



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 auction

aimed at selecting an entrepreneur (the auction is limited to entrepreneurs intending to conduct business activities on the Real Property in accordance with the conditions specified in the local spatial development plan referred to in point 5) who will purchase the Real Property described in point 1 below (under a sale agreement).

1. The Real Property covered by the auction include a undeveloped land with a total area of **2.0234 ha**, located in the Wielkopolska Province, Września County, Września Municipality, 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 WSSE "INVEST-PARK" Ltd, consisting of the following plots of land:
 - **no. 48/14** (arable land – RIVa, RV) with an area of 0.2464 ha, for which the District Court in Września, 4th Land Registry Division, maintains land and mortgage register No. PO1F/00044183/0,
 - **no. 48/15** (arable land – RIVa, RV) with an area of 0.4697 ha, for which the District Court in Września, 4th Land and Mortgage Register Division, maintains land and mortgage register No. PO1F/00044183/0,
 - **no. 48/17** (arable land – RIIIa, RIVa) with an area of 0.2730 ha, for which the District Court in Września, 4th Land and Mortgage Register Division, maintains land and mortgage register No. PO1F/00044183/0,
 - **no. 48/18** (arable land – RIIIa, RIVa) with an area of 0.3395 ha, for which the District Court in Września, 4th Land Registry Division, maintains land and mortgage register No. PO1F/00044183/0,
 - **no. 49/10** (arable land – RIIIa) with an area of 0.4807 ha, for which the District Court in Września, 4th Land Registry Division, maintains land and mortgage register No. PO1F/00044186/1,
 - **no. 49/11** (arable land – RIIIa) with an area of 0.2141 ha, for which the District Court in Września, 4th Land and Mortgage Register Division, maintains land and mortgage register No. PO1F/00044186/1,hereinafter referred to as the **"Real Property"**.
2. The opening bid price for the Real Property has been specified in the amount of **PLN 3,439,780.00** (in words: three million four hundred thirty-nine thousand seven hundred eighty zlotys 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 No. 596** 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 343,978.00** (in words: three hundred and forty-three thousand nine hundred and seventy-eight zlotys 00/100) must be paid by **September 24th, 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 596"**. 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 spatial development plan for the towns of Chocicza Wielka, Chocicza Mała, Białężyce, and Grzymysławice, approved by Resolution No. XXXIII/403/2014 of the Town Council in Września on June 10, 2014. In accordance with the provisions of the above-mentioned plan, the plots marked with the geodetic numbers 48/14, 48/15, 48/17, 48/18, 49/10 and 49/11 located in Chocicza Mała, is designated for production and service areas (PU).
6. The Real Property has direct access to a municipal road located on plot no. 48/7 in the Chocicza Mała district.
7. The Real Property is not covered by a simplified forest management plan or a decision referred to in Article 19(3) of the Act of September 28, 1991 on forests (i.e. Journal of Laws of 2025, item 567).
8. The Real Property is not located in a revitalization area and is not located in a Special Revitalization Zone referred to in the Act of October 9, 2015 on revitalization (i.e. Journal of Laws of 2024, item 278).
9. The Real Property is not covered by inland surface waters (flowing and standing) within the meaning of Article 23(1) and Article 22 of the Act of July 20, 2017, Water Law (i.e. Journal of Laws of 2025, item 960, as amended). The Real Property is located within the range of drainage systems.
10. There are no objects entered in the Municipal Register of Monuments on the Real Property. The rules for the protection of cultural heritage, monuments and contemporary cultural goods have been defined for the Real Property area pursuant to Resolution No. XXXIII/403/2014 of June 10, 2014 on the local spatial development plan in the towns of Chocicza Wielka, Chocicza Mała, Białężyce, and Grzymysławice. Pursuant to § 7(2) of the above-mentioned resolution,

“For the protection of archaeological cultural heritage, investments requiring earthworks shall be carried out in accordance with separate regulations concerning conservation protection.”

11. No administrative decision has been issued in relation to the Real Property regarding its use for material benefits pursuant to Article 210(1) of the Act of November 21, 1967 on the universal duty to defend the Republic of Poland, nor has a decision been issued and no administrative proceedings are currently pending in this matter pursuant to Article 630(1) of the Act of March 11, 2022, on the defense of the homeland (i.e., Journal of Laws of 2025, item 825).
12. With regard to the real property, no administrative proceedings are currently pending and no such proceedings have been conducted:
 - of a reprivatization nature, i.e. to determine whether the real property was subject to the provisions of Article 2(1)(E) of the PKWN Decree of September 6, 1944 on the implementation of agricultural reform (Journal of Laws of 1945, No. 3, item 13, as amended) and using extraordinary procedures for challenging final decisions referred to in the Act of June 14, 1960 – Code of Administrative Procedure;
 - aimed at invalidating or otherwise overturning the decision resulting in the transfer of ownership of the real property to the State Treasury.
13. The Real Property is agricultural in nature. Pursuant to the Act of February 3, 1995 on the protection of agricultural and forest land (consolidated text: Journal of Laws of 2024, item 82), the implementation of the investment on the Real Property may be associated with the procedure of excluding land from agricultural production before obtaining a building permit and paying the related fee.
14. The Real Property is located outside the areas protected under the Act of April 16, 2004 on nature conservation (Journal of Laws of 2024, item 1478, as amended).
15. The Real Property is not encumbered with any lease agreements
16. 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 596”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification No. 596.
17. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street) by **September 25th, 2025 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification No. 596.
18. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **September 25th, 2025 at 10⁰⁰ a.m.**
19. 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.
20. 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.
21. 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.
22. 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 News/Tenders - at the link: <https://invest-park.com.pl/category/przetarg/#>