

# WAŁBRZYCH



<b>Address</b>	ul. Jachimowicza / Villardczyków
<b>Plot no.</b>	92/24
<b>Surveying Section</b>	0008 Poniatów
<b>Area</b>	0.2461 ha
<b>Type of plot</b>	Investment plot

## Condition

Undeveloped plot

## Owner

The Wałbrzych Commune – real estate resource of the commune

## Location

The area is located far from the city centre on the territory of the Wałbrzych Special Economic Zone in ul. Jachimowicza and Villardczyków in the Poniatów district. There are similar properties of production and service nature in the vicinity of the plot, farther to the west there is residential development, to the east there is the area of the economic zone, and farther there are agriculturally exploited and undeveloped areas.

## Access to the plot

The property is communicated with the National Road 35 by hard-surfaced roads. The access road to the plot is a commune bituminous road with a 7-metre wide carriageway and pavements for pedestrians.

## Situation

### Distance from border crossings

Poland and Czechia: Kudowa Słone - 72 km, Golińsk - 21 km, Lubawka - 36 km,  
Poland and Germany: Zgorzelec -129 km

**Distance from European capitals:** Warsaw - 434 km, Prague - 192 km, Vienna - 359 km, Berlin - 334 km

**Distance from airports:** Wrocław - Strachowice international airport 74km, Świebodzice - light aircraft landing ground - 6 km.

**Distance from the Highway A-4** - 40 km

## Valid zoning plan

YES: Wałbrzych City Council Resolution no. XXIX/90/04 of September 30, 2004

## Zoning

A3 P/U – agriculturally exploited area. The area will be used for production and service development. There is an impassable building alignment in force 20 m from the service road 2KD-Z 1/2 and local road 1KD-L 1/2 demarcation lines. There shall be a high greenery zone between the road demarcation line and the building alignment. There is a possibility to locate parking places and technical infrastructure devices in this zone.

## Available technical infrastructure

Networks available in ul. Jachimowicza: sewage, waterworks, sanitary and telecommunications. Electricity: available voltage (kV) - 20, available capacity (MW)-1

## Form of disposal:

Open tender sale

## Detailed information

### Regarding disposal of properties

Property and Infrastructure Office of the Municipal Office in Wałbrzych

Kopernika Street 2, 58-300 Wałbrzych, Poland

phone:+48 74 66 55 240, +48 74 66 55 221,+48 74 66 55 233

email: m.krol@um.walbrzych.pl,

a.winiarska@um.walbrzych.pl

### Regarding Local Zoning Plan

Revitalisation and Area Development and Planning Office of the Municipal Office in Wałbrzych

Rynek 23, 58-300 Wałbrzych, Poland

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MUNICIPAL OFFICE OF WAŁBRZYCH,

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