



SITE CHECK LIST

Location	Site name	Plots no. 1139, 1161, 1162 km 7
	Town / Commune	Popielów
	District	opolski
	Province (Voivodship)	opolskie
Area of property	Max. area available (as one piece) [ha]	2,324
	Possibility for expansion (short description)	Yes. The adjacent area is meant for production buildings and warehouses and storehouses
Price	Land price [PLN/m²] including 22% VAT	
Property information	Owner(s)	Popielów Commune
	Valid zoning plan (Y/N)	Yes
	Zoning	P – the area of production buildings, storehouses and warehouses, which are primarily meant for production activity, warehouses and storehouses, technical, transportation and logistics services, building and transportation bases, wholesale trade and craft.
Land specification	Soil class with area [ha]	Arable land the poorest (RVI) – 1,4021 Roads (dr) – 0,245 Ditches (W) – 0,024 Built-up area (Ba)– 0,0179 Other built-up area (Bi) – 0,6350
	Differences in land level [m]	0,50 m – 0,80 m

	Present usage	There is a treatment plant and basis station of mobile phone network on the plot no. 1139 km 7
	Soil and underground water pollution (Y/N)	No
	Waste materials on site (Y/N)	No
	Underground water level [m]	circa 1,50 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)	There is a treatment plant and basis station of mobile phone network on the plot no. 1139 km 7
Building restrictions	Building coverage [%]	No more than 60% of the plot's area.
	Building height limit [m]	Maximum 3-sorey buildings and no higher than 12 m from the ground level to the level of the highest edge of the roof; higher buildings are admissible only in cases justified by the technical reasons, but still no higher than 15 m. The height of other buildings cannot exceed 15 m, besides antennas and chimneys.

	Buffer zone [m]	-
	Others if any	-
Transport links	Access road to the plot (type and width of access road)	The plots are situated in the direct vicinity of province road 457 joining Brzeg and Dobrzeń Wielki. Width – circa 8 m
	Nearest motorway / national road [km]	The plots are situated circa 30 km from A-4 motorway
	Railway line [km]	Railway line joining PKP Opole Groszowice with Jelcz, Wrocław and Brochów is situated circa 2,00 km from the plots. Railway station is situated in the locality of Popielów
	Railway siding [km]	The rail siding is situated circa 2,00 km from the plots, in the locality of Popielów
	Nearest international airport [km]	Wrocław, Copernicus Airport, circa 60 km from the plots.
	Nearest province capital [km]	Opole - 22 km
Existing infrastructure	Electricity (Y/N)	Yes
	Connection point (distance from boundary) [m]	50 –200 m
	Voltage [kV]	Transformator 230/380
	Available capacity [MW]	On the terms of the power station (EnergiaPro)
	Gas (Y/N)	No

Connection point (distance from boundary) [m]	-
Calorific value [MJ/Nm³]	-
Pipe diameter [mm]	-
Available capacity [Nm³/h]	-
Water supply (Y/N)	Yes
Connection point (distance from boundary) [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)	Yes
Connection point (distance from boundary) [m]	Plots in the direct vicinity of water treatment plant, sewage on the area of the plot.
Available capacity [m³/24h]	-
Limitation of discharge	-
Rain water discharge (Y/N)	No
Treatment plant (Y/N)	Direct vicinity of water treatment plant (plot no. 1139)
Telephone (Y/N)	Yes
Connection point (distance from boundary) [m]	50-200 m
Number of available analog lines	On the terms of telephone network operator

	Number of available ISDN lines	On the terms of telephone network operator
Comments	<p>According to the local land development plan the area is marked "P" – an area of production buildings, warehouses and storehouses and it is primarily meant for production activity, warehouses, storehouses, technical, transportation and logistics services, building and transportation bases, wholesale trade and craft, with the following admissions and restrictions:</p> <ol style="list-style-type: none"> 1)It is admissible to launch on the plots: <ol style="list-style-type: none"> a)Commercial services related to the business conducted on the area of the plot, b)Security services aimed at the protection of people and goods, c)Devices/machines for agriculture services, d)Petrol stations, stations of vehicles dismantling and scrap yards, e)Detached protecting buildings and rooms which would be used as shelters for population, f)Transmitting and receiving antennas for mobile phone networks, g)Development of the local water treatment plant; 2)Launching petrol stations next to the public collective roads (KDZ), 3)The activity conducted on the area should comply with the criteria for activities with limited nuisance, except for the activities enumerated in point 1d; <p>1.The following rules of land development and building for the area marked P have been established:</p> <ol style="list-style-type: none"> 1)Access to the plot – from the existing or planned local (KDL), access (KDD) and internal (KDW) roads, 2)Car parks for passenger vehicles and trucks/lorries are to be situated on the plot's area, 3)Trees and bunches of trees growing on the plot's area are to be retained, 4)A green belt should be planted along the inner boundary of the plot, from the side of the protected buildings. It should guarantee a considerable share of evergreen plants in it, 5)In the projects of petrol stations, technical solutions of the isolation of containers with liquid fuel should be applied in a way that guarantees protection from water, ground and underground pollution, 6)Parameters and indicators of the land development: <ol style="list-style-type: none"> a)An impassable line of development – according to the plan, but no 	

	<p>less than 6 m from the dividing lines of local (KDL), access (KDD) and internal (KDW) roads and no less than 20 m from the dividing line of the public collective road (KDZ),</p> <p>b)Development intensity – no greater than 60 % of the plot's area,</p> <p>c)Biologically active area – no less than 15% of the plot's area,</p> <p>d)Buildings – no higher than 3-storey buildings and 12 m from the ground level to the highest edge of the roof; higher buildings are admissible exclusively in cases justified by the technological reasons, but still no higher than 15 m.</p> <p>e)The height of other buildings cannot exceed 15 m, except for transmitting and receiving antennas and chimneys.</p> <p>The area is very attractive for investors, as it has direct access to province road, water treatment plant and sewage as well as to mobile phone network. The plots are situated far away from housing areas. The plots are of rectangular and trapezium shapes with poor quality soil, which is not subject to protection. Power transformer (15kV/04 kV) is located in a close vicinity. It is necessary to create internal roads at the area of the plot; they will ensure comfortable exploitation of the area.</p>
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