



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 III auction

aimed at selecting an entrepreneur who will acquire a Real Property, defined in point 1 below (in a framework of sale agreement).

1. The real property covered by the tender includes an undeveloped property with a total area of **28.5371 ha**, consisting of plot of land **no. 36/5** with an area of 28.5371 ha (arable land - RIIb, RIVa, RIVb, RV), located in the Wielkopolskie Voivodeship, Września powiat, Września commune, registration unit Września – rural area, precinct 303005_5.0328 Obłaczkowo, in the town of Obłaczkowo, owned by the WSSE "INVEST-PARK" Ltd. for which the District Court in Września, 4th Land Registry Department keeps a land and mortgage register no. PO1F/00044189/2, hereinafter referred to as the **"Real Property"**.
2. The opening bid price for the Real Property has been specified in the amount of **PLN 46,230,102.00** (say: forty-six million two hundred and thirty thousand and one hundred and two zlotys and 00/100). The price is a net price. VAT will be added to the price at the rate provided by the relevant law.
3. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification no. 578** 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 4,623,010.20** (say: four million six hundred and twenty three thousand and ten zlotys and 20/100) must be paid by **July 17th, 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 578”**. 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. According with the provisions of the local spatial development plan for the area of the commune of Września, approved by the Town Council in Września by resolution no. XXXIII/402/2014 of July 10, 2014, on the change of the local spatial development plan of the areas of economic activation in the area of the voivodeship road 432 and the railway tracks Września - Jarocin, the plot of land no. 36/5 located in Obłaczkowo lies in the area marked with the symbol **PU - production and service areas**.
6. A 400 kV high-voltage overhead power line runs through the southern part of plot No. 36/5. The technological stripe of the line is marked on the basic map attached to the resolution on the change of the local plan described in point 5 above, and the conditions of lands use and restrictions on their use, including the prohibition of development, are described in the above mentioned resolution.
7. The Real Property has access to the commune road plot No. 40/4, Obłaczkowo precinct.
8. The property is leased until November 30th, 2024, for agricultural purposes.
9. The Real Property is not covered by a simplified forest management plan of the Act of September 28th, 1991 on forests - consolidated text, Journal of Laws of 2023, item 1356).
10. According to the Law on Revitalization (consolidated text, Journal of Laws of 2021, item 485, as amended), the Property is not located in a revitalization area and is not located in a Special Revitalization Zone.
11. On the basis of hydrography conducted in accordance with Article 329(2)(1) of the Law of July 20, 2017 (consolidated text Journal of Laws of 2023, item 1478, as amended) by the State Water Management Company (Państwowe Gospodarstwo Wodne Wody Polskie), there are no inland flowing waters and standing waters on the Property.
12. The Real Property is agricultural. Implementation of the 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 (Journal of Laws of 2022, item 2409 as amended), with the procedure of excluding land from agricultural production before obtaining a building permit and may be associated with incurring a related fee.
13. 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 thousands 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 578”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification No.578.

14. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street) by **July 18th, 2024 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification no. 578.
15. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" on **July 18th, 2024 at 10⁰⁰ a.m.**
16. 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.
17. The WSEZ "INVEST-PARK" Manager may cancel the auction, complete the auction with negative result, close the auction without selecting 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. 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.
19. The content of the following invitation in Polish and English version is published on the web side of the WSEZ "INVEST-PARK" Ltd : <https://invest-park.com.pl/blog/category/przetargi-zamowienia/>