



Choceń

Commune of Choceń / Urząd Gminy Choceń

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Statistics

Total area (in km²): 99.68

Population: 8 126 persons

Population density: 81.46 inhabitants/km²

Location and road network

Located in central Poland, Choceń commune welcomes investors. The commune is situated in the Kujawskie Lake District, in the very centre of the district of Włocławek and on the edge of Kujawsko-Pomorskie province. The investment area is located near the reconstructed district road connecting Choceń and Włocławek of the wheel load capacity of 11 t/axle. It is also connected



to A1 motorway via the provincial road no. 269. An interchange is approx. 10 km away. Railway and a siding is located in Czerniewice 5 km away. The nearest international airports are in Bydgoszcz at a distance of 130 km and in Łódź at a distance of 100 km.

Economic structure

Choceń Commune may be defined as having an industrial – agricultural character. It is the largest producer of fruit and vegetables in Kujawsko – Pomorskie province. It may constitute the basis for agricultural and food processing industries. A characteristic feature of the region is a large number of lakes. A significant part of areas surrounding the lakes has been transformed into recreational plots. The commune owns also areas suitable for business (services, industry) and housing development.

Investment opportunities

The commune has a great investment potential. It offers the lowest tax rates in the province and one of the lowest in Poland. The land development plan is flexible adjusted and a number of various investment sites are being connected to public utilities. The Commune Board established a property tax exemption scheme for new investments applicable for 3 consecutive years of 60%, 50% and 40% of the tax due respectively.

Human resources, education

Choceń commune provides education for children and youth. The educational offer is verified and adjusted to the current situation on the labour market on annual basis. The commune is concerned with the diversity of educational specialisations and professions. The residents of the commune are hardworking and efficient. They meet requirements of the local employment market.

Technological infrastructure

Choceń commune has full technical infrastructure (roads, waterworks, telephone lines, sewage system). A majority of the commune area is supplied with street lighting. The commune offers large and attractive investment areas with complete facilities with a direct access to the national road no. 1 of the area of 71.04 ha and 34.40 ha, located in Jarantowice, Choceń Commune.

Foreign investors

A wind power plant is to be constructed – in the commune companies with Portuguese and Estonian capital.

Tourist attractions

1. Choceńskie Lake of the area of 260 ha.
2. Observation Tower at the Cultural Centre of Choceń.
3. Events – Nationwide Motorcycle Rally – August each year.

Choceń

The winner of *The Golden Site 2012* in Kujawsko-Pomorskie Voivodship

Location	Site name	Jarantowice
	Town / Commune	Choceń
	Province (Voivodship)	Kujawsko-Pomorskie Voivodship
Area of property	Max. area available (as one piece) [ha]	71.04 ha (Plots: 1 – 66.35 hectares, 40/2 – 4.69 hectares)
	The shape of the site	Regular
	Possibility for expansion (short description)	Yes – up to 100 ha
Property information	Owner(s)	Agricultural Property Agency
	Valid zoning plan (Y/N)	No
	Zoning	Industrial and services functions area
Land specification	Differences in land level [m]	Flat land
	Present usage	Agricultural
	Soil and underground water pollution (Y/N)	No
	Underground water level [m]	5-10 m
	Were geological research done (Y/N)	No
	Underground obstacles (Y/N)	No
	Ground and overhead obstacles (Y/N)	No
	Ecological restrictions (Y/N)	No
Transport links	Access road to the plot (type and width of access road)	Asphalt road, access to the plot from three sides
	Nearest motorway / national road [km]	A1 Motorway – 7 km; National Road no 1 – 10 km
	Sea and river ports located up to 200 km	Gdańsk – 300 km
	Railway line [km]	Czerniewice – 5 km
	Railway siding [km]	Czerniewice – 5 km
	Nearest international airport [km]	Łódź – 100 km Bydgoszcz – 130 km Warszawa – 150 km
	Nearest province capital [km]	Łódź – 100 km Bydgoszcz – 130 km

Existing infrastructure	Electricity (Y/N)	Yes
	Connection point (distance from boundary) [m]	15 kV on the plot
	Voltage [kV]	15 kV or 110 kV
	Available capacity [MW]	Possibility 20 MW (2 km)
	Gas (Y/N)	No (will be built in 2015)
	Connection point (distance from boundary) [m]	7 500 m
	Calorific value [MJ/Nm ³]	-
	Pipe diameter [mm]	-
	Available capacity [Nm ³ /h]	-
	Water supply (Y/N)	Yes
	Connection point (distance from boundary) [m]	On the plot
	Available capacity [m ³ /24h]	-
	Sewage discharge (Y/N)	Yes
	Connection point (distance from boundary) [m]	-
	Available capacity [m ³ /24h]	-
	Treatment plant (Y/N)	Yes
	Telephone (Y/N)	Yes
	Connection point (distance from boundary) [m]	150-250 m

