreneur who will acquire the Real Property, defined in point 1 below (in a framework of sale agreement).

1. The real property covered by the auction include a undeveloped property with a total area of **3.4407 ha**, located in the Greater Poland Voivodeship, Września County, Września Commune, registration unit 303005_5 Września, registration district 0306 Chocicza Mała, in the town of Chocicza Mała, in the Września Subzone of the Wałbrzych Special Economic Zone INVEST-PARK, owned by the WSEZ "INVEST- PARK" Ltd, consisting of a plot of land **no. 5/3** (arable land - RIIIb, RIVa) with an area of **3.4407 ha**, for which the District Court in Września, 4th Land and Mortgage Register Department maintains a land and mortgage register no. **PO1F/00044182/3**, hereinafter referred to as the **"real property"**.
2. The opening bid price for the real property has been specified in the amount of **PLN 4.816.980,00** (in words: four million eight hundred sixteen thousand nine hundred eighty 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.
3. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification of Essential Auction Terms no. 585** and payment of the auction deposit.
4. The auction deposit amounts to 10% of the opening bid price of the real property, i.e. **PLN 481.698,00** (in words: four hundred eighty one thousand six hundred ninety eight zlotys and 00/100) must be paid by **June 20th, 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 585”**. 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.
5. The real property is covered by the provisions of the local development plan in the towns of Chocicza Wielka, Chocicza Mała, Białężyce, Grzymysławice approved by Resolution no. XXXIII/403/2014 of the City Council in Września of June 10, 2014. In accordance with the provisions of the aforementioned plan, the real property lies in an area marked with the following symbol **PU** - production and service areas.
6. The real property currently has indirect access to the district road no. 2931P Mała Górka - Chocicza Mała, plot no. 3, Chocicza Mała precinct, through plot no. 4/6 owned by the Wałbrzych Special Economic Zone 'INVEST-PARK' Ltd. Direct access to the aforementioned district road may be provided through a new exit, for the construction of which it will be required to obtain from the road administrator a permit for the location of the exit together with an agreement on the technical solution for the construction of the exit and a permit for conducting works in the road lane. In order to connect the real property with public roads, upon sale of the real property, a road easement will be established in favor of the purchaser, consisting of the right of way and passage, without the right to park and stand. The easement will run through the internal road located on plots of land No. **4/6, 4/14**, Chocicza Mała precinct to the district public road no. 2931P and the borough public road located on plots of land no. 6/2, 27/18, 27/20, 6/1, 6/3, 5/7, 4/9, 4/11, 4/13 4/15. The total area of the easement to be established is 3496 m². The purchaser shall be obliged to pay a one-off fee for the establishment of the easement in the amount of **PLN 66,606.00** (say: sixty-six thousand six hundred and six zlotys 00/100) net plus VAT at the rate provided for by the relevant provisions of law.
7. The real property is not covered by a simplified forest management plan and no decisions, as referred to in Article 19 paragraph 3 of the Forest Law of September 28, 1991 (consolidated text: Journal of Laws of 2025, item 567).
8. The real property is not located in the revitalization area or the Special Revitalization Zone referred to in the Act of October 9, 2015 on revitalization (consolidated text: Journal of Laws of 2024, item 278).
9. There are no inland flowing waters or standing waters on the real property pursuant to Article 22 and Article 23(1) of the Act of 20 July 2017, Water Law (consolidated text: Journal of Laws of 2024, item 1087, as amended).
10. There are no structures entered in the register of monuments or in the municipal register of monuments on the premises of the real property. For the plots constituting the real property, the rules for the protection of cultural heritage and monuments and contemporary cultural goods have been defined pursuant to Resolution No. XXXII/403/2014 of June 10, 2014. regarding the local spatial development plan in the towns of Chocicza Wielka, Chocicza Mała, Białężyce, Grzymysławice. Pursuant to § 7 section 2 of the resolution "for the protection of archaeological cultural heritage, investments requiring earthworks should be carried out in accordance with separate provisions regarding conservation protection.

11. The real property is not designated for the purposes of benefits in kind pursuant to Article 210(1) of the Act of 21 November 1967 on the Universal Obligation of the Republic of Poland and no administrative proceedings are pending in this matter pursuant to Article 630 of the Act of 11 March 2022 on the Defence of the Homeland (i.e. Journal of Laws of 2024, item 248, as amended).
12. The real property is agricultural in nature. 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 (consolidated text: Journal of Laws of 2024, item 82), with the procedure for excluding the land from production agricultural before obtaining a building permit and paying the related fee.
13. The real property is not encumbered with any lease agreements.
14. The real property is encumbered by easements described in Section III of Land and Mortgage Register no. PO1F/00044182/3. A high-voltage overhead power line runs through the eastern and north-eastern parts of the real property. A water supply network runs in the north-western part.
15. The Specification, which contains the detailed conditions of the auction, 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 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 585”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification no. 585.
16. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street) by **June 23rd, 2025 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification No. 585.
17. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **June 23rd, 2025 at 10⁰⁰ a.m.**
18. 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 2023, item 344 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.
19. 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.
20. 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.
21. The content of the following invitation in Polish and English version is published on the website of WSEZ "INVEST-PARK" Ltd: www.invest-park.com.pl in section Announcements - at the link <https://invest-park.com.pl/category/przetarg/>