

For sale - Building ground

Make an offer starting from € 380.000

Vollezelestraat 40, 1755 Gooik

Ref. 7334953



Surf. Plot: 2100m²

Description

Are you looking for a building plot with significant development potential in Oetingen? This property offers an exceptional opportunity for investors, developers and private builders. This plot of approximately 21 are (2,100 m²) is located in the centre of Oetingen (Pajottegem) and benefits from a street frontage of approximately 20 metres. The combination of its size, frontage, central location and open views over the surrounding meadows makes it an attractive site for future development. A major asset of this property is its potential for apartments, semi-detached houses or a spacious villa. During preliminary discussions with the local authority, it was indicated that a project consisting of four apartments could be considered. The plot may also be suitable for the development of two semi-detached houses or a large detached villa. Any development remains subject to planning approval and the required permits. The seller and estate agent provide no guarantees in this regard. The central location offers easy access to Gooik, Ninove, Halle and Brussels. The plot is also situated close to the VUB campus in Gooik, shops, schools, public transport and daily amenities. Thanks to its excellent visibility and accessibility, the plot may also be suitable for a professional practice or office, such as a doctor, physiotherapist, dentist, architect, accountant, lawyer or insurance broker, subject to applicable planning regulations. Demolition and reconstruction may, under certain legal conditions, qualify for the reduced 6% VAT rate. A rare opportunity for private buyers, investors, professional practices and developers seeking a development site in the heart of Oetingen.

Financial

Price: Make an offer starting from € 380.000,00

Land registry income: € 674,00

Location

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Terrain

Ground area: 2.100,00 m²

Ground depth: 110,00 m

Technics

Electricity: Yes

Planning

Destination: Rural residential area

Building permission: Not disclosed

Parcelling permission: No

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
19/06/2026

Intimation: No

G-score: B

P-score: B