

BORKWALDE · PLOT OF LAND · VACANT

Woodland plot of 1,002 m² in Borkwalde, not building land

Forest plot of 1,002 m² in Borkwalde, Brandenburg; building is generally not permitted here

€53,000

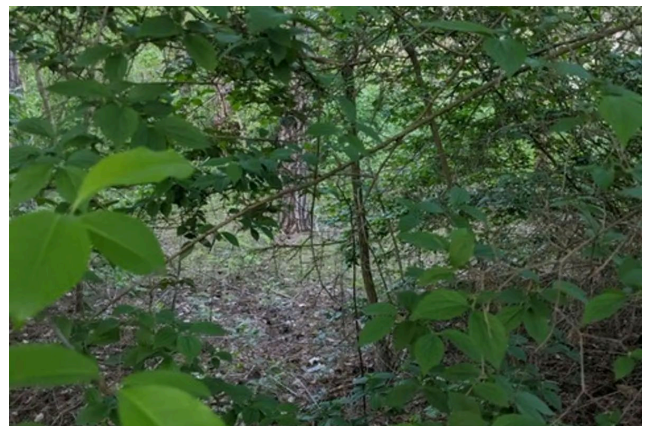
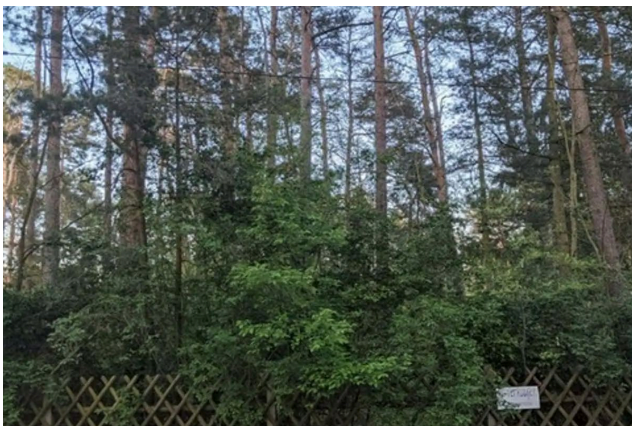
plot 1,002 m²

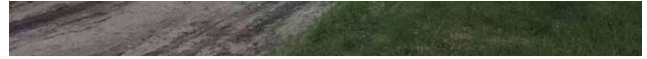


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Your contact for this property

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The property

A plot of woodland measuring about 1,002 m². It is not building land. The site lies in what German planning law calls the Außenbereich, the outer zone beyond any built-up area, where construction is in principle not allowed.

No development plan (Bebauungsplan) exists for this area at present. Borkwalde's land-use plan (Flächennutzungsplan) is still being drawn up, and in its current draft this parcel is marked as forest. A binding answer on whether any building project could be approved is given only by the building authority, and only on a written application.

Some neighbouring plots carry houses built many years ago. Those buildings and their uses are protected as existing structures (Bestandsschutz). That protection applies to them and creates no right to build on this parcel.

In short, this is forest land to own and keep as forest. A buyer should price it on that basis and not on the hope of a future building permit.

About 1,002 m² of woodland

Outer zone, not building land

Marked as forest in draft plan

No development plan yet

Borkheide and RE 7 nearby

Potsdam-Mittelmark district, Brandenburg

Key facts

Type	Plot of land
Town	Borkwalde
Federal state	Brandenburg
Postcode	14822
Plot	1,002 m ²
Status	vacant
Reference	2539v

The location

Borkwalde is a small municipality set directly in woodland, in the district of Potsdam-Mittelmark in Brandenburg, south-west of Potsdam and Berlin. Since 2015 it has officially carried the designation "Waldgemeinde", forest municipality.

The neighbouring village of Borkheide is a few kilometres away. It has a station on the RE 7 regional train line, as well as shops, hotels, restaurants and an outdoor forest pool.

Who it suits. This plot suits a buyer who wants to own a piece of Brandenburg forest for its own sake and accepts that building on it is generally not permitted.

What it costs in total

Real estate transfer tax (Brandenburg, 6.5%) €3,445

Notary and land register (approx. 1.5–2%) €795–1,060

Agency commission 3.57% incl. VAT

Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

Information on your right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of

delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

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