

AN INVESTMENT OFFER

BRZEŻNO NEAR CZARNKÓW, WIELKOPOLSKIE VOIVODESHIP



service activity ground

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BASIC DATA

LOCATION:

Brzeżno, Czarneków District, Wielkopolska, Poland
Parcel No. 348

AREA:

10.043 m²

BUILDING DEVELOPMENT CONDITIONS:

(the most important records of the development plan):

- accepting location of ventures having a considerable influence on the environment, except windmills;
- accepting location of the service, garage, storage, storage-garage and porter's lodge buildings;
- accepting small architecture buildings, technical infrastructure, transformer stations, sewage pumping units;
- accepting construction of the access roads, shared zones, manoeuvring squares;
- building height:
 - service building: no more than 10 m;
 - garage building, storage building, storage-garage building, porter's lodge buildings: no more than 6,5 m;
- amount of floors above the ground:
 - service building: up to 2;
 - garage building, storage building, storage-garage building, porter's lodge buildings: 1;
- roof geometry: flat roofs, symmetrical gable roofs, multi hipped roof,
- roof area inclination: up to 30 degrees;

LOCATION ADVANTAGES



• good transport infrastructure:

- 5 km from Czarneków
- 25 km from Piła
- direct access to the 182 regional road
- two independent exit roads from the district roads

• close vicinity of single-family houses

• access to the basic media, including:

- water-pipe network on the parcel
- power grid (transformer station) nearby
- telecommunication network in the road belt, close to the plot border
- earth gas network close to the plot border (individual agreement with the gas provider required)

LOCATION



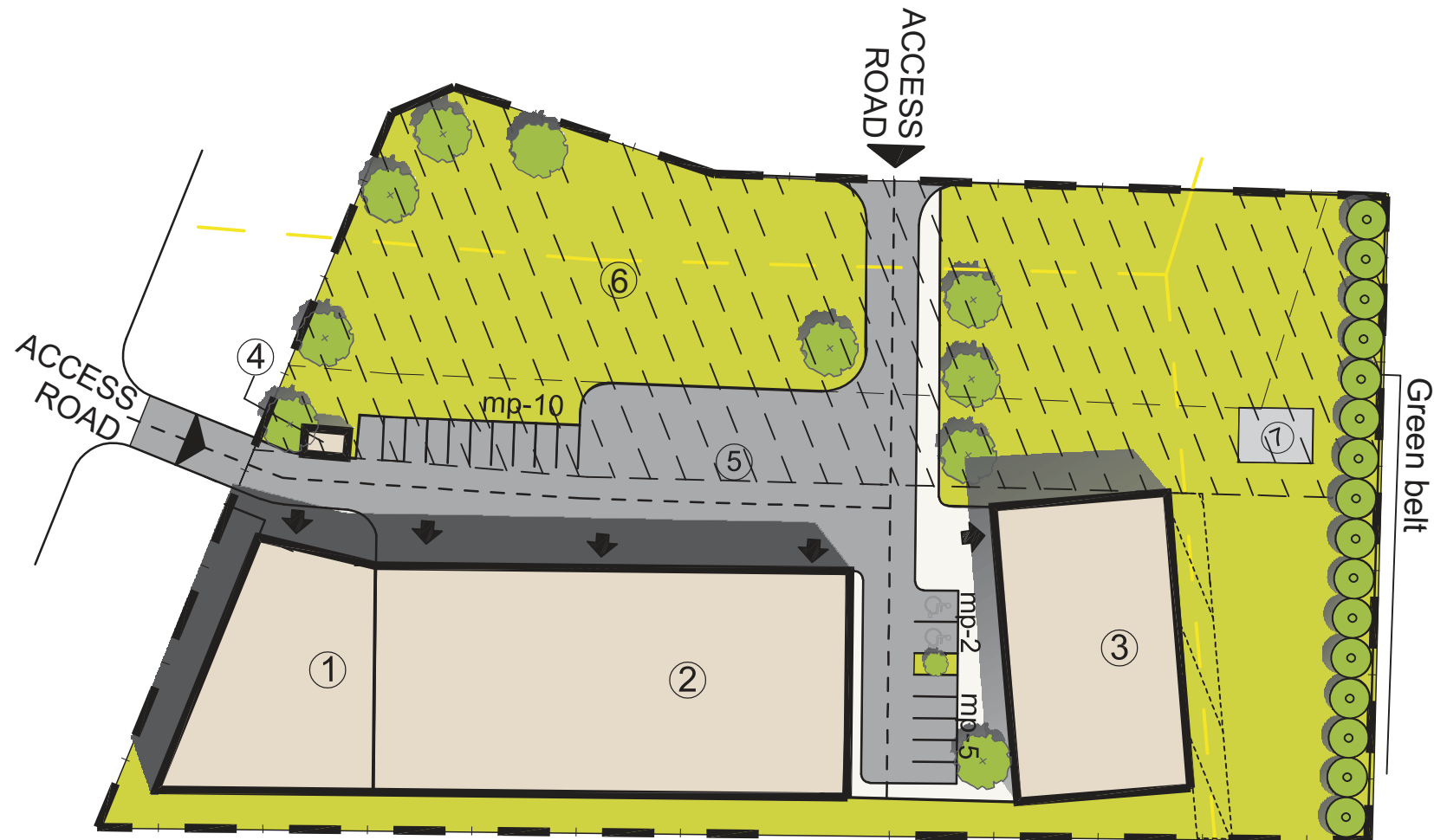
ADDITIONAL ADVANTAGES IMPROVING THE INVESTMENT PERFORMANCE

- **the actual development plan** clearly designates the area for service (Czarnków District Committee Act No. XLIX/423/2014 from September 25th, 2014);
- **the actual geological tests** confirm low level of ground waters and convenient conditions for constructing buildings;
- **convenient flat ground** shape that does not requires additional levelling works – soil valuation class V;
- **required media** on the grounds limits;
- **direct access to the area from the existing roads;**
- **large area** allowing for big ventures and their future development;
- allowing for location of ventures having a considerable influence on the environment (except windmills);
- the area excluded from any natural environment protection e.g. NATURA 2000.

PARCEL No. 348

DEVELOPMENT EXAMPLE

AGRICULTURAL MACHINES SALES AND SERVICE CENTRE



LEGEND:		
No.	DESCRIPTION:	AREA [m2]:
1	Exhibition station roof	535
2	Service building with a warehouse for the spare parts	1 430
3	Showroom and office/management offices	680
4	Porter's station	15
5	Manoeuvring square	
6	Biologically active area	5 432
7	Sewage treatment plant	

AREA SUMMARY:		
No.	DESCRIPTION:	AREA [m2]:
1	Area	10 043
2	Buildings area	2 460
3	Hardened area	2 040
4	Biologically active area	5 432

This proposition is an example of the optimum management and planning for this area. It is only a proposition of its management, which presents its potential and possibilities.

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DEVELOPMENT EXAMPLE

AGRICULTURAL MACHINES SALES AND SERVICE CENTRE

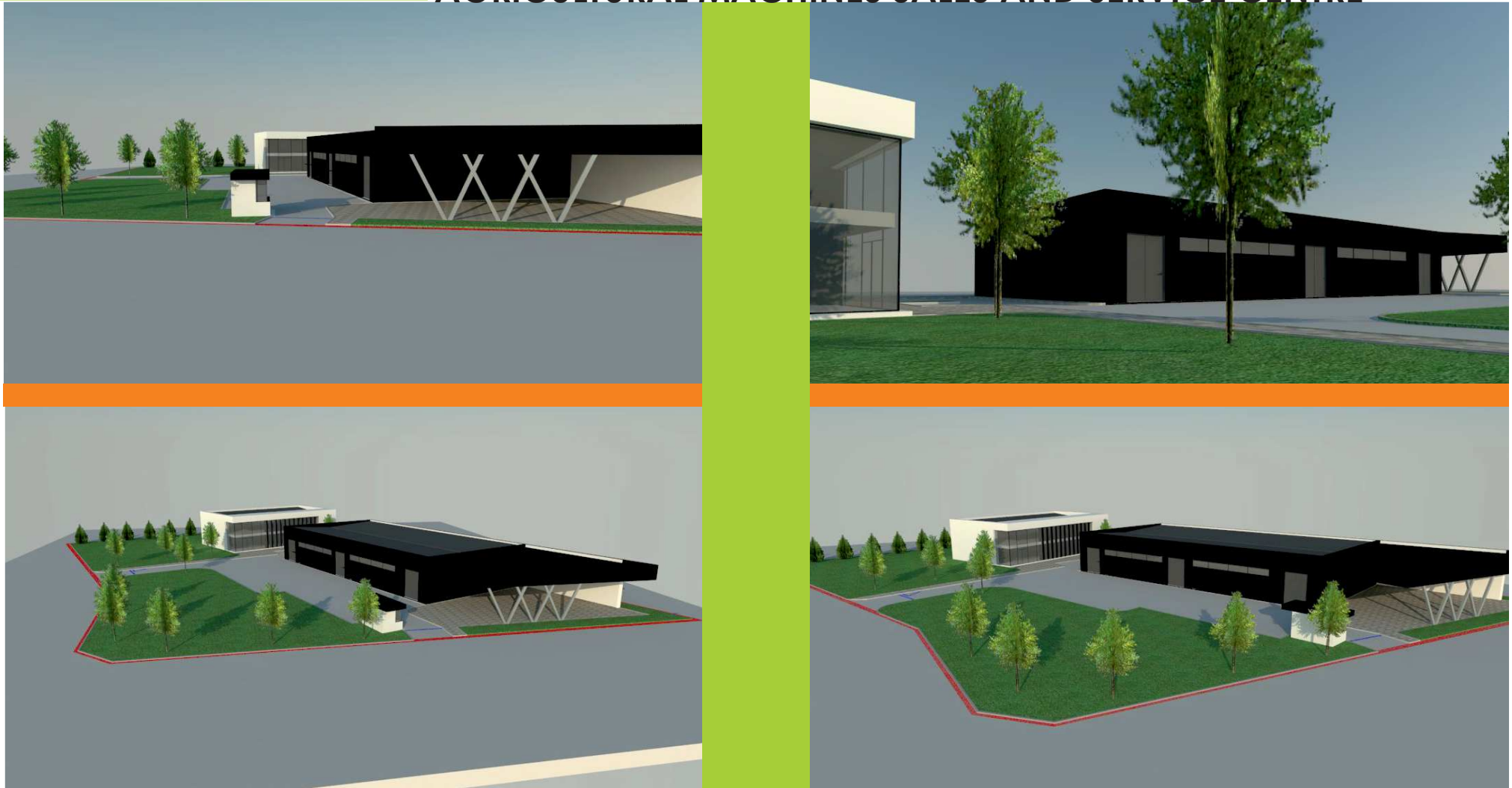


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