

New development area: Lowick - Elsenpass

Application deadline expired on 13.12.2024 23:59

Applications received after the application deadline will be prioritised.

Important:

Please remember to send the **certificate of pregnancy** and the **household certificate for applicants with children from abroad** by e-mail to [grundstuecksvermarktung\(at\)bocholt\(dot\)de](mailto:grundstuecksvermarktung(at)bocholt(dot)de).

To the online application

Login erforderlich

Um sich auf die Wohnbaugrundstücke zu bewerben, benötigen Sie zuerst ein **Bocholt.de-Benutzerkonto**. Die Registrierung ist einfach und kostenlos. Das Benutzerkonto ist keine Eintragung in die Bewerberliste.

Sie haben bereits ein Benutzerkonto?

Dann können Sie sich hier anmelden (hier klicken).

Sie haben noch kein Benutzerkonto?

Dann können Sie sich hier kostenlos registrieren (hier klicken).

Hinweis: Wenn Sie ein **Bocholt.de-Benutzerkonto** erstellt haben, müssen Sie zurück auf diese Seite, um zur Eintragung in die Bewerberliste zu gelangen. Falls Sie eingeloggt sind und diese Meldung trotzdem angezeigt wird, versuchen Sie, die Seite erneut aufzurufen. (Tastaturbefehl: F5)

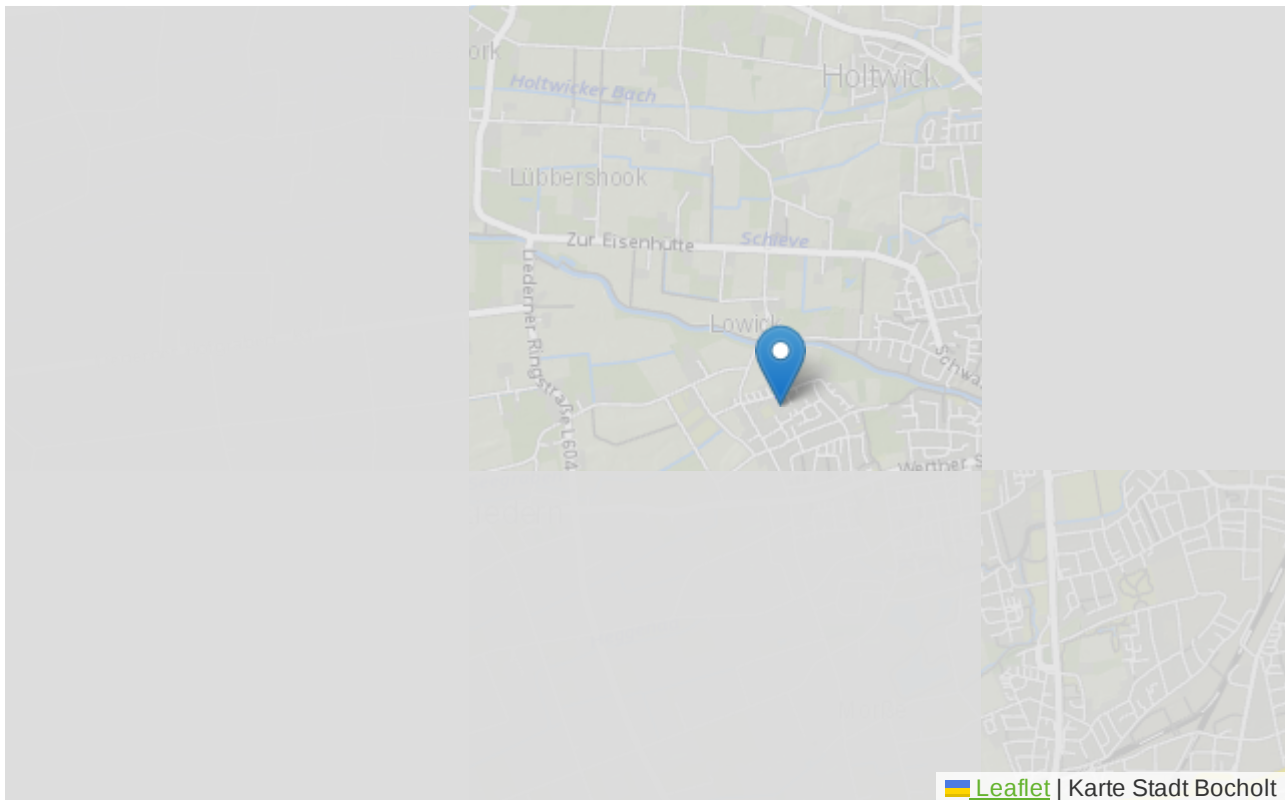
You will find step-by-step instructions on how to apply, change your details and withdraw your application under "Frequently asked questions" on the Application procedure page.

The situation

The development is accessed via the Elsenpass. The residential development will be accessed via an existing cul-de-sac, which will be extended accordingly.

The plots on offer are located in the west of Bocholt. There is a daycare centre, a primary school, playgrounds, the SF 97/30 Lowick e.V. sports club and shopping facilities for daily supplies in the immediate vicinity. The centre of Bocholt is only a few minutes away by car.

Public transport connections are ensured via the Elsenpass bus stop, which is served by the city bus line C6 in the direction of Lowick, Am Kolk and Bocholt city centre.



The project



On the site of the old St. Bernhard primary school, a new five-stream daycare centre is being built as well as detached single-family homes and semi-detached houses.

Plots on offer:

- 3
- plots for detached single-family houses and
- 4
- plots for semi-detached houses

Purchase prices and ancillary costs



Price:

- 300
- .00 euros/m² (incl. development costs) for semi-detached houses
- 360
- .00 euros/m² (incl. development costs) for detached single-family houses

included in the purchase price

- public-law
- development contributions in accordance with the German Building Code (BauGB), cost reimbursements
 - for nature conservation compensation measures in accordance with the BauGB, costs

- for the initial survey of the building plots in accordance with the development plan concept, costs
- for the connection pipe to the wastewater sewer up to the property boundary.

Not included in the purchase price

all

- costs of contractual processing (notary, land registry), land acquisition tax
- (currently 6.5 % in NRW), later
- measurement of buildings for the land register, possible excavations

and

embankments

- , %

\$6costs

- for the land registry
- .
- excavations and embankments of the property, all
- utility connections for electricity and water (provider BEW Bocholt), later
- construction measures according to the KAG Kommunalabgabengesetz NRW and other legal regulations. All
- costs on the building plot are borne by the buyer.

plot total house 159house 157house 95house 95house 108house 116house 201

1
442
single-family
.120.00 €

2
438
Single-family
,680.00 €

3
317
Detached
.100.00 €

4
317
Detached
,100.00 €

5

361

Detached

.300.00 €

6

387

Detached

,100.00 €

7

559

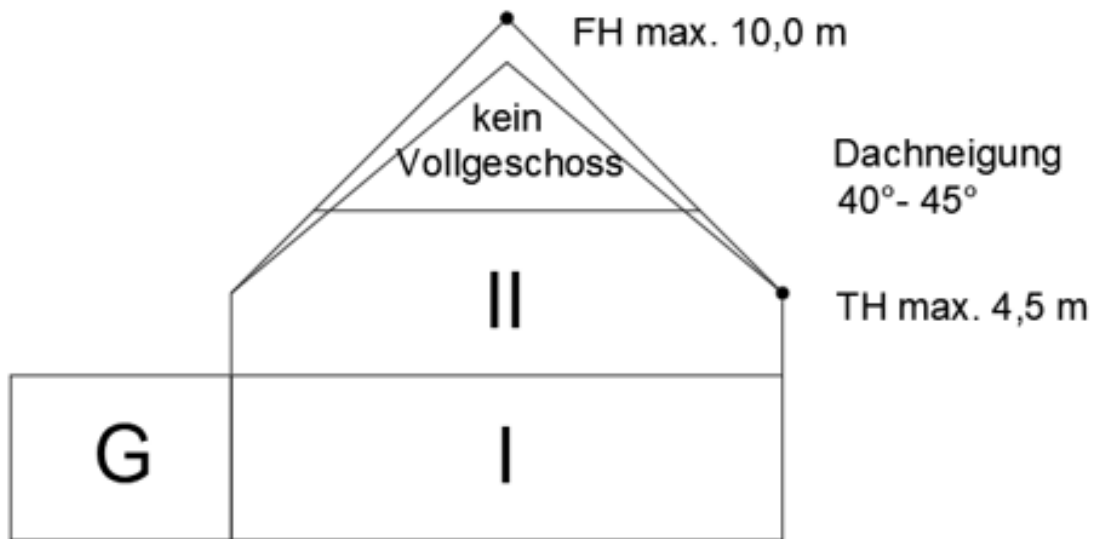
Single-family

,240.00 €

Reservation overview

The city map with an overview of the current status (free, reserved, sold) of the municipal residential building plots on offer can be viewed on the municipal geodata portal [Bocholt Maps](#).

Permitted house types



© Stadt Bocholt

(detached and semi-detached houses, max. 2 full storeys)

The height specifications can be found in the utilisation templates of development plan 8-23.

The maximum height specifications for the eaves height (TH) and upper edge or ridge height (OK) are given in metres above sea level. Measured from the street level of the future access road, the following approximate heights result, as shown in the illustration. Subordinate structures can be designed with a different roof shape, e.g. flat roof.

Do you have any questions about the application process?

Further information can be found [here](#).



EXPOSÉ



APPLICATION PROCEDURE

Marketing



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