



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 Wałbrzych 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 2 below (in a framework of sale agreement).

1. The auction is limited only to entrepreneurs intending conduct on the Real Property production activities, in accordance with the intelligent specializations of the Lower Silesian Voivodeship and allowed by the provisions of the local spatial development plan, referred to point 6 below.
2. The real property covered by the auction includes an undeveloped property with a total area of **4.0579 ha**, located in the Dolnośląskie Voivodeship, powiat of Wałbrzych, City of Wałbrzych, , in the Wałbrzych Subzone of Wałbrzych Special Economic Zone "INVEST - PARK", owned by the WSSE "INVEST-PARK" Ltd, consisting of plots of land:
 - **No. 118** (Bp - urbanized areas not built-up or under construction) with an area of 2.9762 ha, precinct 026501_1.0010, Poniatów No. 10, sheet map 3, a land and mortgage register No. SW1W / 00052909/0,
 - **No. 119** (Bp - urban areas not built-up or under construction) with an area of 0.6816 ha, precinct 026501_1.0010, Poniatów No. 10, sheet map 3, a land and mortgage register No. SW1W / 00052909/0,
 - **No. 47/6** (Bp - urban areas not built-up or under construction) with an area of 0.0536 ha, precinct 026501_1.0010, Poniatów No. 10, sheet map 2, a land and mortgage register No. SW1W / 00052909/0,
 - **No. 47/8** (Bp - urban areas not built-up or under construction) with an area of 0.1791 ha, precinct 026501_1.0010, Poniatów No. 10, sheet map 2, a land and mortgage register No. SW1W / 00052909/0,
 - **No. 71/10** (Bp - urban areas not built-up or under construction) with an area of 0.0067 ha, precinct 026501_1.0010, Poniatów No. 10, sheet map 2, a land and mortgage register No. SW1W / 00052909/0,
 - **No. 72/8** (Bp - urban areas not built-up or under construction) with an area of 0.1341 ha, precinct 026501_1.0010, Poniatów No. 10, sheet map 2, a land and mortgage register No. SW1W / 00052909/0.
 - **No. 9/18** (Bp - urban areas not built-up or under construction) with an area of 0.0266 ha, precinct 026501_1.0009, Poniatów No. 9, sheet map 1, a land and mortgage register No. SW1W / 00052908/3, together with a share in the ownership right in the amount of 7712/10000 in plot No. 122 with an area of 0.1688 ha, which is an internal road, providing access to plots No. 118, No. 119, No. 120 and No. 121, for which the District Court in Wałbrzych VII Department of Land and Mortgage Registers keeps a land and mortgage register No. SW1W/00094387/0, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for the Real Property has been specified in the amount of **PLN 4,000,000.00** (say: four million 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.
4. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification No. 545** and payment of the auction deposit.
5. The auction deposit amounts to 10% of the opening bid price of the Real Property, i.e. **PLN 400,000.00** (say: four hundred thousand zlotys and 00/100) must be paid by **March 25th, 2021** to the bank account of the WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych No. 23 1020 5095 0000 5202 0007 4138**. 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.
6. According to the local spatial development plan approved by Resolution No. III/15/10 City Council in Wałbrzych of December 16, 2010, plots No. 118 and No. 119 are located in area marked with symbol 4PP - areas of industrial and storage building, while plots No. 47/6, No. 47/8, No. 71/10, No. 72/8 and No. 9/18 are located in the area marked with symbol 3Z - green areas.
7. The access to a public road, i.e. Uczniowska street (plot No. 4/9) can be provided through a plot No. 122, constituting an internal road, and then indirectly by establishing a road easement with respect to the lot marked as No. 102/19 and further through a communal internal road without a given name, arranged, among others in plots 102/5, 9/13 and 4/6. Under the contract of sale, the land (road) easement will be established for each owner of the Real Property, consisting in the right to pass through the plot of land no. 102/19 - without the right to park on the plot of land no. 102/19 .
8. The Real Property can't be covered by the simplified forest management plan and inventory of forest state, according to the Forests Act of September 28th, 1991 (Journal of Laws of 2020, Item 6 as amended).
9. The Real Property is not located in the area covered by revitalization zone, according to the Revitalization Act of October 9th, 2015 (Journal of Laws of 2020, Item 802).

10. The Real Property is not covered by inland standing waters, according to the Water Law Act of July 20th, 2017 (Journal of Laws of 2020, Item 310 as amended).
11. 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**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification.
12. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **March 26th, 2021 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification.
13. The qualifications to the auction will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **March 26th, 2021 at 10⁰⁰ a.m.**
14. 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.
15. Regarding Real Property the pre-emption right is entitled to Wałbrzych Municipality, according to Article 109 (1) point 1 of the Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2020, Item 65).
16. 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.
17. The content of the following invitation in Polish and English version is published on the web side of the WSEZ "INVEST-PARK" Ltd: www.invest-park.com.pl in section Announcements - Tenders / Orders.