



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 the Real Property, defined in point 1 below (in a framework of sale agreement).

1. The real property covered by the auction include a undeveloped property with a total area **1.7146 ha**, located in the Wielkopolskie Voivodeship, Września Powiat, Września Commune, 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 the WSEZ "INVEST -PARK" sp. z o. o., consisting of plots of land:
 - **no. 48/13** (arable land - RIIb, RIVa) with an area of 0.1064 ha for which the District Court in Września, 4th Land and Mortgage Register Department maintains a land and mortgage register no. PO1F/00044183/0,
 - **no. 48/16** (arable land - RIIIa, RIIIb, RIVa) with an area of 0.4045 ha for which the District Court in Września, 4th Land and Mortgage Register Department maintains the land and mortgage register no. PO1F/00044183/0,
 - **no. 49/9** (arable land - RIIIa) with an area of 1.2037 ha for which the District Court in Września, 4th Land and Mortgage Register Department keeps 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 2,829,090.00** (in words: two million eight hundred twenty-nine thousand ninety 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.
3. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification No. 573** 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 282,909.00** (in words: two hundred eighty-two thousand nine hundred and nine zlotys and 50/100) must be paid by **February 19th, 2024** 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 573”**. 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 development plan in the towns of Chocicza Wielka, Chocicza Mała, Białężyce, Grzymysławice approved by Resolution no. XXXIII/403/2014 of the City Council in Września of June 10, 2014. In accordance with the provisions of the above-mentioned plot plan with geodetic marking no. **48/13, 48/16, 49/9** located in Chocicza Mała are intended for **production and service areas (PU)**.
6. The property has direct access to the municipal road located on the plot with no. 48/7 Chocicza Mała district. The access to the property will be possible after construction of a one-way exit and after the investor rebuilds the road due to the existing traffic lane intended for vehicles turning right.
7. The property is not covered by a simplified forest management plan and no decisions have been issued for the Real Property specifying the tasks of forest management, as referred to in Article 19 paragraph 3 of the Forest Law of September 28, 1991 (consolidated text: Journal of Laws of 2023, item 1356, as amended).
8. The property is not located in the revitalization area or the Special Revitalization Zone referred to in the Act of October 9, 2015 on revitalization (consolidated text: Journal of Laws of 2021, item 485, as amended).
9. Based on data from the records kept by the Polish Waters State Water Holding, there are no inland flowing or standing waters on the Property in accordance with Art. 23 section 1 and art. 22 of the Act of July 20, 2017, Water Law (consolidated text: Journal of Laws of 2023, item 1478, as amended). The property is within the range of drainage systems.
10. There are no structures entered in the register of monuments or in the municipal register of monuments on the premises of the Real Property. For the plots constituting the Real Property, the rules for the protection of cultural heritage and monuments and contemporary cultural goods have been defined pursuant to Resolution No. XXXII/403/2014 of June 10, 2014. regarding the local spatial development plan in the towns of Chocicza Wielka, Chocicza Mała, Białężyce, Grzymysławice. Pursuant to § 7 section 2 of the resolution "for the protection of archaeological cultural heritage, investments requiring earthworks should be carried out in accordance with separate provisions regarding conservation protection.
11. The Real Property is not intended for the purposes of benefits in kind, in accordance with Article 628 and 630 of the Law of March 11, 2022, on defense of the homeland (Journal of Laws of 2022, item 2305, as amended).

12. The property is agricultural in nature. Implementation of an investment on the Property in question may be related, in accordance with the Act of February 3, 1995 on the protection of agricultural and forest land (consolidated text: Journal of Laws of 2022, item 2409, as amended), with the procedure for excluding the land from production agricultural before obtaining a building permit and paying the related fee.
13. The property is not encumbered with any lease agreements.
14. 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 573”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification No. 573.
15. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street) by **February 20th, 2024 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification No. 573.
16. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **February 20th, 2024 at 10⁰⁰ a.m.**
17. 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.
18. 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.
19. 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.
20. 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](https://invest-park.com.pl) in section Announcements - at the link <https://invest-park.com.pl/blog/category/przetargi-zamowienia/>.