

AN INVESTMENT OFFER

BRZEŻNO NEAR CZARNKÓW, WIELKOPOLSKIE VOIVODESHIP



service activity ground

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BASIC DATA

LOCATION:

Brzeżno, Czarnków 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 Czarnków
 - 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



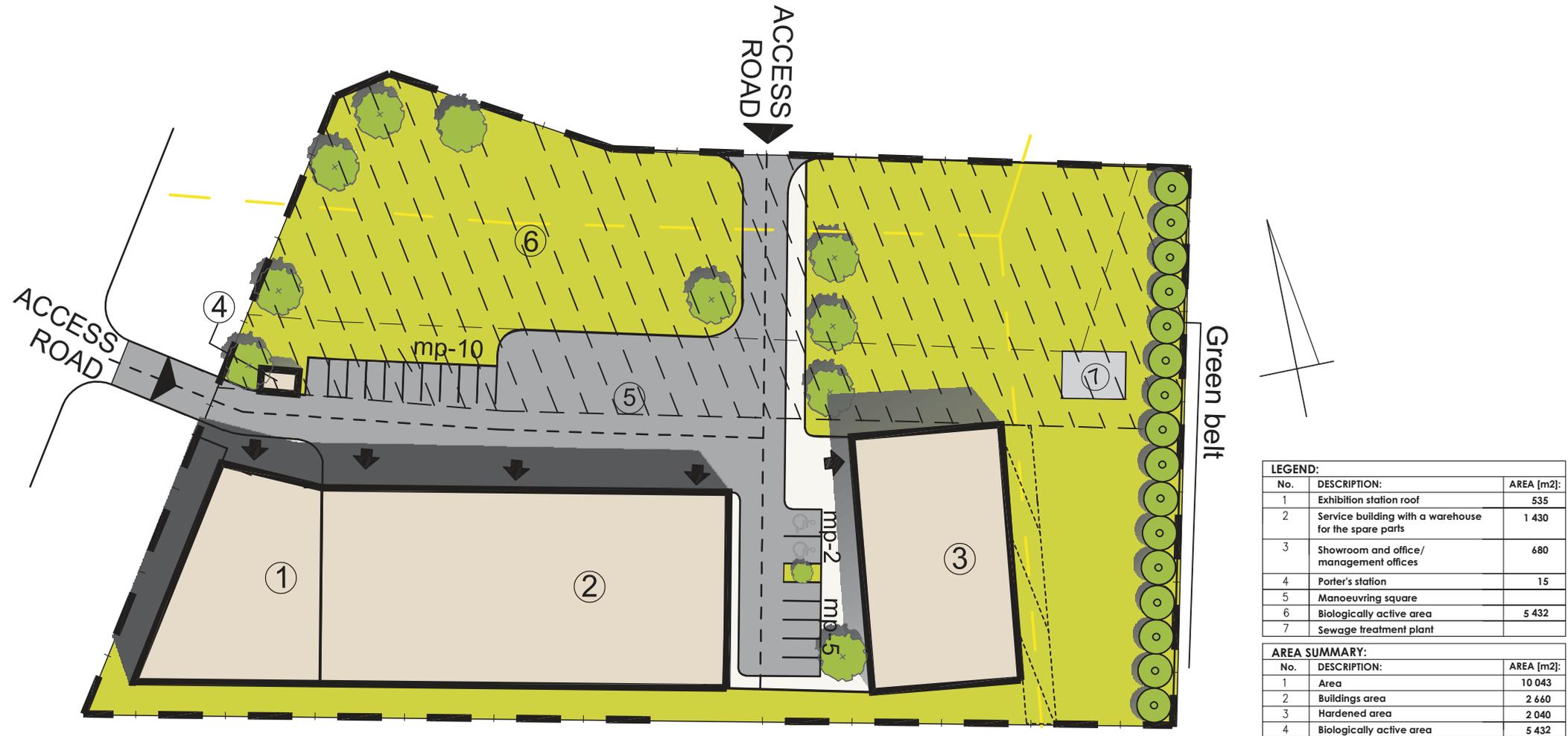
ADDITIONAL ADVANTAGES IMPROVING THE INVESTMENT PERFORMANCE

- **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



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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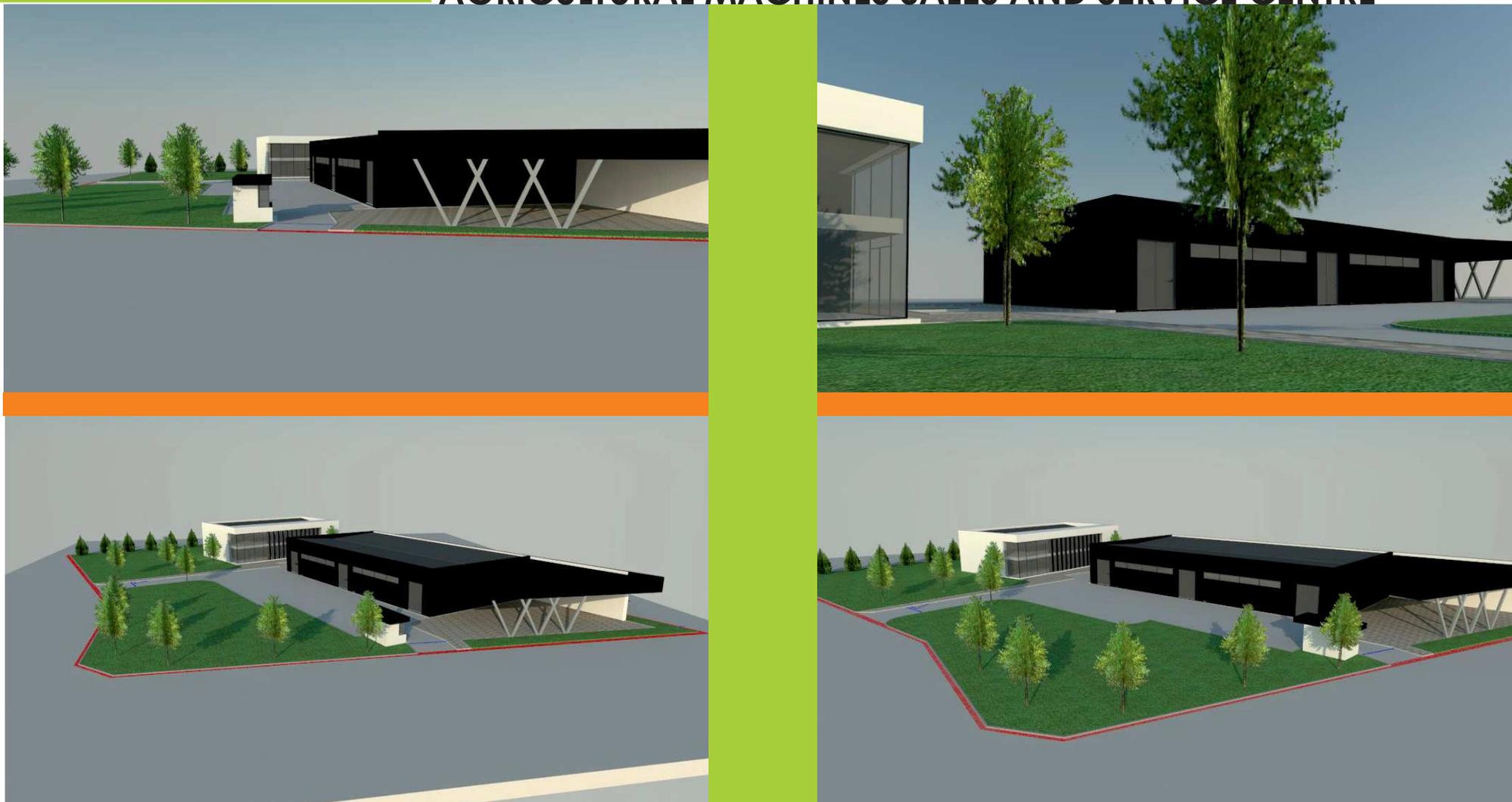


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