



**WALBRZYCH SPECIAL ECONOMIC ZONE**  
**"INVEST-PARK" Ltd with its seat in Wałbrzych,**  
**58 - 306 Wałbrzych, Uczniowska 16 Street,**  
**Phone: (+48 74) 664-91-64; e-mail: invest@invest-park.com.pl**

**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 to conduct on the real property production or service activities, allowed by the provisions of the local spatial development plan.
2. The real property covered by the auction includes an undeveloped property with a total area of **3,7452 ha**, consisting of plots: **No. 12/23** (arable land RIVa) of the area **1,5216 ha** and **No. 12/15** (arable lands RIIIa, RIIIb, RIVa) of the area **2,2236 ha** located in the Dolnośląskie Voivodship, Oleśnicki Powiat, Syców Commune, precinct 0001, Syców, sheet map 33, in the Syców Subzone of Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSEZ "INVEST-PARK" Ltd, for which the District Court in Oleśnicy V<sup>th</sup> Department of Land and Mortgage Registers keeps a land and mortgage register No. WR1E/00093015/0, hereinafter referred to as the "**Real Property**".
3. The opening bid price for the Real Property has been specified in the amount of **PLN 3.381.301,00** (say: three millions three hundred eighty one thousand and three hundred one 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. 550** 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 338.130,10** (say: three hundred thirty eight thousand one hundred thirty zlotys and 10/100) must be paid by **December 13<sup>th</sup>, 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 offer.
6. According to the local spatial development plan approved by Resolution of City Council in Syców No. XLVII/336/2018 of March 28<sup>th</sup>, 2018 announced in Journal of Laws of Dolnośląskie Voivodship of year 2018, item 1966 of April 12<sup>th</sup>, 2018, The Real Property is located in area marked with symbol **5 P/U** – areas of production facilities, warehouses and storehouses warehouses as well as service buildings.
7. The Real Property is located in the conservation zone of the "OW" archeological monuments.
8. Plot **no. 12/15** is partly intended for the extension of the road 62/7, a public road of the local class, symbol - 7 KDL.
9. Plot **no. 12/23** has direct access to the district public road no. 1500D i.e. ul. Kolejowa, plot **no. 12/15** has access to ul. Kolejowa through ul. Strefową.
10. The Real Property is not covered by the simplified forest management plan approved by the Olesnicki Starost and there is no decision referred to Article 19, Section 3 of the Forests Act of September 28<sup>th</sup>, 1991 (consolidated text Journal of Laws of 2021, Item 1275).
11. The Real Property is not located in the degraded area and the revitalization zone, according to the Revitalization Act of October 9<sup>th</sup>, 2015 (consolidated text Journal of Laws of 2021, Item 485).
12. The Real Property is not covered by inland waters standing or flowing according to the Water Law Act of July 20<sup>th</sup>, 2017 (Journal of Laws of 2021, Item 624 as amended).
13. The Real Property is agricultural and is protected by law. The implementation of the investment on the property in question is related, in accordance with the Act of February 3, 1995 on the protection of agricultural and forest land (Journal of Laws of 2021, item 1326), with the procedure of excluding land from agricultural production before obtaining a building permit and may be associated with incurring a related fee.
14. 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**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification.
15. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **December 13<sup>th</sup>, 2021 until 3<sup>00</sup> p.m.** The manner of preparing application is defined in the Specification nr 550.

- 16.** The qualifications to the auction will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **December 14<sup>th</sup>, 2021 at 10<sup>00</sup> a.m.**
- 17.** 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.
- 18.** Regarding the Real Property the pre-emption right is entitled to Syców Commune, according to Article 109 (1) point 1 of the Real Estate Management Act of August 21<sup>st</sup>, 1997 (consolidated text Journal of Laws of 2021, item 1899 as amended).
- 19.** The following may not participate in the auction as:
  - a) members of the management board of WSEZ "INVEST-PARK" Ltd and its supervisory board,
  - b) employees of the WSSE "INVEST-PARK" Ltd and other persons entrusted with the performance of activities related to conducting an auction,
  - c) persons entrusted with carrying out activities related to the auction,
  - d) the spouse, children, parents and siblings of the person referred to in items a-c
  - e) persons who remain with the person referred to in items a-c in such a legal or actual relationship that they can this raises reasonable doubts as to the impartiality of the bidder or auctioneer.
- 20.** 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](http://www.invest-park.com.pl) in section Tenders/Pending tenders.