



**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 auction**

aimed at selecting an entrepreneur (the auction is limited to entrepreneurs) who will purchase the Real Property described in point 1 below (under a sale agreement).

1. The Real Property covered by the auction includes undeveloped land with a total area of 2.0234 ha, located in the Wielkopolska Province, Września County, Września Municipality, registration unit 303005\_5 Września, cadastral 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" sp. z o.o., 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. 618** 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 **May 12<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 618"**. 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 number 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 Articles 22 and 23 of the Water Law Act of July 20, 2017 (i.e., Journal of Laws of 2025, item 960, as amended). The Real Property is located within the range of drainage systems. The Polish Watershed Management Boards keep records of water drainage referred to in Article 196(1) of the Water Law Act and make the data contained in the records available. The administrator of water drainage facilities and drained land in the municipality of Września is the Association of Water Companies in Września, ul. Czerniejewska 7, 62-300 Września.
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 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. W stosunku do Nieruchomości nie została wydana decyzja administracyjna o przeznaczeniu nieruchomości na cele świadczeń rzeczowych w trybie art. 210 ust. 1 ustawy z dnia 21 listopada 1967 r. o powszechnym obowiązku obrony Rzeczypospolitej Polskiej. Również nie została wydana decyzja i obecnie nie toczy się w tej sprawie postępowanie administracyjne, w trybie art. 630 ust. 1 ustawy z dnia 11 marca 2022r. o obronie ojczyzny (t.j. Dz.U. z 2025 r. poz. 825 z późn. zm.).
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 estate was subject to the provisions of Article 2(1)(e) of the PKWN Decree of September 6, 1944, on the implementation of agricultural reform (i.e. Journal of Laws 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 challenging a decision resulting in the transfer of ownership of real estate 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 2026, item 13).
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> a.m.-3<sup>00</sup> p.m** 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 618”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification No. 618.
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 **May 13<sup>th</sup>, 2026 until 9<sup>00</sup> a.m.** The manner of preparing application is defined in the Specification No. 618.
18. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **May 13<sup>th</sup>, 2026 at 10<sup>00</sup> a.m.**
19. Regarding the Real Property (covered by land and mortgage register No. PO1F/00044183/0 and land and mortgage register No. PO1F/00044186/1), the right of first refusal is vested in the Municipality of Września, pursuant to Article 109(1)(1) of the Act of August 21, 1997, on real estate management (i.e. Journal of Laws of 2024, item 1145, as amended). The right of first refusal may be exercised within one month from the date of notification of the person entitled to exercise this right of the conclusion of a conditional agreement for the sale of the Real Estate. In the event of exercising the right of first refusal in relation to one of the properties, upon expiry of the deadline for exercising the right to the other property, the agreement concluded with the purchaser in the remaining scope shall expire without any additional declarations being made.
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](http://www.invest-park.com.pl) in section News/Tenders - at the link: <https://invest-park.com.pl/category/przetarg/#>