



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 includes an undeveloped property, located in the Lower Silesia Voivodeship, Jawor County, Wądroże Wielkie Municipality, registration unit 020506\_2 Wądroże Wielkie, registration district 0004 Budziszów Wielki, in the town of Budziszów Wielki, owned by WSSE "INVEST-PARK" Ltd., consisting of plot of land **No. 2/9** (permanent pasture - PsIII) with an area of **7.2347 ha**, for which the District Court in Jawor, 4th Land and Mortgage Register Division, maintains land and mortgage register **No. LE1J/00028894/9**, hereinafter referred to as the **"Real Property"**.
2. The starting price of the Real Property has been set at **PLN 8,681,640.00** (in words: eight million six hundred and eighty-one thousand six hundred and forty 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 of Essential Auction Terms No. 614** 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 868,164.00** (in words: eight hundred sixty-eight thousand one hundred sixty-four zlotys 00/100) must be paid by **February 27<sup>th</sup>, 2026** 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 614"**. 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 property is covered by the provisions of the local spatial development plan for the areas located in Postolice, Gądków, Jenków, Bielany, and Budziszów Wielki, approved by Resolution No. IX/37/03 of the Jawor City Council on June 11, 2003. In accordance with the provisions of the above-mentioned plan, the plot marked with the geodetic number 2/9, located in Budziszów Wielki, is **designated for the location of facilities used for business activities 'P'**.
6. The Real Property has direct access to municipal road No. 107379 connecting Budziszów Wielki and Rąbienice.
7. The Real Property is not covered by a simplified forest management plan or forest inventory conducted by the Jawor County, in accordance with 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 covered by inland standing waters or flowing waters within the meaning of Articles 22 and 23 of the Act of July 20, 2017, Water Law (Journal of Laws of 2025, item 960 as amended ). The Real Property is not located in an area exposed to flood risk within the meaning of Article 16(33) of the Water Law Act. The Real Property is not located within the flood range of Cicha Woda at a flow rate of Q1% or Q10% and is not located within the flood range of Cicha Woda at a flow rate of Q0.2% or Q1% in the scenario of complete destruction of flood embankments. It is not located in an area at particular risk of flooding, where the special provisions of the Water Law Act provided for in Article 77(1)(3) apply.
9. There are no immovable monuments (buildings/structures) subject to conservation protection on the Property (farmland, undeveloped), nor are these plots located within the rural layout of Budziszów Wielki. The Real Property is not located within the "OW" archaeological observation zone referred to in § 2(1)(7) of Resolution No. IX/37/03 of 11.06.2003 of the Wądroże Wielkie Municipality Council of June 11, 2003 on the adoption of a local spatial development plan for areas located in the villages of Postolice, Gądków, Jenków, Bielany, and Budziszów Wielki. The property is likely to be located within the boundaries of an archaeological site in the AZP 80-22/60 area. On the AZP map, site No. 60 is marked with a black triangle, which means "a known immovable archaeological monument with a fixed location but unknown extent (or when its verification in the field has yielded negative results). When planning an investment on the aforementioned plots, it would be reasonable to submit a request to the Provincial Conservator of Monuments to determine the extent of the site in this particular case.
10. According to the letter from the Mayor of Wądroże Wielkie dated 16 May 2025 (RI.I.700.3.2025), the Wądroże Wielkie Municipality has no knowledge of any reprivatization claims having been filed in relation to the Real

Property or of any proceedings being conducted in relation to the Real Property in connection with allegations of unlawful acquisition by the State Treasury.

11. The Real Property is not intended for material/military purposes; in the register of in-kind benefits held by the Wądroże Wielkie Municipality, there is no decision covering the Real Property.
12. The land within the boundaries of the Real Property is agricultural land created from soils of mineral origin. The implementation of the investment on the Real Property in question may be related, 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), with the procedure of excluding land from agricultural production before obtaining a building permit and paying the related fee.
13. The Real Property does not contain any forms of nature protection listed in Article 6(1) of the Act of April 16, 2004, on nature protection (consolidated text, Journal of Laws of 2026, item 13).
14. The Wądroże Wielkie Municipal Council has not designated a revitalization area for the indicated Real Property by way of a resolution, in accordance with the Act of October 9, 2015, on revitalization (consolidated text Journal of Laws 2024, item 278).
15. The Real Property is currently subject to a lease agreement. The agreement is valid until November 30, 2026.
16. 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 614”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification no. 614.
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 **March 2<sup>th</sup>, 2026 until 9<sup>00</sup> a.m.** The manner of preparing application is defined in the Specification No. 617.
18. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **March 2<sup>th</sup>, 2026 at 10<sup>00</sup> a.m.**
19. Regarding the Real Property **pre-emption right** is vested to **Wądroże Wielkie Municipality**, according to Article 109, sec.1, point 1 of Real Estate Management Act of August 21, 1997 (consolidated text: Journal of Laws of 2024, item 1145 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. 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. WSEZ INVEST-PARK Manager 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](http://www.invest-park.com.pl) in section News/Tenders - at the link: <https://invest-park.com.pl/category/przetarg/#>