

Application procedure in preparation

Application currently not yet possible



Dear prospective builders,

The city of Bocholt **will soon** be offering residential building plots for detached single-family houses and semi-detached houses in three new building areas in the districts of Biemenhorst (Tenbrocks Land), Mussum (Haydn-, Backes- and Strausstraße) and Lowick (Eisenpass) (as of March 2024).

You can check the information on the offers at your leisure shortly and then apply.

Please note that an existing entry in the list of interested parties does not constitute an application.

It is not yet possible to apply.

All those registered in the municipal list of interested parties will be informed in writing by e-mail about the start of the application process.

Information about the start of the current application phase will also be published on www.bocholt.de, in the regional press and on social media so that every interested party can take note of this.

New applications are of course also possible without being entered in the list of interested parties.

Questions and answers

[On this page you will find answers to frequently asked questions](#) in connection with the allocation of building plots.

Our e-mail does not arrive?

The City of Bocholt is not liable for the proper delivery of e-mails, so please make sure that the e-mail inbox you have created in the list of interested parties or applicants is accessible. Always check your spam folder. Please note that you are responsible for ensuring that the data you provide is up-to-date and correct!

You can only apply for a property via the online service "applicant list"!

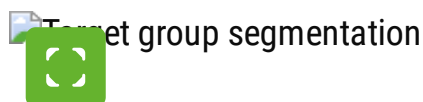
If you are already registered in the [list of interested parties](#), your data will be automatically transferred when you apply. However, please remember to check that your details are correct and complete (e.g. are all members of the household, especially underage children, correctly entered?)

The completed online form "Applicant list" will be transmitted digitally. You will receive confirmation of this by e-mail. The application is not for a specific plot, but initially for the advertised building sites in general. The actual selection and reservation of a plot will **only take place in a personal marketing meeting** among the building plots advertised and available at that time.

The entire application process is expected to take several months to complete.

Further details will be available shortly in the respective exposés for the building sites.

Criteria for the allocation of land



Target group segmentation

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There is strong demand for residential plots. The demand is offset by a limited supply from both the city of Bocholt and the private market.

Residential building plots are therefore offered to people who want to build a house quickly and with the intention of using it immediately. Nevertheless, necessary selection decisions are to be expected.

These are made independently and on the legal basis of municipal policy guidelines.

The basis for the awarding of contracts are [the awarding guidelines of the city of Bocholt dated 12 November 2014](#).

Frequently asked questions



Why do I need a user account to be added to the list of applicants?

The city of Bocholt has completely digitalised its list of applicants. The advantage: Applicants can edit their entry and the data entered in their user account themselves - and delete it if necessary. An account on bocholt.de is required for this function. [You can register on bocholt.de here.](#) [↗](#)

In future, other online services will also be connected and managed via the user account. [You can find an overview of the current range of digital services here.](#)



I have already been able to buy a municipal property once. Can I apply again?

If you apply, you would have to be excluded from the procedure, as the current procurement guidelines rule out a second purchase. This also applies if the purchase was made many years ago.



How can I determine my personal score in the application process?

The applicant's marital status does not play a role in determining the individual number of points, as the decisive criteria are the underage children living permanently in the household or the owner-occupied residential property (house) in Bocholt. This also means that there are no points for adult children (even if they are in receipt of child benefit) or for other adult members of the household. In addition, the minor child must be registered as the main resident in your household. According to the award guidelines, there are no points for children who only stay with you temporarily, e.g. at weekends or during holidays.

The point deduction for owner-occupied residential property (house) in Bocholt is 20 points. No points are deducted for owner-occupied residential property in the form of a condominium or for residential property (apartment building) outside Bocholt or if you live in a rented flat.

Under these conditions, the following calculation examples result (for each additional minor child in the household, please add +10 points):

Household with:

- 2 underage children, owner-occupied residential property (house) in Bocholt: 0 points
- 3 underage children, owner-occupied residential property (house) in Bocholt: 10 points
- 2 underage children, owner-occupied residential property (house) outside Bocholt: 20 points
- 2 underage children, rented flat: 20 points
- 3 underage children, rented flat: 30 points
- 2 underage children + 1 adult child, rented flat: 20 points
- no/only adult children, owner-occupied residential property (house) in Bocholt: -20 points
- no/only adult children, owner-occupied residential property outside Bocholt: 0 points
- no/only adult children, rented flat: 0 points



I will be on holiday or on a longer stay abroad in the next few weeks. Will I be informed about the start of the application phase and can I still apply?

If you are registered on the list of interested parties, you will receive an email about the start of the application phase. Otherwise, the start of the application process will also be announced on www.bocholt.de and social media. As the application process is digital and reservations can also be made by phone or email, you can also do this while on holiday or during a longer stay abroad.



Can I apply for just one building area or a specific plot of land?

No, that is not possible. In order to give you as many opportunities as possible, applications are initially submitted for all advertised plots in accordance with the allocation guidelines. You can then reserve an available plot in the marketing meeting.



If I do not apply now or reject an offer, e.g. because my desired property is no longer available, will I be at a disadvantage?

No, you will continue to be included in the list of interested parties and will be informed about the next marketing activities.



Can I choose a plot of land or will it be allocated by the city of Bocholt?

You can decide in favour of one of the plots still available during the marketing meeting. An exchange is also possible in the current process, but only among the plots that are still available.



When will I receive the next information after my application?

An information e-mail on the progress of the procedure will be sent - probably within 4 weeks of the end of the application deadline



What are my chances of obtaining a property in the current marketing process?

Experience has shown that significantly more interested parties apply than there are building plots available. The higher your individual score according to the allocation guideline, the better your chances of obtaining a plot. During the marketing process, you will receive information on how many applications were submitted on time and how the points are distributed within the ranks.

Is my application binding?

No, your application is non-binding. You can withdraw your application at any time and reapply at a later stage without any disadvantages. You can simply withdraw your application in the digital applicant list.

Can I be excluded from the application process?

This is possible if you have culpably provided false information about your personal circumstances. Especially if this leads to a better position in the ranking. Applicants who have already been awarded a municipal property in a previous marketing procedure are also excluded. A second allocation is not possible according to the current allocation guidelines. This also applies if the first plot was acquired many years ago.

How long does it take before I can choose a property?

The city of Bocholt first offers a plot reservation to the applicants with the highest number of points. On the basis of the interim notification, you can recognise which applicant group you are in and whether there is a real chance of obtaining a plot. At the end of the marketing process, all unsuccessful applicants will receive a rejection. However, this can take up to 10 months.

I would like to build a semi-detached house. What about the second half?

Architecturally and technically related structures are to be erected in accordance with the stipulations of development plans with a uniform choice of form, colour and material. Cost-effective construction is achieved through close co-operation between the developers involved. Applicants for plots for semi-detached houses must agree in

advance on a joint specialist planner and construction manager as well as a uniform choice of form, colour and material.

Planning decisions already made by first-time applicants (e.g. choice of architect, construction, exterior design/architecture) must be adopted by subsequent applicants for the second half of the house.

Established applicant groups (e.g. of siblings or friends) should be supported wherever possible, provided that each individual applicant fulfils the award criteria. You can indicate this wish and your building partner in the application under "other information".



We would like to build a multi-generation house. Can we purchase 2 municipal plots of land for this purpose?

The purchase of 2 plots by one applicant is not possible. Due to the allocation criteria, it makes sense for a young family with children to apply for a plot for a multi-generation house. In most building areas, it is possible to build a house with a second residential unit. The parents, for example, can then move in. For separation purposes, it is possible to create a condominium for the two residential units on the property.



Do I have to build on the property directly and use it myself?

The city of Bocholt provides plots of land for young families who wish to use them directly for their own purposes. There is a building obligation within 2 years and an owner-occupancy obligation of 5 years. These obligations are stipulated in the purchase contract and are linked to sanctions in the event of a breach of obligation.



Do I have to disclose my income and financial circumstances to the City of Bocholt for proof of advice on financing my building project?

No, the City of Bocholt will not enquire about your income and assets. This information is only required by your advisor, who will then issue the counselling certificate. You can find the form for the counselling certificate in the downloads.

Is the application free of charge?

Yes, the city of Bocholt will not charge you for the application. There may only be small fees, e.g. for a household certificate for non-resident applicants.

When will the next properties be marketed?

See <https://www.bocholt.de/wohnbaugrundstuecke>.

I have problems with the registration process or have other questions. Who can I contact?

If you have any questions about the application process, please contact:

Isabell Klaue

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Grundstücks- und Bodenwirtschaft



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List of interested parties



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