Why invest in the Olomouc Region?

- Strategically favourable location in the centre of Moravia
- Good transport accessibility
- Quality network of roads and railways
- Possibility of using air transport
- Production and sales network of industrial production
- Qualified, flexible and available labour force
- Lower wages and salaries in comparison with other regions in the Czech Republic
- Higher unemployment rate in comparison with the national average
- Support for innovative business activities

**Overview**

**BROWNFIELDS in the Olomouc Region**

- Strategically favourable location in the centre of Moravia
- Good transport accessibility
- Quality network of roads and railways
- Possibility of using air transport
- Production and sales network of industrial production
- Qualified, flexible and available labour force
- Lower wages and salaries in comparison with other regions in the Czech Republic
- Higher unemployment rate in comparison with the national average
- Support for innovative business activities
As there are insufficient development areas in the region, the Olomouc Region has singled out interesting brownfield locations suitable for revitalisation and investment opportunities. Detailed information on such localities is available in this information material.

The Olomouc Region has been promoting brownfields and deals with their revitalisation within the preparation of basic land use planning documents. It also negotiates with investors and municipalities with individually composed propositions for the individual preparation of specific sites.

**Definition of brownfields**

Generally, brownfields can be defined as premises that are losing or have already lost their social or functional use. Such premises are usually located near to the centre or on the outskirts of municipalities, usually cover quite a large area and, in most cases, represent environmental burdens. In particular, these are former industrial estates and landscapes damaged by mining and brownfields may also partially include abandoned military compounds.

(Source: Kadeřábková B., Pecha M. - Brownfields – jak vznikají a co s nimi. Prague: C. H. Beck, 2009)
Industrial Sectors
Electrotechnical, machine, chemical and pharmaceutical, foodstuffs, paper, optics and fine mechanics, garments and textiles

Transport accessibility
- R46 – Olomouc – Vyškov (connection to D1)
- R35 – Mohelnice – Olomouc – Lipník nad Bečvou
- I/55 – Olomouc – Přerov – Hulín
- D1 – Lipník nad Bečvou – Bělotín (further to Ostrava)
- I/44 – Mohelnice – Šumperk – Jeseník – Mikulovice (further to Poland)

Railway lines lead evenly through the region, and motorway sections and expressways are located in the southern central part of the region. In Přerov, there is an important railway junction and the meeting-point of two high-speed international railway corridors. Construction of a logistical centre and combined transport terminal for the whole of Central Moravia that would be connected to the planned construction of a public airport in Přerov is also planned here.
DIAMO ADMINISTRATIVE BUILDINGS
Zlaté Hory (4.0 ha)
These are several administrative buildings within the premises of the DIAMO state enterprise (the former Rudné doly Jeseník). The premises are located approx. 4 km south of the municipality border and their use for administration, services and small-scale production is impaired by bad accessibility and the unbalanced technical condition of the building and the whole premises. Property lot No. 3173/40, with an area of 11 ha, was prepared for the construction of a photovoltaic plant.

Some buildings are owned by other companies or have been leased; the former soft drinks factory is out of operation. All the properties are owned by the Czech Republic and the DIAMO state enterprise has the right to manage them; part of the properties is located within DP Zlaté Hory – East, in a protected area of polymetallic ore deposits. The railway siding in Zlaté Hory is subject to liquidation - no interested party.
OSKAVA CINEMA
Oskava (0.0817 ha)

OSKAVA CINEMA

BROWNFIELDS
in the Olomouc Region

EUROPEAN UNION AND EUROPEAN REGIONAL DEVELOPMENT FUND ARE THE PARTNERS FOR YOUR DEVELOPMENT
The cinema building is located in the centre of the municipality on property lot 19/2. It is currently owned by a private person, who would like to reconstruct the building for civic amenities - cultural activities for the local inhabitants and those of the surrounding communities, a music band rehearsal room, organising concerts and shows, and a confectionery shop.
SPORTS AND RECREATIONAL GROUNDS

Brníčko (0.6 ha)
The sports and recreational grounds situated in the centre of the municipality include the former House of Culture (2 storeys), built in 1920, which was totally refurbished after a fire in 1966 and put into operation in 1977. In 1977, the building was claimed by the descendant of the former owners (restitution) but following unsuccessful business activities the building was acquired as security by the bank which sold it to the current owner, VERMON AGENCY s.r.o. Břeclav, and the lands are owned by the municipality. The 1st floor of the building comprises a pub, a cinema and a gym and the 2nd floor comprises 2 flats (2 rooms and a kitchen). The grounds include a playground and a swimming pool.
PERLA PREMISES
Zábřeh (2.7 ha)

BROWNFIELDS
in the Olomouc Region

EUROPEAN UNION AND EUROPEAN REGIONAL DEVELOPMENT FUND ARE THE PARTNERS FOR YOUR DEVELOPMENT
The Perla premises in Zábřeh are situated in the centre of the municipality in a very lucrative location. Since the termination of production in 2005, the premises have not been used and the buildings are in a very poor technical condition.

There is small-scale production on the adjacent properties - non-woven fabric, joinery, blacksmithery.

There are housing buildings, civic amenities, and a park and ponds in the vicinity of the premises.

**CONTACT**

OLOMOUC REGION
Jeremenkova 40a  I  779 11 Olomouc  I  Czech Republic
Tel: +420 585 508 111
E-mail: posta@kr-olomoucky.cz
www.kr-olomoucky.cz
VILLAGE SQUARE

Huzová (0.06 ha)

EUROPEAN UNION AND EUROPEAN REGIONAL DEVELOPMENT FUND ARE THE PARTNERS FOR YOUR DEVELOPMENT
### LOCATION IDENTIFICATION

<table>
<thead>
<tr>
<th>Location name (official, local or identification)</th>
<th>Village square</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location number</td>
<td>7110-186</td>
</tr>
<tr>
<td>Municipality</td>
<td>Huzová</td>
</tr>
<tr>
<td>Municipality with extended competence</td>
<td>Šternberk</td>
</tr>
<tr>
<td>District</td>
<td>Olomouc</td>
</tr>
</tbody>
</table>

### BASIC INFORMATION

<table>
<thead>
<tr>
<th>Location situation</th>
<th>in the centre of the municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (ha)</td>
<td>0.06</td>
</tr>
<tr>
<td>Built-up area (m²)</td>
<td>612</td>
</tr>
<tr>
<td>Number of buildings</td>
<td>1</td>
</tr>
<tr>
<td>Type of buildings</td>
<td>partly completed construction</td>
</tr>
<tr>
<td>Price of the property lot (CZK/m²)</td>
<td>120</td>
</tr>
</tbody>
</table>

### TECHNICAL INFRASTRUCTURE

<table>
<thead>
<tr>
<th>Water supply system/distance (m)</th>
<th>yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sewerage</td>
<td>yes</td>
</tr>
<tr>
<td>Gas pipelines</td>
<td>yes</td>
</tr>
<tr>
<td>Electricity</td>
<td>yes</td>
</tr>
<tr>
<td>Heat networks</td>
<td>no</td>
</tr>
<tr>
<td>Telephone</td>
<td>yes</td>
</tr>
</tbody>
</table>

### USE OF THE LOCATION

| Original use                                      | shopping centre                    |
| Current use                                       | construction                        |
| Future use                                        | flats, restaurant, apartment hotel |
| Planned use according to land use plans           | civic amenities                     |
| Use of surrounding properties                     | handling area                       |

### OTHER ASPECTS

| Number of owners                                  | 1                                 |
| Owner/share in %                                   | private 100                       |
| Year of construction*                              | 1985                              |
| Year of reconstruction*                            | no                                |
| Flood area                                        | no                                |

### TRANSPORT INFRASTRUCTURE (name/distance)

<table>
<thead>
<tr>
<th>Motorways</th>
<th>R35 37 km</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st-class highways</td>
<td>46 14 km</td>
</tr>
<tr>
<td>Railway station/siding</td>
<td>no</td>
</tr>
</tbody>
</table>

### OTHER CHARACTERISTICS

The building is located in the centre of the municipality (village centre premises) near the square with civic amenities including a post office, housing unit and church. The building is situated on property lots Nos. 112, 113, 114, 115 and 545 for the land registry area of Huzová. The construction started in the 1980s and currently the building is incomplete, roofed and secured against damage. The structure has a valid construction permit. The current owners of the property lots include DEVAP servis s.r.o. and the municipality of Huzová; the whole building is owned by DEVAP servis s.r.o.

### CONTACT

**OLOMOUC REGION**
Jeremenkova 40a | 779 11 Olomouc | Czech Republic
Tel: +420 585 508 111
E-mail: posta@kr-olomoucky.cz
www.kr-olomoucky.cz
BARRACKS KPT. NÁLEPKY
Šternberk (11.0406 ha)

BROWNFIELDS
in the Olomouc Region

EUROPEAN UNION AND EUROPEAN REGIONAL DEVELOPMENT FUND ARE THE PARTNERS FOR YOUR DEVELOPMENT
These are extensive premises of the former barracks on the south-eastern outskirts of the town, very well situated in terms of transportation – in close proximity to class I highway No. 46. Their location connected to the neighbouring production premises of the military repair enterprise VOP 26 also makes them a very interesting area for investors. The buildings (22 in total) within the premises were mostly built in the 1950s and will be demolished. They are currently owned by the Town of Šternberk. The existing utility lines are in an unsatisfactory condition - reconstruction is required - commencement in 2011. Currently, construction permits have been granted for all the new transport and technical infrastructure, including gas pipelines. A ČEZ transformer station has just been built. No known environmental burdens - there are only 3 places where petrol stations were operated in the past. The possible selling price will be derived from the costs of the investor’s technical supervision.
FORMER COWSHED K-96
Dětřichov (0.9 ha)
LOCATION IDENTIFICATION

Location name (official, local or identification) | Former cowshed K-96
Location number | 7112-204
Municipality | Dětřichov
Municipality with extended competence | Uničov
District | Olomouc

BASIC INFORMATION

Location situation on the outskirts of Dětřichov
Area [ha] | 0.9
Built-up area [m²] | 1,100
Number of buildings | 1
Type of buildings | agricultural brownfield
Price of the property lot [CZK/m²] | 200

TECHNICAL INFRASTRUCTURE

Water supply system/distance [m] | yes
Area [ha] | 0.9
Built-up area [m²] | 1,100
Number of buildings | 1
Type of buildings | agricultural brownfield
Price of the property lot [CZK/m²] | 200

USE OF THE LOCATION

Original use | former cowshed
Current use | not used
Future use | Year of construction*
Planned use according to land use plans | Year of reconstruction*
Use of surrounding properties | grass vegetation

OTHER ASPECTS

Number of owners | 1
Owner/share in % | private 100
Year of construction* | 1970
Year of reconstruction* |
Flood area | no
Condition of the building - property lots | satisfactory

TRANSPORT INFRASTRUCTURE (name/distance)

Motorways | R35 12 km
1st-class highways | R35 12 km
Railway station/siding | yes 4 km

OTHER CHARACTERISTICS

The building is located on the outskirts of the municipality of Dětřichov. In the close vicinity, there is a class III road and the access road to the building is passable even during unfavourable weather conditions. The actual property, including the roofing material, is in a good technical condition. The building has its own well.

CONTACT

OLOMOUC REGION
Jeremenkova 40a | 779 11 Olomouc | Czech Republic
Tel: +420 585 508 111
E-mail: posta@kr-olomoucky.cz
www.kr-olomoucky.cz
OLOMOUC KOPANINY, ŘEPČÍN
Olomouc (6.1 ha)

EUROPEAN UNION AND EUROPEAN REGIONAL DEVELOPMENT FUND ARE THE PARTNERS FOR YOUR DEVELOPMENT
Larger grounds in the Řepčín area of Olomouc, opposite the industrial grounds of Moravské železárny. Of the nine buildings, the administrative building has been reconstructed, one hall is in satisfactory condition and a second hall is still in relatively satisfactory structural and technical condition. The location is well situated in terms of transportation accessibility near the R35 highway; a bypass around Olomouc, the so-called “Northern Connection,” is planned in the future, and it is also possible to take advantage of the synergy effect offered by the industrial enterprise of Moravské železárny. Following the demolition of the structures, this location is ideal for building new light industry plants, shopping facilities, a vehicle testing centre, a petrol station, etc. The grounds are accessible by public and railway transportation, including city buses.
OLOMOUC MALTING PLANTS

Olomouc (3.5096 ha)

EUROPEAN UNION AND EUROPEAN REGIONAL DEVELOPMENT FUND ARE THE PARTNERS FOR YOUR DEVELOPMENT
The premises of the former malting plant in the Holice area of Olomouc date back to the early stage of the industrialisation of the city - around 1900. The high-rise building is in a relatively well-preserved structural and technical condition. The location is situated near the main railway route between Olomouc and Ostrava. In terms of transportation, the premises are easily accessible from the local road - Holická Street - and are equipped with a siding.

In the future, reconstruction of the premises for warehouse, production and logistical purposes is being planned.
SCHOOL

Dolní Nětčice (0.081 ha)
This former school building is located on the outskirts of the municipality. It is in a good technical condition and in 2005 replacement of the roofing material was carried out.
TON PREMISES
Všechovice (0.3 ha)
These are the premises of the former TON furniture factory branch. The premises are located on the outskirts of the municipality. The premises comprise three buildings, a two-storey hall, a boiler plant, an administrative building and handling areas. The premises are owned by one owner. They feature a new transformer station, a new electricity distribution system, and the possibility of building a silo and subsequent connection to the boiler. Each aisle of the building is delimited by a metal door. It is suitable for the production of foodstuffs but not suitable for locksmith’s activities.

The premises are located on the following property lots in the land registry area of Všechovice (district of Přerov): 221, 1797/1, 237/3, 237/2 and 133/1.

<table>
<thead>
<tr>
<th>LOCATION IDENTIFICATION</th>
<th>Location name (official, local or identification):</th>
<th>TON premises</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location number</td>
<td>7101-062</td>
<td></td>
</tr>
<tr>
<td>Municipality</td>
<td>Vyšehovice</td>
<td></td>
</tr>
<tr>
<td>Municipality with extended competence</td>
<td>Hranice</td>
<td></td>
</tr>
<tr>
<td>District</td>
<td>Přerov</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BASIC INFORMATION</th>
<th>TECHNICAL INFRASTRUCTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location situation</td>
<td>Water supply system/distance (m)</td>
</tr>
<tr>
<td>Area [ha]</td>
<td>Sewerage</td>
</tr>
<tr>
<td>Built-up area [m²]</td>
<td>Gas pipelines</td>
</tr>
<tr>
<td>Number of buildings</td>
<td>Electricity</td>
</tr>
<tr>
<td>Type of buildings</td>
<td>Heat networks</td>
</tr>
<tr>
<td>Price of the property lot [CZK/m²]</td>
<td>Telephone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE OF THE LOCATION</th>
<th>OTHER ASPECTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original use</td>
<td>Number of owners</td>
</tr>
<tr>
<td>Current use</td>
<td>Owner/share in %</td>
</tr>
<tr>
<td>Future use</td>
<td>Year of construction*</td>
</tr>
<tr>
<td>Planned use according to land use plans</td>
<td>Year of reconstruction*</td>
</tr>
<tr>
<td>Use of surrounding properties</td>
<td>Flood area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TRANSPORT INFRASTRUCTURE (name/distance)</th>
<th>OTHER ASPECTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motorways R35 25 km</td>
<td>Environmental burden</td>
</tr>
<tr>
<td>1st-class highways 35 9 km</td>
<td>Condition of the building - property lots</td>
</tr>
</tbody>
</table>

**OTHER CHARACTERISTICS**

The premises are located on the following property lots in the land registry area of Všechovice (district of Přerov): 221, 1797/1, 237/3, 237/2 and 133/1.
SUGAR FACTORY
Čelechovice na Hané (2.2 ha)
SUGAR FACTORY

**LOCATION IDENTIFICATION**
- Location name (official, local or identification): Sugar factory
- Location number: 7108-064
- Municipality: Čelechovice na Hané
- Municipality with extended competence: Prostějov
- District: Prostějov

**BASIC INFORMATION**
- Location situation: within the municipality
- Area [ha]: 2.20
- Built-up area [m²]: 21,989
- Number of buildings: 9
- Type of buildings: ground-level
- Price of the property lot (CZK/m²): not specified

**TECHNICAL INFRASTRUCTURE**
- Water supply system/distance (m): yes
- Sewerage: yes
- Gas pipelines: no
- Electricity: yes
- Heat networks: no
- Telephone: no

**USE OF THE LOCATION**
- Original use: not specified
- Current use: not used
- Future use: Year of construction*: 1880
- Planned use according to land use plans: unknown
- Use of surrounding properties: city structures

**OTHER ASPECTS**
- Number of owners: 2
- Owner/share in %: several
- Year of reconstruction*: n/a
- Flood area: no

**TRANSPORT INFRASTRUCTURE (name/distance)**
- Motorways: R46 7 km
- 1st-class highways: R46 7 km
- Railway station/siding: yes 1 km

**OTHER CHARACTERISTICS**

The grounds have been abandoned since the 1970s. The land is owned by the Land Fund of the Czech Republic and the buildings are the property of KM-PRONA, a.s.
MOSTKOVICE INDUSTRIAL ZONE

Mostkovice (45 ha)

EUROPEAN UNION AND EUROPEAN REGIONAL DEVELOPMENT FUND ARE THE PARTNERS FOR YOUR DEVELOPMENT
The company FORTE a.s. Mostkovice 529 was established on 1 January 1997 and is the legal successor to the former Vojenský opravárenský podnik 011, s.p. which was established at the beginning of the 1960s within the premises of the former military airport. In the past period, the company was developed as a purpose-built facility of the Ministry of Defence of the Czech Republic, whose overall operation is almost independent of the surroundings. The company’s premises can be leased as non-residential premises for office, storage and production purposes. Outside paved areas are also available. The production premises are equipped with cranes with a load rating of 3t and 11t, and 0.6-MPa and 15-MPa compressed air distribution systems.

Road transport:
- 9 km motorway between Brno and Olomouc
- 500 m class I highway No. 150 between Prostějov and Boskovice

Railway transport:
- railway siding from the Kostelec na Hané station

Air transport:
- an airfield has been built in the vicinity of the premises

LOCATION IDENTIFICATION

| Location name (official, local or identification): | Mostkovice industrial zone |
| Location number | 529 |
| Municipality | Mostkovice |
| Municipality with extended competence | Prostějov |
| District | Prostějov |

BASIC INFORMATION

| Location situation | northern part of Mostkovice |
| Area (ha) | 45 |
| Built-up area (m²) | 25,000 |
| Number of buildings | 50 |
| Type of buildings | halls, warehouses, offices |
| Price of the property lot (CZK/m²) | 1,000 |

TECHNICAL INFRASTRUCTURE

| Water supply system/distance (m) | yes within 100 m |
| Sewerage | yes within 100 m |
| Gas pipelines | yes within 200 m |
| Electricity | yes within 100 m |
| Heat networks | no |
| Telephone | yes |

USE OF THE LOCATION

| Original use | repair plant |
| Current use | industrial estate |
| Future use | industrial estate |
| Planned use according to land use plans | industrial estate |
| Use of surrounding properties | agricultural land |
| Motorways | R46 |
| 1st-class highways | II/18 |
| Railway station/siding | yes, on the premises |

OTHER ASPECTS

| Number of owners | 1 |
| Owner/share in % | private 100 |
| Year of construction* | 1960 |
| Year of reconstruction* | continuously |
| Flood area | no |

TRANSPORT INFRASTRUCTURE (name/distance)

| Housing, agriculture | no |
| Environmental burden | no |
| Condition of the building - property lots | good |

OTHER CHARACTERISTICS

The company FORTE a.s. Mostkovice 529 was established on 1 January 1997 and is the legal successor to the former Vojenský opravárenský podnik 011, s.p. which was established at the beginning of the 1960s within the premises of the former military airport. In the past period, the company was developed as a purpose-built facility of the Ministry of Defence of the Czech Republic, whose overall operation is almost independent of the surroundings. The company’s premises can be leased as non-residential premises for office, storage and production purposes. Outside paved areas are also available. The production premises are equipped with cranes with a load rating of 3t and 11t, and 0.6-MPa and 15-MPa compressed air distribution systems.
SUGAR FACTORY
Bedihošť (9.0 ha)
The site is situated in the central part of the municipality of Bedihošť connected to a residential zone. The premises from the turn of the 19th and 20th century were originally used as a sugar factory and were privatized in 1993. In addition to the original industrial use, the whole premises were also used as storage premises. Road – highway (class I highway 367 Prostějov – Kojetín – Kroměříž), connection to motorway R46 – D1, siding. Electric power - connection to the community network, high-voltage line, high-voltage transformer station. Gas - medium-pressure, low-pressure. Gas pipeline leads along the premises. Sewerage - sanitary waste water (vacuum, draining to Prostějov sewage treatment plant).
AGRICULTURAL COOPERATIVE Lazníčky (0.1321 ha)
Premises of the former agricultural cooperative on the outskirts of the municipality. Unused buildings comprise former cowhouse rebuilt to piggery, sow farrowing house, part of administrative building and hall. The buildings are in good condition. The buildings are owned by Moravská zemědělská, a.s., properties are owned by small owners. In this case, the property ownership structure is more complicated. Connection to community water mains is possible upon agreement with the municipality.
Why invest in the Olomouc Region?

- Strategically favourable location in the centre of Moravia
- Good transport accessibility
- Quality network of roads and railways
- Possibility of using air transport
- Production and adequate range of industrial production
- Qualified, flexible and available labour force
- Lower wages and salaries in comparison with other regions in the Czech Republic
- Higher unemployment rate in comparison with the national average
- Support for innovative business activities
- Facilities for entry of hi-tech companies

BROWNFIELDS

in the Olomouc Region

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