



SITE CHECK LIST

Location	Site name	Locality of Nowe Siołkowice
	Town / Commune	Popielów Commune
	District / Powiat	opolski
	Voivodship	opolskie
Area of the property	Max. area available (as one piece) [ha]	Entire area meant for investment: circa 8 ha. (Plot numbers: 371, 373, 374, 375, 378, 379, 363, 364, 362, 361, 360, 358, 357, 356, 355, 272/1, 272/2, 273/3, 274/4, 273/5, 273/6, 282, 283, 286, 287/1, 288/1, 289, 292, 293, 296, 297, 301, 302 km 1)
	Possibility for expansion (short description)	There exists a possibility of expansion by incorporating adjacent areas, which according to local spatial land development plan are meant for tourist services
Price	Land price [PLN/m²] including 22% VAT	Market price, in accordance with the prices of the adjacent plots
Property information	Owner / owners	Plots belong to Popielów Commune and private owners. Part of the plots are being prepared for change and takeover by Popielów Commune
	Valid spatial development plan (Y/N)	Yes
	Zoning	Services from the sector of sports and recreation
Land specification	Soil class with area [ha]	Area recognized as: arable land – poor (RV), arable land – the poorest (RVI), grassland (ŁVI and ŁV)
	Differences in land level [m]	Differences in land level do not exceed 1,00 m

	Present usage	Unbuilt area, partly unused, partly used economically
	Soil and underground water pollution (Y/N)	No
	Waste materials on site (Y/N)	No
	Underground water level [m]	Circa 0,80 m under the ground level
	Risk of flooding or land slide (Y/N)	No
	Underground obstacles (Y/N)	No
	Ground and overhead obstacles (Y/N)	No
	Ecological restrictions (Y/N)	No
	Buildings / other constructions on site (Y/N)	No
Building restrictions	Building coverage [%]	Not more than 20% of the area
	Building height limit [m]	Not more than 12 m
	Buffer zone [m]	Lack
	Others if any	No
Communication	Access road to the plot (type and width of the access road)	The plots are situated in the direct vicinity of commune roads and near district roads
	Nearest motorway / national road [km]	The plot is situated circa 30 km from A-4 motorway. Access to the motorway is ascertained

		by very well developed network of district, province and national roads. The distance from the nearest national road is circa 15 km
	Railway track [km]	Railway line joining PKP Opole Groszowice with Jelcz, Wrocław, Brochów is situated circa 100-200 m from the plots. The railway station is situated in locality Popielów, circa 2,00 km from the plots
	Railway siding [km]	The rail siding is situated circa 2,00 km from the plot, in the locality of Popielów
	Nearest international airport [km]	Wrocław, Copernicus Airport, circa 60 km from the plot
	Nearest voivodship city [km]	Opole – circa 25 km from the plot
Existing infrastructure	Electricity (T/N)	Yes
	Connection point (distance from the border) [m]	50-300 m
	Voltage [kV]	Transformator 230/380
	Available capacity [MW]	On the terms of power stadion (Energiapro)
	Gas (Y/N)	No
	Connection point (distance from the border) [m]	-
	Calorific value [MJ/Nm³]	-
	Pipe diameter [mm]	-
	Available capacity [Nm³/h]	-
	Water supply (Y/N)	Yes

	Connection point (distance from the border) [m]	50-200 m
	Available capacity [m3/24h]	On the terms of Inter-Commune Water Supply and Sewage Disposal Plant "PROWOD" (Międzygminny Zakład Wodociągów i Kanalizacji "PROWOD").
	Sewage discharge (Y/N)	No
	Connection point (distance from the border) [m]	-
	Available capacity [m3/24h]	-
	Limitation of discharge	-
	Rain water discharge (Y/N)	No
	Treatment plant (Y/N)	No
	Telephone (Y/N)	Yes
	Connection point (distance from the border) [m]	50-200 m
	Number of analog lines to be available	On the conditions of the telephone network operator
	Number of ISDN lines to be available	On the conditions of the telephone network operator
Comments	<p>The area presented consists of plots meant for investment in tourism.</p> <p>Places of sports and leisure, as well as summer built-up.</p> <p>Natural qualities of the region, water reservoirs and existing agricultural farms make the area of Nowe Siólkowice a perfect place for tourist investments.</p>	
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