

Land (Agricultural) for sale

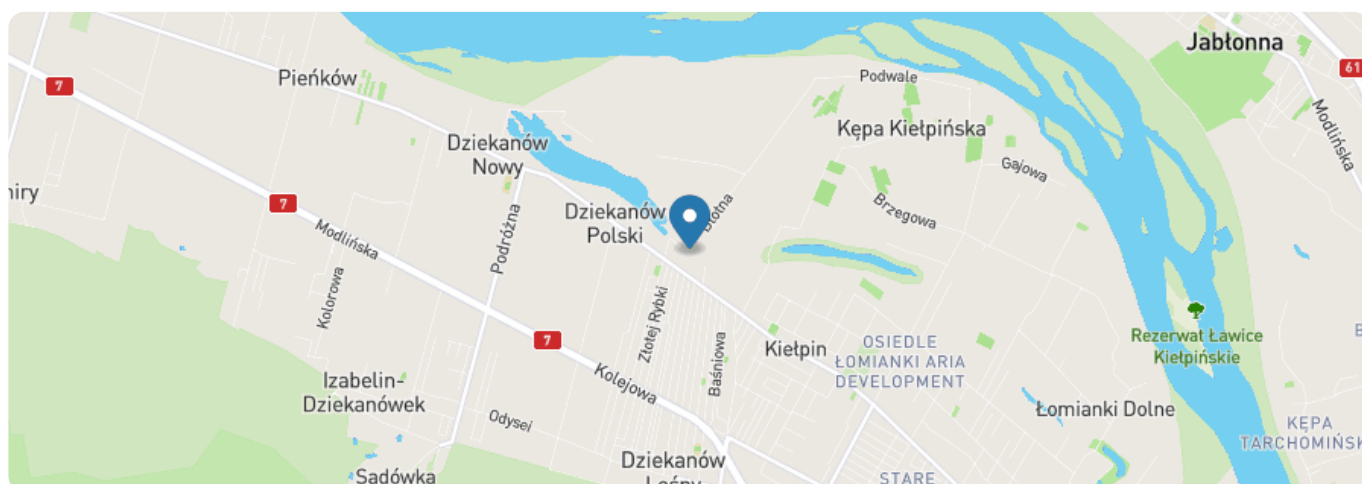
Plot of 1800 m² by Lake Dziekanowskie

1800.00 m²

ul. Dziekanów Polski, 05-092 Łomianki

415 000,00 PLN

230,00 PLN / m²



Key informations

Type of transaction: sale

Property type: Land (Agricultural)

Market: secondary

Space: 1 800,00

Available from: 22.03.2024

Purpose of the plot: Agricultural

Offer number: WIL268011

Description

Agricultural and residential plot 1800 m2 in Dziekanowo Polski.

Charming, **green, quiet surroundings - 200 m to the Dziekanowskie Lake.**

Good location - close to nature, only 10 km from Bielany in Warsaw, infrastructure of Łomianki

The plot has a rectangular shape with dimensions of about 33 x 54 m.

It is unfenced, overgrown with grass and trees.

Access on a paved road.

Media: electricity in the border of the plot.

According to the Local Spatial Development Plan, the land use designation of the R8 site:

a) **primary - agricultural land,**

b) **secondary - homestead development**

It is allowed to build homestead development within the boundaries determined by the impassable lines of development, taking into account the following indicators of development and land use and the overall dimensions of the buildings:

(a) height of buildings:

- for residential buildings - 9 m,

- for livestock buildings - 10 m,

- for other buildings - 6 m,

b) form of the roof and shaping of roof slopes - steep roof with a slope of 25° - 35°,

c) **intensity of buildings - 0.1 - 0.3,**

d) maximum built-up area - 15%,

e) minimum percentage of biologically active area - 85%;

4) restrictions on development and land use:

a) the fragment of the site located in the zone of 50 m from the foot of the floodbank,

b) the area of the site situated in the area comprising areas exposed to flooding in the event of destruction or damage of the dyke, with potential flood depth up to 4 m, where provisions of §14, section 5 should be taken into account,

c) a fragment of the site located in the protection zone of the oak woodpecker habitat.

Commercial and service **infrastructure** in the area: grocery shop at a distance of 300 m, Biedronka, Netto, large shopping centre Auchon at a distance of 10 minutes by car, schools, kindergartens, crèches, clinics and Metro Młociny and Galeria Młociny 12 km.

Communication

For motorists - in a few minutes we are on **route No. 7**, in half an hour (20 km) outside rush hours we will reach the **Centre of Warsaw**.

For non-motorized the public transport stop at Rolnicza Street (lines 750 and 850) is a few minutes walk and we will reach the **metro** station **Młociny** from where we can easily get to different districts of Warsaw.

I invite you to the presentation, to contact me by email and telephone

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Photos



