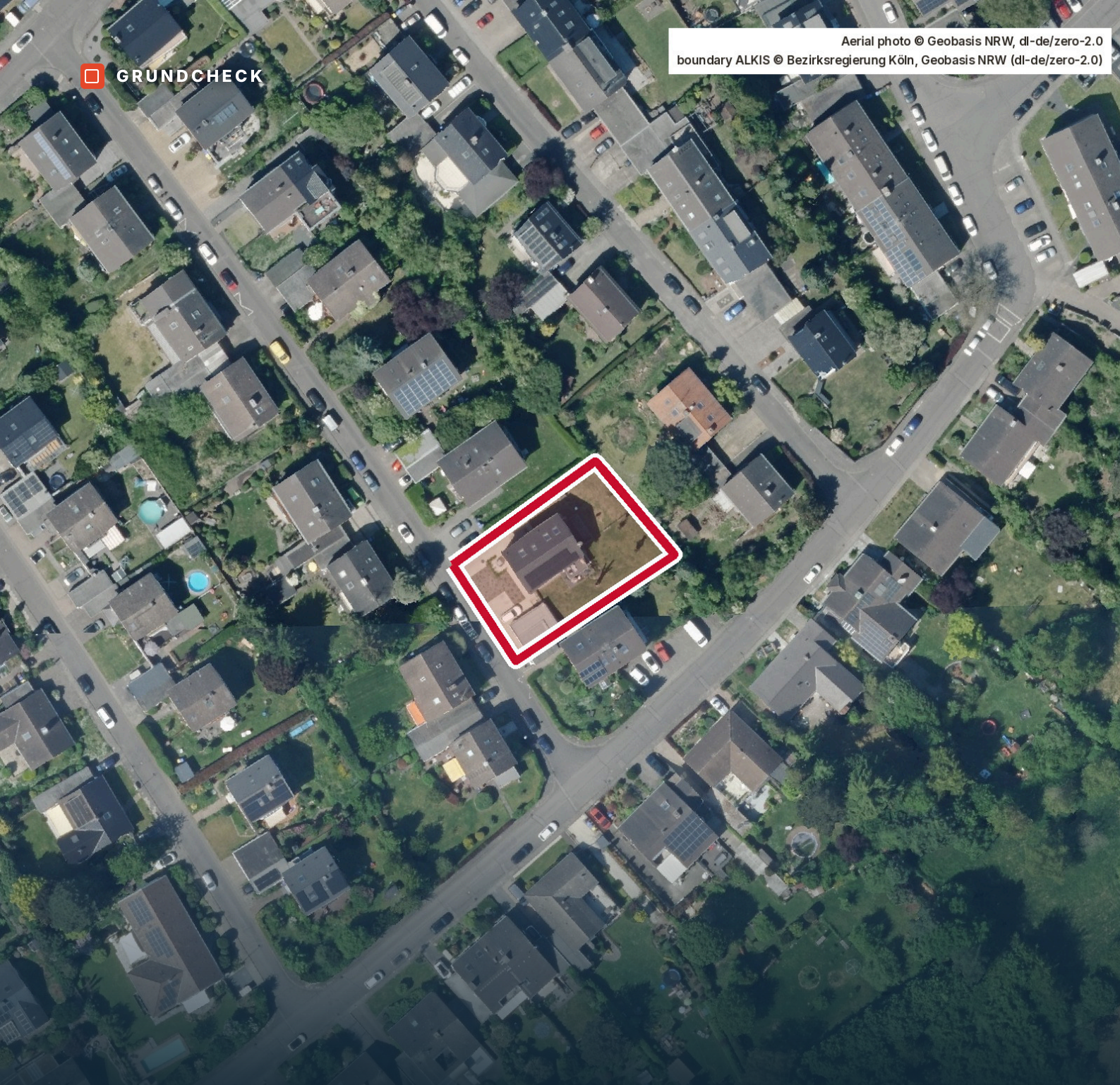



PROPERTY PREFLIGHT REPORT · GERMANY

# Plot 2550 Buchenweg 13, Brühl

Gemarkung Badorf · Flur 15 · Rhein-Erft-Kreis · Nordrhein-Westfalen

**842 m²**
OFFICIAL AREA (ALKIS CADASTRE)

**560 €/m²**
BODENRICHTWERT OF THE ZONE

**Open checks**
14 OPEN/PARTIAL CHECKS; COMPLETE LIST UNDER DATA GAPS

**16 November 2026**
DATA RETRIEVED

SUMMARY · PURCHASE DECISION

# Summary

Clarify first

SUMMARY OF ALL 102 PAGES

**Our reading in one paragraph**

Plot 2550 in Brühl, 842 m². Before purchase, secure legal access and match the permits to the actual house. Energy condition and follow-on costs remain open without records. Specific map findings: radon, road noise, the mapped mining right. Use these answers to settle the price and contract conditions.

## The key map: Mapped house and boundary



Your plot · buildings on the plot (ALKIS) · neighbouring buildings (ALKIS)

## The plot in numbers

**842 m²**
area according to ALKIS

**118.8 m**
perimeter

**126.4–127.9**
ground height in m (DHHN2016)

**560 €/m²**
Bodenrichtwert (standard land value) of the zone, as of 1 January 2026

**no entry**
Bebauungsplan in the register

**outside**
drinking-water protection area

## Clarify before signing

1. **Intended use** Plan register read; project unresolved. No permission established. Obtain a written planning decision. p. 26
2. **Access** Legal access undocumented. No right established. Get dedication or a registered easement. p. 14, 86
3. **Existing house** Buildings mapped; permit file unread. Permission unconfirmed. Reconcile the permit file and the house. p. 18, 20

### IN YOUR FAVOUR

- outside HQ100 (at least 707 m away)

### WEIGHS AGAINST

- Heavy rain: water on about 2% of the plot (up to 50–100 cm)
- Soil-air radon 80.4 kBq/m³, check radon indoors
- Road noise at the plot 55–59 dB(A) (Lden)
- Access over plot 1968, dedication open
- Building file, Baulasten and Grundbuch missing

SUMMARY · CHAPTER BY CHAPTER

# Chapter by chapter

9 chapters, 46 maps

SUMMARY OF ALL 102 PAGES

| | CHAPTER | READING | IN ONE LINE | PAGES |
|---|---|---|---|---|
| 01 | **Plot, boundaries, location** | CHECK FIRST | 842 m²; access over plot 1968, dedication open. | 5–16 |
| 02 | **The house: use and documents** | CHECK FIRST | A residential building stands on the plot (ALKIS); the building file and the energy certificate are still missing. | 17–23 |
| 03 | **Planning law** | CHECK FIRST | No development plan in the register; have the Gemeinde confirm the planning law. | 24–29 |
| 04 | **Nature and monuments** | CHECK FIRST | Woodland nearby; no nature reserve at the property; monument map read, confirmation open. | 30–35 |
| 05 | **Soil, contamination, radon, ordnance** | CONTEXT | The maps show a point to check: mining right at the plot, radon in soil air; contamination and ordnance only on request. | 36–46 |
| 06 | **Water** | CHECK FIRST | The nearest flood area (HQ-extrem) is 635 m away. The state heavy-rain map shows water on about 2% of the plot area; highest mapped depth class: extreme, 90 mm/h: 50–100 cm; 100-year, 1 hour: 50–100 cm. | 47–59 |
| 07 | **Surroundings and access** | CONTEXT | Road noise 55–59 dB(A); Bus stop 223 m, railway station 3,413 m. | 60–82 |
| 08 | **Costs and purchase costs** | CONTEXT | purchase costs without agent: about 22,400 € at 300,000 €, without the notary's VAT and expenses, plus any agreed commission. Example of a taxable purchase without exemptions. | 83–85 |
| 09 | **Rights and encumbrances** | CHECK FIRST | Grundbuch and Baulasten are missing; request them before the Beurkundung (notarisation of the purchase contract). | 86–95 |

**On the plot itself:** residential building according to ALKIS · p. 20 · no development plan in the register · p. 26

## Daily life: nearby distances

| | | |
|---|---|---|
| Bus stop | **223 m** | 64 |
| Supermarket | **1,274 m** | 63 |
| Primary school | **1,112 m** | 63 |
| Pharmacy | **1,424 m** | 63 |
| Hospital | **2,974 m** | 63 |
| Beach | **3,032 m** | 65 |

Straight line from the parcel boundary to the nearest point of the OSM object. Walking times for the main destinations: table “Everyday destinations”.

## Your checks, in purchase order

1. **Municipality, planning office** Obtain a written planning decision. p. 26
2. **Notary, municipality** Get dedication or a registered easement. p. 14, 86
3. **Seller, building authority** Reconcile the permit file and the house. p. 18, 20
4. **Testing service, designer** Agree an indoor test. p. 37

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102 pages, 46 maps


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3 Summary: chapter by chapter
4 Contents

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8 Plot plan
9–10 B21: dimensions and clearances
11–12 B23: dimensions and clearances
13 Corners, sides and neighbours
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CHAPTER 1 · ASSESSMENT

# Plot, boundaries, location

ASSESSMENT OF PAGES 6–16

2 context 1 check first

## Check first

Plot 2550 has 842 m² and 7 sides of 3 m or more, 34.8 / 26.6 / 21.5 / 15.1 / 6.9 / 5.5 / 3.2 m (ALKIS), plus 3 short kinks under 3 m (corner table). On its south-west side the plot borders plot 1968 for 22.5 m, which ALKIS (the official cadastre) records as road land; Buchenweg runs on it to the road plots 1752 and 1679. Whether 1968 is dedicated as a public road (Widmung) the cadastre does not show.




2550 (red) on the aerial photo, with the neighbouring parcels (white). Cadastral map on a photo, not a survey. Aerial photo © Geobasis NRW, dl-de/zero-2.0

| 842 m² | 118.8 m | 5 | 1968 |
|---|---|---|---|
| area | perimeter | supplied neighbour records | road plot at the boundary (ALKIS) |

## What the data says

| READING | FINDING | PAGE |
|---|---|---|
| CHECK FIRST | On its south-west side the plot borders plot 1968 for 22.5 m, which ALKIS (the official cadastre) records as road land; Buchenweg runs on it to the road plots 1752 and 1679. Whether 1968 is dedicated as a public road (Widmung) the cadastre does not show. | p. 14 |
| CONTEXT | Official area 842 m², as of 3 December 2024. | p. 7 |
| CONTEXT | The boundary was not checked on site; the dimensions come from the cadastre. | p. 14 |

**What we would do next**

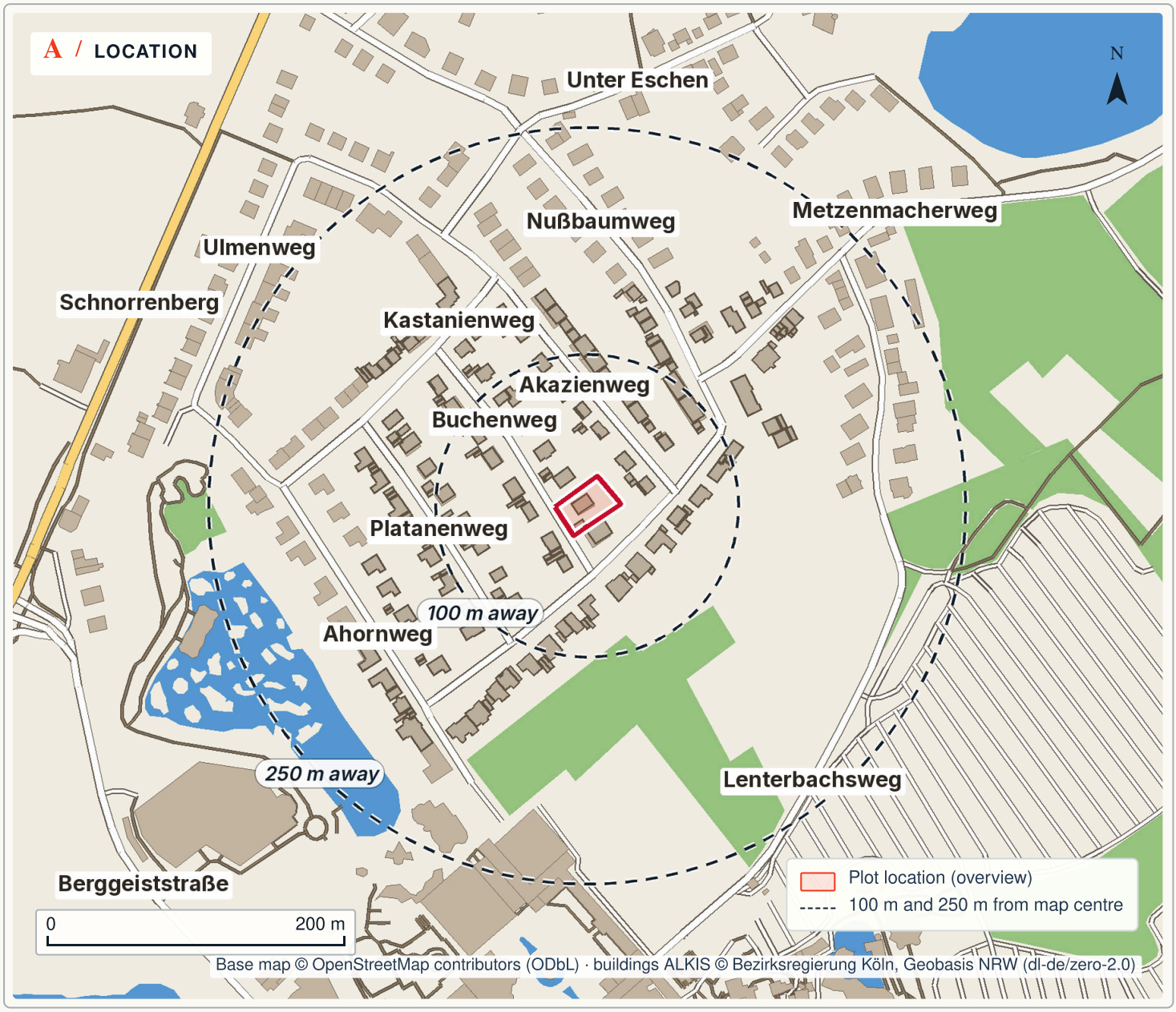
1. Request the boundary record (Grenzniederschrift) from the cadastre and survey office (Rhein-Erft-Kreis).
2. Look for the boundary stones at the viewing.
3. Ask the Gemeinde about the dedication (Widmung) of plot 1968.

## The 11 data pages of this chapter

6 Location in the town
7 Parcel dimensions
8 Plot plan
9–10 B21: dimensions and clearances
11–12 B23: dimensions and clearances
13 Corners, sides and neighbours
14 Access, neighbours and area
15 Identifier, area and shape
16 Neighbouring plots

# Location in the town

Buchenweg 13 in Brühl, Gemarkung Badorf.




- road plot at the boundary (ALKIS): **1968**
- buildings within 100 m (OSM): **55**
- area according to ALKIS: **842 m²**

## WHAT IT MEANS FOR YOUR PLOT

- OpenStreetMap records 55 buildings within 100 m of the plot.
- The official parcel covers 842 m² in Brühl; the building count comes from OpenStreetMap and does not confirm permitted use.

## BEFORE YOU BUY

- Look at the area at different times of day.

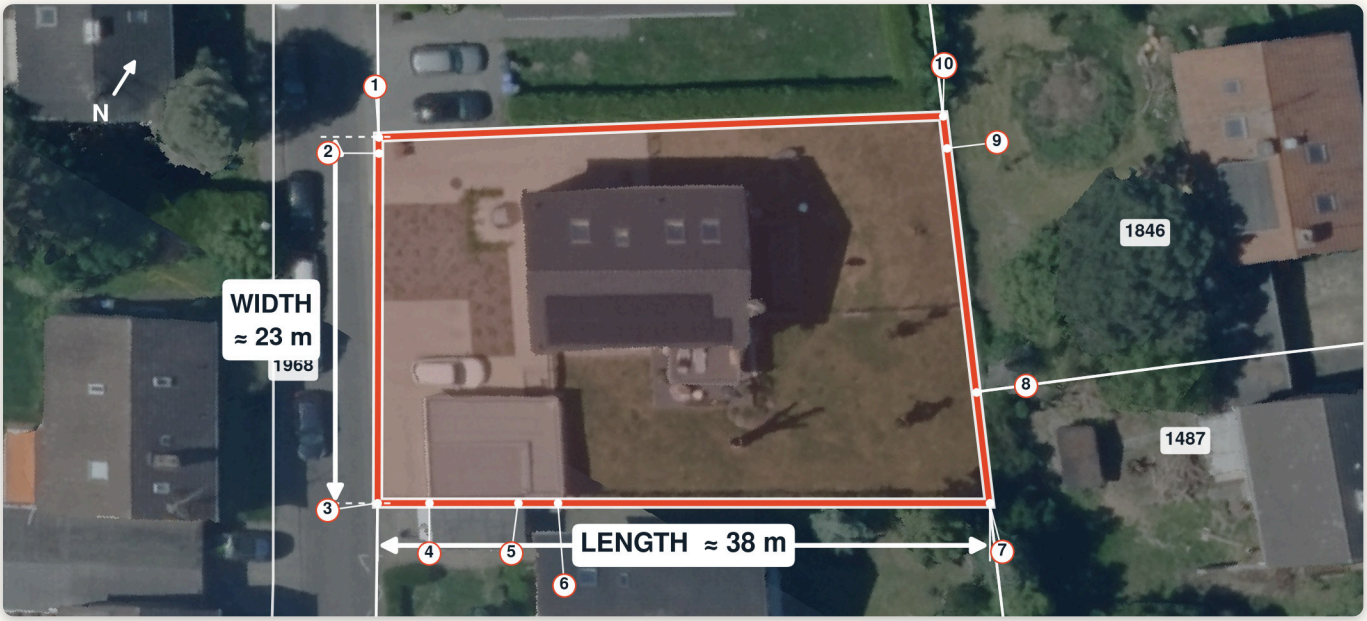
**SOURCES AND LIMITS** Base map © OpenStreetMap contributors (ODbL), extract of 22 September 2026 · ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0)

THE PLOT · GEOMETRY

# Parcel dimensions

10 sides

2550 on the aerial photo, turned to its long sides. Numbered circles: corners of the boundary, in the order of the side table below.




**≈ 38 m**
length along the long sides

**≈ 23 m**
width across

**842 m²**
parcel area · perimeter 118.8 m

## Boundary sides, numbered as on the drawing

| SIDE | LENGTH |
|---|---|
| 1 → 2 | 1.00 m |
| 2 → 3 | 21.49 m |
| 3 → 4 | 3.18 m |
| 4 → 5 | 5.46 m |
| 5 → 6 | 2.45 m |

| SIDE | LENGTH |
|---|---|
| 6 → 7 | 26.55 m |
| 7 → 8 | 6.88 m |
| 8 → 9 | 15.07 m |
| 9 → 10 | 2.01 m |
| 10 → 1 | 34.76 m |

**WHAT THESE SIZES MEAN**

Length follows the long axis of the enclosing rectangle. Width is the typical cross-section where the arrow stands; maximum width is the widest cross-section. These sizes do not describe a rectangle that fits inside the plot.

**BEFORE YOU RELY ON THEM**

Request the boundary record (Grenzniederschrift) and the survey plan (Fortführungsriss) from the cadastre and survey office; look for the boundary stones at the viewing.

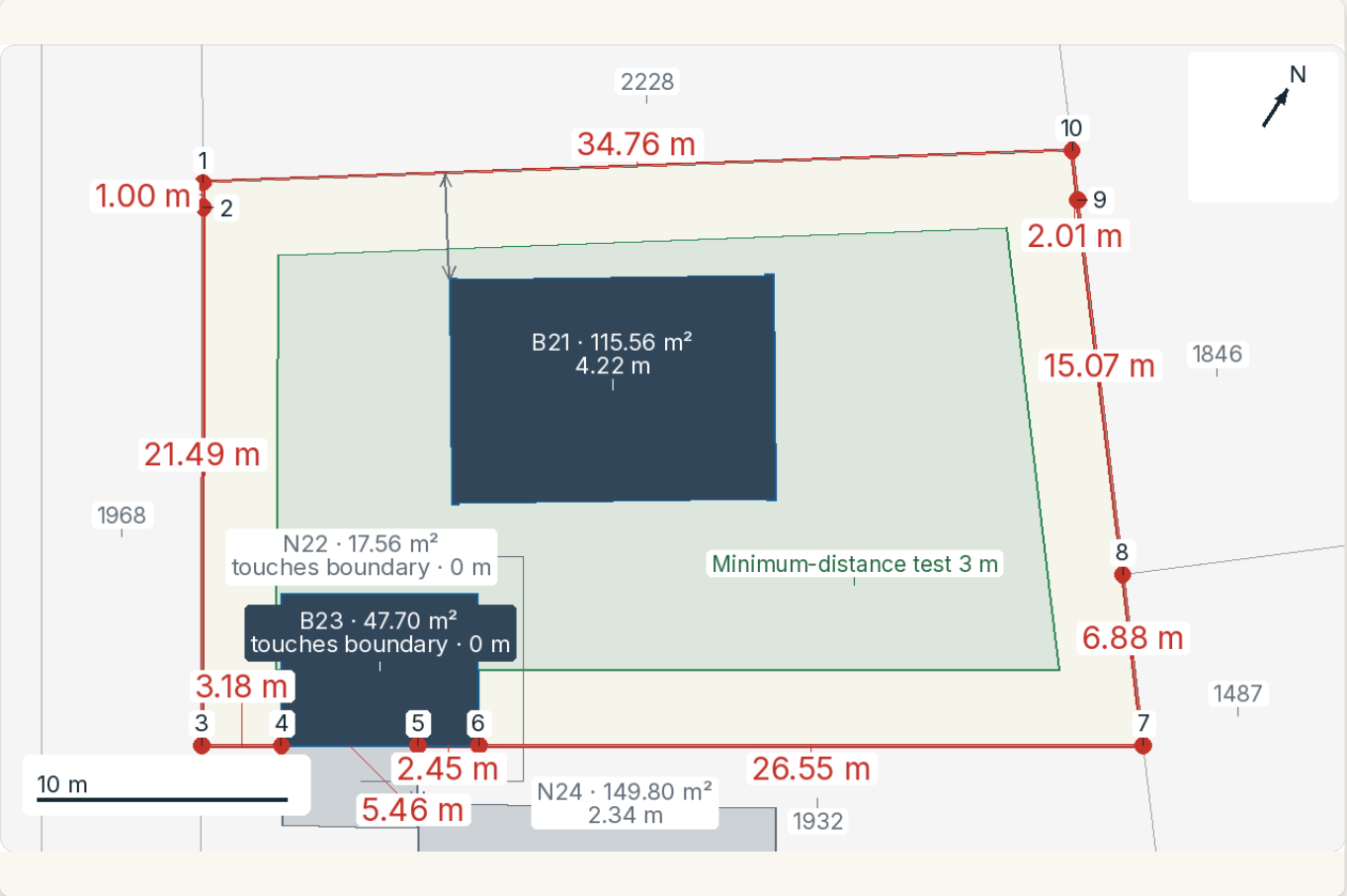
ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024 · Aerial photo © Geobasis NRW, dl-de/zero-2.0

THE PLOT

# Plot plan

Geometry test

Dimensions from the ALKIS outline; supplied buildings and neighbouring parcels within 25 m.




*Parcel: red · Mapped outline: blue · Neighbour: grey*

| | |
|---|---|
| Parcel | **842.00 m² in register · 838.14 m² from mapped boundary** |
| Mapped outline | **residential building · whole mapped outline: 115.56 m² · inside parcel: 115.56 m²; "Gebäude zum Parken" · whole mapped outline: 47.70 m² · inside parcel: 47.70 m²** |
| Inside parcel | **163.26 m² · 19.48% of parcel covered by the union of mapped outlines · 3 m setback · 378.18 m² outside supplied footprints and the 3 m edge strip** |
| Boundaries | **10 boundary sides · 118.85 m perimeter · touches boundary 0.00 m** |
| Neighbour | **22 mapped buildings · nearest 0.00 m** |

The 3 m inset is a geometric minimum test. Statutory wall height H is not calculated here; 3D eaves/ridge heights are separate measurements. The required setback can be larger; exceptions and local rules remain unchecked. NRW: 3 m suffices before external walls of residential buildings in classes 1/2 with no more than three above-ground storeys (section 6(5) BauO NRW). Class and storey count are not verified here.

Utility networks are not publicly provided; request a Leitungsauskunft from each network operator.

Buildings show their identifier, footprint and nearest boundary distance. All wall lengths and clearances are in the following building tables.

The following building sheets show numbered outlines, all wall lengths and boundary clearances.

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0) · Bauordnung für das Land Nordrhein-Westfalen (Landesbauordnung 2018 – BauO NRW 2018), § 6 Abs. 4, 5 und 8 · Data dates: 20 Aug 2024, 3 Dec 2024, 21 Jul 2026 · read 16 Nov 2026

BUILDING AND BOUNDARY

# B21: dimensions and clearances

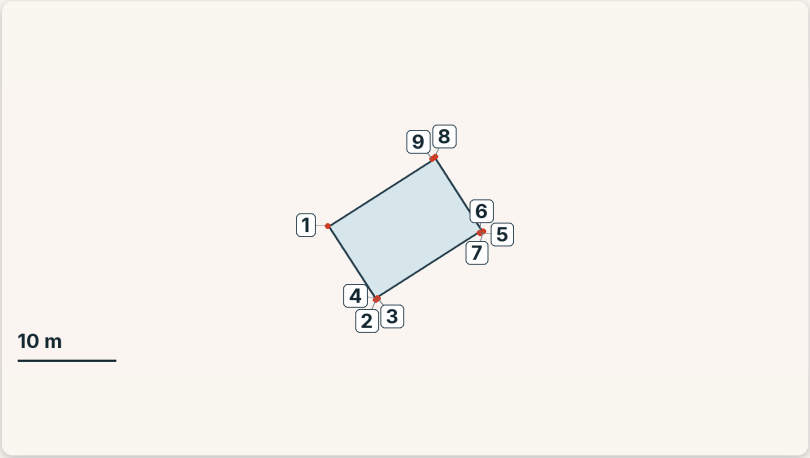
Cadastral geometry

The full measurements of ALKIS building outline B21 accompany the plot plan on page 8. This geometry establishes neither a permit nor legally adequate setbacks.

**115.56 m²**
whole building outline

**115.56 m²**
within the parcel

**4.22 m**
nearest boundary distance




*B21: wall points for this table; view of the complete outline.*

## Every side of the building outline

| WALL | LENGTH |
|---|---|
| 1 → 2 | 8.98 m |
| 2 → 3 | 0.29 m |
| 3 → 4 | 0.04 m |
| 4 → 5 | 12.32 m |
| 5 → 6 | 0.04 m |
| 6 → 7 | 0.38 m |
| 7 → 8 | 8.98 m |
| 8 → 9 | 0.38 m |

## Distance to every boundary side

| BOUNDARY | LENGTH | DISTANCE |
|---|---|---|
| 1 → 2 | 1.00 m | 10.23 m |
| 2 → 3 | 21.49 m | 9.83 m |
| 3 → 4 | 3.18 m | 11.83 m |
| 4 → 5 | 5.46 m | 9.76 m |
| 5 → 6 | 2.45 m | 9.66 m |
| 6 → 7 | 26.55 m | 9.70 m |
| 7 → 8 | 6.88 m | 14.16 m |
| 8 → 9 | 15.07 m | 12.42 m |

Boundary corners follow the complete dimensions table on page 7. The plot plan uses its own numbering when short sides are grouped. Wall corners follow the order of the building rings. Distances are the geometric minima to each boundary side, not a legal setback assessment.

The smallest measured boundary clearance of outline B21 is 4.22 m. The other values each refer to a different boundary side, rather than to individual walls. For an extension, the clearance at the boundary concerned matters; the larger distance on the opposite side does not establish how much space is available.

Before planning an extension, ask the building authority for the approved site plan and establish the actual building height. These footprint records do not determine statutory wall height H. Heights from a separate 3D model are not substituted for H here. The dimensions support that check and do not establish a right to build more.

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024

BUILDING AND BOUNDARY

# B21: dimensions and clearances

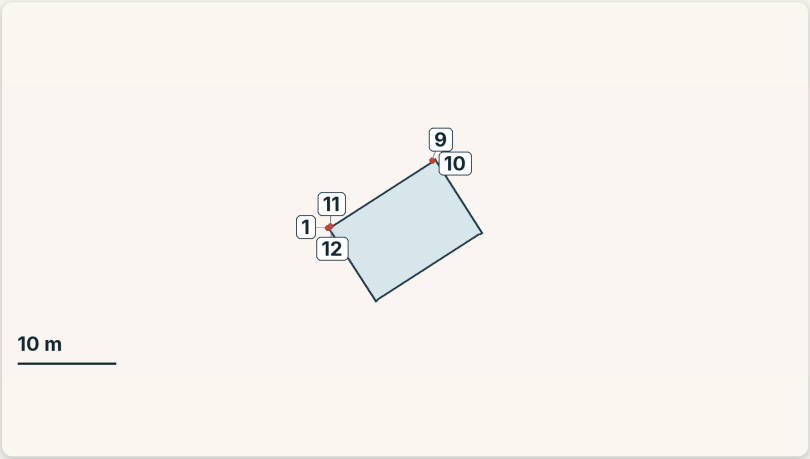
Cadastral geometry

The full measurements of ALKIS building outline B21 accompany the plot plan on page 8. This geometry establishes neither a permit nor legally adequate setbacks.

**115.56 m²**
whole building outline

**115.56 m²**
within the parcel

**4.22 m**
nearest boundary distance




*B21: wall points for this table; view of the complete outline.*

## Every side of the building outline

| WALL | LENGTH |
|---|---|
| 9 → 10 | 0.05 m |
| 10 → 11 | 12.31 m |
| 11 → 12 | 0.04 m |
| 12 → 1 | 0.30 m |

## Distance to every boundary side

| BOUNDARY | LENGTH | DISTANCE |
|---|---|---|
| 9 → 10 | 2.01 m | 12.52 m |
| 10 → 1 | 34.76 m | 4.22 m |

Boundary corners follow the complete dimensions table on page 7. The plot plan uses its own numbering when short sides are grouped. Wall corners follow the order of the building rings. Distances are the geometric minima to each boundary side, not a legal setback assessment.

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024

BUILDING AND BOUNDARY

# B23: dimensions and clearances

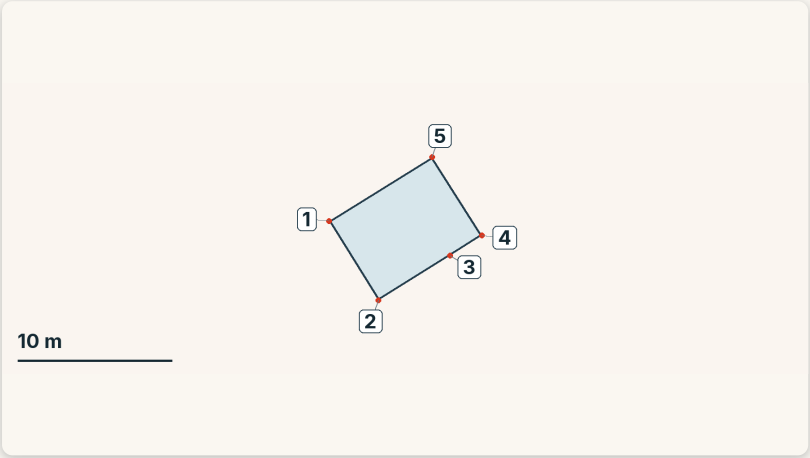
Cadastral geometry

The full measurements of ALKIS building outline B23 accompany the plot plan on page 8. This geometry establishes neither a permit nor legally adequate setbacks.

**47.70 m²**
whole building outline

**47.70 m²**
within the parcel

**0.00 m**
nearest boundary distance




*B23: wall points for this table; view of the complete outline.*

## Every side of the building outline

| WALL | LENGTH |
|---|---|
| 1 → 2 | 6.04 m |
| 2 → 3 | 5.46 m |
| 3 → 4 | 2.45 m |
| 4 → 5 | 6.04 m |
| 5 → 1 | 7.88 m |

## Distance to every boundary side

| BOUNDARY | LENGTH | DISTANCE |
|---|---|---|
| 1 → 2 | 1.00 m | 15.76 m |
| 2 → 3 | 21.49 m | 3.14 m |
| 3 → 4 | 3.18 m | 0.00 m |
| 4 → 5 | 5.46 m | 0.00 m |
| 5 → 6 | 2.45 m | 0.00 m |
| 6 → 7 | 26.55 m | 0.00 m |
| 7 → 8 | 6.88 m | 25.79 m |
| 8 → 9 | 15.07 m | 25.69 m |

Boundary corners follow the complete dimensions table on page 7. The plot plan uses its own numbering when short sides are grouped. Wall corners follow the order of the building rings. Distances are the geometric minima to each boundary side, not a legal setback assessment.

For B23, the geometric distance to boundary sides 3 → 4, 4 → 5, 5 → 6, 6 → 7 rounds to 0.00 m in each case. The recorded outline reaches the boundary there. This establishes neither permission to build at the boundary nor a breach of the rules; the cadastral geometry does not record that decision.

Before purchase, compare outline B23 with the approved site plan and the building file held by the building authority. Ask the seller for the relevant permit and later amendments. A rounded map measurement cannot establish exactly where the physical wall stands; have the boundary checked on site if its position is disputed.

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024

BUILDING AND BOUNDARY

# B23: dimensions and clearances

Cadastral geometry

The full measurements of ALKIS building outline B23 accompany the plot plan on page 8. This geometry establishes neither a permit nor legally adequate setbacks.

**47.70 m²**
whole building outline

**47.70 m²**
within the parcel

**0.00 m**
nearest boundary distance

## Distance to every boundary side

| BOUNDARY | LENGTH | DISTANCE |
|---|---|---|
| 9 → 10 | 2.01 m | 28.70 m |
| 10 → 1 | 34.76 m | 16.56 m |

Boundary corners follow the complete dimensions table on page 7. The plot plan uses its own numbering when short sides are grouped. Wall corners follow the order of the building rings. Distances are the geometric minima to each boundary side, not a legal setback assessment.

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024

THE PLOT

# Corners, sides and neighbours

For context

Every corner with its coordinate and every side with its length, from the official outline. Point and side numbers follow the drawing on page 7. Coordinates, lengths and angles below retain their cadastral precision.




*Corner points (no.) and side lengths, neighbouring parcels in grey. ETRS89/UTM, EPSG:25832.*

**10 CORNERS, 10 SIDES, PERIMETER 118.8 M**

Longest side 1–10: 34.8 m. Computed from the published outline; the official boundary points are in the cadastral record. **What to do:** Before buying, ask the cadastre office for the extract with boundary points and check at the viewing whether fences and hedges stand on the boundary.

Source: ALKIS © Bezirksregierung Köln, Geobasis NRW (Datenlizenz Deutschland – Zero – Version 2.0), read 16 Nov 2026

## Corner points and sides

| POINT | E (UTM 32N) | N (UTM 32N) | SIDE | LENGTH | ANGLE |
|---|---|---|---|---|---|
| 1 | 350,677.25 | 5,630,011.18 | 1–10 | 34.76 m | 91.6° |
| 2 | 350,677.79 | 5,630,010.34 | 2–1 | 1.00 m | 180.7° |
| 3 | 350,689.12 | 5,629,992.08 | 3–2 | 21.49 m | 89.8° |
| 4 | 350,691.82 | 5,629,993.76 | 4–3 | 3.18 m | 180.0° |
| 5 | 350,696.45 | 5,629,996.66 | 5–4 | 5.46 m | 180.1° |
| 6 | 350,698.53 | 5,629,997.95 | 6–5 | 2.45 m | 180.0° |
| 7 | 350,721.04 | 5,630,012.02 | 7–6 | 26.55 m | 83.2° |
| 8 | 350,716.73 | 5,630,017.38 | 8–7 | 6.88 m | 180.0° |
| 9 | 350,707.28 | 5,630,029.12 | 9–8 | 15.07 m | 180.0° |
| 10 | 350,706.02 | 5,630,030.69 | 10–9 | 2.01 m | 94.7° |

3 sides are shorter than 3 m: kinks of the boundary that the map and the text do not count as sides of their own.

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0)

THE PLOT

# Access, neighbours and area

Clarify first

The basis for the purchase contract and the Grundbuch.

## Supplied neighbour records (ALKIS, selection)

| PLOT | USE ACCORDING TO ALKIS | SHARED BOUNDARY | SIDE | AREA |
|---|---|---|---|---|
| 1932 | residential land | 37.6 m | south-east | 633 m² |
| 2228 | residential land | 34.8 m | north-west | 675 m² |
| 1968 | road | 22.5 m | south-west | 1,144 m² |
| 1846 | residential land | 17.1 m | north-east | 849 m² |
| 1487 | residential land | 6.9 m | east | 643 m² |

The supplied neighbour outlines follow the entire parcel perimeter in the geometric comparison. This comparison does not replace official boundary records.

**ACCESS: CLARIFY FIRST**

On its south-west side the plot borders plot 1968 for 22.5 m, which ALKIS (the official cadastre) records as road land; Buchenweg runs on it to the road plots 1752 and 1679. Whether 1968 is dedicated as a public road (Widmung) the cadastre does not show. **What to do:** Ask the Gemeinde whether 1968 is a dedicated municipal road; if not, ask for a right of way in the Grundbuch; a Baulast alone gives no private right of use.

Source: ALKIS NRW, read 16 November 2026; street name: OpenStreetMap

The dimensions are calculated from the official ALKIS outline, not measured on site. For building work the surveyed boundary counts.

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024

THE PLOT

# Identifier, area and shape

For context

The details that have to appear in the purchase contract and the Grundbuch.

**PLOT IDENTIFIER (FLURSTÜCKSKENNZEICHEN) 05463001502550**

The unique reference for the Grundbuch, the cadastre and the purchase contract. **What to do:** Check that the draft contract uses exactly this.

Source: ALKIS NRW, 3 December 2024

**AREA 842 M²**

The official recorded area; a new survey can differ slightly. **What to do:** Do not tie the price to a number of square metres without a survey.

Source: ALKIS NRW, 3 December 2024

**LARGEST RECTANGLE 34.9 × 22.5 M**

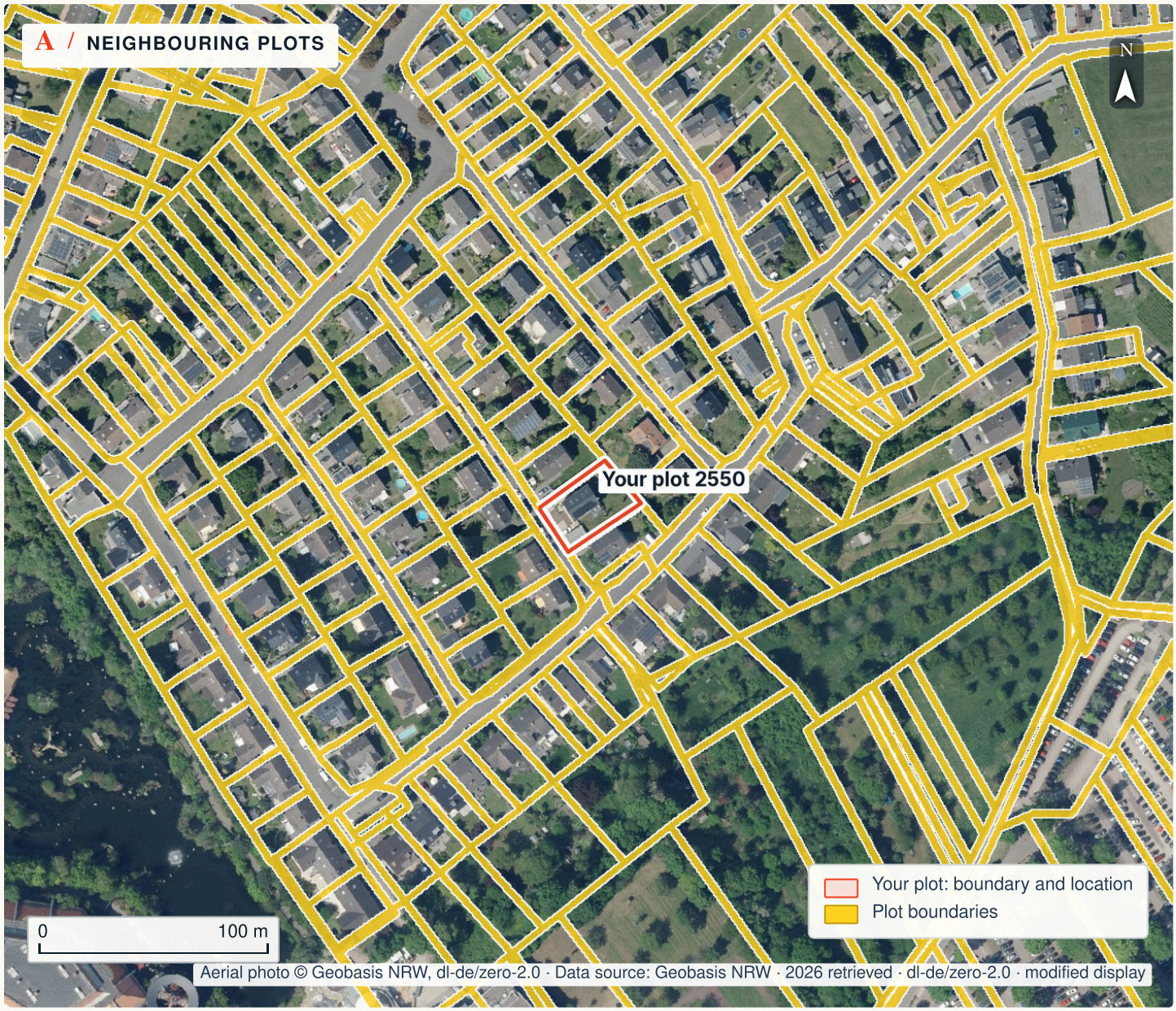
Largest connected area within the plot, without deducting existing buildings; the site plan shows how much of it is free. **What to do:** Compare with the building lines once the Gemeinde provides the plan content.

Source: calculated from the ALKIS outline

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024

# Neighbouring plots

Official plot boundaries around the marked plot: this is how finely the area is divided.




- Source scale: **state data**
- Frame width: **500 m**
- Read for this order: **16 Nov 2026**

## WHAT IT MEANS FOR YOUR PLOT

- The frame holds 261 fully visible plots, the median one about 590 m².
- Match the neighbouring boundaries to a current cadastral extract; a neighbouring parcel establishes neither ownership nor a right of way.

**SOURCES AND LIMITS** Data source: Geobasis NRW · 2026 retrieved · dl-de/zero-2.0 · modified display · 16 Nov 2026

CHAPTER 2 · ASSESSMENT

# The house: use and documents

ASSESSMENT OF PAGES 18–23

1 context 1 check first

## Check first

The cadastre records a residential building (Buchenweg 13) with a footprint of 115.56 m². Only the building file shows whether it is approved as it stands.




2550 (red) on the aerial photo, with the neighbouring parcels (white), with the mapped buildings (blue). Cadastral map on a photo, not a survey. Aerial photo © Geobasis NRW, dl-de/zero-2.0

**115.56 m²**
footprint

**2**
buildings

**residential land**
use

**open**
building permit

## What the data says

| READING | FINDING | PAGE |
|---|---|---|
| CONTEXT | residential building in ALKIS, as of 20 August 2024. | p. 18 |
| CHECK FIRST | Building file and building permit; Energy certificate were not supplied. | p. 20 |

**What we would do next**

1. If a building stands on the plot: ask for the energy certificate at the viewing.
2. Inspect the building file at the building authority (Stadt Brühl), with written authority.
3. Ask the seller for the number of flats and the year of construction.

## The 6 data pages of this chapter

18 The house on the plot
19 The house in the Land's 3D model
20 House, use and documents
21 Land cover 2018, CORINE 5 ha
22 Impervious surfaces
23 Tree canopy density

# The house on the plot

ALKIS records on the plot: residential building, Buchenweg 13.




- footprint according to ALKIS: **115.56 m²**
- use according to ALKIS: **residential land**
- buildings on the plot: **2**

## WHAT IT MEANS FOR YOUR PLOT

- The footprint is the outline in the cadastre; the building was last updated there on 20 August 2024 (cadastre extract of 3 December 2024). Later extensions may be missing.

## BEFORE YOU BUY

- Inspect the building file (Bauakte) with the permit and the approved drawings and compare them with the house.

**SOURCES AND LIMITS** ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024 · © OpenStreetMap contributors (ODbL)

THE HOUSE

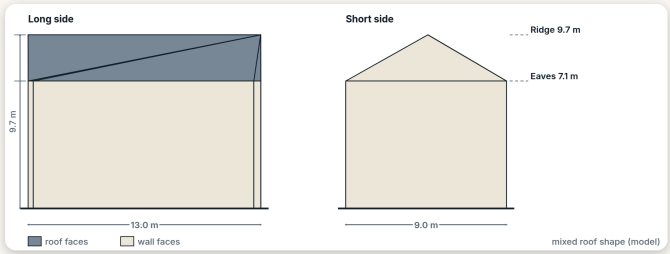
# The house in the Land's 3D model

For context

Height, roof and distances to the boundary from the official building model; a model, not a survey.




*Buildings on the parcel and the shortest distances of the main building to the boundary sides. Outlines from the 3D building model (Bezirksregierung Köln, Geobasis NRW), boundary from the cadastre.*




*Elevations of the main building from the 3D building model with standard roof shape (Bezirksregierung Köln, Geobasis NRW). Heights above the lowest ground point at the building; a model, not a survey.*

### MAIN BUILDING: MIXED ROOF SHAPE, RIDGE HEIGHT 9.7 M, EAVES HEIGHT 7.1 M

Estimate from the eaves height: about 2 storeys below the eaves. Heights above the lowest ground point at the building, from the 3D model with standard roof shapes; not a survey. **What to do:** Compare storeys, roof conversion and floor area with the building file and the seller's floor plans.

Source: Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0), as of 22 Jan 2026, read 16 Nov 2026

### FOOTPRINT OF THE MAIN BUILDING 116 M² (13.0 × 9.0 M), BUILT VOLUME ABOUT 970 M³ (BODY OF THE 3D MODEL)

Building outlines from ALKIS (page 8) cover 163.26 m² within the parcel, 19.48 % of its outline area of 838.14 m². The volume is a model figure, not a DIN 277 calculation. **What to do:** Compare with the permitted site coverage (GRZ) in the development plan before planning an extension or garage.

Source: Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0), as of 22 Jan 2026, read 16 Nov 2026

Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0)

THE HOUSE

# House, use and documents

Clarify first

What is officially known about the building, and what only the files show.

### BUILDING FUNCTION: RESIDENTIAL BUILDING; OPENSTREETMAP: BUILDING OUTLINE

This is how the official cadastre records the building; OSM is kept by volunteers, and where they differ the cadastre counts. **What to do:** Ask the seller how many flats the house has.

Source: ALKIS NRW, as of 20 August 2024; OpenStreetMap, extract of 22 September 2026

### ACTUAL USE: RESIDENTIAL LAND

Describes the use in the cadastre, not what planning law allows (page 27).

Source: ALKIS NRW, as of 20 August 2024

### BAUAKTE (BUILDING FILE): PERMIT, APPROVED DRAWINGS, INSPECTIONS

Only the file shows whether the house, the flats, any extensions and any loft conversion are approved. **What to do:** Inspect it with the owner's written authority.

Source: not public; building authority (Stadt Brühl)

### ENERGIEAUSWEIS (ENERGY CERTIFICATE)

Request the current energy certificate and match it to the building viewed. Record its type, energy value, energy source, construction year and class; ask an energy adviser to resolve missing evidence. **What to do:** If a building stands on the plot: ask for it at the viewing and note the energy class and the year of construction.

Source: Purchase checks: energy certificate and building records

### ADVICE MEETING ON THE ENERGY CERTIFICATE

On buying a residential building with at most two flats, the buyer must have an information meeting after receiving the energy certificate with a person authorised under § 88, if offered separately free of charge (§ 80(4) GModG). Exceptions apply, among others, to listed buildings; this report does not confirm whether the building is one.

Source: § 80(4) GModG, gesetze-im-internet.de/geg/__80.html

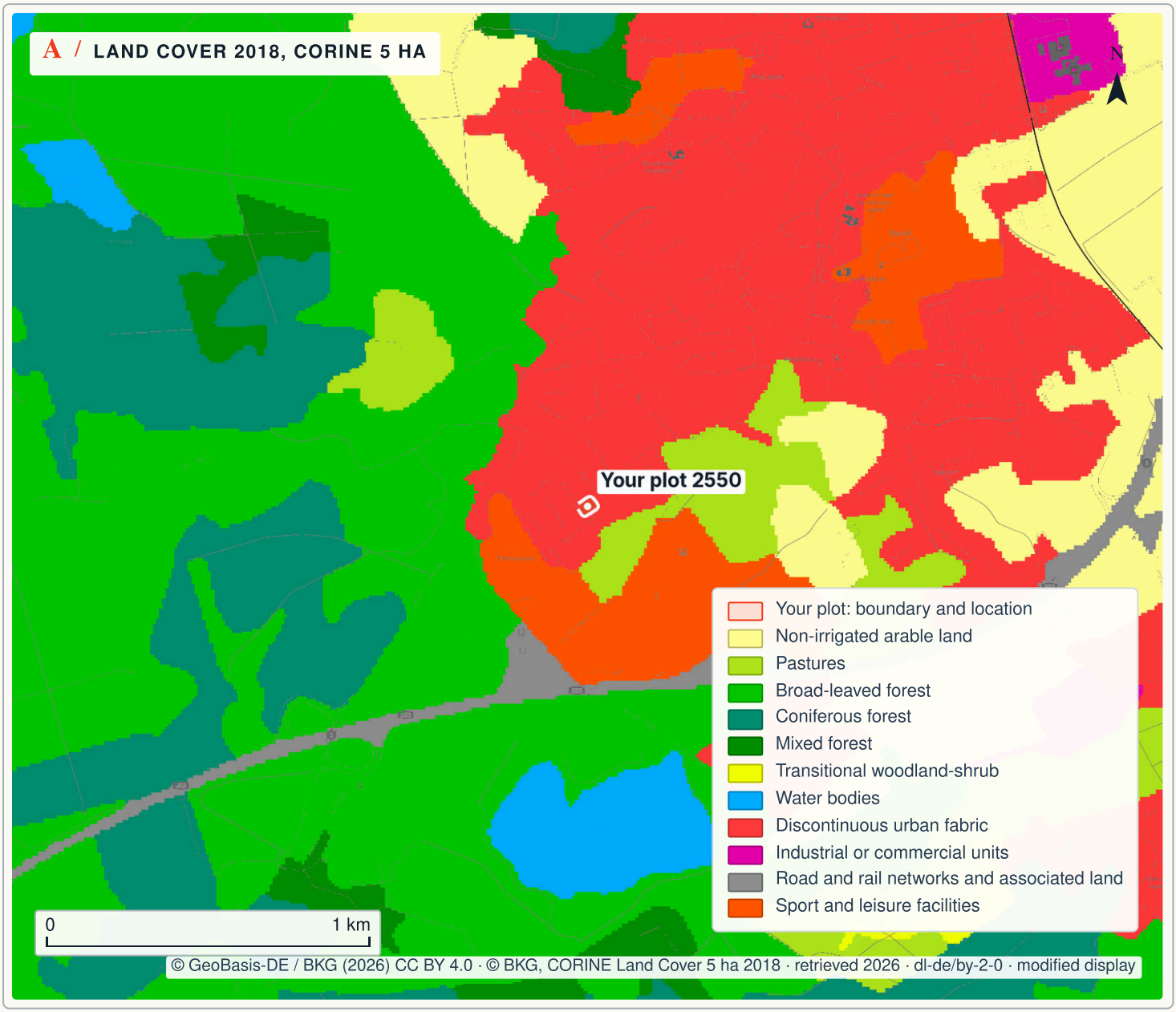
### FROM THE SELLER: FEUERSTÄTTENBESCHEID (CHIMNEY SWEEP NOTICE), FLOOR PLAN, LIVING-AREA CALCULATION

The notice shows the heating, the chimney and inspections due; the living area is not an official figure and drives the price per square metre. **What to do:** Ask for copies and compare them with the building file.

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024

# Land cover 2018, CORINE 5 ha

Land cover 2018, CORINE 5 ha at the marked plot.




- Minimum mapping unit: **5 ha**
- Read for this order: **16 Nov 2026**
- Frame width: **3.5 km**

## WHAT IT MEANS FOR YOUR PLOT

- Land cover at the plot in 2018: Discontinuous urban fabric. The 5 ha overview is not parcel-level land-use zoning.

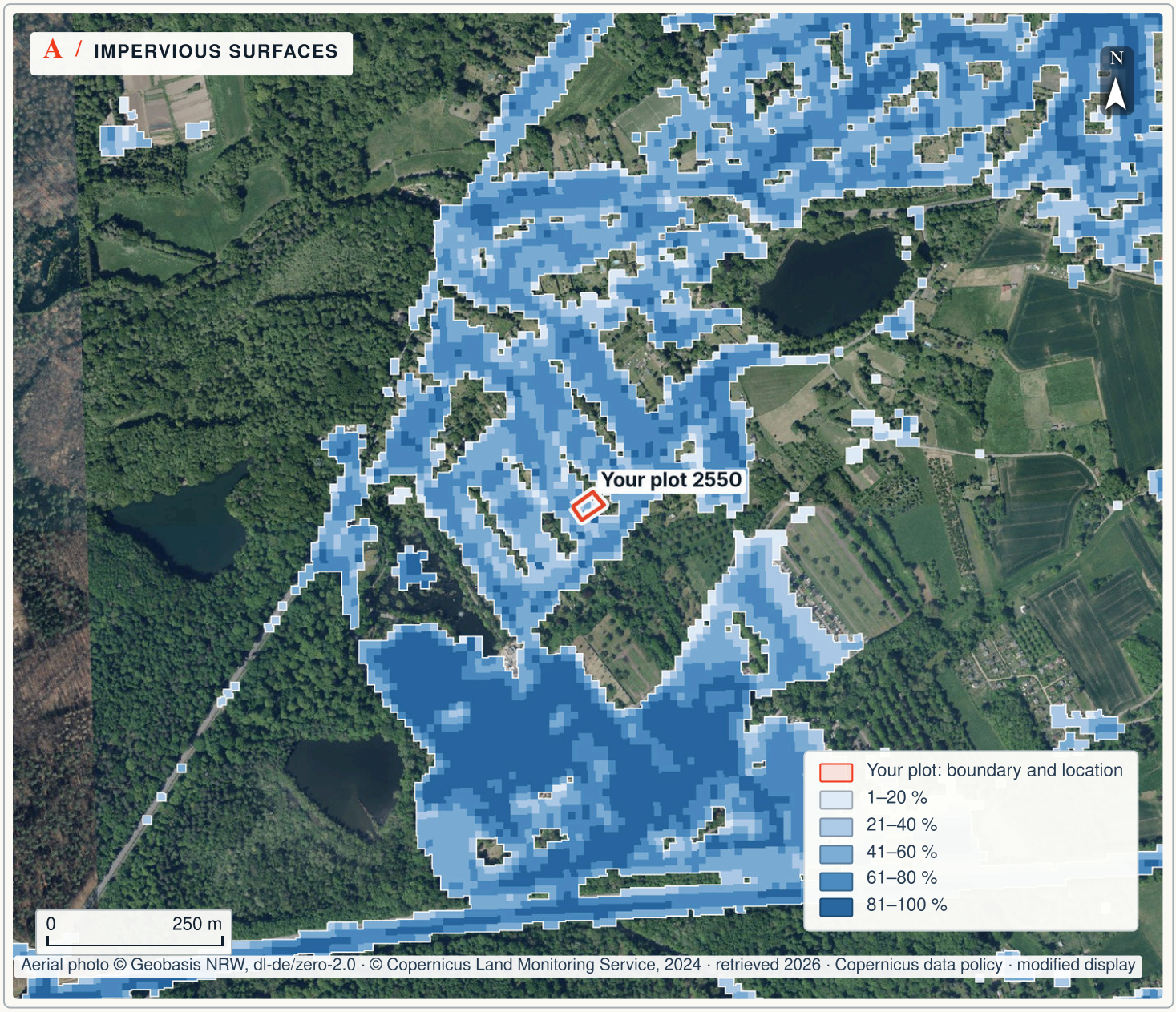
## BEFORE YOU BUY

- Confirm local details with the responsible authority before buying.

**SOURCES AND LIMITS** © BKG, CORINE Land Cover 5 ha 2018 · retrieved 2026 · dl-de/by-2.0 · modified display · 16 Nov 2026

# Impervious surfaces

Impervious surfaces at the marked plot.




- impervious cover in the 10 m grid: **47 %**
- Read for this order: **16 Nov 2026**
- Frame width: **1.6 km**

## WHAT IT MEANS FOR YOUR PLOT

- Imperviousness in the 10 m cell at the plot: 47% (2024). This does not establish local drainage capacity.

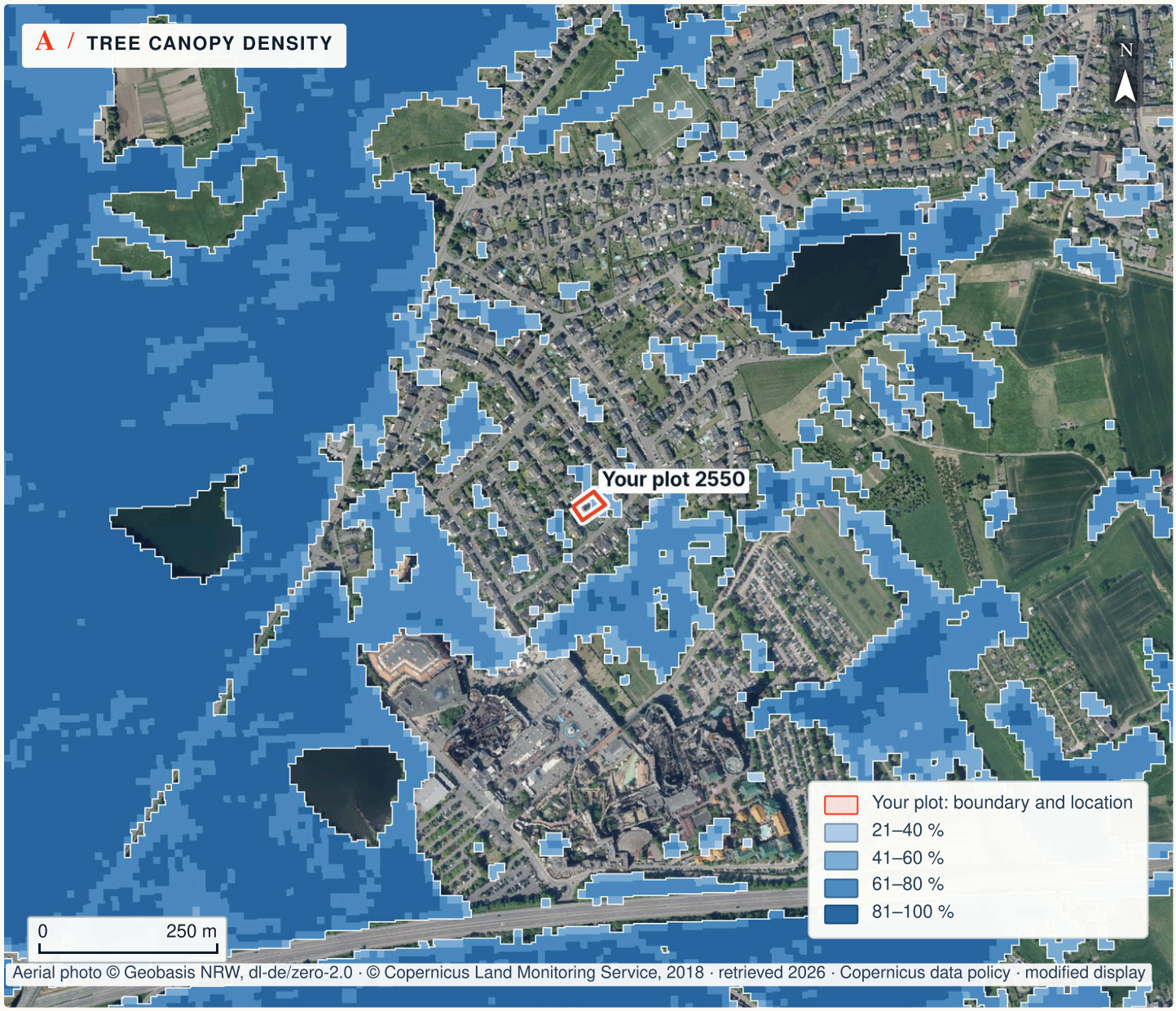
## BEFORE YOU BUY

- Before adding paving, measure the actual roof and yard areas and ask the municipality about permitted rainwater discharge.

**SOURCES AND LIMITS** © Copernicus Land Monitoring Service, 2024 · retrieved 2026 · Copernicus data policy · modified display · 16 Nov 2026 · Source cell: 10 m; frame: 1.6 km; read: 16 Nov 2026

# Tree canopy density

Tree canopy density at the marked plot.




- value at the plot location: **0**
- Read for this order: **16 Nov 2026**
- Frame width: **1.6 km**

## WHAT IT MEANS FOR YOUR PLOT

- Point query, not inferred from the map colour: Tree canopy covers 0.0% of the 10 m cell at the plot (2018). This does not establish legal forest status.
- The map is an overview only; its colour at the plot does not confirm this point reading.

## BEFORE YOU BUY

- Confirm local details with the responsible authority before buying.

**SOURCES AND LIMITS** © Copernicus Land Monitoring Service, 2018 · retrieved 2026 · Copernicus data policy · modified display · 16 Nov 2026 · Source cell: 10 m; frame: 1.6 km; read: 16 Nov 2026

CHAPTER 3 · ASSESSMENT

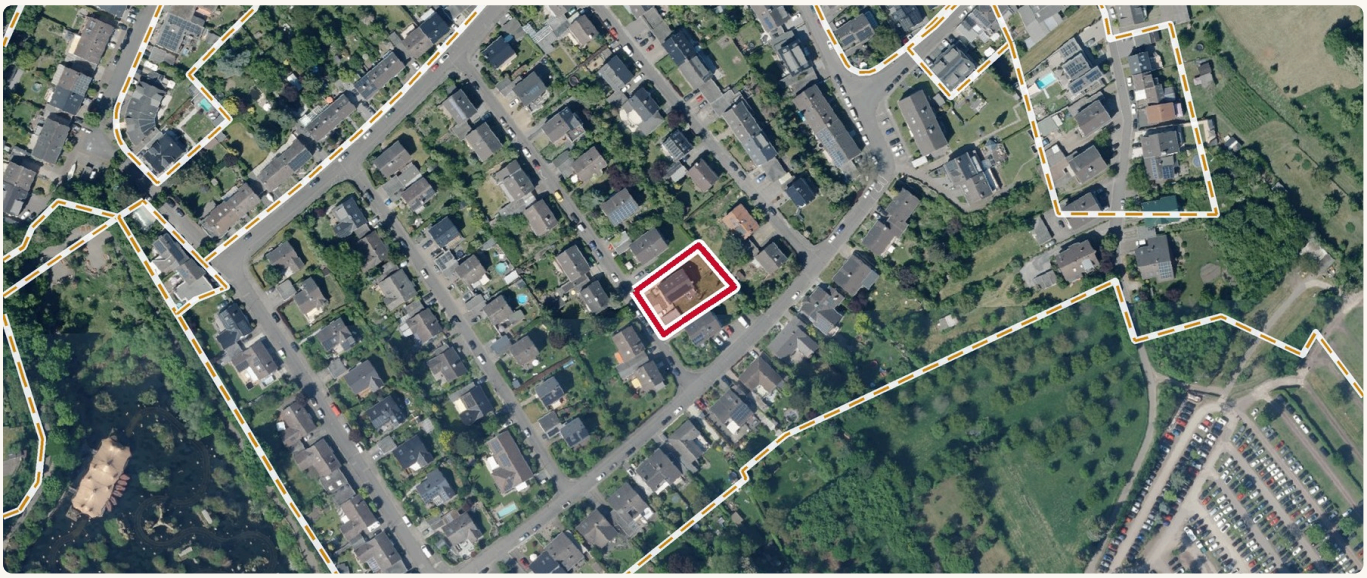
# Planning law

ASSESSMENT OF PAGES 25–29

1 context 1 check first

## Check first

The Land's plan register shows no Bebauungsplan (development plan) at the plot. Then § 34 or § 35 BauGB applies; the building authority says which.



Development plans nearby. Thematic evidence for this plot; legend, scale and source on page 25. Aerial photo © Geobasis NRW, dl-de/zero-2.0

**not confirmed**
B-Plan

**8**
plan entries within 250 m

**open**
§ 34 / § 35 BauGB

## What the data says

| READING | FINDING | PAGE |
|---|---|---|
| CHECK FIRST | The Land's plan register shows no Bebauungsplan (development plan) at the plot. | p. 26 |
| CONTEXT | The map shows the boundaries the register delivers. | p. 25 |

**What we would do next**

1. Ask the Gemeinde whether a development plan or a local statute applies.
2. Before planning alterations, file a Bauvoranfrage.

## The 5 data pages of this chapter

25 Development plans nearby
26 Planning law at the plot
27 Building without a plan
28 Listed monuments nearby
29 Published development-plan areas

# Development plans nearby

The Land's plan register shows no Bebauungsplan (development plan) at the plot.




- Bebauungsplan: **not confirmed**
- planning law: **open**
- plan entries within 250 m: **8**

## WHAT IT MEANS FOR YOUR PLOT

- The map shows the boundaries the register delivers. A register can be incomplete.

## BEFORE YOU BUY

- Ask the Gemeinde in writing whether a development plan or a local statute applies to the plot.

**SOURCES AND LIMITS** ogc-api.nrw.de · Bauleitplanung NRW (INSPIRE) · licence dl-de/by-2.0, read 16 November 2026

PLANNING LAW

# Planning law at the plot

Clarify first

What the register shows and what the Gemeinde must confirm.

**NO DEVELOPMENT PLAN IN THE REGISTER**

Without a development plan a building project follows § 34 BauGB (built-up area) or § 35 BauGB (outside the built-up area). The building authority decides which applies. **What to do:** Before buying, file a Bauvoranfrage (preliminary building enquiry) if you plan to extend or build.

Source: ogc-api.nrw.de · Bauleitplanung NRW (INSPIRE) · licence dl-de/by-2.0, read 16 November 2026

**FLÄCHENNUTZUNGSPLAN (LAND-USE PLAN)**

Register: 1 plan feature read (land-use plan). The F-Plan shows the general direction. Where a B-Plan applies, it is binding for building projects. Outside the built-up area the F-Plan itself can block a project (§ 35(3) BauGB). **What to do:** Ask the Gemeinde if you plan to build or to change the use.

Source: ogc-api.nrw.de · Bauleitplanung NRW (INSPIRE) · licence dl-de/by-2.0, read 16 November 2026

## Other plan-register entries (overlap possible)

| PLAN | NAME | STATUS IN THE REGISTER | DISTANCE |
|---|---|---|---|
| No. 38789 | BP Nr. 70 Phantasialand | no date in the register | 67 m |
| No. 38783 | BP Nr. 40 Gallbergsiedlung | no date in the register | 103 m |
| No. 38890 | Bauzonen - Ordnungsziffer 1 | no date in the register | 126 m |
| No. 38786 | BP Nr. 9 II Ulmenweg | no date in the register | 135 m |
| No. 38893 | Bauzonen - Ordnungsziffer 4 | no date in the register | 146 m |
| No. 38787 | BP Nr. 9 II Ulmenweg - 1. Vereinfachte Änderung | no date in the register | 180 m |
| No. 38773 | "Ulmenweg" | no date in the register | 194 m |
| + 3 | more plans up to 311 m | | |

New plans in the neighbourhood can change building heights, traffic and the view. The register gives no dates for the plans nearby.

ogc-api.nrw.de · Bauleitplanung NRW (INSPIRE) · licence dl-de/by-2.0, read 16 November 2026

PLANNING LAW

# Building without a plan

Clarify first

What applies without a plan, and what only the Gemeinde and the building authority can say.

### § 34 BAUGB: FITTING INTO THE SURROUNDINGS

In the built-up area a project must fit into the character of the immediate surroundings in kind and scale of use, manner of building (detached or terraced) and the part of the plot built on, and access and services must be secured. Healthy living and working conditions must also be kept, and neither the townscape nor central shopping areas may suffer (§ 34(1) and (3) BauGB). This is the default rule. Housing exceptions under § 34(3a)/(3b) and the temporary § 246e BauGB (until the end of 2030, with municipal consent) need separate assessment. **What to do:** Look at comparable houses in the street: storeys, distance from the street, footprint.

Source: BauGB §§ 30, 34, 35, read 16 November 2026

### § 35 BAUGB: OUTSIDE THE BUILT-UP AREA

If the plot lies outside the built-up area, new houses are allowed only by exception. An existing house gets relief for extensions and replacement only on strict conditions (§ 35(4) BauGB). A replacement generally requires that the owner has lived in the house for a long time, which a new buyer usually has not. **What to do:** At the edge of a village, ask in writing whether the plot is inside or outside the built-up area.

Source: BauGB §§ 30, 34, 35, read 16 November 2026

### STATUTES OF THE GEMEINDE

A statute that draws the edge of the built-up area (§ 34(4) BauGB) or a development freeze (§ 14 BauGB) can apply without appearing in the plan register. **What to do:** Ask the Gemeinde whether a statute or a development freeze applies.

Source: not read online; Gemeinde

### BAUVORBESCHEID (PRELIMINARY BUILDING DECISION)

The preliminary decision answers one question bindingly, for example whether an extension or a second house is allowed. It binds the authority for some years; the period is set in the Land building code. **What to do:** File it before buying if the price depends on building plans.

Source: Land building code; building authority

§§ 30, 34, 35 BauGB · gesetze-im-internet.de

# Listed monuments nearby

Listed monuments and protected zones around the plot.




- to the nearest mapped feature: **798 m**
- Frame width: **1.5 km**
- Read for this order: **16 Nov 2026**

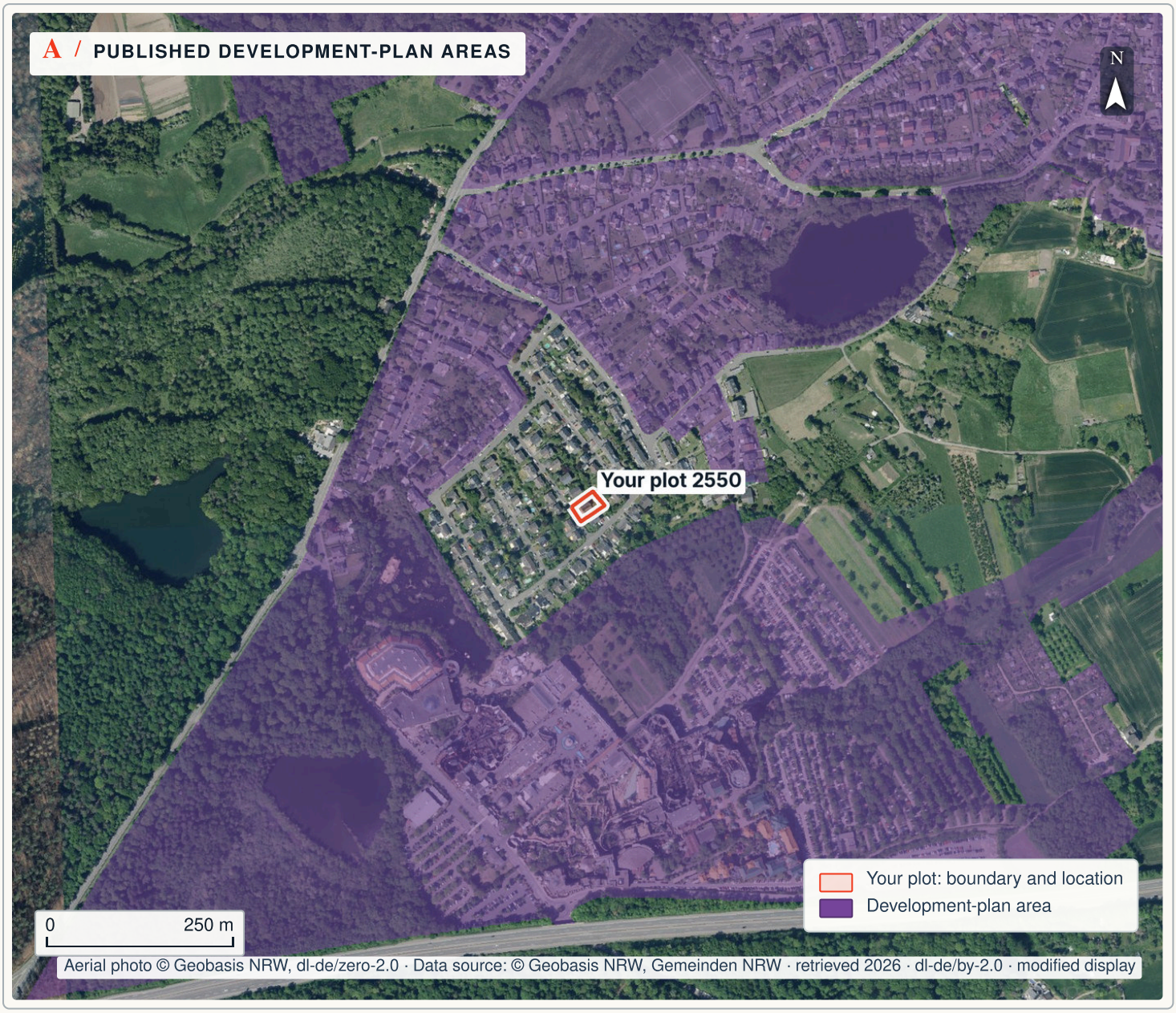
## WHAT IT MEANS FOR YOUR PLOT

- Nearest listed monument “Wasserburg”: 798 m from the plot.
- Before façade, roof or ground works, ask the monument authority about the protected features and setting.

**SOURCES AND LIMITS** Data source: Land NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026 · scale: state data; frame: 1.5 km; read: 16 Nov 2026

# Published development-plan areas

Areas of plans published in the state portal. The service is not complete everywhere.




- to the nearest mapped feature: **67 m**
- Read for this order: **16 Nov 2026**
- Frame width: **1.5 km**

## WHAT IT MEANS FOR YOUR PLOT

- Nearest published development-plan area: 67 m from the plot: “BP № 70 Phantasialand”. Check legal status and binding rules with the planning office.

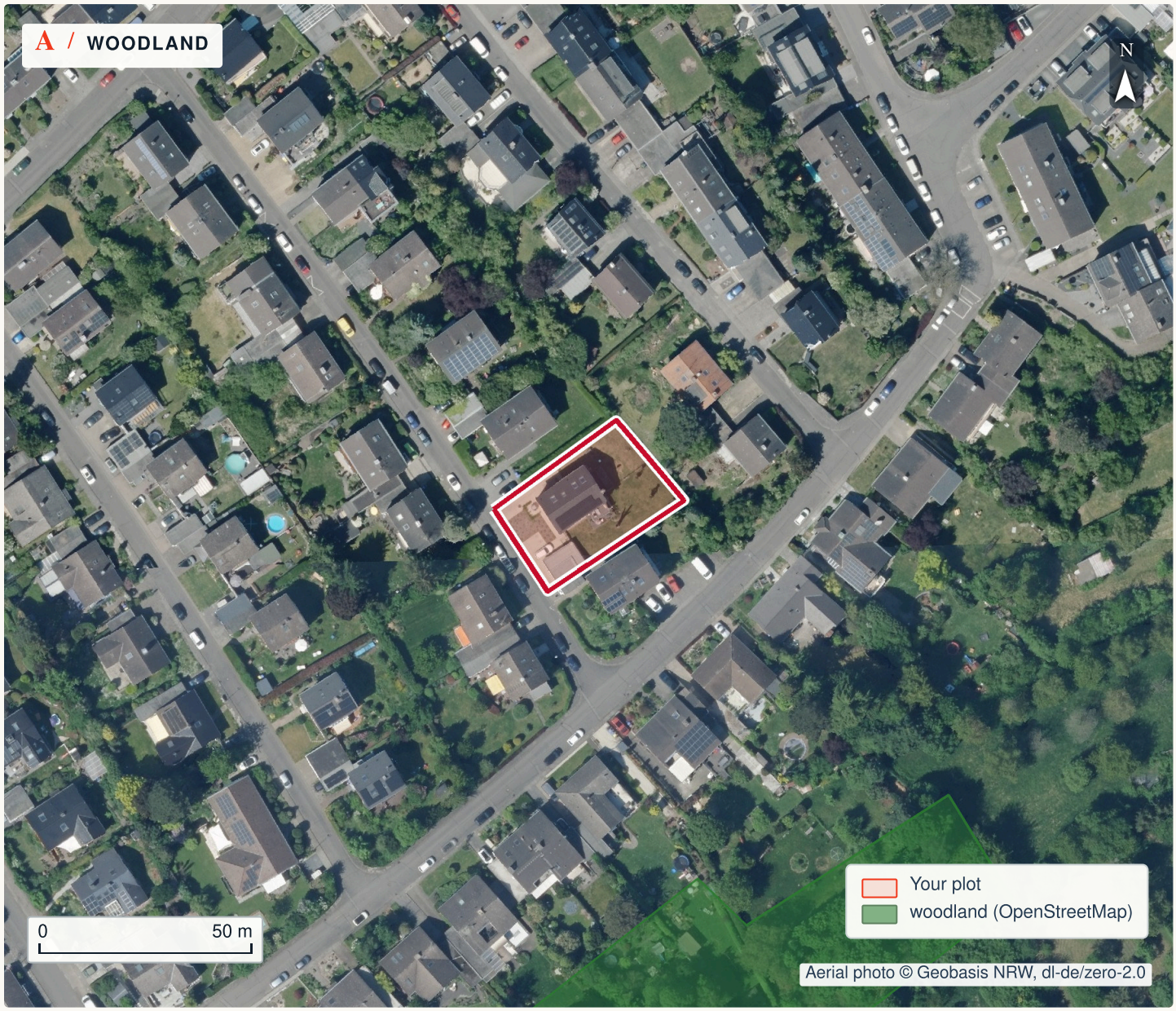
## BEFORE YOU BUY

- Ask the planning office for the binding plan text and amendments covering the whole parcel; the mapped boundary does not supply the plan rules.

**SOURCES AND LIMITS** Data source: © Geobasis NRW, Gemeinden NRW · retrieved 2026 · dl-de/by-2.0 · modified display · 16 Nov 2026 · scale: state data; frame: 1.5 km; read: 16 Nov 2026

# Woodland by the plot

The mapped woodland is 74 m from the boundary.




- to the mapped woodland: **74 m**
- area in geometric 30 m test strip: **not calculated**
- geometric distance test: **Land law**

## WHAT IT MEANS FOR YOUR PLOT

- Whether a distance between buildings and woodland applies, and how much, is set by the Land forest act and building code of Nordrhein-Westfalen; the mapped woodland is 74 m away.
- Separately, additional distances to woodland can apply to fireplaces and fire protection; the building authority names them.

## BEFORE YOU BUY

- Ask the forestry authority before any extension or new building.

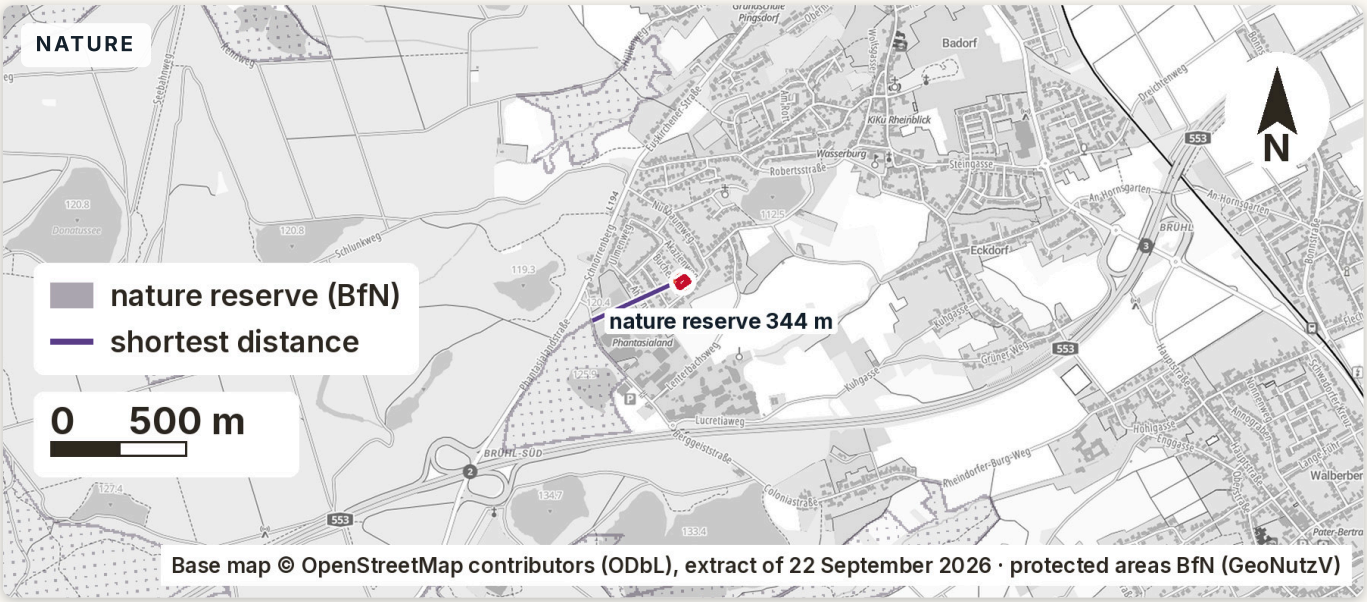
**SOURCES AND LIMITS** © OpenStreetMap contributors (ODbL), extract of 22 September 2026; Landeswaldgesetz (Land forest act)

NATURE AND MONUMENTS

# Woodland, protection and heritage

Clarify before purchase

Protected areas and monuments that could affect the property.




*Coloured areas (BfN) and line (BfN): nearest nature reserve with the shortest distance from the plot.*

## Protection categories and findings read

| PROTECTED AREA | RESULT |
|---|---|
| FFH area (Natura 2000 habitat site) | 1,147 m, “Villewälder bei Bornheim” (DE5207304) |
| EU bird protection area | none within 4 km |
| Naturschutzgebiet (nature reserve) | 344 m, “NSG Ententeich” |
| Landscape protection area | 66 m, “LSG-Geildorfer Bach” |

Source: BfN, protected areas (GeoNutzV), read 16 November 2026; Land LSG map, page 33. 0 m means touching or intersection; confirm restrictions and intended use with the conservation authority.

**NEAREST LISTED MONUMENT 798 M: “LISTED MONUMENT: WASSERBURG”**

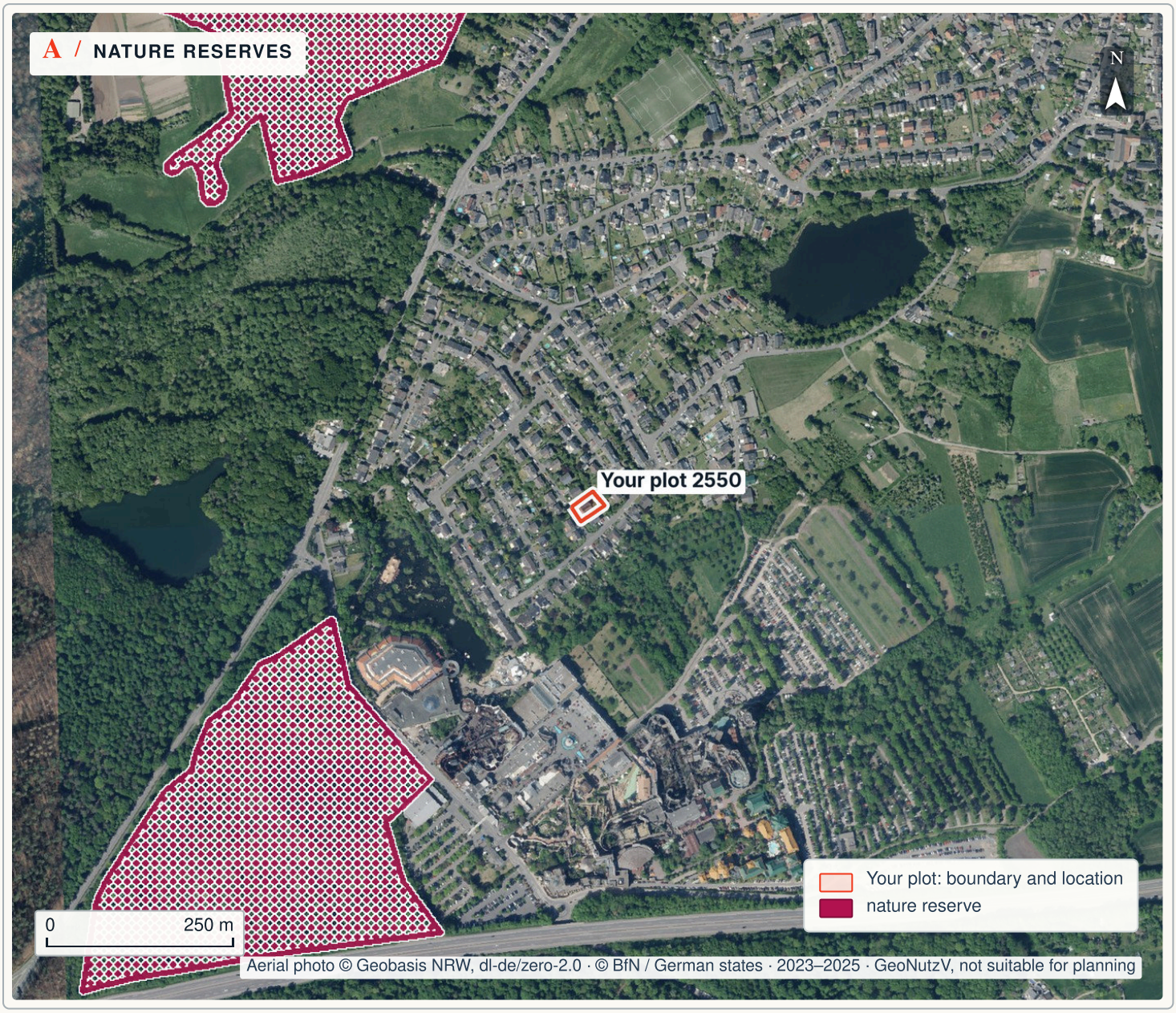
The monument finding comes from the register; this overview shows protected areas. Ask the monument authority to confirm its extent and legal status. **What to do:** Ask the monument protection authority in writing.

Source: Land monument map, read 16 November 2026

© OpenStreetMap contributors (ODbL), extract of 22 September 2026; BfN (GeoNutzV); Landeswaldgesetz (Land forest act)

# Nature reserves

Nature reserves around the marked plot.




- to the nearest mapped feature: **344 m**
- Frame width: **1.5 km**
- Read for this order: **16 Nov 2026**

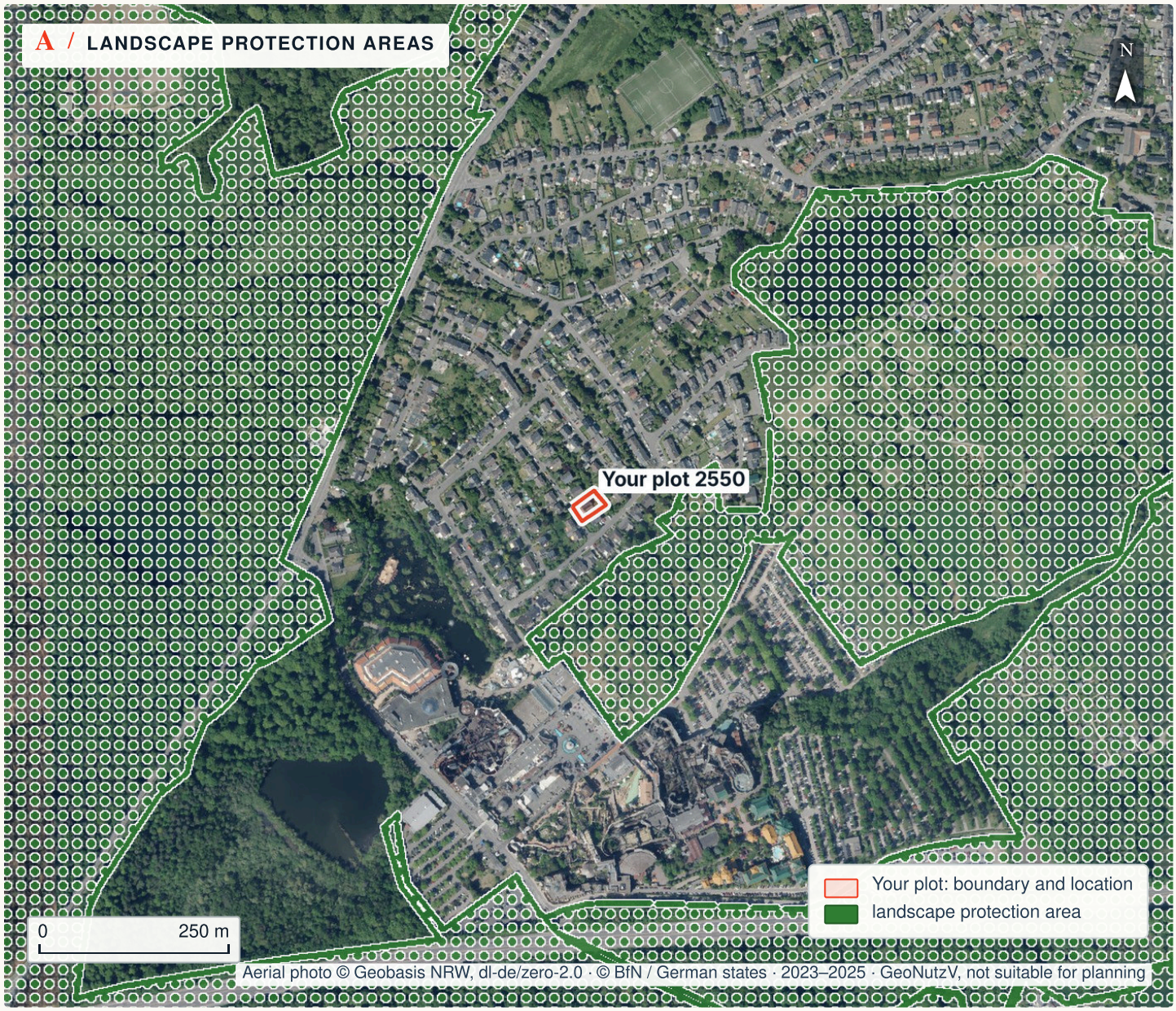
## WHAT IT MEANS FOR YOUR PLOT

- Nearest nature reserve “NSG Ententeich”: 344 m from the plot.
- For works near the nature reserve, have its regulation and possible conditions on construction or lighting checked.

**SOURCES AND LIMITS** © BfN / German states · 2023–2025 · GeoNutzV, not suitable for planning · 16 Nov 2026 · scale: official; frame: 1.5 km; read: 16 Nov 2026

# Landscape protection areas

Landscape protection areas around the marked plot.




- to the nearest mapped feature: **66 m**
- Read for this order: **16 Nov 2026**
- Frame width: **1.5 km**

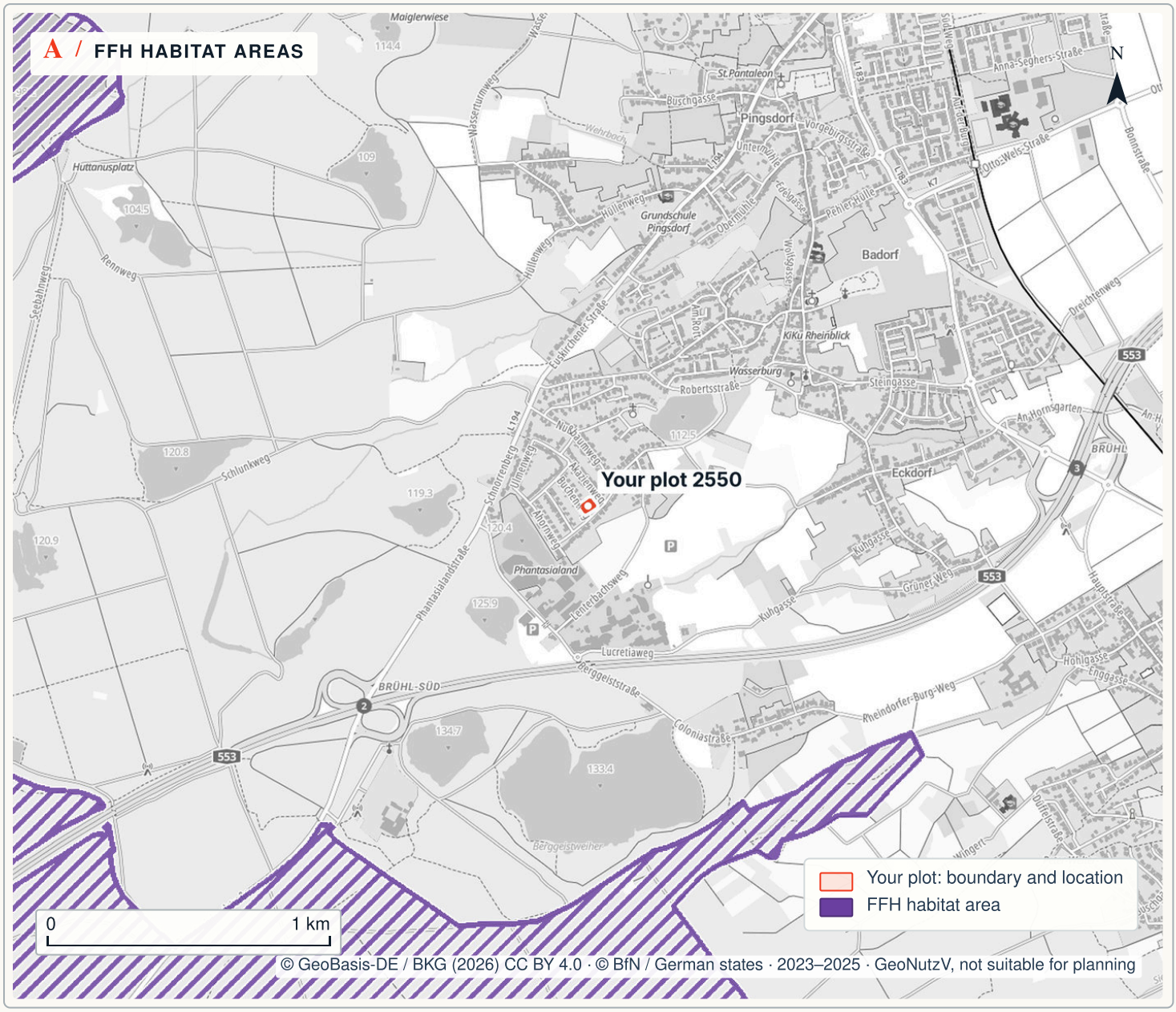
## WHAT IT MEANS FOR YOUR PLOT

- Nearest landscape protection area “LSG-Geildorfer Bach”: 66 m from the plot.
- Ask the nature authority whether the intended use near the landscape-protection boundary needs an exemption or further consent.

**SOURCES AND LIMITS** © BfN / German states · 2023–2025 · GeoNutzV, not suitable for planning · 16 Nov 2026 · scale: official; frame: 1.5 km; read: 16 Nov 2026

# FFH habitat areas

FFH habitat areas around the marked plot.




- to the nearest mapped feature: **1,147 m**
- Frame width: **4 km**
- Read for this order: **16 Nov 2026**

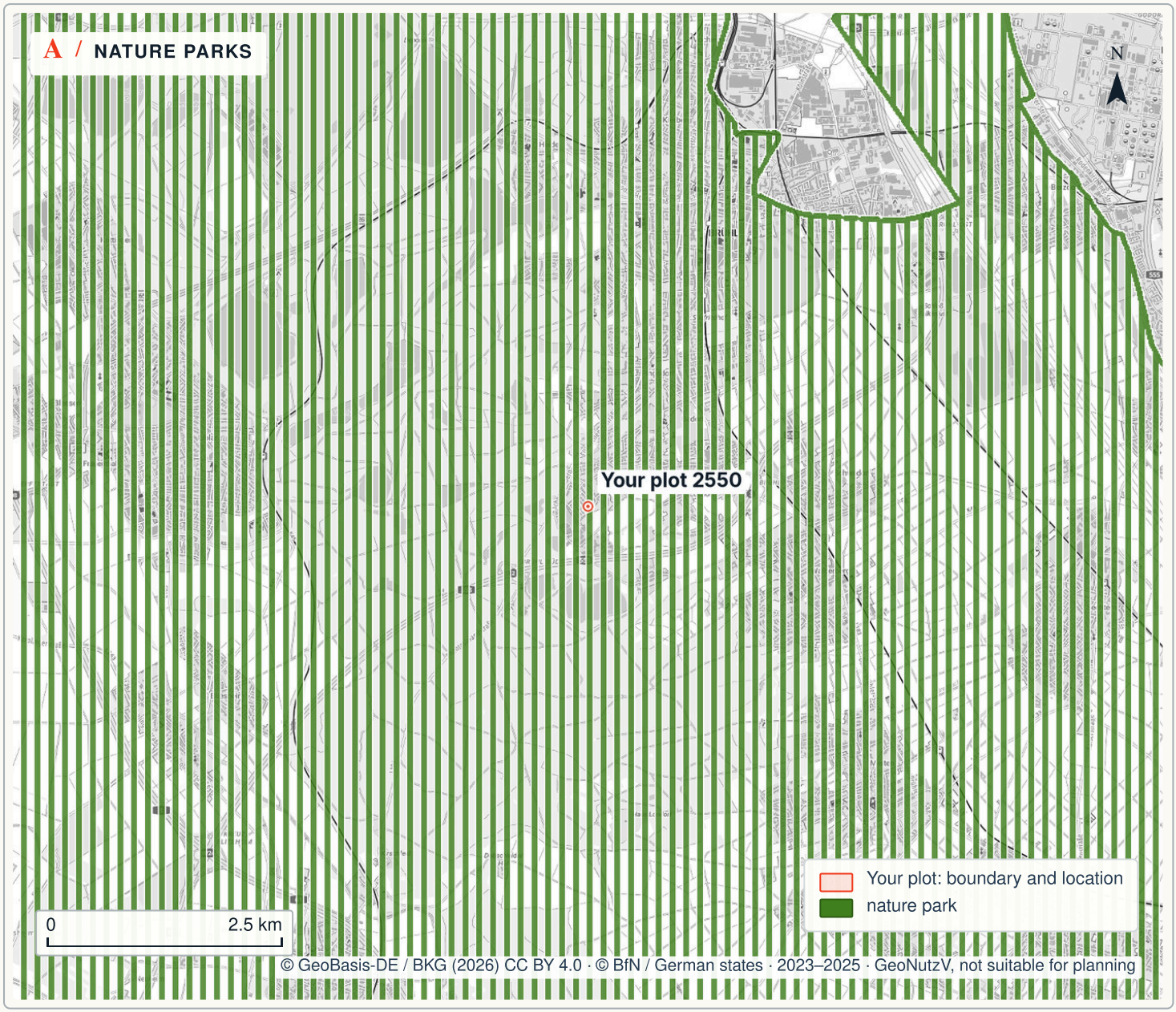
## WHAT IT MEANS FOR YOUR PLOT

- Nearest FFH habitat area “Villewälder bei Bornheim”: 1,147 m from the plot.
- For substantial works, discuss effects on the European protected area with the nature authority, including drainage and lighting.

**SOURCES AND LIMITS** © BfN / German states · 2023–2025 · GeoNutzV, not suitable for planning · 16 Nov 2026 · scale: official; frame: 4 km; read: 16 Nov 2026

# Nature parks

Nature parks around the marked plot.




- to the nearest mapped feature: **0 m**
- Read for this order: **16 Nov 2026**
- Frame width: **12 km**

## WHAT IT MEANS FOR YOUR PLOT

- The plot lies in the nature park “Rheinland”.
- A nature-park boundary is not a blanket building ban; ask the planning office to check the other protected areas and local rules affecting the project.

**SOURCES AND LIMITS** © BfN / German states · 2023–2025 · GeoNutzV, not suitable for planning · 16 Nov 2026 · scale: official; frame: 12 km; read: 16 Nov 2026

GROUND

# Soil, contamination, radon, ordnance

For context

What the maps show, and what only an authority says on application.

### SOIL: "PSEUDOGLEY-PARABRAUNERDE"

Waterlogged soils hold rainwater; cellars and soakaways need planning. **What to do:** Plan a ground survey for any extension.

Source: Land soil map Nordrhein-Westfalen, read for the order of 16 November 2026

### RADON POTENTIAL 19.2 (BFS CLASS 15–20)

The BfS map uses eleven classes from 1–5 to over 50; the value is modelled for a coarse grid, not measured in the house. The official NRW precaution-area designation is not verified here; confirm it with the responsible authority. **What to do:** If there is a cellar, have it measured once.

Source: BfS (Federal Office for Radiation Protection), radon potential (dl-de/by-2.0), read for the order of 16 November 2026

### CONTAMINATED LAND: NO INFORMATION

The register of contaminated sites (Altlastenkataster) is not public. **What to do:** Apply in writing for information on the plot.

Source: Soil protection authority (Rhein-Erft-Kreis)

### UNEXPLODED ORDNANCE: NO INFORMATION

This report holds no statement on the plot. This office can say how to get one. **What to do:** Before any earthworks, ask there for an ordnance statement.

Source: the Gemeinde's local public order office (Ordnungsbehörde)

### GROUND MOVEMENT: 28 MEASURING POINTS, -0.2 MM A YEAR AT THE NEAREST POINT

No notable subsidence at the measuring points.

Source: BGR ground motion service (InSAR), read for the order of 16 November 2026

### MINING: LAND SERVICE READ

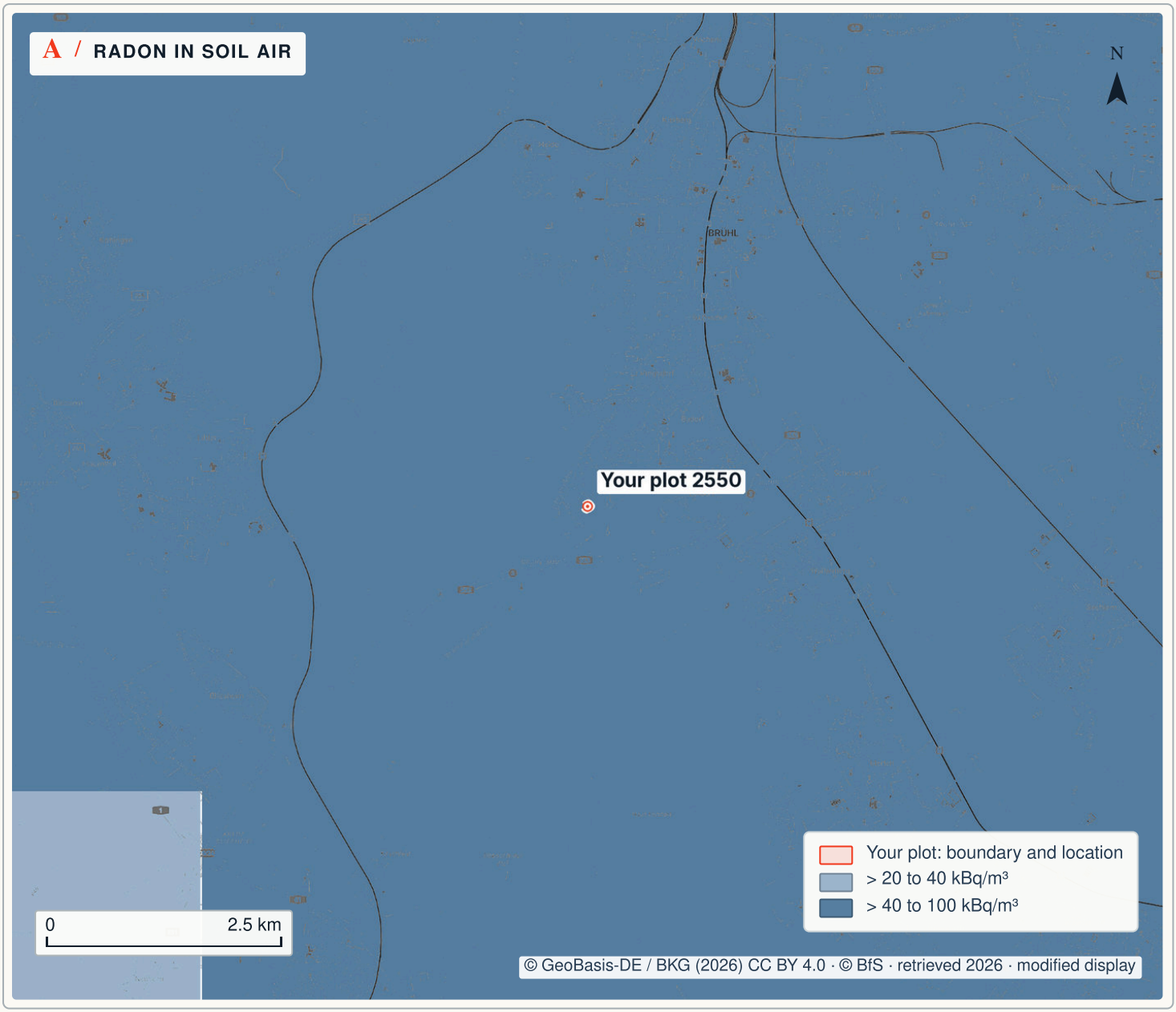
Mining field at the plot: Berggeist I. **What to do:** Before a cellar, geothermal heat or a deep borehole, ask: Bergbehörde in Nordrhein-Westfalen.

Source: Land map in this report

BGR; BfS (dl-de/by-2.0); data from the order of 16 November 2026

# Radon in soil air

Radon in soil air at the marked plot.




- value at the plot location: **80.4**
- Read for this order: **16 Nov 2026**
- Frame width: **12 km**

## WHAT IT MEANS FOR YOUR PLOT

- Predicted soil-air radon at the plot: 80.4 kBq/m³. Regional model value, not an indoor measurement.
- Soil-air concentration and geogenic radon potential are different model quantities: potential also accounts for gas permeability and is dimensionless. Neither predicts the indoor concentration.

## BEFORE YOU BUY

- Measure radon over an extended period in the lowest occupied floor of the existing building; soil air and geogenic potential are not indoor measurements.

**SOURCES AND LIMITS** © BfS · retrieved 2026 · modified display · 16 Nov 2026 · scale: official; frame: 12 km; read: 16 Nov 2026

# State geological map

Rock and loose material underground, finer than the national overview.




- Source scale: **1:100.000**
- Read for this order: **16 Nov 2026**
- Frame width: **3 km**

## WHAT IT MEANS FOR YOUR PLOT

- Point query, not inferred from the map colour: Geological unit at the plot: Younger main river terrace (Jüngere Hauptterrasse). The map is an overview only; its colour at the plot does not confirm this point reading.
- Source: Geologischer Dienst NRW, scale 1:100,000. The federal map geological map of Germany (BGR) (1:250,000) says something different at the same spot.
- Different sources and scales give different rock descriptions; for this plot this Land map (1:100,000) is the more local one.

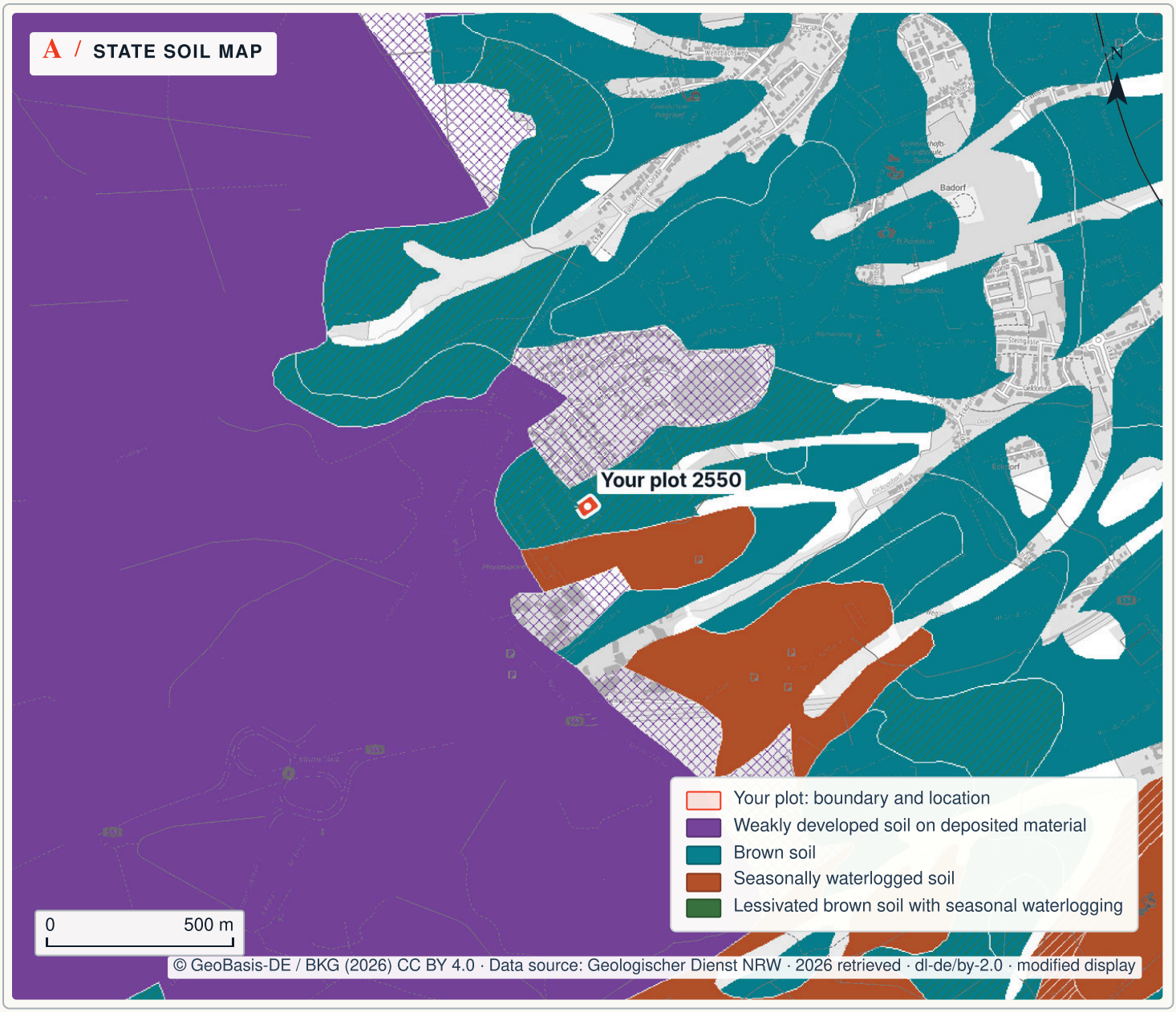
## BEFORE YOU BUY

- For foundations, obtain an investigation at the proposed footprint; a geological unit establishes neither bearing capacity nor foundation depth.

**SOURCES AND LIMITS** Data source: Geologischer Dienst NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

# State soil map

Soil units around the plot, finer than the national map.




- Source scale: **1:50.000**
- Read for this order: **16 Nov 2026**
- Frame width: **3 km**

## WHAT IT MEANS FOR YOUR PLOT

- Point query, not inferred from the map colour: Soil at the plot: Lessivated brown soil with seasonal waterlogging (Pseudogley-Parabraunerde). The map is an overview only; its colour at the plot does not confirm this point reading.
- Source: Geologischer Dienst NRW, scale 1:50,000. The federal map soil map of Germany (BGR) (1:200,000) can say something different at the same spot.
- Different sources and scales give different soil types; for this plot this Land map (1:50,000) is the more local one.

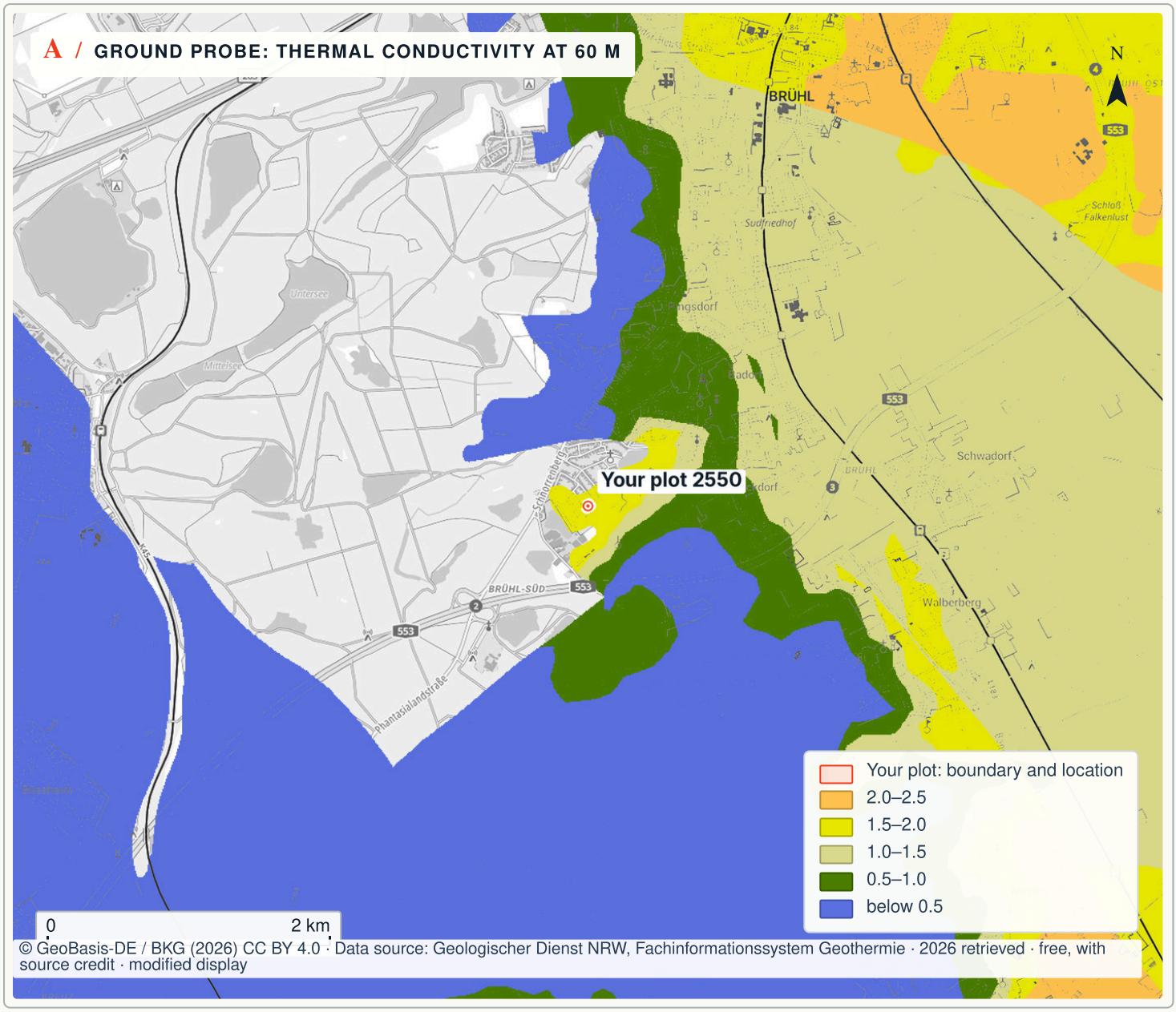
## BEFORE YOU BUY

- Check the on-site layers when planning excavation or the garden; the soil class is not an infiltration test.

**SOURCES AND LIMITS** Data source: Geologischer Dienst NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

# Ground probe: thermal conductivity at 60 m

Whether a geothermal probe makes sense here or is restricted.
This page makes no statement on collectors.




- Source scale: **state data**
- Read for this order: **16 Nov 2026**
- Frame width: **8 km**

## WHAT IT MEANS FOR YOUR PLOT

- Thermal conductivity at the plot: 1.5–2.0 W/mK. The higher, the fewer metres the probe needs.

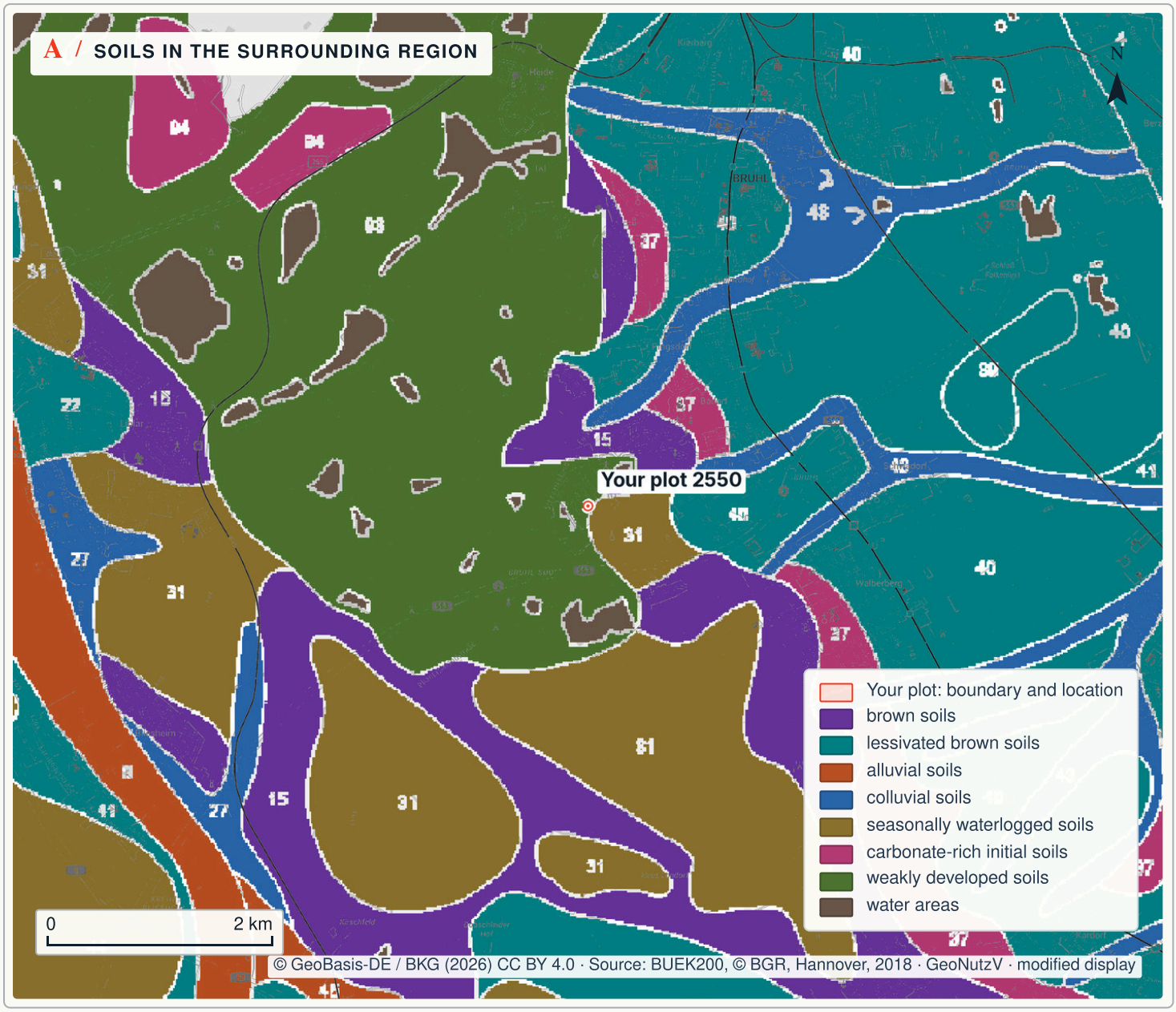
## BEFORE YOU BUY

- Commission a probe borehole only after a site design and confirmation that water-law requirements allow it.

**SOURCES AND LIMITS** Data source: Geologischer Dienst NRW, Fachinformationssystem Geothermie · 2026 retrieved · free, with source credit · modified display · 16 Nov 2026

# Soils in the surrounding region

Soil associations around the marked plot, from BUEK200.




- Source scale: **1:200,000**
- Read for this order: **16 Nov 2026**
- Frame width: **10 km**

## WHAT IT MEANS FOR YOUR PLOT

- At the marked plot: weakly developed soils. Regional soil association, not a site-specific ground investigation. Source: BUEK200, scale 1:200,000. The Land map (1:50,000) can say something different at the same spot.
- Different sources and scales give different soil types; for this plot the Land map is the more local one.

## BEFORE YOU BUY

- Check the on-site layers when planning excavation or the garden; the soil class is not an infiltration test.

**SOURCES AND LIMITS** Source: BUEK200, © BGR, Hannover, 2018 · GeoNutzV · modified display · 16 Nov 2026

# Geology around the plot

Regional rock types at the marked location, from GUEK250.




- Source scale: **1:250,000**
- Read for this order: **16 Nov 2026**
- Frame width: **2 km**

## WHAT IT MEANS FOR YOUR PLOT

- At the marked plot: Sandy deposits. Regional overview, not a site-specific ground investigation. Source: GUEK250 (WMS), scale 1:250,000. The Land map (1:100,000) says something different at the same spot.
- Different sources and scales give different rock descriptions; for this plot the Land map is the more local one.

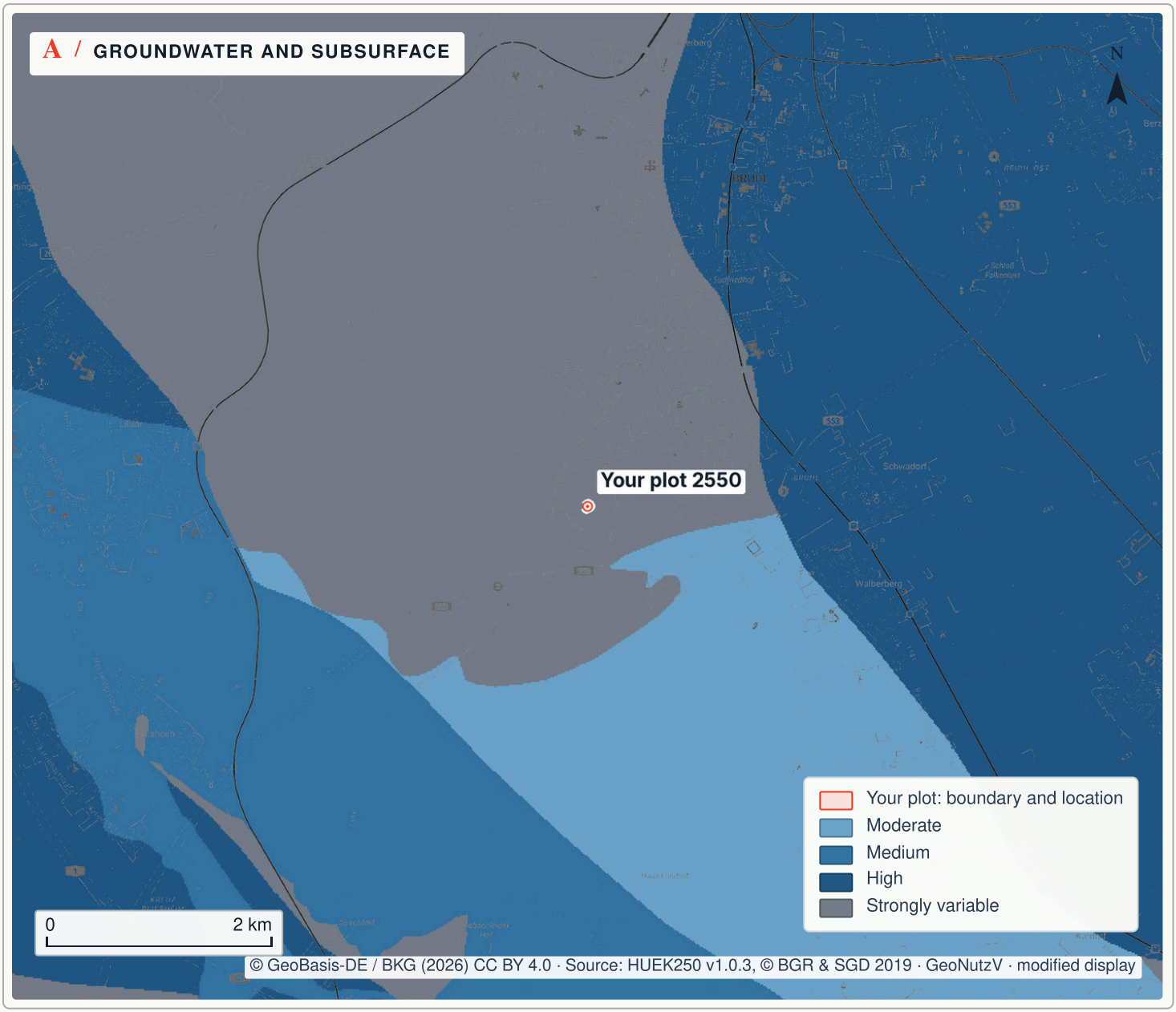
## BEFORE YOU BUY

- For foundations, obtain an investigation at the proposed footprint; a geological unit establishes neither bearing capacity nor foundation depth.

**SOURCES AND LIMITS** Source: GUEK250 (WMS), © BGR, Hannover, 2019 · GeoNutzV · modified display · 16 Nov 2026

# Groundwater and subsurface

Water-bearing rocks around the plot, from HUEK250.




- Source scale: **1:250,000**
- Read for this order: **16 Nov 2026**
- Frame width: **10 km**

## WHAT IT MEANS FOR YOUR PLOT

- Regional hydraulic conductivity at the plot: Strongly variable. This is not a measured groundwater level or an infiltration test.

## BEFORE YOU BUY

- For a cellar or an infiltration system, measure permeability and groundwater level within the proposed footprint.

**SOURCES AND LIMITS** Source: HUEK250 v1.0.3, © BGR & SGD 2019 · GeoNutzV · modified display · 16 Nov 2026

# Measured ground movement

Satellite measurement points nearby; they do not establish ground stability across the plot.




- at the nearest measuring point: **-0.2**
- Read for this order: **16 Nov 2026**
- Frame width: **500 m**

## WHAT IT MEANS FOR YOUR PLOT

- 28 measurement points in the frame; nearest visible point 22 m from the plot: -0.2 mm/year (2019–2023). Negative values indicate downward movement; measurements on observed objects do not establish ground stability across the plot.

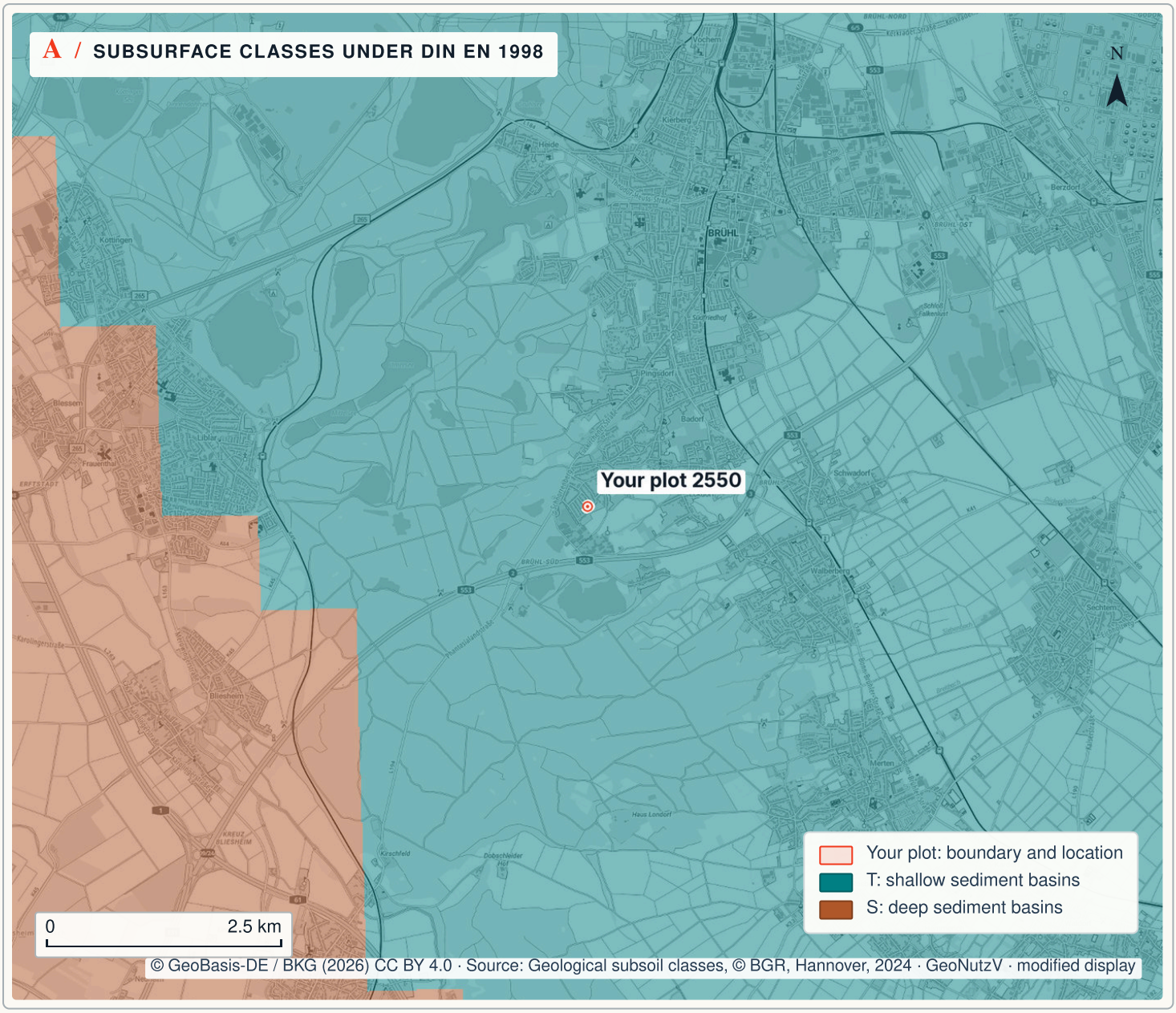
## BEFORE YOU BUY

- Inspect suspicious cracks with a structural engineer; satellite points on observed objects do not replace a site-wide stability study.

**SOURCES AND LIMITS** © BGR 2025 · Contains modified Copernicus Sentinel data 2019-2023 · GeoNutzV · modified display · 16 Nov 2026 · Observation period: 2019–2023; frame: 500 m; read: 16 Nov 2026

# Subsurface classes under DIN EN 1998

Regional subsurface classes for seismic design; this is not a seismic hazard zone map.




- Source grid: **1 km**
- Read for this order: **16 Nov 2026**
- Frame width: **12 km**

## WHAT IT MEANS FOR YOUR PLOT

- At the marked plot: T: shallow sediment basins. This regional class excludes the upper 30 m of ground; it does not establish design seismic loads.

## BEFORE YOU BUY

- For a new building, have the structural designer establish local seismic loads; the subsoil class alone does not supply a design.

**SOURCES AND LIMITS** Source: Geological subsoil classes, © BGR, Hannover, 2024 · GeoNutzV · modified display · 16 Nov 2026

SOIL, CONTAMINATION, RADON, ORDNANCE

# Geogenic radon potential

For context

| SUBJECT | RESULT / SOURCE |
|---|---|
| Geogenic radon potential | **result:**<br>Geogenic radon potential at the plot: 19.2 (dimensionless). An indoor measurement establishes actual exposure.<br>**source:**<br>BfS |
| Arsenic in the regional soil model | **result:**<br>Regional model class at the plot: 9.31 - 14.8 mg/kg. About one agricultural soil sample per 2,500 km²; this is not a sample from this parcel or a contaminated-land assessment.<br>**source:**<br>BGR |
| Cadmium in the regional soil model | **result:**<br>Regional model class at the plot: > 0.596 mg/kg. About one agricultural soil sample per 2,500 km²; this is not a sample from this parcel or a contaminated-land assessment.<br>**source:**<br>BGR |
| Lead in the regional soil model | **result:**<br>Regional model class at the plot: > 42.9 mg/kg. About one agricultural soil sample per 2,500 km²; this is not a sample from this parcel or a contaminated-land assessment.<br>**source:**<br>BGR |

## Regional resources and extraction sites

| SUBJECT | RESULT / SOURCE |
|---|---|
| Regional resources and extraction sites | **result:**<br>BSK1000 shows in the regional surroundings: Aggregates and industrial minerals, Energy resources, Mapped extraction sites. At 1:1 million, neither a parcel-specific deposit boundary nor a reliable distance in metres can be read. This BSK1000 map assesses neither active extraction nor mining rights. The separate Land mining-rights reading is reported independently.<br>**source:**<br>BGR / Staatliche Geologische Dienste · BSK1000 |
| Regional terrain: elevation, slope and aspect | **result:**<br>Ground near the plot (regional DGM200 model): 124.7 m · BKG model; slope 1.5°; aspect 71° clockwise from north. Aspect class: East. The 200 m grid describes surrounding terrain. Survey the plot gradient and drainage on site.<br>**source:**<br>GeoBasis-DE / BKG · DGM200, as of 2020 |

Read for this order · 16 Nov 2026

CHAPTER 6 · ASSESSMENT

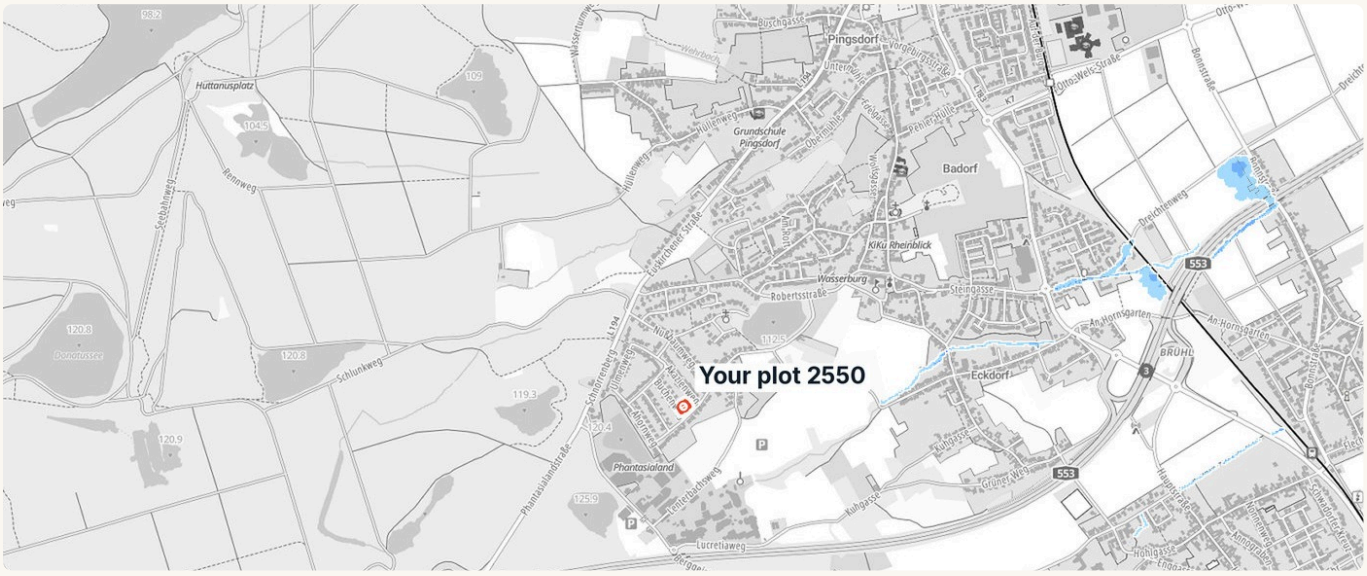
# Water

ASSESSMENT OF PAGES 48–59

1 context  1 check first

## Check first

The nearest flood area (HQ-extrem) is 635 m away. The state heavy-rain map shows water on about 2% of the plot area; highest mapped depth class: extreme, 90 mm/h: 50–100 cm; 100-year, 1 hour: 50–100 cm.




Water depth in a 100-year flood. Thematic evidence for this plot; legend, scale and source on page 54. © GeoBasis-DE / BKG (2026) CC BY 4.0 · Data source: Land NRW · 2026 retrieved · dl-de/by-2.0 · modified display

**707 m**
to HQ100

**635 m**
HQ-extrem

**outside**
drinking-water protection area

**190 m**
"Mondsee" (OSM)

## What the data says

| READING | FINDING | PAGE |
|---|---|---|
| CONTEXT | The nearest flood area (HQ-extrem) is 635 m away. | p. 49 |
| CHECK FIRST | The state heavy-rain map shows water on about 2% of the plot area; highest mapped depth class: extreme, 90 mm/h: 50–100 cm; 100-year, 1 hour: 50–100 cm. | p. 58 |

**What we would do next**

1. Insurer: cover against flooding and heavy rain, ZÜRS zone?
2. Ask the Gemeinde for a heavy-rain map.
3. Look at the cellar, the heating and the yard drainage at the viewing.

## The 12 data pages of this chapter

48 Protected areas and watercourses
49 Flooding, terrain and heavy rain
50 Heavy rain and rain over the year
51 Groundwater protection by overlying strata
52 Groundwater recharge
53 Land uses within the flood area
54 Water depth in a 100-year flood
55 River flood: water depth in a rare event
56 Statutory flood areas
57 Groundwater, state data
58 Heavy rain: flooding, state data
59 Heavy rain: extreme event

WATER

# Protected areas and watercourses

For context

What the water data at the plot mean, and what they do not.

### DESIGNATED ÜBERSCHWEMMUNGSGEBIET (STATUTORY FLOOD AREA): PLOT OUTSIDE

The nearest designated flood area is 706 m away.

Source: “Land NRW (ELWAS) · Überschwemmungsgebiete NRW, festgesetzt und vorläufig gesichert· dl-de/by-2.0”

### DRINKING-WATER PROTECTION AREA: PLOT OUTSIDE

The plot lies in no designated water protection area; the nearest (“Hochkirchen”) is 8,100 m away. **What to do:** Before a ground-source heat pump or an oil tank, ask the water authority whether a notification or permit is needed. Installing, substantially altering or changing the hazard category of an inspection-required tank generally needs six weeks’ notice; exemptions from notification can apply under a qualifying approval procedure (§ 40(3) AwSV).

Source: LANUK NRW, Bezirksregierungen · Festgesetzte Trinkwasserschutzgebiete· dl-de/zero-2.0

### “MONDSEE” 190 M FROM THE BOUNDARY

OpenStreetMap records an area of water here without distinguishing river, lake or pond. Water this close shapes the location and the price. In a flood the water level can rise; how far is shown by the Land's flood map. **What to do:** Ask the Gemeinde whether the shore and the way to the water are public.

Source: OpenStreetMap, extract of 22 September 2026

## Supplementary federal reading

**Flooding, medium probability**. Nearest mapped flood area for this scenario: about 710 m. This layer does not assess heavy rainfall or other flood scenarios. — BfG.

**Flooding, low probability**. Nearest mapped flood area for this scenario: about 640 m. This layer does not assess heavy rainfall or other flood scenarios. — BfG.

The raster, rounding and mapping date can change a measured distance. Check the current Land map and heavy-rain runoff for the decision.

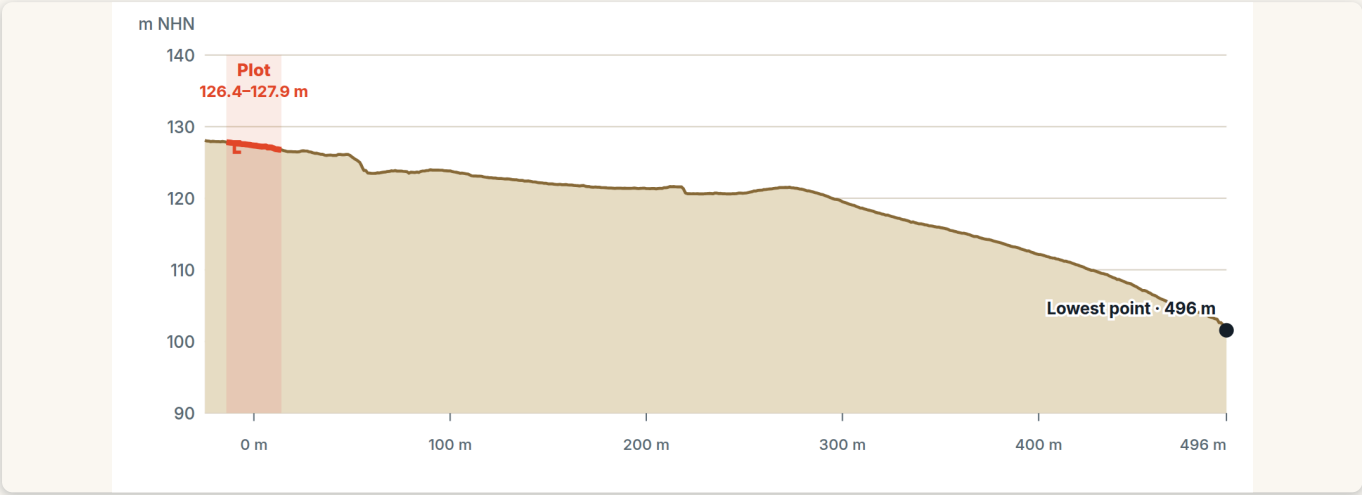
© OpenStreetMap contributors (ODbL); “Land NRW (ELWAS) · Überschwemmungsgebiete NRW, festgesetzt und vorläufig gesichert· dl-de/by-2.0”; LANUK NRW, Bezirksregierungen · Festgesetzte Trinkwasserschutzgebiete· dl-de/zero-2.0; Read for this order · 16 Nov 2026

WATER

# Flooding, terrain and heavy rain

For context

Every flood scenario with its distance and the water depth at the plot, as the Land service returns them.




*Ground section from the plot to the lowest point within 500 m, heights from the terrain model (1 m grid), vertically exaggerated.*

## All flood scenarios checked

| SCENARIO | RETURN PERIOD | NEAREST AREA | WATER DEPTH AT THE PLOT |
|---|---|---|---|
| HQ100 | once in 100 years | 707 m | does not reach the plot |
| HQ-extrem | rarer than once in 100 years / extreme flood | 635 m | does not reach the plot |

**PLOT 126.4–127.9 M ABOVE SEA LEVEL (NHN)**

Profile-line starting height: 127.4 m NHN. Towards the lowest point within 500 m 496 m away the ground falls by 25.8 m (to 101.6 m NHN). The lowest point can be the water surface of a lake, pond or ditch. The profile is one cross-section; parcel minimum and maximum heights cover all grid cells in the parcel. **What to do:** At the viewing, check hollows and runoff routes on and beside the parcel.

Source: DGM1 © Geobasis NRW (dl-de/zero-2.0), read 16 Nov 2026

**GROUND HEIGHT 126.44 TO 127.88 M (DHHN2016), MEAN SLOPE 6.1%**

The lowest point within the parcel lies to the east; this is not a calculation of water runoff. Ground-height difference within the parcel: 1.44 m. Mean slope is the average of the local gradients of terrain-grid cells within the parcel. **What to do:** In rain, look at the yard drainage and the cellar entrances.

Source: Geobasis NRW · DGM1 · dl-de/zero-2.0, 1 m grid

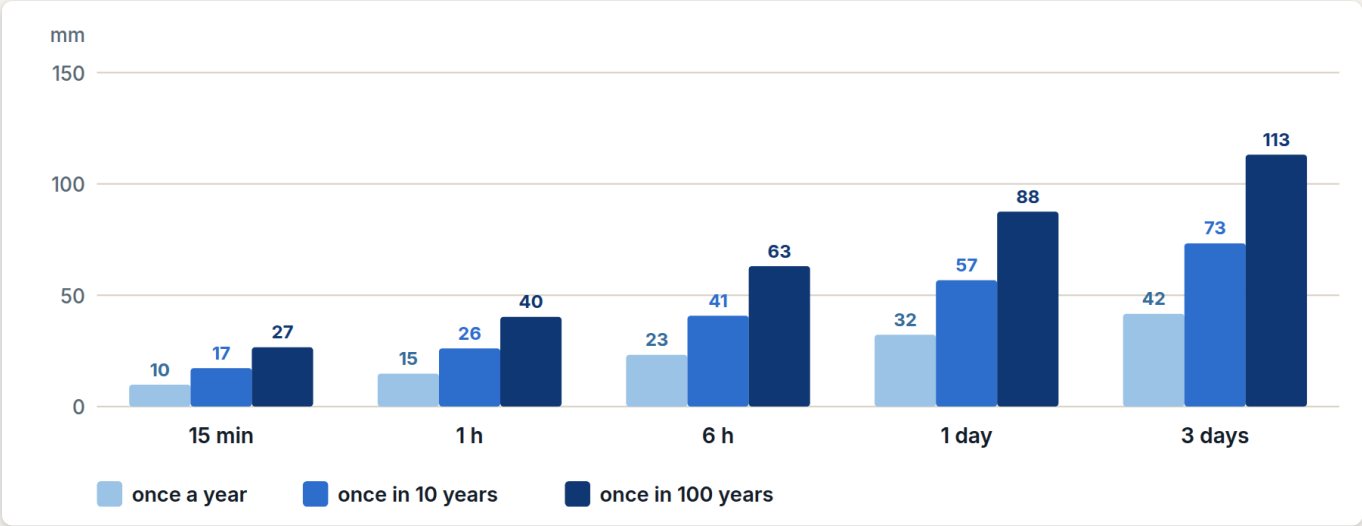
DGM1 © Geobasis NRW (dl-de/zero-2.0); Flood hazard maps: © Land NRW, dl-de/by-2.0; read for the order of 16 November 2026; Geobasis NRW · DGM1 · dl-de/zero-2.0; BKG; DWD KOSTRA-DWD-2020 · Flood-scenario distances: HQ100: BfG; HQ-extrem: BfG

WATER

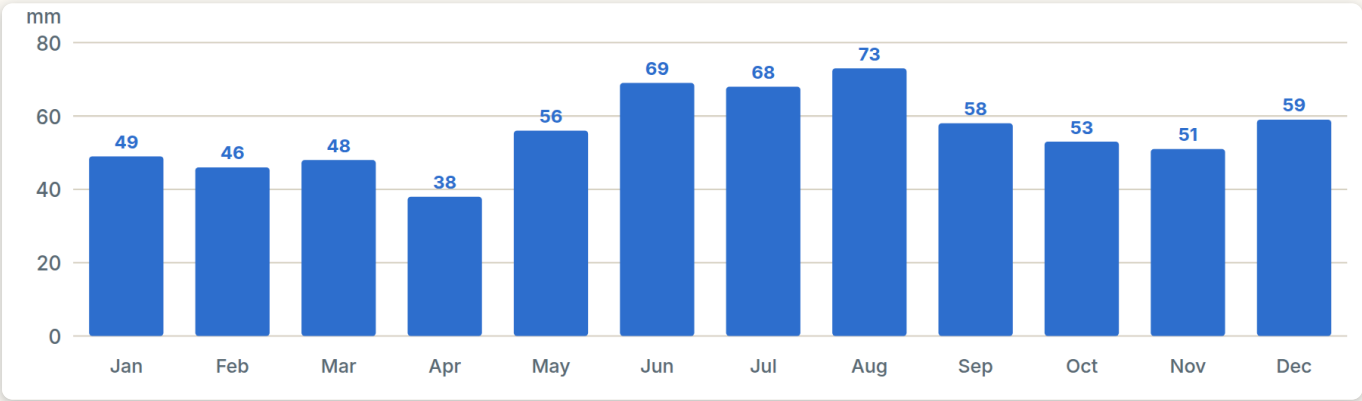
# Heavy rain and rain over the year

For context

How much rain can fall in one hour, and when it rains most.




*Rain depth by duration and return period, KOSTRA-DWD-2020, grid cell 143100 (5 km). A statistic of the cell, not a measurement on the plot.*




*Mean rain per month 1991–2020, DWD 1 km grid at the parcel centre. Averages, not a single year.*

### HEAVY RAIN: 40.3 MM IN ONE HOUR, STATISTICALLY ONCE IN 100 YEARS

A rain that comes about every 10 years here brings 26.1 mm in one hour. In the 100-year rain (40.3 mm in one hour) that is 34 m³ of water in one hour on the 842 m² plot in total, calculated over the whole plot area; what does not soak in runs off. **What to do:** At the viewing, check where water runs off the plot: slope towards the house, basement stairs, light wells, backflow valve.

Source: © Deutscher Wetterdienst, KOSTRA-DWD-2020 (CC BY 4.0), as of 2020, read 16 Nov 2026

### RAIN PER YEAR: 668 MM (MEAN 1991–2020)

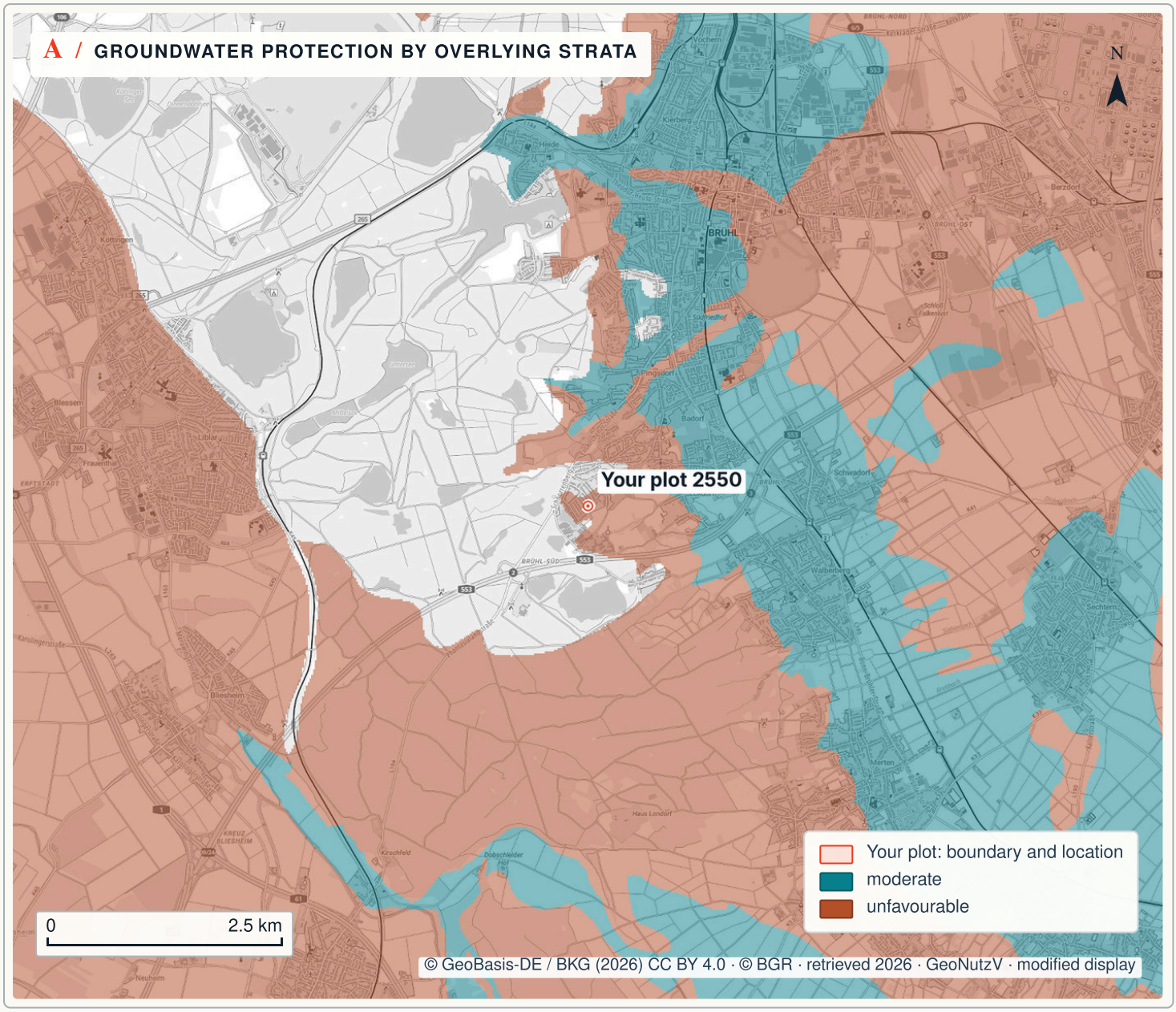
The wettest month is August (73 mm), the driest April (38 mm).

Source: © Deutscher Wetterdienst, CDC grids 1991–2020 (CC BY 4.0), read 16 Nov 2026

© Deutscher Wetterdienst, KOSTRA-DWD-2020 (CC BY 4.0); © Deutscher Wetterdienst, CDC grids 1991–2020 (CC BY 4.0)

# Groundwater protection by overlying strata

Groundwater protection by overlying strata at the marked plot.




- Source scale: **1:1m**
- Read for this order: **16 Nov 2026**
- Frame width: **12 km**

## WHAT IT MEANS FOR YOUR PLOT

- Regional protection at the plot: unfavourable. This does not establish drinking-water quality.

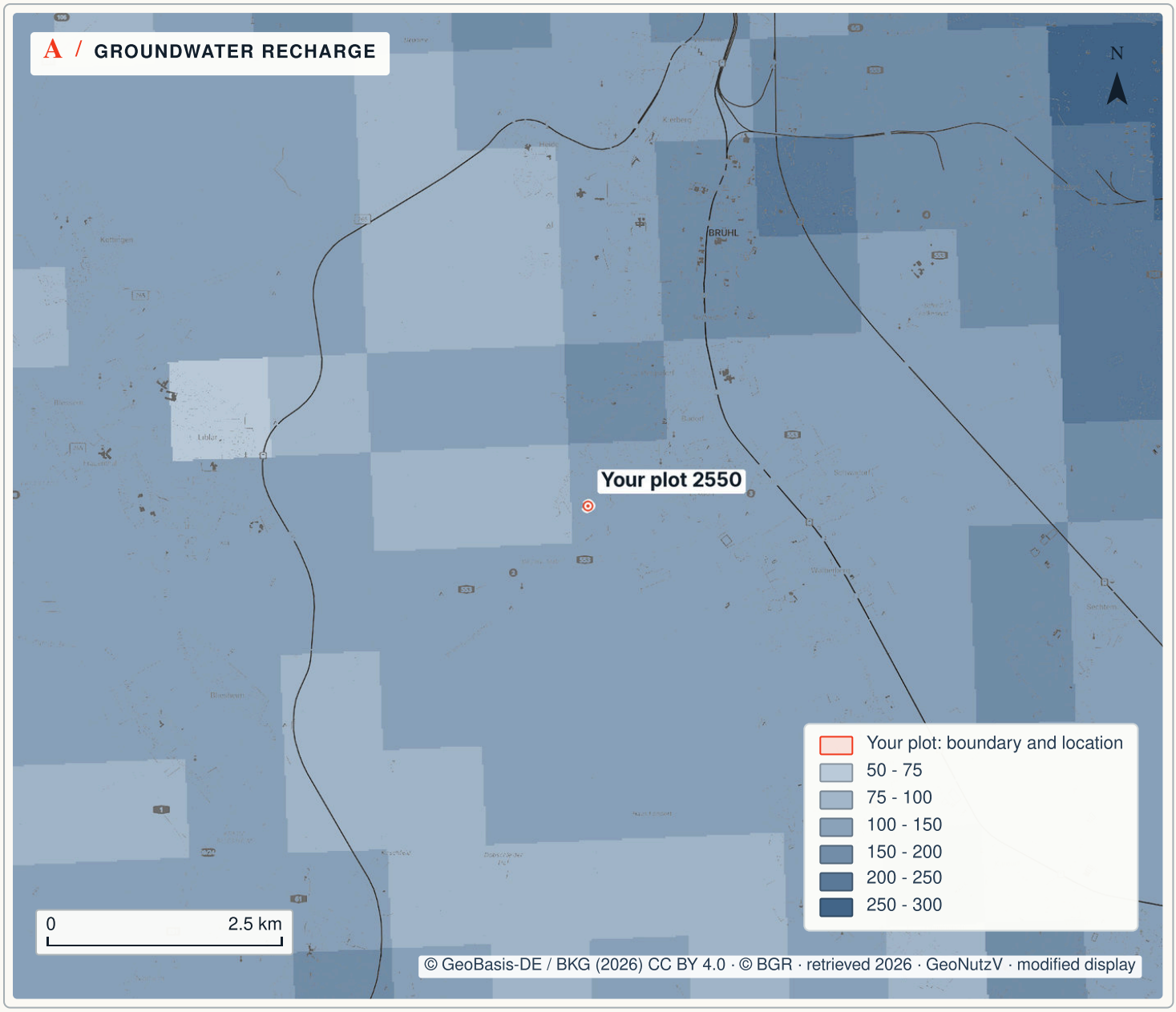
## BEFORE YOU BUY

- For infiltration or a ground-source probe, ask the water authority about the protection provided by the overlying layers.

**SOURCES AND LIMITS** © BGR · retrieved 2026 · GeoNutzV · modified display · 16 Nov 2026

# Groundwater recharge

Groundwater recharge at the marked plot.




- Source scale: **1:1m**
- Read for this order: **16 Nov 2026**
- Frame width: **12 km**

## WHAT IT MEANS FOR YOUR PLOT

- Point query, not inferred from the map colour: Groundwater recharge in the source cell: 119 mm/year (model period 1961–1990). This is not a measured water level.
- The map is an overview only; its colour at the plot does not confirm this point reading.

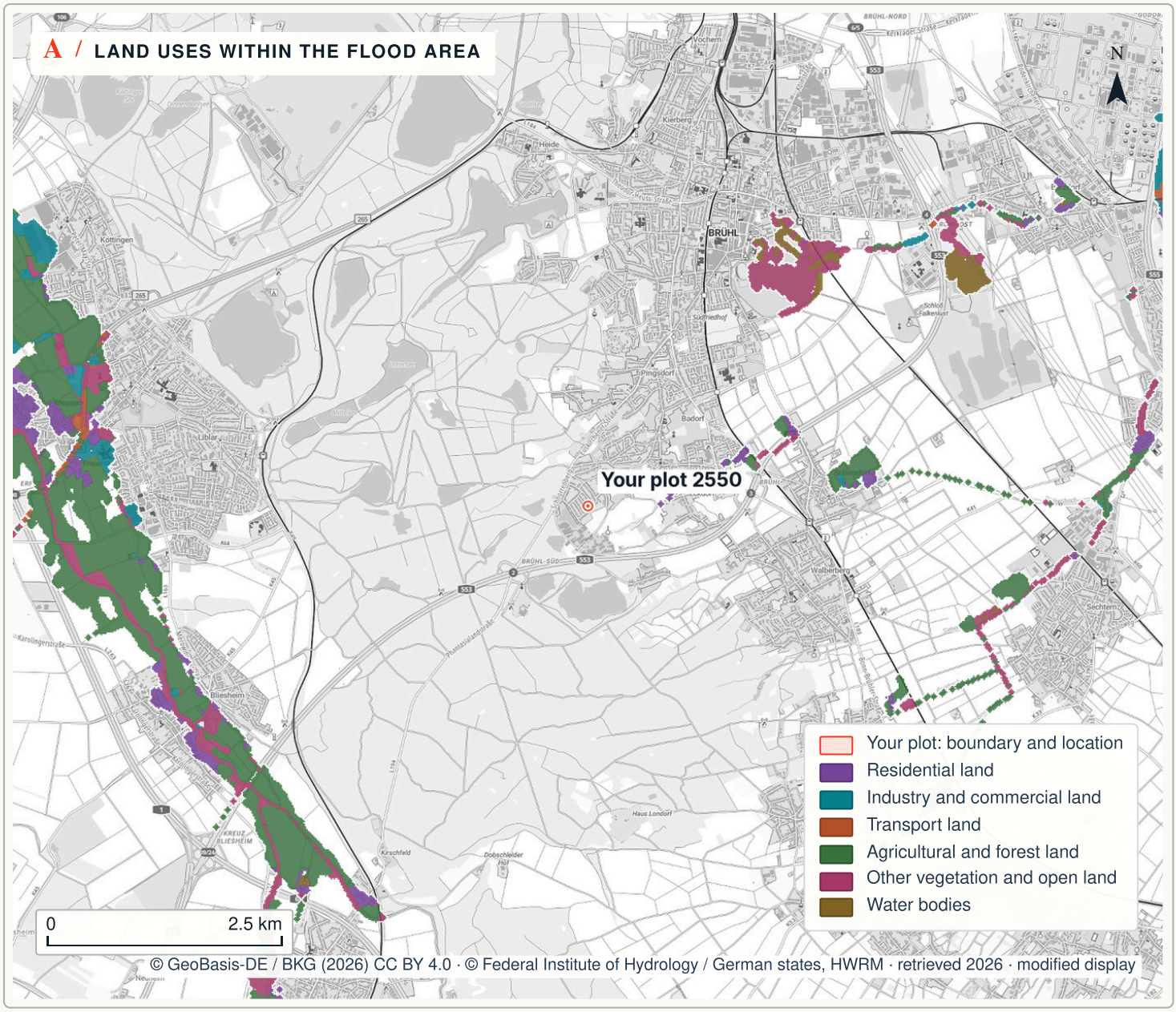
## BEFORE YOU BUY

- The recharge rate describes the regional water balance; an infiltration design also needs a test at the proposed location.

**SOURCES AND LIMITS** © BGR · retrieved 2026 · GeoNutzV · modified display · 16 Nov 2026

# Land uses within the flood area

Land uses within the flood area at the marked plot.




- Source scale: **official**
- Read for this order: **16 Nov 2026**
- Frame width: **12 km**

## WHAT IT MEANS FOR YOUR PLOT

- No affected land use is mapped at the plot for the river flood of medium probability. This does not rule out heavy rainfall or other flood scenarios.

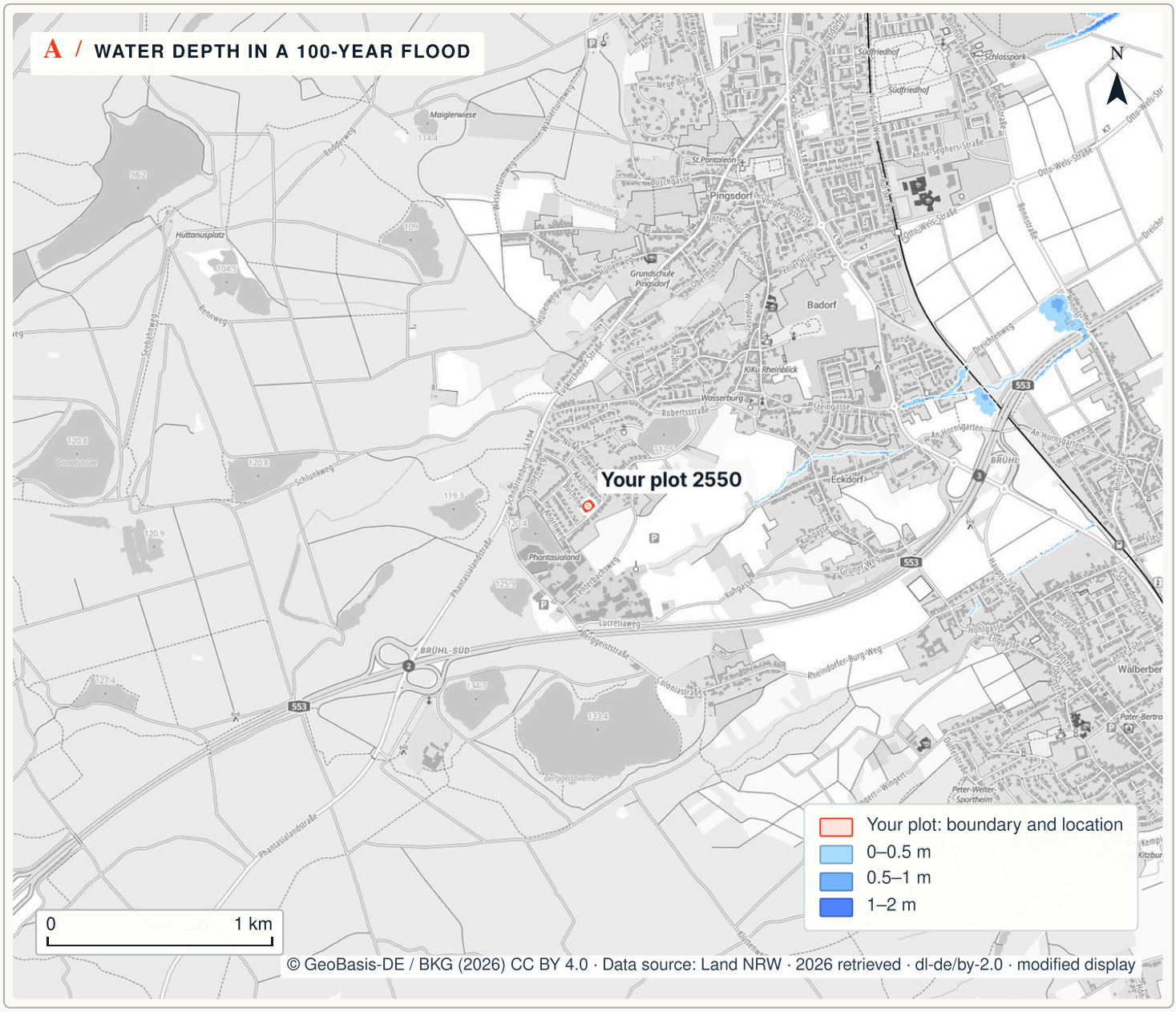
## BEFORE YOU BUY

- For the intended use, also read the individual flood-scenario maps; an absent damage class does not replace a hazard check.

**SOURCES AND LIMITS** © Federal Institute of Hydrology / German states, HWRM · retrieved 2026 · modified display · 16 Nov 2026

# Water depth in a 100-year flood

How deep the water stands in a 100-year flood according to the state map.




- Source scale: **state data**
- Read for this order: **16 Nov 2026**
- Frame width: **5 km**

## WHAT IT MEANS FOR YOUR PLOT

- The map shows no water at the plot in a 100-year flood. This covers rivers, not heavy rain.

## BEFORE YOU BUY

- Ask the insurer about natural-hazard cover at this address; inspect low entrances and sewer backflow protection on the visit.

**SOURCES AND LIMITS** Data source: Land NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

# River flood: water depth in a rare event

How deep the water stands in a rare, extreme flood (HQ-extrem) according to the state map.




- Source scale: **state data**
- Frame width: **5 km**
- Read for this order: **16 Nov 2026**

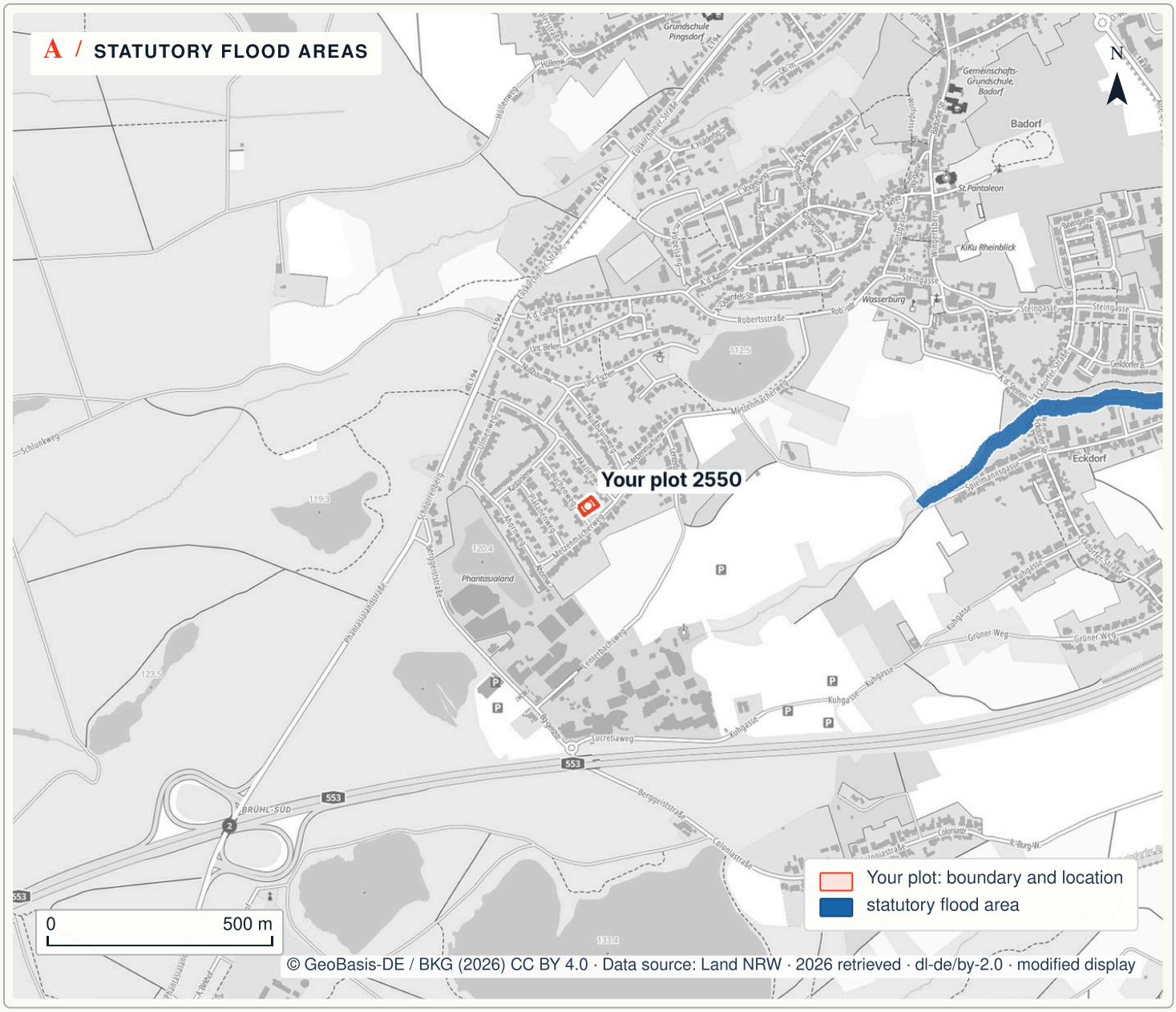
## WHAT IT MEANS FOR YOUR PLOT

- The map shows no water at the plot even in a rare flood.
- Even outside the rare river-flood outline, trace heavy-rain runoff; this map does not assess a blocked yard drain.

**SOURCES AND LIMITS** Data source: Land NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

# Statutory flood areas

Flood areas fixed in law or provisionally secured by the state.




- to the nearest mapped feature: **706 m**
- Read for this order: **16 Nov 2026**
- Frame width: **2.5 km**

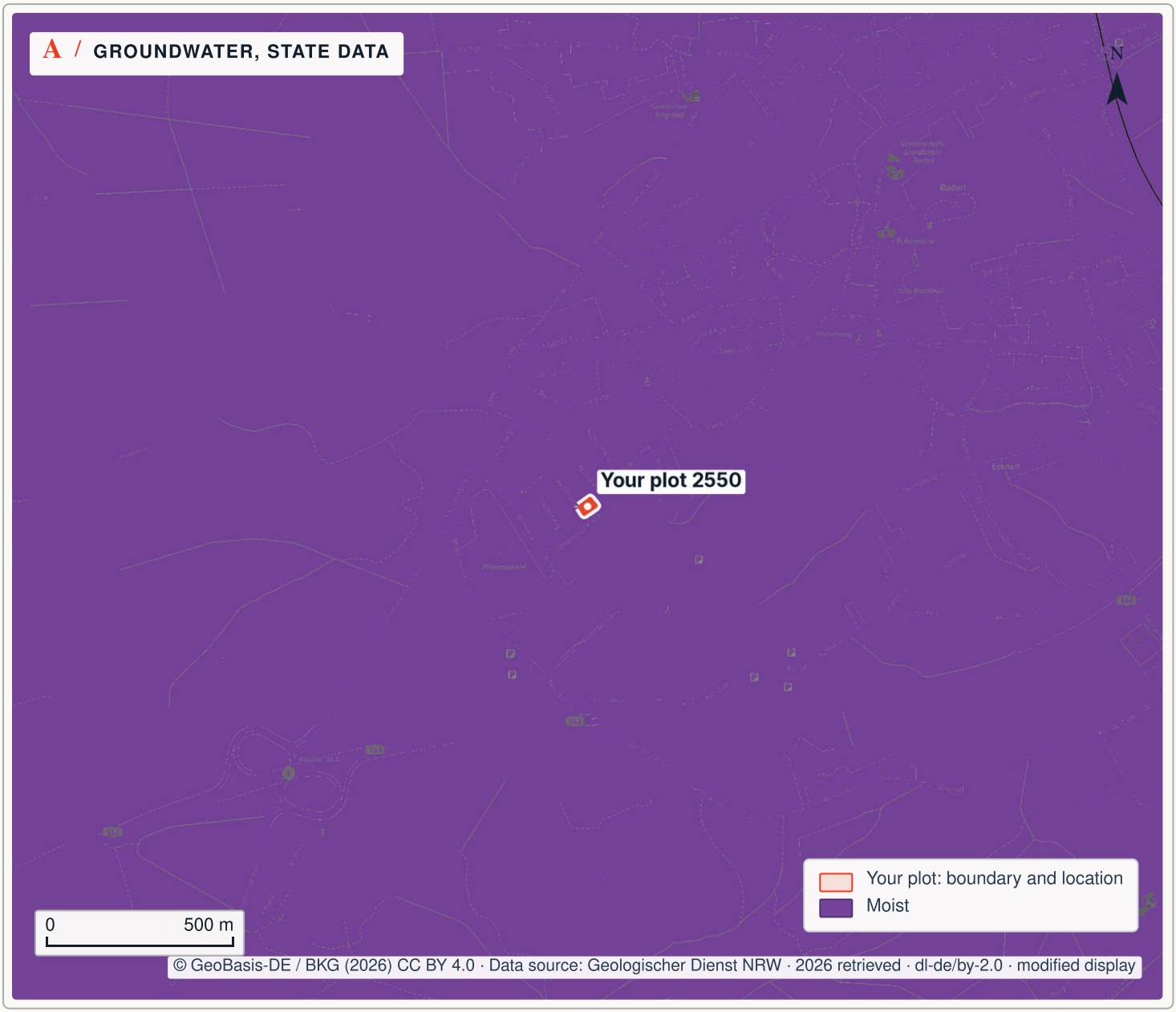
## WHAT IT MEANS FOR YOUR PLOT

- Nearest statutory flood area: 706 m from the plot.
- Before building works, have the water authority confirm the current area regulation and legally binding boundary.

**SOURCES AND LIMITS** Data source: Land NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026 · scale: state data; frame: 2.5 km; read: 16 Nov 2026

# Groundwater, state data

Soil-water class from the soil map, not a measured groundwater depth.




- Source scale: **state data**
- Read for this order: **16 Nov 2026**
- Frame width: **3 km**

## WHAT IT MEANS FOR YOUR PLOT

- Point query, not inferred from the map colour: Soil water at the plot: Moist (feucht). The map is an overview only; its colour at the plot does not confirm this point reading.
- The class supplies neither a depth nor a design groundwater level.

## BEFORE YOU BUY

- Before building a cellar, obtain a site-specific design groundwater level and seasonal range.

**SOURCES AND LIMITS** Data source: Geologischer Dienst NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

# Heavy rain: flooding, state data

Where water gathers in heavy rain, regardless of rivers.




- Source scale: **state data**
- Read for this order: **16 Nov 2026**
- Frame width: **300 m**

## WHAT IT MEANS FOR YOUR PLOT

- Exceptional event: 100-year rainfall, duration 1 hour.
- Water depth at the plot in heavy rain: 50–100 cm.

## BEFORE YOU BUY

- Check the mapped depressions and water depths on site at walls, kerbs and the entrance; the map shows no flow direction. Commission a drainage design for alterations.

**SOURCES AND LIMITS** Data source: BKG (dl-de/by-2.0), data of the German states · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

# Heavy rain: extreme event

Where water gathers in heavy rain, regardless of rivers.




- Source scale: **state data**
- Read for this order: **16 Nov 2026**
- Frame width: **300 m**

## WHAT IT MEANS FOR YOUR PLOT

- Extreme event: 90 mm rainfall in 1 hour.
- Water depth at the plot in heavy rain: 50–100 cm.

## BEFORE YOU BUY

- Check the mapped depressions and water depths on site at walls, kerbs and the entrance; the map shows no flow direction. Commission a drainage design for alterations.

**SOURCES AND LIMITS** Data source: BKG (dl-de/by-2.0), data of the German states · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

CHAPTER 7 · ASSESSMENT

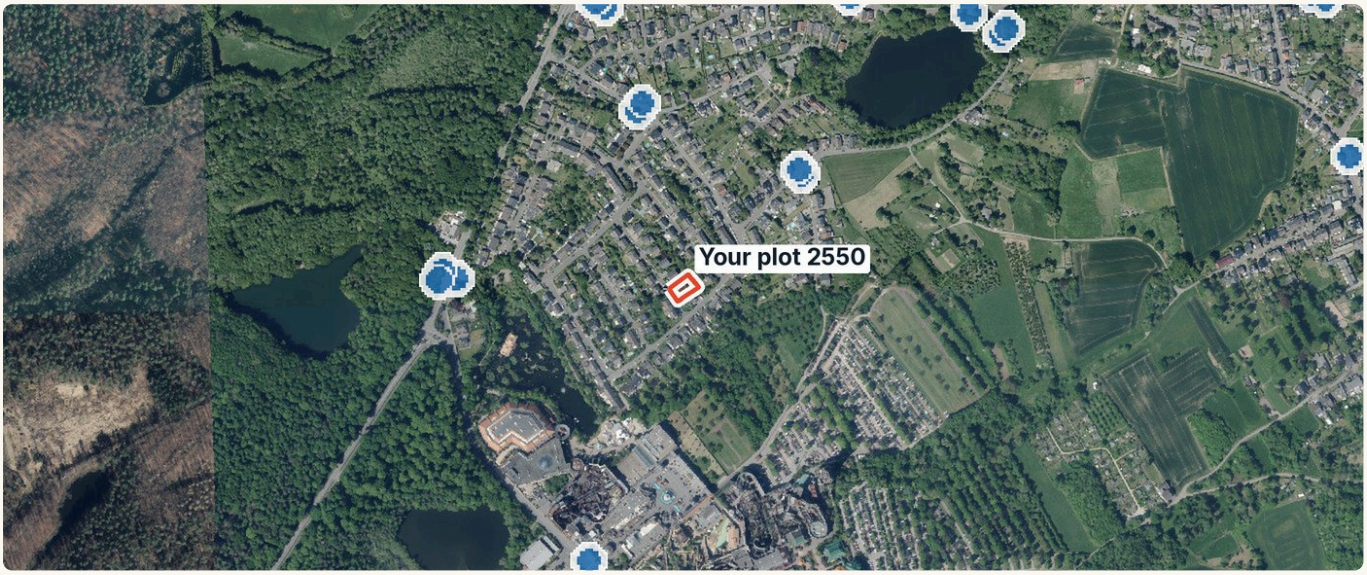
# Surroundings and access

ASSESSMENT OF PAGES 61–82

3 context

## Context

A bus stop is within 1 km.




Public transport stops. Thematic evidence for this plot; legend, scale and source on page 69. Aerial photo © Geobasis NRW, dl-de/zero-2.0 · © OpenStreetMap contributors · 22 Sep 2026 · ODbL 1.0

| 223 m | 1,112 m | 3,413 m | 1,274 m |
|---|---|---|---|
| Bus | school | railway station | food shop |

## What the data says

| READING | FINDING | PAGE |
|---|---|---|
| CONTEXT | Road noise at the plot: 55–59 dB(A) (Lden). | p. 75 |
| CONTEXT | A bus stop is within 1 km. | p. 61 |
| CONTEXT | EU bathing water “Heiderbergsee Badestrand” (lake), 3,068 m from the parcel: bathing water quality excellent (season 2025; 2024: excellent, 2023: excellent, 2022: excellent). | p. 62 |

**What we would do next**

1. Check the bus timetable and the way to school.
2. See the traffic at rush hour.

## The 22 data pages of this chapter

61 Everyday life nearby
62 Everyday destinations and distances
63–65 Nearest mapped destinations
66 Annual mean fine particulate matter PM2.5
67 Annual mean nitrogen dioxide
68 Population density
69 Public transport stops
70 Schools and kindergartens
71 Doctors and pharmacies
72 Local shops
73 Nearby water features
74 Reported mobile technology
75 Road noise, whole day (Lden)
76 Road noise at night (Lnight)
77 Noise from light rail and trams
78–82 Local and regional evidence

SURROUNDINGS

# Everyday life nearby

For context

The nearest destination in each category, with distance and walk.




*Nearest everyday destination per category, straight-line distance from the parcel boundary. Destinations beyond the frame are listed top left with their direction. Bus stops and supermarkets are separate categories here. The public transport map also includes tram and rail stops, and the shops map includes bakeries and convenience stores, so their nearest destination may differ.*

© OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); © EEA / DG ENV, Bathing Water Directive – Status of bathing water (CC BY 4.0)

SURROUNDINGS

# Everyday destinations and distances

For context

What shapes everyday life at the property.

## Everyday destinations and bathing water

| DESTINATION | NAME | DISTANCE | WALK / WATER QUALITY |
|---|---|---|---|
| Bus stop | Metzenmacherweg | 223 m | 4 min walk |
| Kita | Katholischer Kindergarten St. Pantaleon Badorf | 735 m | 12 min walk |
| School | Gemeinschaftsgrundschule Badorf | 1,112 m | 18 min walk |
| Supermarket | Lidl | 1,274 m | 21 min walk |
| Pharmacy | Ville-Apotheke | 1,424 m | 23 min walk |
| Doctor | Hausärztliche Gemeinschaftspraxis Dr. med.... | 1,437 m | 24 min walk |
| Hospital | GFO Klinik Brühl - Marienhospital | 2,974 m | ≈ 40 min walk |
| Bathing (EU) | Heiderbergsee Badestrand | 3,068 m | excellent |
| Station | Erftstadt | 3,413 m | |

**EU BATHING WATER "HEIDERBERGSEE BADESTRAND" (LAKE), 3,068 M FROM THE PARCEL: BATHING WATER QUALITY EXCELLENT (SEASON 2025; 2024: EXCELLENT, 2023: EXCELLENT, 2022: EXCELLENT)**

Multi-season microbiological class; temporary pollution and bathing bans can still occur. **What to do:** Check this season's readings and warnings in the Land's bathing water portal or with the health office. Name as in the EU register (without umlauts).

Source: © EEA / DG ENV, Bathing Water Directive – Status of bathing water (CC BY 4.0), as of season 2025, published 2 Jun 2026, read 30 Oct 2026

**ROAD NOISE: READ ROAD-NOISE BAND: 55–59 DB(A); NOT READ: UBA / LDEN**

This reading covers only the road-noise sources marked as read. Unread maps give no clearance. **What to do:** Listen on site at different times of day.

Source: Band from: LANUK NRW, Lärmkartierung Stufe 4; also read: UBA / Lnight; also read: LANUK NRW, Lärmkartierung Stufe 4 / Lnight; Unread sources: UBA / Lden

© OpenStreetMap contributors (ODbL), extract of 22 September 2026; LANUK NRW, Lärmkartierung Stufe 4; © UBA / state noise mapping, 2022–2023 · retrieved 2026 · Licence not named by the service · modified display; Unread sources: UBA / Lden; © EEA / DG ENV, Bathing Water Directive – Status of bathing water (CC BY 4.0)

SURROUNDINGS

# Nearest mapped destinations

For context

What lies nearby and how far, in groups.

## Everyday services

| CATEGORY | NEAREST OBJECT | STRAIGHT LINE | SOURCE |
|---|---|---|---|
| Supermarket | Lidl | 1,274 m | OSM w/107732594 |
| Bakery | Klein's Backstube | 1,257 m | OSM n/4616066110 |
| Pharmacy | Ville-Apotheke | 1,424 m | OSM n/7987612272 |
| Bank or cash machine | Kreissparkasse Köln | 316 m | OSM n/4776484817 |
| Post office | DHL Paketshop | 1,397 m | OSM n/4033141270 |
| Vet | Dr. Aydinlandi Özay | 1,596 m | OSM n/6232877629 |
| Church | Jakobuskirche | 330 m | OSM w/83351070 |
| Restaurants and cafés within 500 m | | 14 | OSM |

## Health and schools

| CATEGORY | NEAREST OBJECT | STRAIGHT LINE | SOURCE |
|---|---|---|---|
| Day nursery (Kita) | Katholischer Kindergarten St. Pantaleon Badorf | 735 m | OSM w/468026834 |
| Primary school | Gemeinschaftsgrundschule Badorf | 1,112 m | OSM w/206269684 |
| Secondary school | Gesamtschule Brühl | 1,954 m | OSM n/12153647569 |
| Doctor's practice | Hausärztliche Gemeinschaftspraxis Dr. med.... | 1,437 m | OSM n/2362313473 |
| Hospital | GFO Klinik Brühl - Marienhospital | 2,974 m | OSM w/23604019 |

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SURROUNDINGS

# Nearest mapped destinations

For context

What lies nearby and how far, in groups.

## Safety

| CATEGORY | NEAREST OBJECT | STRAIGHT LINE | SOURCE |
|---|---|---|---|
| Police | Polizei | 3,952 m | OSM w/1116936080 |
| Fire station | Freiwillige Feuerwehr Bornheim - Walberberg | 2,514 m | OSM w/151621037 |

## Offices

| CATEGORY | NEAREST OBJECT | STRAIGHT LINE | SOURCE |
|---|---|---|---|
| Town hall | Rathaus A | 3,194 m | OSM w/41055330 |
| Notary | Notare in Brühl, Dr. Martin Kindler, Dr.... | 3,328 m | OSM n/12839669576 |
| Local court (Amtsgericht) | Amtsgericht Brühl | 2,935 m | OSM w/53050301 |

## Transport

| CATEGORY | NEAREST OBJECT | STRAIGHT LINE | SOURCE |
|---|---|---|---|
| Bus stop | Metzenmacherweg | 223 m | OSM n/1161443511 |
| Railway station | Erftstadt | 3,413 m | OSM n/3013018448 |
| Petrol station | Aral | 2,242 m | OSM n/9410042296 |
| Airport (IATA) | Flughafen Köln/Bonn | 17.8 km | OSM r/2269304 |
| EV charging point | Stadtwerke Brühl | 911 m | OSM n/13719719000 |

Straight line from the parcel boundary to the nearest point of the OSM object, for areas to their outline. These figures are not route lengths; walking times for the main destinations are in the table “Everyday destinations”. “No entry” only says that OSM shows nothing within the search radius.

OpenStreetMap is a community inventory and not complete. Confirm opening hours, admission to schools and day nurseries, and the emergency department with the operator. The school type shows only for schools with a matching OSM entry or name; an airport needs an IATA code, flights are not checked. Depending on the Land the land registry sits at the local court; the municipality or the notary clarifies who is responsible.

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SURROUNDINGS

# Nearest mapped destinations

For context

What lies nearby and how far, in groups.

## Sport and leisure: coast and lakes

| CATEGORY | NEAREST OBJECT | STRAIGHT LINE | SOURCE |
|---|---|---|---|
| Park | Unnamed in OSM | 928 m | OSM w/206269695 |
| Playground | Unnamed in OSM | 293 m | OSM w/466925125 |
| Swimming pool | Hotel Ling Bao Pool | 486 m | OSM r/8312620 |
| Sports ground | Unnamed in OSM | 446 m | OSM w/1051855118 |
| Gym | Ashtanga Yogaschule Brühl | 1,508 m | OSM n/6893789986 |
| Tennis court | Unnamed in OSM | 1,252 m | OSM w/30194545 |
| Golf course | Driving Range | 6,879 m | OSM w/68782382 |
| Beach | Unnamed in OSM | 3,032 m | OSM w/300811268 |
| Marina | SC Ville | 3,552 m | OSM n/2112453989 |
| Library | Kath. Öffentl. Bücherei St. Pantaleon | 1,562 m | OSM w/673547761 |
| Museum | Museum für Alltagsgeschichte | 3,452 m | OSM w/238605529 |
| Theatre | Arena de Fiesta | 294 m | OSM w/224958516 |
| Cinema | Zoom Kino | 3,202 m | OSM n/272089111 |
| EU bathing water | Heiderbergsee Badestrand | 3,068 m | EEA |

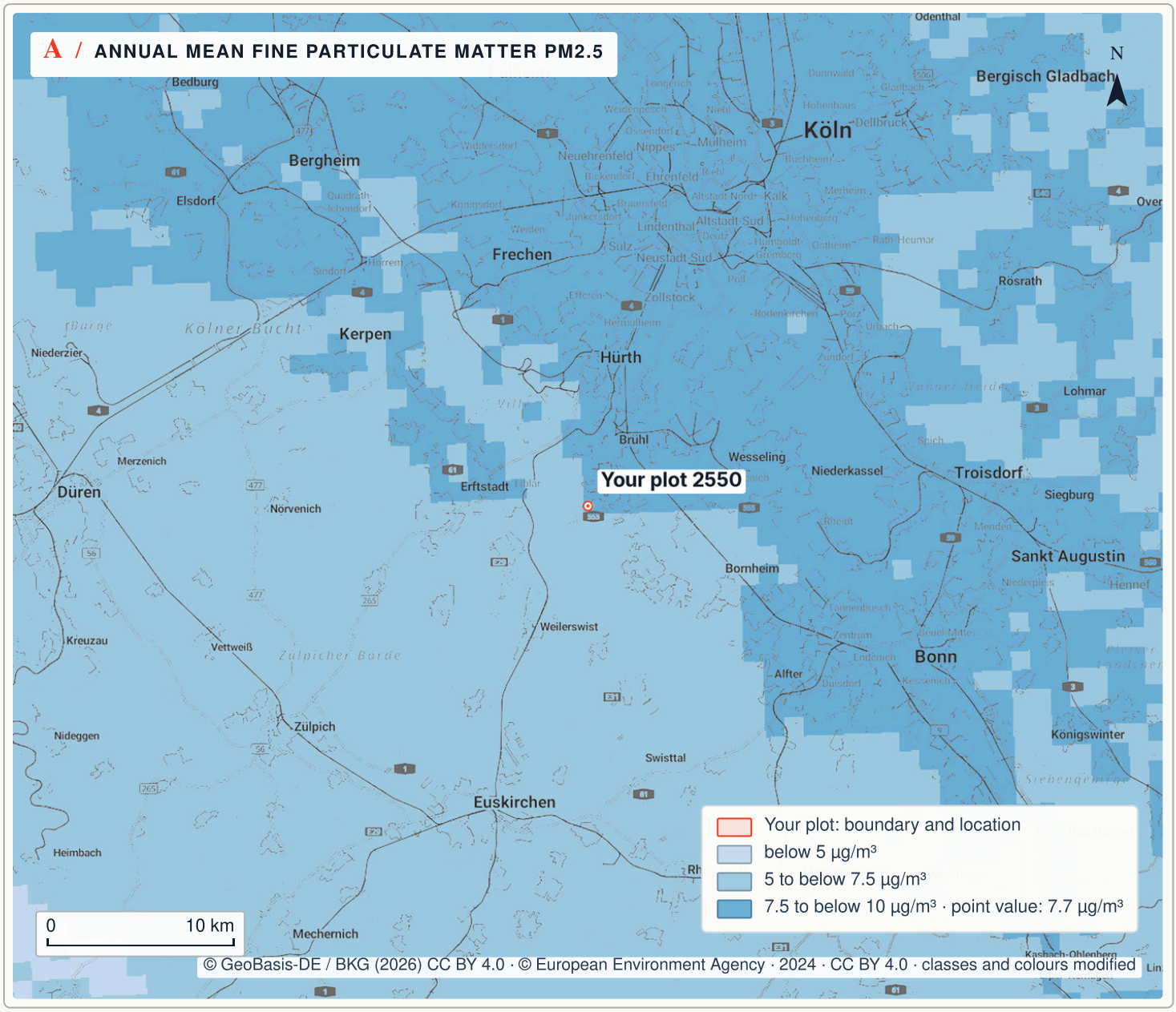
A position by the sea or a lake (beach or EU bathing water within 20 km) adds beach and marina.

In a town (at least 10 restaurants and cafés within 500 m) library, museum, theatre and cinema are added.

© OpenStreetMap contributors, Geofabrik extract (ODbL 1.0), as of 22 Sep 2026

# Annual mean fine particulate matter PM2.5

Modelled regional background at the marked location.




- value at the plot location: **7.7 µg/m³**
- Read for this order: **16 Nov 2026**
- Frame width: **60 km**

## WHAT IT MEANS FOR YOUR PLOT

- PM2,5: annual mean in the 1 km plot cell 7.7 µg/m³ (2024). Regional background based on measurements and modelling; roadside and indoor exposure can differ.Point-value class: 7.5 to below 10 µg/m³.

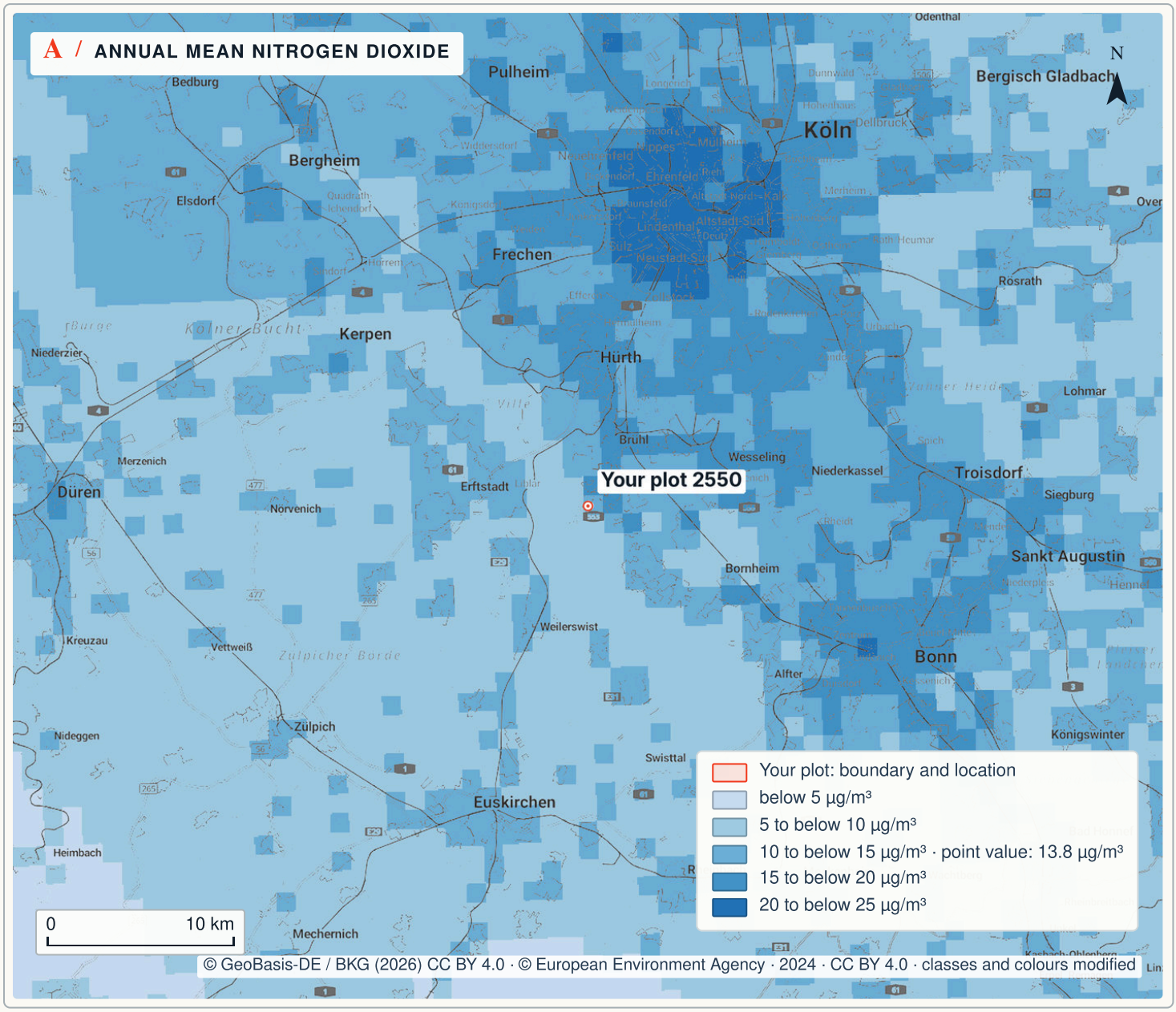
## BEFORE YOU BUY

- For sensitive occupants, consider bedroom positions and ventilation; the regional fine-particle value cannot resolve exposure immediately beside the road.

**SOURCES AND LIMITS** © European Environment Agency · 2024 · CC BY 4.0 · classes and colours modified · 16 Nov 2026 · Grid size: 1 km; frame: 60 km; read: 16 Nov 2026

# Annual mean nitrogen dioxide

Modelled regional background at the marked location.




- value at the plot location: **13.8 µg/m³**
- Read for this order: **16 Nov 2026**
- Frame width: **60 km**

## WHAT IT MEANS FOR YOUR PLOT

- $NO_2$: annual mean in the 1 km plot cell 13.8 µg/m³ (2024). Regional background based on measurements and modelling; roadside and indoor exposure can differ.Point-value class: 10 to below 15 µg/m³.

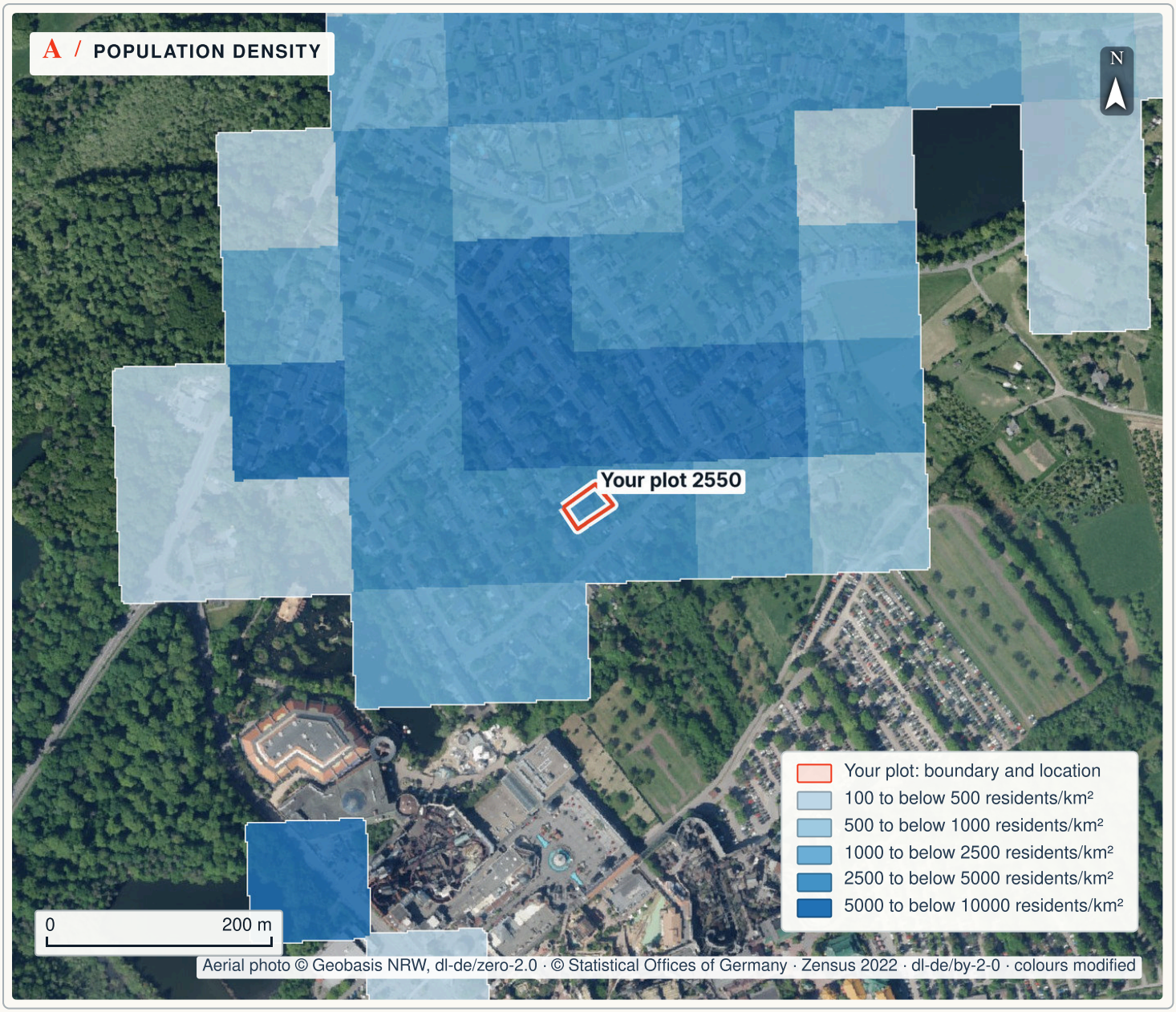
## BEFORE YOU BUY

- Consider how far occupied rooms are from traffic; the regional nitrogen-dioxide value does not resolve an individual façade.

**SOURCES AND LIMITS** © European Environment Agency · 2024 · CC BY 4.0 · classes and colours modified · 16 Nov 2026 · Grid size: 1 km; frame: 60 km; read: 16 Nov 2026

# Population density

Population density at the marked location.




- value at the plot location: **3,200 residents/km²**
- Read for this order: **16 Nov 2026**
- Frame width: **1 km**

## WHAT IT MEANS FOR YOUR PLOT

- Near the plot (100 m Zensus cell): 3,200.00 residents/km² (15 May 2022). German grid mean: 2,673.90 residents/km²; not a weighted national indicator. This population cell is neighbourhood context, not a count of this property.

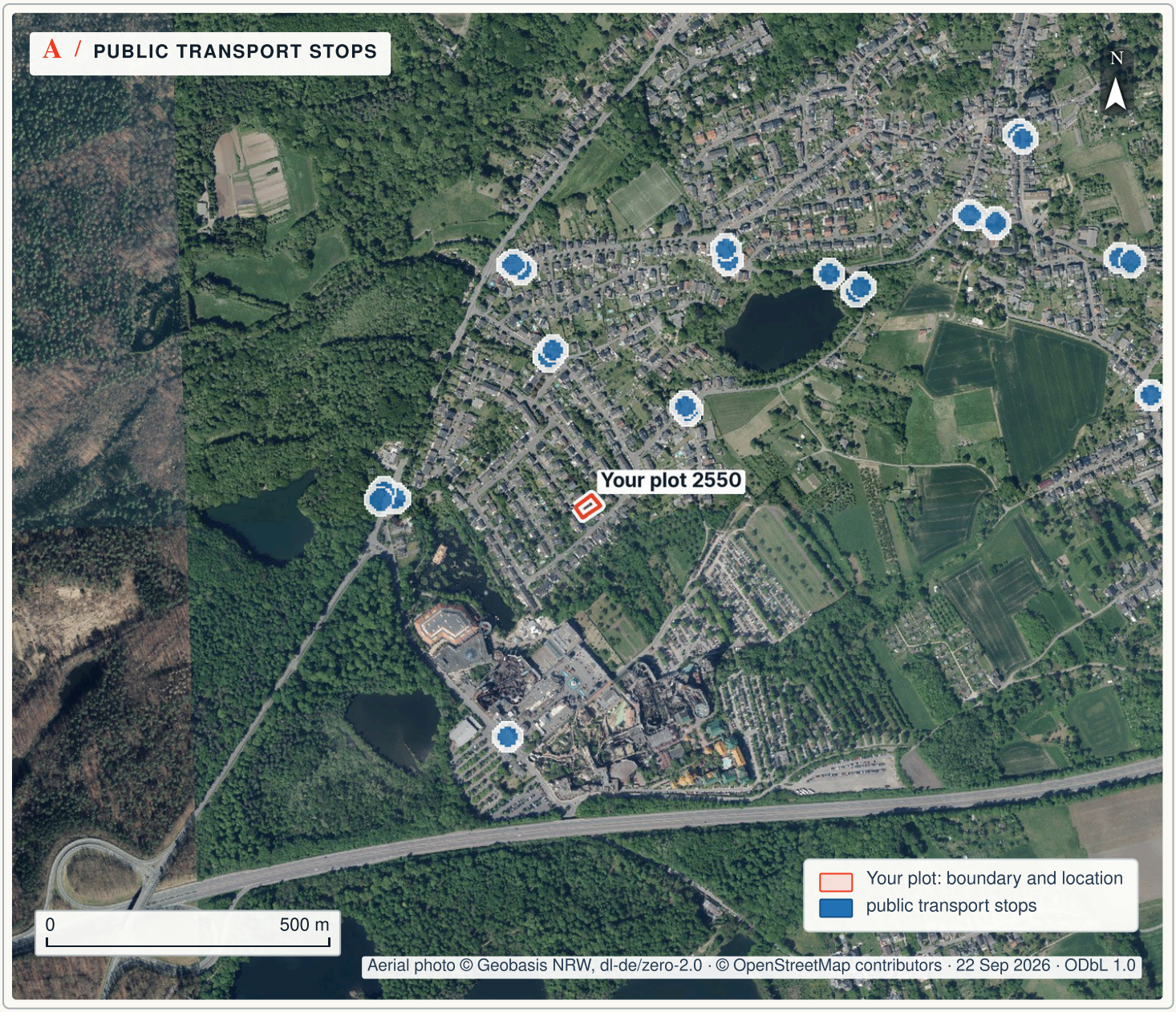
## BEFORE YOU BUY

- Population density gives context to the neighbourhood; inspect parking pressure and the use of adjacent properties during the visit.

**SOURCES AND LIMITS** © Statistical Offices of Germany · Zensus 2022 · dl-de/by-2.0 · colours modified · 16 Nov 2026 · Grid size, stated in the text: 100/1000 m; frame: 1 km; read: 16 Nov 2026

# Public transport stops

Public transport stops at the marked location.




- to the nearest mapped feature: **223 m**
- Read for this order: **16 Nov 2026**
- Frame width: **2 km**

## WHAT IT MEANS FOR YOUR PLOT

- 23 mapped objects in the frame; nearest object: “Metzenmacherweg” (bus stop), 223 m from the plot (straight line). Check the timetable and a usable walking route to the stop.

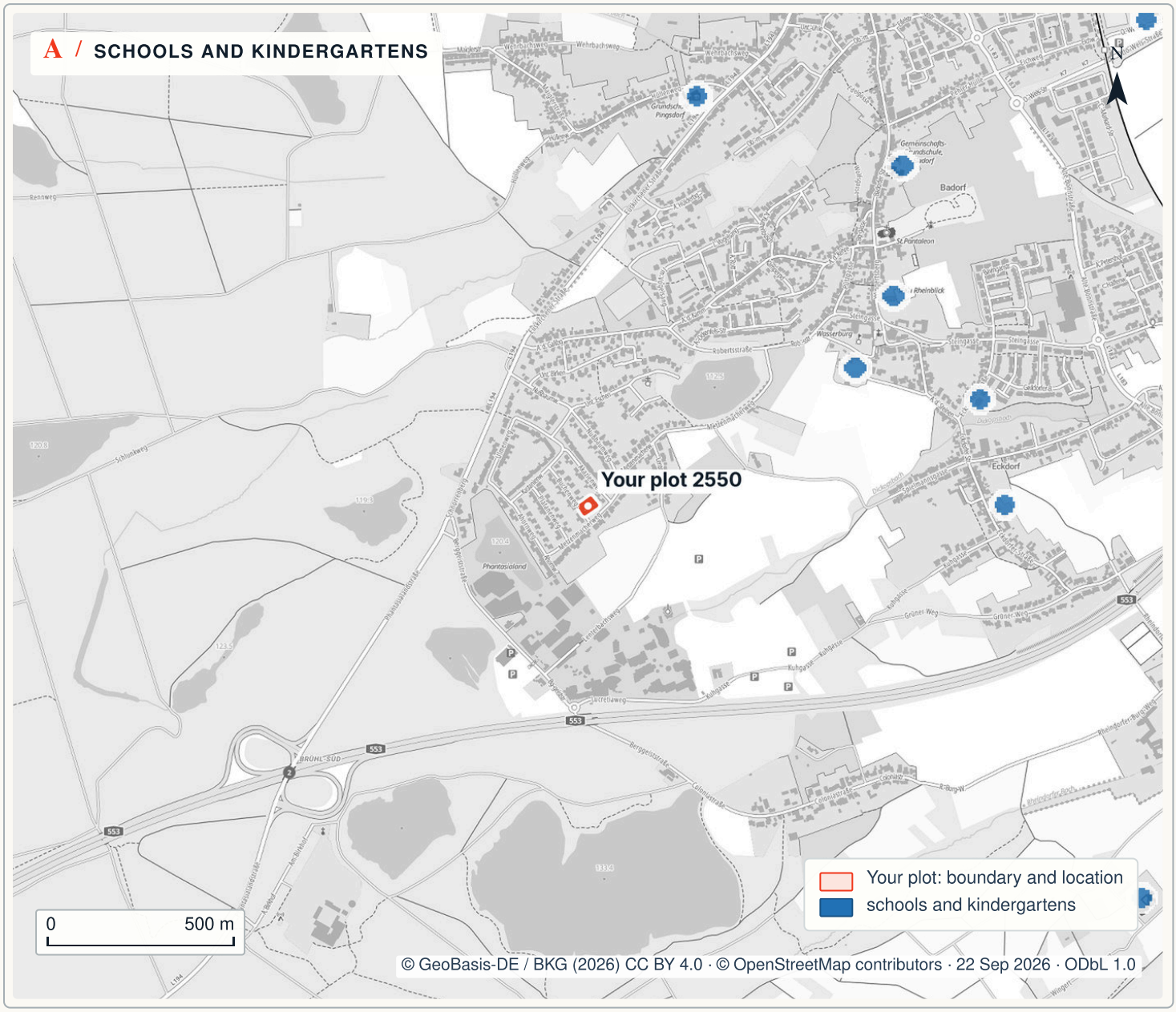
## BEFORE YOU BUY

- Check the timetable, frequency and a safe route to the named stop; distance alone does not describe the service.

**SOURCES AND LIMITS** © OpenStreetMap contributors · 22 Sep 2026 · ODbL 1.0 · 16 Nov 2026 · Local data extract: OSM; frame: 2 km; read: 16 Nov 2026

# Schools and kindergartens

Schools and kindergartens at the marked location.




- to the nearest mapped feature: **735 m**
- Read for this order: **16 Nov 2026**
- Frame width: **3 km**

## WHAT IT MEANS FOR YOUR PLOT

- 9 mapped objects in the frame; nearest object: “Katholischer Kindergarten St. Pantaleon Badorf”, 735 m from the plot (straight line). Ask the institution about its catchment area and available places.
- The everyday table names the nearest primary school: Gemeinschaftsgrundschule Badorf, 1,112 m.

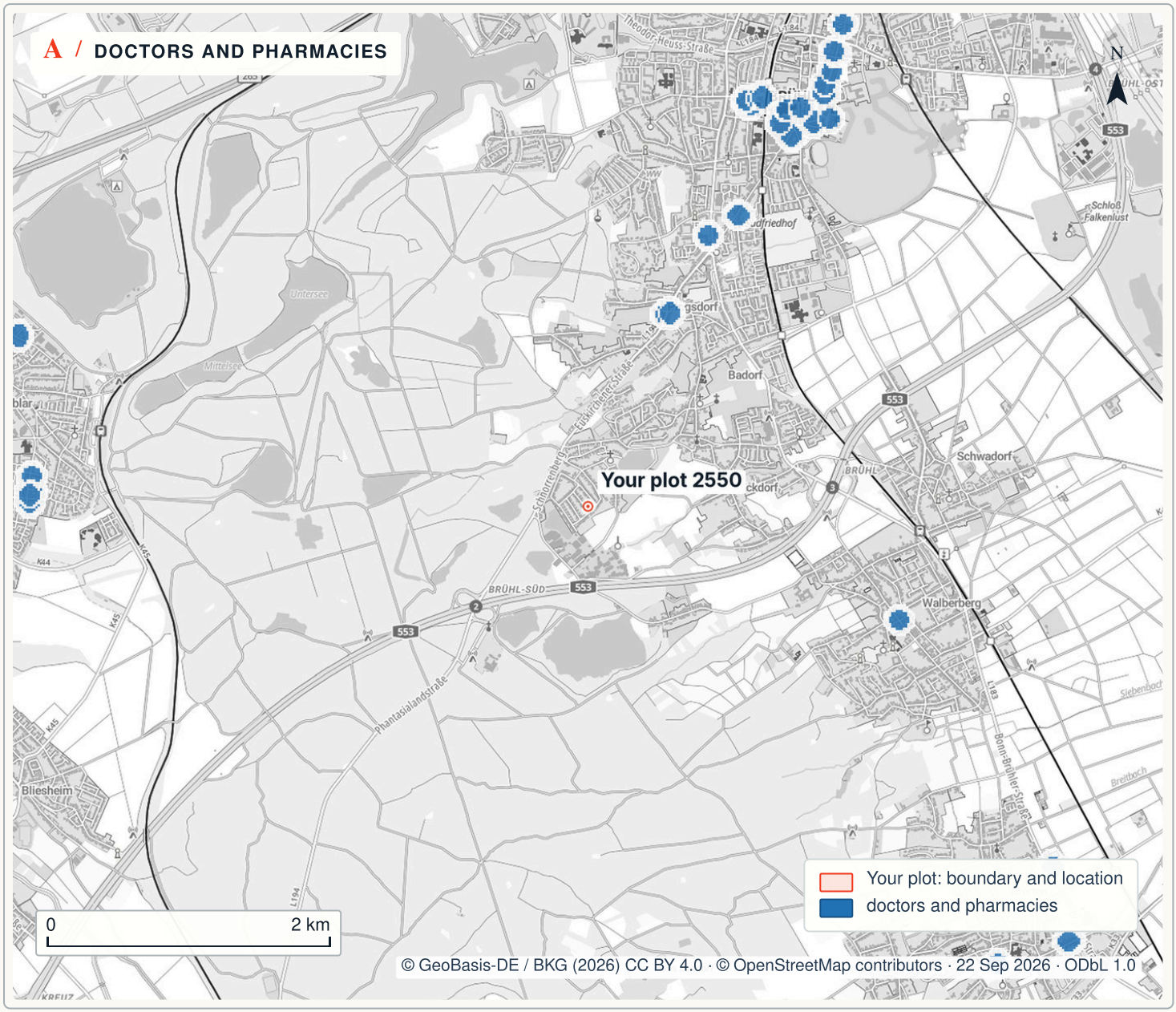
## BEFORE YOU BUY

- Ask the named institution about catchment area and available places; the straight-line distance is not a verified school route.

**SOURCES AND LIMITS** © OpenStreetMap contributors · 22 Sep 2026 · ODbL 1.0 · 16 Nov 2026 · Local data extract: OSM; frame: 3 km; read: 16 Nov 2026

# Doctors and pharmacies

Doctors and pharmacies at the marked location.




- to the nearest mapped feature: **1,424 m**
- Read for this order: **16 Nov 2026**
- Frame width: **8 km**

## WHAT IT MEANS FOR YOUR PLOT

- 37 mapped objects in the frame; nearest object: “Ville-Apotheke”, 1424 m from the plot (straight line). Check opening hours and usable access with the provider.

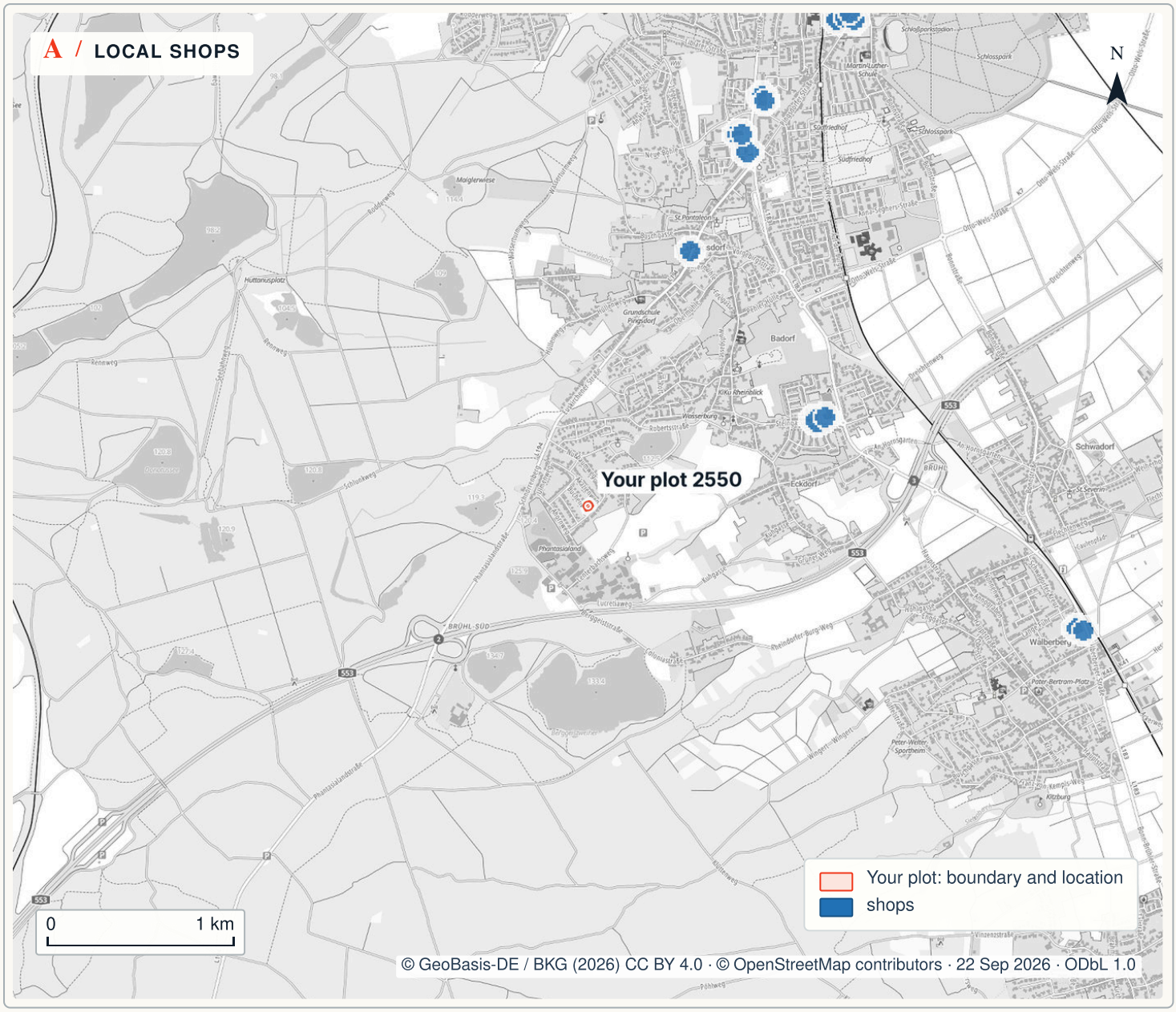
## BEFORE YOU BUY

- Check pharmacy hours or whether the practice accepts new patients; a mapped address does not establish availability.

**SOURCES AND LIMITS** © OpenStreetMap contributors · 22 Sep 2026 · ODbL 1.0 · 16 Nov 2026 · Local data extract: OSM; frame: 8 km; read: 16 Nov 2026

# Local shops

Local shops at the marked location.




- to the nearest mapped feature: **1,232 m**
- Read for this order: **16 Nov 2026**
- Frame width: **6 km**

## WHAT IT MEANS FOR YOUR PLOT

- 15 mapped objects in the frame; nearest object: a shop (shopping centre), 1232 m from the plot (straight line). Check opening hours and usable access with the provider.

## BEFORE YOU BUY

- Walk the actual route to the nearest shop and check whether it covers daily shopping needs.

**SOURCES AND LIMITS** © OpenStreetMap contributors · 22 Sep 2026 · ODbL 1.0 · 16 Nov 2026 · Local data extract: OSM; frame: 6 km; read: 16 Nov 2026

# Nearby water features

Nearby water features at the marked location.




- to the nearest mapped feature: **190 m**
- Read for this order: **16 Nov 2026**
- Frame width: **2 km**

## WHAT IT MEANS FOR YOUR PLOT

- 29 mapped objects in the frame; nearest object: “Mondsee”, 190 m from the plot (straight line). OSM shows water features, not flood boundaries or water levels.

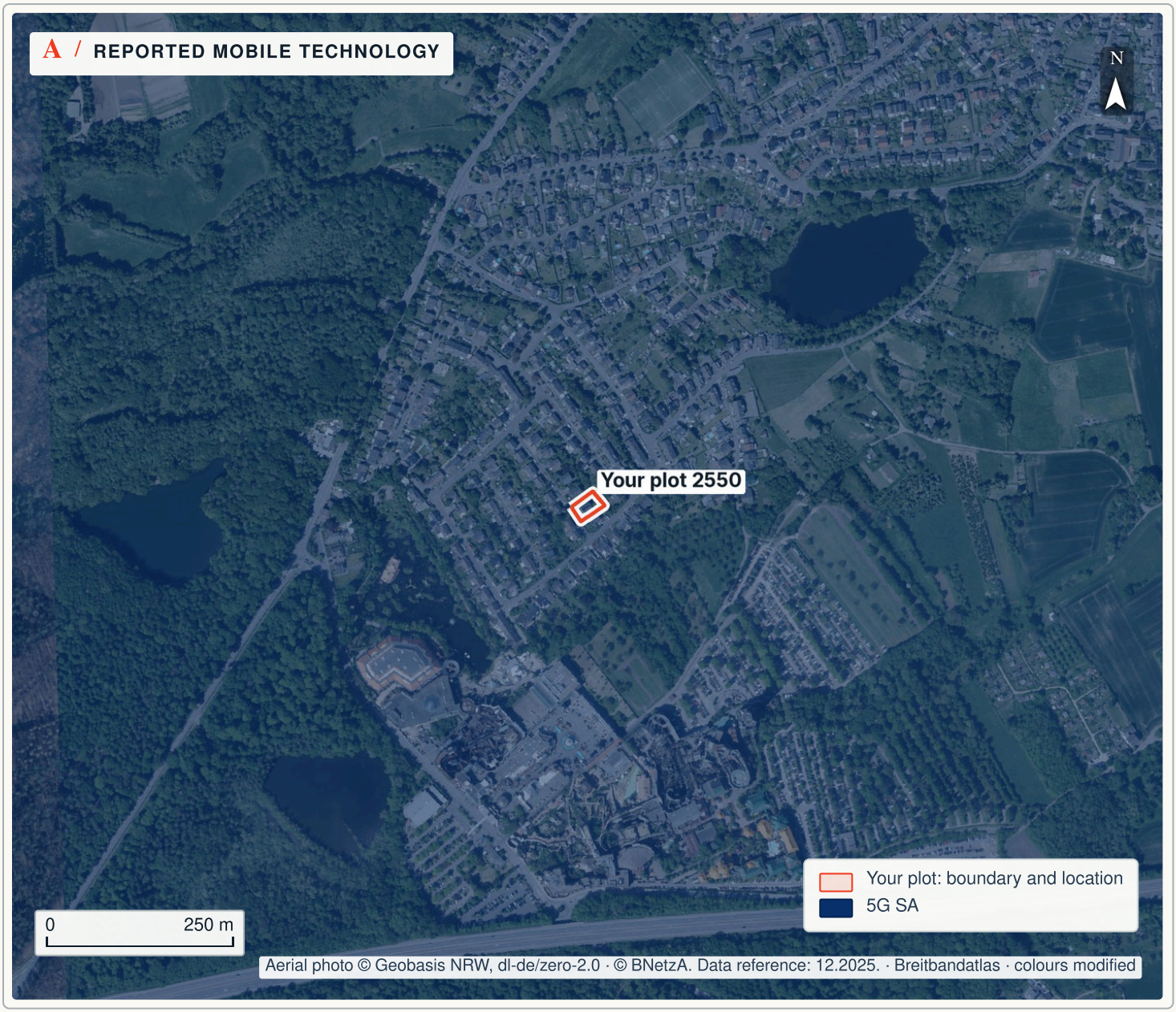
## BEFORE YOU BUY

- Inspect bank access and drainage on the visit; a mapped water feature does not establish a flood level.

**SOURCES AND LIMITS** © OpenStreetMap contributors · 22 Sep 2026 · ODbL 1.0 · 16 Nov 2026 · Local data extract: OSM; frame: 2 km; read: 16 Nov 2026

# Reported mobile technology

Reported mobile technology at the marked location.




- Reports per grid cell: **100 m**
- Read for this order: **16 Nov 2026**
- Frame width: **1.5 km**

## WHAT IT MEANS FOR YOUR PLOT

- Site cell: 5G SA outdoors according to the Broadband Atlas, all operators combined (12.2025). This does not confirm indoor reception, the operator or tariff availability.

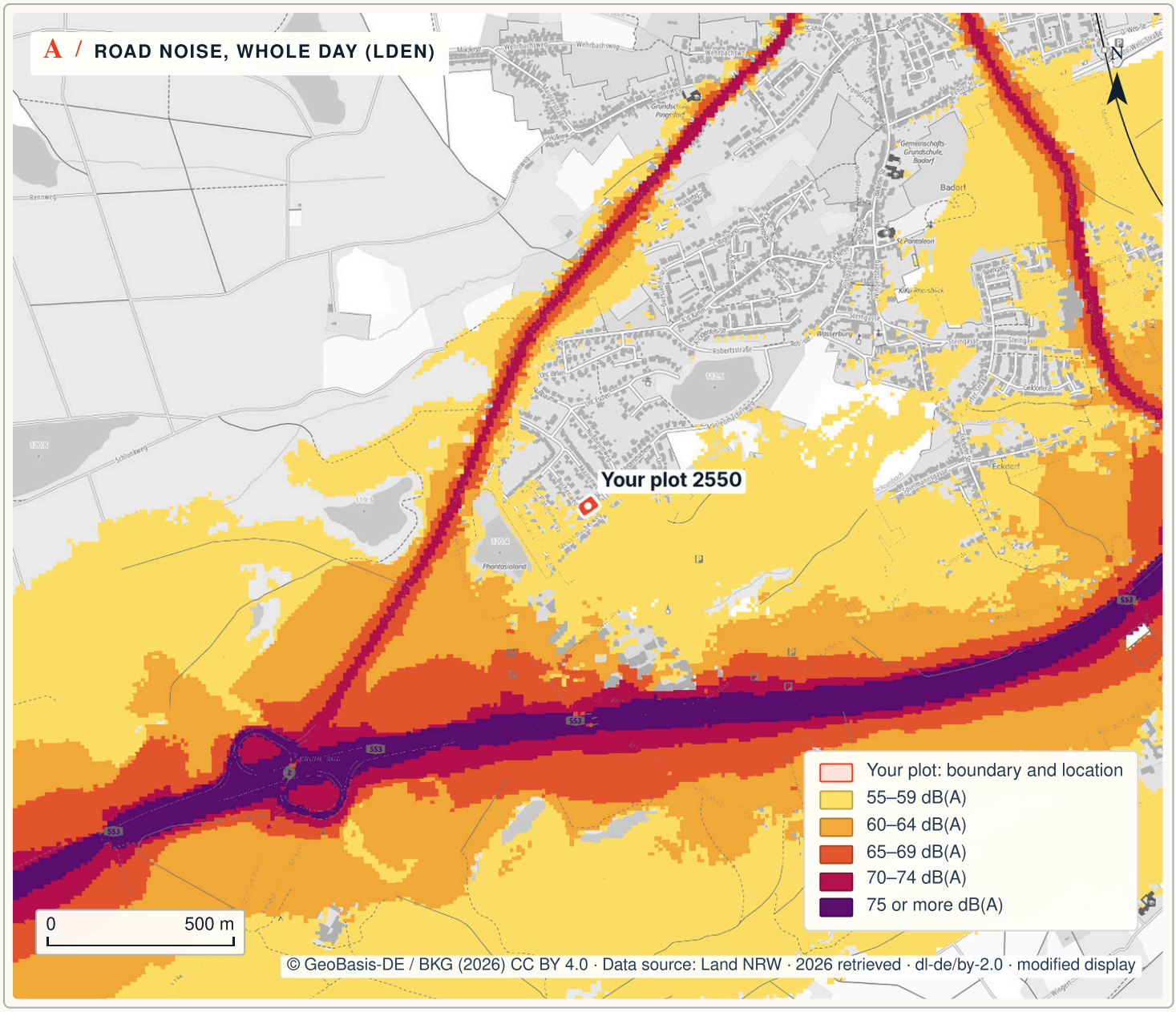
## BEFORE YOU BUY

- Confirm the details of the property before purchase.

**SOURCES AND LIMITS** © BNetzA. Data reference: 12.2025. · Breitbandatlas · colours modified · BNetzA WMS 04.2026, §§4.1–4.3 · 16 Nov 2026

# Road noise, whole day (Lden)

Official noise mapping: average level over day, evening and night.




- Source scale: **state data**
- Frame width: **3 km**
- Read for this order: **16 Nov 2026**

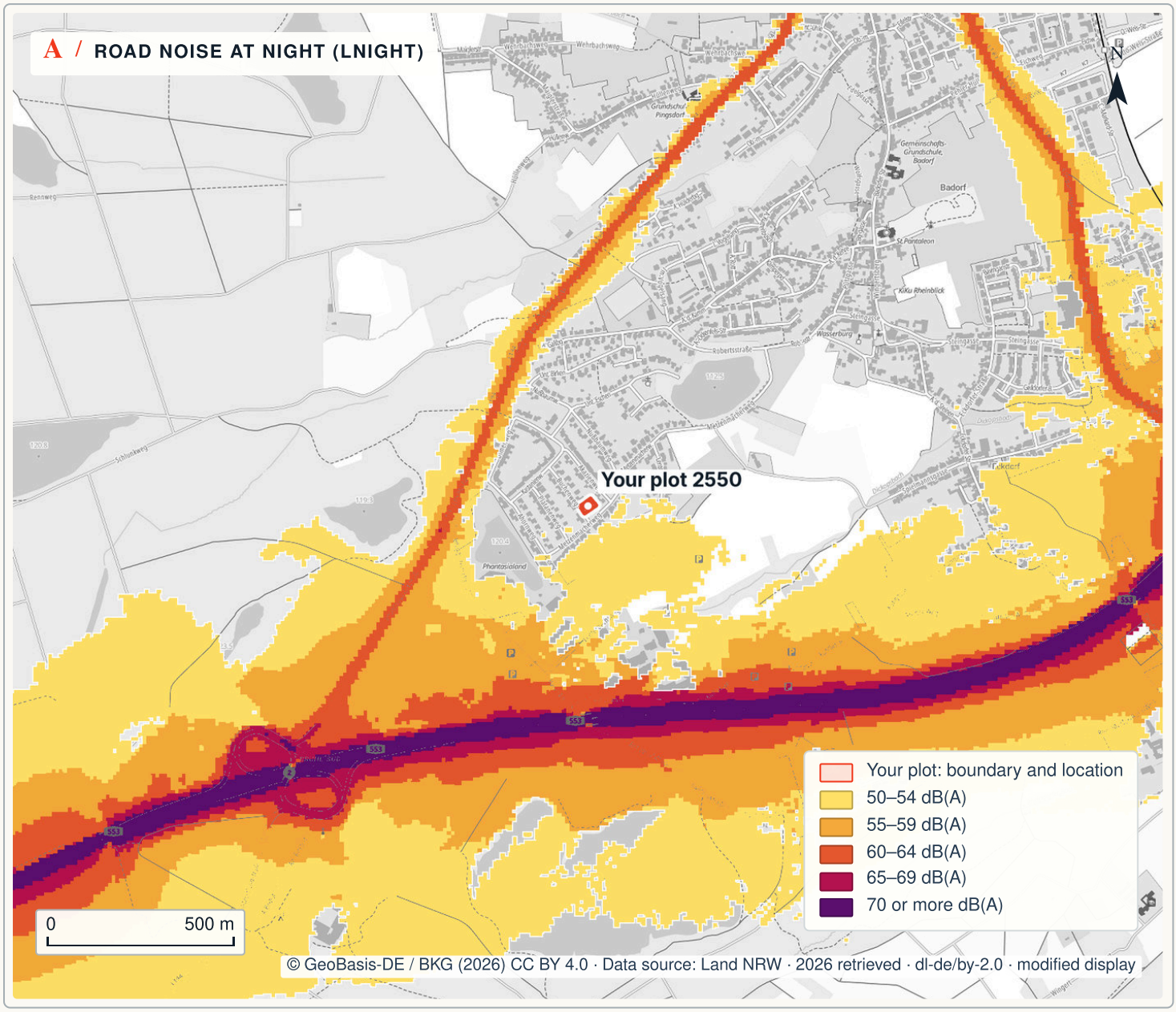
## WHAT IT MEANS FOR YOUR PLOT

- Level at the plot: 55–59 dB(A).
- Listen on the plot at weekday rush hour and check how living rooms face the road.

**SOURCES AND LIMITS** Data source: Land NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

# Road noise at night (Lnight)

Official noise mapping: level between 10 pm and 6 am.




- Source scale: **state data**
- Read for this order: **16 Nov 2026**
- Frame width: **3 km**

## WHAT IT MEANS FOR YOUR PLOT

- The map shows no night noise band at the plot. Only major roads are mapped.

## BEFORE YOU BUY

- Listen on the plot at night and at an open bedroom window; the model map does not represent individual loud vehicles.

**SOURCES AND LIMITS** Data source: Land NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

# Noise from light rail and trams

Official noise mapping: average level over day, evening and night.




- Source scale: **state data**
- Frame width: **3 km**
- Read for this order: **16 Nov 2026**

## WHAT IT MEANS FOR YOUR PLOT

- The map shows no light-rail noise class at the plot.
- Visit during operating hours to check noise peaks and vibration; an average level does not describe every passing train.

**SOURCES AND LIMITS** Data source: Land NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

SURROUNDINGS AND ACCESS

# Local and regional evidence

For context

Read regional and local grids separately; each value retains its source, unit and reference period.

## Temperature and growing season

| SUBJECT | RESULT | SOURCE |
|---|---|---|
| Summer days at or above 25 °C | Near the plot (1 km cell): 46 days/year; German grid mean 39.8 days/year (1991–2020); difference +6.2 days/year. Frequent warm days increase the need for garden shade and protection against summer overheating. | Deutscher Wetterdienst |
| Ice days below 0 °C | Near the plot (1 km cell): 6 days/year; German grid mean 19.0 days/year (1991–2020); difference -13.0 days/year. Daily maximum below 0 °C: consider access, external pipes and winter maintenance. | Deutscher Wetterdienst |
| Start of the growing season | Near the plot (1 km cell): 75 day of year; German grid mean 86.9 day of year (1992–2021); difference -11.9 day of year. Phenological spring onset: forsythia begins flowering. Useful for garden planning; consider late frosts separately. | Deutscher Wetterdienst |
| End of the growing season | Near the plot (1 km cell): 312 day of year; German grid mean 309.3 day of year (1992–2021); difference +2.7 day of year. Phenological autumn indicator from observations, not a guaranteed harvest date. Use together with spring onset for garden planning. | Deutscher Wetterdienst |
| Hot days at or above 30 °C | Near the plot (1 km cell): 11 days/year; German grid mean 8.9 days/year (1991–2020); difference +2.1 days/year. Check shading and protection against summer overheating. | Deutscher Wetterdienst |
| Days with snow cover | Near the plot (1 km cell): 7 days/year; German grid mean 31.5 days/year (1991–2020); difference -24.5 days/year. Check winter access; the climate mean is not a structural snow load. | Deutscher Wetterdienst |
| Frost days | Near the plot (1 km cell): 50 days/year; German grid mean 81.3 days/year (1991–2020); difference -31.3 days/year. Check external pipes and sensitive plants on site; no inference about frost depth. | Deutscher Wetterdienst |

Climate means are not a forecast. Check shading, frost pockets and winter access on site.

Read for this order · 16 Nov 2026

SURROUNDINGS AND ACCESS

# Local and regional evidence

For context

## Temperature and growing season

| SUBJECT | RESULT | SOURCE |
|---|---|---|
| Additional tropical nights | Near the plot (1 km cell): 0 nights/year; German grid mean 0.2 nights/year (2023); difference -0.2 nights/year. Modelled increase from buildings using 2018 land cover, not the total number of tropical nights. Check night-time ventilation and protection against overheating. | Deutscher Wetterdienst |

## Rainfall and water demand

| SUBJECT | RESULT | SOURCE |
|---|---|---|
| De Martonne aridity index | Near the plot (1 km cell): 31 mm/°C; German grid mean 41.0 mm/°C (1991–2020); difference -10.0 mm/°C. Lower values indicate a drier climate; assess garden water demand and soil separately. This is not a current soil-moisture measurement. | Deutscher Wetterdienst |
| Rainfall erosivity | Near the plot (1 km cell): 78.4 N/(h·year); German grid mean 95.7 N/(h·year) (2001–2017); difference -17.3 N/(h·year). Higher values mean more erosive rainfall energy. Slope, soil and vegetation also control soil loss. | Deutscher Wetterdienst |
| Days with at least 10 mm rain | Near the plot (1 km cell): 17 days/year; German grid mean 21.5 days/year (1991–2020); difference -4.5 days/year. Frequent substantial daily totals: check site drainage, rainwater storage and infiltration. | Deutscher Wetterdienst |
| Days with at least 30 mm rain | Near the plot (1 km cell): 1 days/year; German grid mean 1.6 days/year (1991–2020); difference -0.6 days/year. Frequency of large daily totals; short cloudbursts and local flooding are not resolved. Check drainage. | Deutscher Wetterdienst |
| Mean annual precipitation | Near the plot (1 km cell): 668 mm/year; German grid mean 791.5 mm/year (1991–2020); difference -123.5 mm/year. The long-term average does not establish local flood risk. | Deutscher Wetterdienst |
| Days with at least 20 mm rain | Near the plot (1 km cell): 4 days/year; German grid mean 5.1 days/year (1991–2020); difference -1.1 days/year. Check gradients and site drainage; daily totals do not replace a surface-water flood map. | Deutscher Wetterdienst |

Climate means are not a forecast. Check shading, frost pockets and winter access on site.

Long-term rainfall establishes neither surface-water runoff nor infiltration capacity. Plan drainage using site levels and ground investigations.

Read for this order · 16 Nov 2026

SURROUNDINGS AND ACCESS

# Local and regional evidence

For context

## Sun, wind and thunderstorms

| SUBJECT | RESULT | SOURCE |
|---|---|---|
| Annual global solar radiation | Near the plot (1 km cell): 1073.8 kWh/m²/year; German grid mean 1085.7 kWh/m²/year (1991–2020); difference -11.9 kWh/m²/year. Radiation received by a horizontal surface. For rooftop PV, also assess orientation, slope and shading. | Deutscher Wetterdienst |
| Mean wind at 10 m height | Near the plot (1 km cell): 2.8 m/s; German grid mean 3.4 m/s (1981–2000); difference -0.6 m/s. Historical wind mean; neither gust speed nor structural wind loading. | Deutscher Wetterdienst |
| Annual sunshine duration | Near the plot (1 km cell): 1613 hours/year; German grid mean 1664.8 hours/year (1991–2020); difference -51.8 hours/year. Sunshine hours do not replace a roof-orientation and shading assessment. | Deutscher Wetterdienst |
| Thunderstorms: mean annual lightning count | Near the plot (0.05° cell): 165.6 lightning events/cell/year; German grid mean 245.5 lightning events/cell/year (2015–2024); difference -79.9 lightning events/cell/year. Mean of 120 monthly grids from 2015–2024, including cloud lightning; not thunderstorm days or building strikes. Check lightning and surge protection. | Deutscher Wetterdienst |

## Population and housing use

| SUBJECT | RESULT | SOURCE |
|---|---|---|
| Age of the population | Near the plot (100 m Zensus cell): 43.51 years (15 May 2022). German grid mean: 46.47 years; not a weighted national indicator. The cell describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |
| Net cold rents in the neighbourhood | Near the plot (100 m Zensus cell): 9.72 €/m² (15 May 2022). German grid mean: 6.79 €/m²; not a weighted national indicator. The cell describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |
| Owner occupation | Near the plot (100 m Zensus cell): 47.06 % (15 May 2022). German grid mean: 61.20 %; not a weighted national indicator. The cell has limited statistical reliability and describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |

For solar panels, check roof slope and shading. Wind means and lightning grids do not design wind loading or lightning protection.

Census cells describe the surroundings at the stated date. They establish neither occupants, leases nor vacancy of this property.

Read for this order · 16 Nov 2026

SURROUNDINGS AND ACCESS

# Local and regional evidence

For context

## Population and housing use

| SUBJECT | RESULT | SOURCE |
|---|---|---|
| Household size | Near the plot (100 m Zensus cell): 1.88 people/household (15 May 2022). German grid mean: 2.19 people/household; not a weighted national indicator. The cell describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |

## Dwellings and building stock

| SUBJECT | RESULT | SOURCE |
|---|---|---|
| Vacant dwellings | Near the plot (1000 m Zensus cell; no unique published 100 m value): 1.28 % (15 May 2022). German grid mean: 3.78 %; not a weighted national indicator. The cell has limited statistical reliability and describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |
| Floor area per dwelling | Near the plot (100 m Zensus cell): 105.19 m² (15 May 2022). German grid mean: 112.50 m²; not a weighted national indicator. The cell describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |
| Dwellings in the surroundings | Near the plot (100 m Zensus cell): 19.00 dwellings/cell (15 May 2022). German grid mean: 16.17 dwellings/cell; not a weighted national indicator. The cell describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |
| Residential buildings nearby | Near the plot (100 m Zensus cell): 11.00 buildings/cell (15 May 2022). German grid mean: 8.06 buildings/cell; not a weighted national indicator. The cell describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |
| Most common building age | Near the plot (100 m Zensus cell): 1958–1968 (15 May 2022). Most common published cell class across Germany: 1958–1968. The cell describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |
| Most common heating energy source | Near the plot (100 m Zensus cell): Oil (15 May 2022). Most common published cell class across Germany: Gas. The cell describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |

Census cells describe the surroundings at the stated date. They establish neither occupants, leases nor vacancy of this property.

Cell-level building characteristics are not this property's permit file. Verify floor area, age and heating against the seller's records.

Read for this order · 16 Nov 2026

SURROUNDINGS AND ACCESS

# Local and regional evidence

For context

## Dwellings and building stock

| SUBJECT | RESULT | SOURCE |
|---|---|---|
| Most common residential building type | Near the plot (100 m Zensus cell): Detached house (15 May 2022). Most common published cell class across Germany: Detached house. The cell describes the surroundings, not the individual property. | Statistische Ämter · Zensus 2022 · dl-de/by-2-0 |

## Transport noise

| SUBJECT | RESULT | SOURCE |
|---|---|---|
| Road noise at night | UBA, Road Lnight (night): This source shows no published noise band at the parcel. This applies only to this index and publisher; day/night indices and Land sources are reported separately. Levels below the mapping threshold remain unassessed. | UBA |

## Roads and mapped buildings

| SUBJECT | RESULT | SOURCE |
|---|---|---|
| Roads by function | 151 mapped objects in the frame; nearest mapped motor-road axis: “Buchenweg”, 2 m from the plot (straight line). A mapped road does not establish public dedication or a right of access for the plot. Distance to the OSM axis, not to ALKIS road land. Pedestrian zones and footpaths are excluded from this selection; cadastral road land may still directly adjoin the plot. | OpenStreetMap · local German extract |
| Building footprint size | 499 mapped objects in the frame; nearest object: a building, 0 m from the plot (straight line). Nearest mapped building footprint: 117.79 m². OSM shows building footprints, not living area or storeys. Check the building documents for the property area. | OpenStreetMap · local German extract |

Cell-level building characteristics are not this property’s permit file. Verify floor area, age and heating against the seller’s records.

An absent noise band does not establish a quiet location. Visit on a working day and at night.

Mapped roads establish no access right; building footprints are not floor areas. Match access and the sale property to the deeds.

Read for this order · 16 Nov 2026

CHAPTER 8 · ASSESSMENT

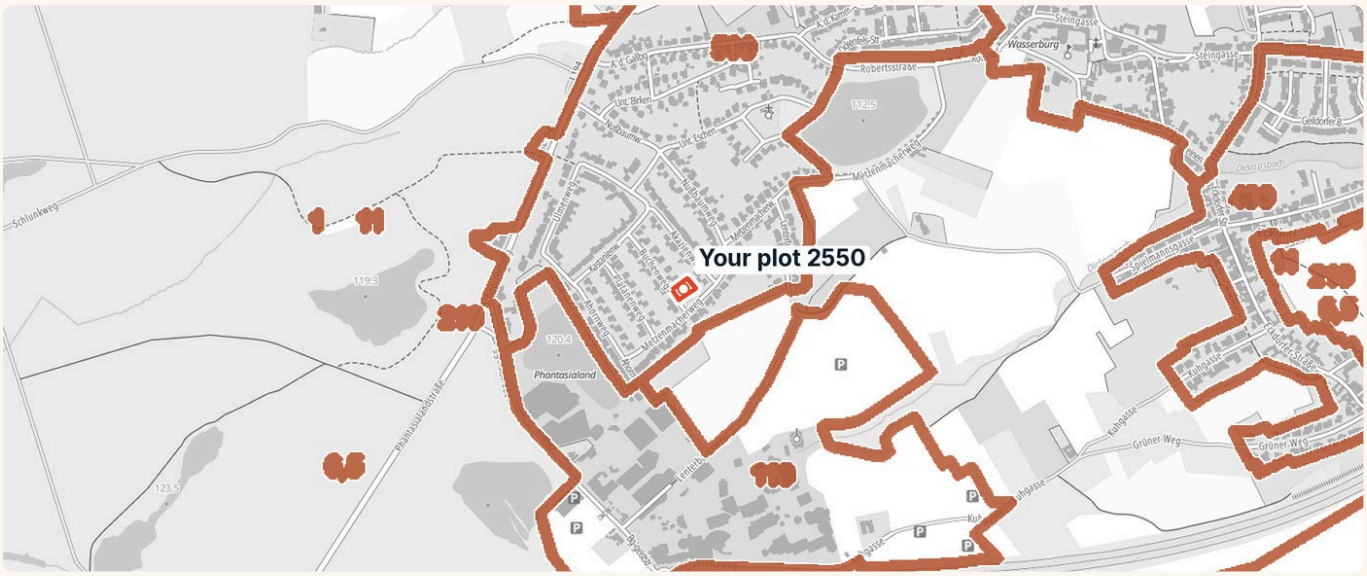
# Costs and purchase costs

ASSESSMENT OF PAGES 84–85

2 context

## Context

At a price of 300,000 €: purchase costs without agent about 22,400 €, without the notary's VAT, expenses and a land charge, plus any agreed agent's commission (3,000 € per 1%). Example of a taxable purchase without exemptions.




Land value zones nearby. Thematic evidence for this plot; legend, scale and source on page 85. © GeoBasis-DE / BKG (2026) CC BY 4.0 · Data source: Gutachterausschüsse NRW · 2026 retrieved · dl-de/zero-2.0 · modified display

**6.5%**
Grunderwerbsteuer

**560 €/m²**
Bodenrichtwert of the zone

**22,400 €**
purchase costs without agent

**statute not read**
the Gemeinde's second-home tax

## What the data says

| READING | FINDING | PAGE |
|---|---|---|
| CONTEXT | Grunderwerbsteuer in Nordrhein-Westfalen is 6.5%. | p. 84 |
| CONTEXT | Bodenrichtwert (guideline land value) 560 €/m², zone “Badorf”, reference date 1 Jan 2026. | p. 85 |

**What we would do next**

1. Ask the notary for a cost estimate.
2. Request an Anliegerbescheinigung.

## The 2 data pages of this chapter

84 Bodenrichtwert and purchase costs
85 Land value zones nearby

COSTS

# Bodenrichtwert and purchase costs

For context

Costs on top of the purchase price, with a worked example.

## Purchase costs for an example price of 300,000 €

| ITEM | BASIS | AT 300,000 € |
|---|---|---|
| Grunderwerbsteuer (property transfer tax) 6.5% | tax rate of the Land Nordrhein-Westfalen, since 1 January 2015 | 19,500 € |
| Notary (net) | GNotKG: Beurkundung (notarisation), completion, supervision + XML (KV22115) | 1,968.50 € |
| Grundbuchamt (land registry) | GNotKG: ownership and priority notice (Vormerkung) | 952.50 € |
| purchase costs without agent | without the notary's VAT, expenses and a land charge | 22,421 € |
| plus any agreed commission | per 1% of agreed commission: 3,000 € at 300,000 €; no rate set by law | 3,000 € per 1% |

### WHAT THE BODENRICHTWERT TELLS YOU

The Bodenrichtwert (standard land value) of the zone “Badorf” is 560 €/m² (reference date 1 January 2026). It applies to a typical, unbuilt plot anywhere in the zone. It is not the price of this plot and does not include the house. A market value (Verkehrswert) only comes from a valuation report or from the Gutachterausschuss (valuation board) “Der Gutachterausschuss für Grundstückswerte im Rhein-Erft-Kreis”.

### AGENT'S COMMISSION

When a consumer buys a flat or a single-family house, an estate agent paid by both sides may only charge both the same (§§ 656b, 656c BGB); the agency contract must be in text form (§ 656a BGB). The building file shows whether the house counts as a single-family house. **What to do:** Check in the Exposé (sales brochure) who pays the commission, and settle it before the viewing.

Source: §§ 656a–656c BGB, read 16 November 2026

### GRUNDSTEUER (PROPERTY TAX) AND LOCAL LEVIES

The seller's tax notice shows the current amount. Whether the Gemeinde (municipality) charges a Zweitwohnungssteuer (second-home tax) or a Kurabgabe (spa levy) is set in its statutes; ask the Gemeinde. **What to do:** Ask for the latest property tax notice.

Source: Gemeinde, Hebesatz and statutes of Stadt Brühl

### DEVELOPMENT AND CONNECTION CHARGES

Open charges can fall on the buyer if the notice arrives after the purchase. **What to do:** Request an Anliegerbescheinigung (statement of paid charges) from the Gemeinde.

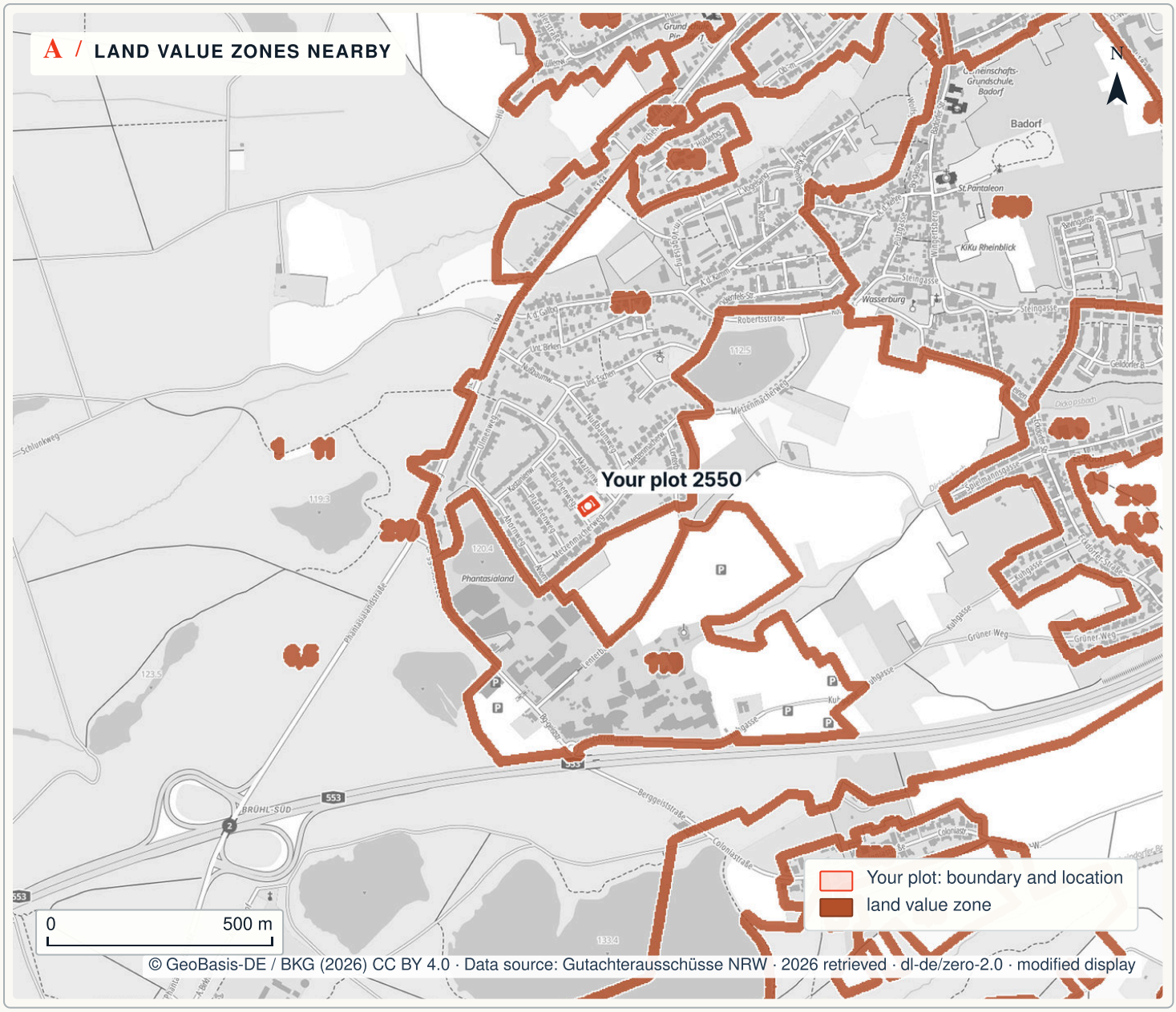
Source: Gemeinde, charges office

**Regional deep-geothermal potential.** Nearest mapped area about 3.1 km from the plot: proven hydrothermal potential, temperature class 40–60 °C (2013 atlas). Relevant to regional heat supply; this does not establish suitability or permission for a domestic ground-source heat probe. — LIAG · GeotIS · Geothermieatlas 2013.

Land NRW (IT.NRW) · BORIS.NRW; Grunderwerbsteuer: verwaltung.bund.de; GNotKG, BGB § 656c: gesetze-im-internet.de

# Land value zones nearby

Zones of the valuation committees: where the plot lies and how the neighbouring zones are cut.




- guideline land value of the zone: **560 €/m²**
- Read for this order: **16 Nov 2026**
- Frame width: **2.5 km**

## WHAT IT MEANS FOR YOUR PLOT

- Bodenrichtwert (guideline land value) 560 €/m², zone “Badorf”, reference date 1 Jan 2026.
- 560 €/m² × 842 m² = 471,500 € arithmetic land value by the guideline. This is arithmetic on the zone's average value, not a price and not the market value (Verkehrswert) of this plot. A house on the plot is not included.

## BEFORE YOU BUY

- Use the guideline land value as a zone comparison; assess servicing, parcel shape and house condition separately before making an offer.

**SOURCES AND LIMITS** Data source: Gutachterausschüsse NRW · 2026 retrieved · dl-de/zero-2.0 · modified display · 16 Nov 2026 · scale: state data; frame: 2.5 km; read: 16 Nov 2026

RIGHTS AND ENCUMBRANCES

# Grundbuch, Baulasten, charges

Clarify first

Statements you should have before the Beurkundung.

### SECURE THE ACCESS IN LAW

On its south-west side the plot borders plot 1968 for 22.5 m, which ALKIS (the official cadastre) records as road land; Buchenweg runs on it to the road plots 1752 and 1679. Whether 1968 is dedicated as a public road (Widmung) the cadastre does not show. **What to do:** Ask the Gemeinde about the dedication (Widmung); if there is none, ask for a right of way in the Grundbuch (section II) before the Beurkundung (notarisation of the contract). Whether a building permit also needs a public-law guarantee is for the Bauaufsicht to say.

Source: ALKIS NRW (use of the neighbouring plots)

### GRUNDBUCH (LAND REGISTER) NOT AVAILABLE

Section (Abteilung) II shows rights of third parties (right of way, pipe and cable rights), section III land charges. **What to do:** Request a current extract through the notary.

Source: Amtsgericht (local court), Grundbuchamt

### BAULASTENVERZEICHNIS (REGISTER OF PUBLIC-LAW EASEMENTS) NOT AVAILABLE

Baulasten are not in the Grundbuch and pass to the buyer. **What to do:** Apply for a statement with the owner's written authority.

Source: Building authority (Stadt Brühl)

### DEVELOPMENT CHARGES: ANLIEGERBESCHEINIGUNG MISSING

Shows whether the charges for road, water and sewage have been paid. **What to do:** Request it before the notary appointment.

Source: Stadt Brühl

Amtsgericht; Rhein-Erft-Kreis; Stadt Brühl

BEFORE THE NOTARY APPOINTMENT

# Questions for seller and offices

For context

Ask in writing. A written answer helps if a dispute comes later.

## For the seller

**When were the roof, heating, pipes and windows last renewed? Are there invoices?** This report cannot see the state of the house; these items decide the costs of the first years. invoices, building file

**Which heating is installed, from which year, and what does the last chimney sweep's report say?** After a change of owner the Gebäudemodernisierungsgesetz can trigger duties, and an old boiler soon becomes a cost. report, boiler plate

**May we see the energy certificate?** Request the current energy certificate for the viewing and match it to the actual building; resolve missing evidence with an energy adviser before signing. energy certificate

**Are all extensions, garages and converted rooms approved?** A missing permit passes to you with the house. building file, permit

**Is all or part of the house let? Are there leases, rights of residence or spoken promises?** Obtain all leases, amendments and deposit records; ask the notary to clarify the effect of the ownership change on each agreement. lease

**Are there lead or old steel pipes, an oil tank, or asbestos in the roof or façade?** Removal and disposal are expensive and rarely priced in. written answer

**Which defects do you know of, including those that cannot be seen?** Record known defects and earlier damage in writing; ask the notary to explain liability clauses and the effect of incomplete disclosures in the draft contract. statement in the contract

**Which company insures the house, against which perils, and have there been claims?** Have the insurer and seller confirm coverage, the transition date and required notices in writing; resolve any coverage gap before handover. policy, claims list

**Has heavy rain ever left water in the cellar, the yard or along the boundary?** Heavy rain does not follow river maps; only someone who lives there knows. written answer

**Have there been disputes with neighbours over the boundary, trees, access or an encroachment?** 5 neighbour records were supplied. Full geometric boundary coverage; not an official survey. written answer

## For town and district

**Does a development freeze, a redevelopment area or a preservation statute apply to plot 2550?** A development freeze prohibits covered works, subject to exceptions (§ 14 BauGB); check approvals under §§ 144, 172 BauGB. Gemeinde, planning office

**Is a planning procedure under way for this location?** While a plan is being drawn up, a project can already be approved on conditions under the future plan (§ 33 BauGB). Gemeinde, planning office

**Which other statutes apply: parking, design, trees, fencing?** They are on no map service and change what you may build or fell. Gemeinde

**Are the local rate and the assessed value of this plot known?** Check contractual cost allocation from handover separately from tax liability to the municipality. property tax notice

Compiled from this report. Not legal advice.; Compiled from this report. Not legal advice.

BEFORE THE NOTARY APPOINTMENT

# Questions for the notary (1/2)

For context

Send questions about the draft contract to the notary before the appointment.

| QUESTION | WHY HERE | ANSWER IS IN |
|---|---|---|
| Will I get the draft contract at least two weeks before the appointment? | If you buy as a consumer from a business, that is the rule (§ 17(2a) BeurkG, Notarisation Act). In a private sale the period does not apply; ask for it anyway. | draft contract |
| Will a priority notice be registered before I pay? | It protects your claim to ownership against later entries. | notice that payment is due |
| What is in sections II and III of the Grundbuch (land register), and what will be deleted? | Otherwise third-party rights remain; this report cannot read the Grundbuch. | Grundbuch extract |
| Has the Gemeinde waived its right of first refusal? | Normally needed before registration (§ 28(1) BauGB). Not required if an unrevoked general waiver covers the area (§ 28(5)); ask the notary. | certificate of waiver |
| Who pays development and connection charges billed after the purchase? | Confirm the liable person and relevant date with the municipality: § 134 BauGB. Connection charges follow Land law; agree internal cost allocation in the contract. | contract clause, Anliegerbescheinigung |
| Are all promises from the brochure and the talks written into the contract? | What is not notarised the seller generally does not owe. | draft contract |

## Questions for the notary (2/2)

Send questions about the draft contract to the notary before the appointment.

| QUESTION | WHY HERE | ANSWER IS IN |
|---|---|---|
| On which day do possession, benefits and burdens pass? | Check benefits, burdens and risk under the contract; private tax allocation does not change statutory tax liability. | contract clause |
| Should the kitchen and furniture go into the contract at their own price? | List the inventory and individual prices; ask a tax adviser to clarify their tax treatment before signing. | inventory |
| How is the bank secured, and may I create the land charge before the transfer? | This is usually done through a charging authority in the purchase contract; the notary sets out the details. | contract clause |
| The contract will be read out in German. Do I need an interpreter? | If you do not speak German well enough, the notary must arrange for a translation (§ 16 BeurkG). | minutes of the appointment |

Compiled from this report. Not legal advice.

CHECK YOURSELF

# Reading the Grundbuch

For context

The Grundbuch is not public, which is why it is not in this report.

| ITEM | WHAT IT MEANS FOR YOU | WHAT TO DO |
|---|---|---|
| Inventory (Bestandsverzeichnis) | Names the Gemarkung, plot and size. Plot 2550 must appear here, or you are buying something other than this report covers. | Compare with the listing and the contract. Check several plots and the driveway one by one. |
| Section I | The registered owner. Have the notary check authority or succession evidence, such as a power of attorney, inheritance certificate, European Certificate of Succession or public will with opening record. | Compare the name with the seller. |
| Section II | Third-party rights: right of way, pipe rights, right of residence, usufruct, pre-emption, Erbbaurecht. Most of them survive the sale. | Have the notary explain each entry and read the grant in the land-register file. |
| Section III | Land charges and mortgages may secure loans or remain without an outstanding debt. Charges not assumed by the buyer need discharge under the contract. | Before payment is due, the notary must secure the agreed discharge; deletion may follow repayment from the purchase price. |
| Who may look | Only someone with a legitimate interest may look (§ 12 GBO, Land Register Act). It is not a public map. | Ask the seller for a current extract or get it through the notary. Responsible office: Amtsgericht Brühl · Balthasar-Neumann-Platz 3, 50321 Brühl · 02232 709-0 · ag-bruehl.nrw.de. |

## Freehold or Erbbaurecht

**How to recognise it.** An Erbbaurecht has its own register sheet, the Erbbaugrundbuch (§ 14 ErbbauRG). You then buy the house, not the land. Check the listing and the Grundbuch. This report cannot see it.

**Ground rent.** A recurring payment to the landowner (§ 9 ErbbauRG), often with an adjustment clause. Read the amount, last adjustment and clause in the Erbbaurecht contract.

**Remaining term.** Expiry generally triggers compensation for the building; amount or exclusion follows the contract (§ 27(1) ErbbauRG). Subsection 2 protects only rights created for low-income housing needs. Clear the end date and compensation before negotiating the price. Banks look at this.

**Consent.** Often the sale or a land charge needs the landowner's consent (§ 5 ErbbauRG). Get consent early, or financing stalls.

**Reversion (Heimfall).** The contract can provide that the right returns to the landowner on certain events (§ 2 no. 4 ErbbauRG). Have the notary explain the events.

§ 12 GBO; as of 5 Nov 2026; ErbbauRG; as of 5 Nov 2026

CHECK YOURSELF

# Baulasten

For context

Many foreign buyers overlook this register.

| ITEM | WHAT IT MEANS FOR YOU | WHAT TO DO |
|---|---|---|
| What it is | A public-law duty of the owner towards the building authority. It is not in the Grundbuch and passes to the buyer. | Do not rely on the Grundbuch extract: check both registers. |
| Boundary clearances | A neighbour may build closer to the boundary because your plot takes over the clearance. Permitted use depends on Land law and the recorded obligation; specified structures may be allowed. | Have the area marked on the site plan. |
| Access, parking, pipes | Your plot may have to tolerate access, parking spaces or pipes for a neighbouring house. | Check whether this limits what you plan. |
| Where to ask | The contact for a statement is Building authority (Stadt Brühl). Access normally needs a legitimate interest. | Apply in writing with the owner's authority. Have the answer before the notary appointment. |

## Contamination statement

No entry in a public service does not mean the soil is clean.

| ITEM | WHAT IT MEANS FOR YOU | WHAT TO DO |
|---|---|---|
| Why it concerns you | The landowner, not only the polluter, is liable for clean-up (§ 4(3) BBodSchG, Federal Soil Protection Act). | Clear this before buying. Afterwards you are the owner. |
| Where to ask | The lower soil protection authority (Rhein-Erft-Kreis) keeps the register. Many entries are not on a public map. | Apply for an Altlastenauskunft quoting the plot, often with the owner's authority. |
| Past use | Filling station, workshop, laundry, coal yard, tip or nursery are the usual warning signs. An empty register only means nothing is recorded. | Ask the seller and neighbours; look at old aerial photos and the building file. |
| Oil tank | A disused buried tank stays in the ground and may be a source of contamination. | Ask for the decommissioning record. |
| In the contract | The usual exclusion of liability can also cover contamination. | If in doubt: a soil survey before notarisation and a separate clause in the contract. |

Building code of the Land; as of 5 Nov 2026 · § 4 BBodSchG

CHECK YOURSELF

# What you may build

For context

There are three regimes. In the end the building authority decides which applies.

| ITEM | WHAT IT MEANS FOR YOU | WHAT TO DO |
|---|---|---|
| Development plan (§ 30 BauGB) | The plan decides what may be built. The register read contains no plan covering this plot; the municipality must confirm the legal position. | Request the plan and its reasons from Stadt Brühl, including plans that are not online. |
| Built-up area, no plan (§ 34 BauGB) | Default rule: fitting in and secured access/services (§ 34(1)). Housing exceptions (§ 34(3a)/(3b); temporary § 246e until end of 2030, municipal consent) need separate assessment. | Do not judge from the neighbouring house: the back of a garden often cannot be built on. |
| Outside the built-up area (§ 35 BauGB) | Mainly privileged projects such as farming are allowed. A new house is usually not possible here. | If the plot is on the edge, ask the building authority in writing. |
| Preliminary enquiry | A preliminary decision settles a single question bindingly, for example whether a second house or an extension is allowed. | File it before buying, or make the contract depend on it, if the price rests on what can be built. |

## The building file

Whatever is not approved passes to you with the property.

| ITEM | WHAT IT MEANS FOR YOU | WHAT TO DO |
|---|---|---|
| Where it is kept | At the lower building authority (Stadt Brühl), older files partly in the Gemeinde archive. | Apply with the owner's authority. |
| Plan and reality | The permit covers what is on the plan. If the layout, an extension or the garage differ, that part may not be approved. | Walk through the house with the approved plans. |
| Attic and basement | Space advertised as living space is not always approved as such. That changes the value and the floor area. | Read the approved use in the permit. |
| Final inspection | Without the record, it is often impossible to show that the house was finished as approved. | Ask for the final inspection or completion notice. |

§§ 30, 34, 35 BauGB; as of 5 Nov 2026 · Stadt Brühl

CHECK YOURSELF

# Development charges

For context

A bill from the Gemeinde can come years later, and it goes to the owner.

| ITEM | WHAT IT MEANS FOR YOU | WHAT TO DO |
|---|---|---|
| Development charge | The municipality apportions road, pavement and lighting costs under the applicable contribution law. Section 129 BauGB sets a municipal share of at least 10% unless Land law differs; the municipality confirms its local bylaw. | Ask Stadt Brühl about open and planned charges. |
| Who gets the notice | Ask the municipality to confirm the liable person and relevant ownership date: § 134 BauGB. Check heritable-building rights and exceptions separately. | Get the Anliegerbescheinigung before the notary appointment. |
| Seller or buyer | Unless agreed otherwise, the seller bears charges for works physically begun by the contract date (§ 436 BGB). Towards the Gemeinde, though, the charges law counts; the owner is usually liable. | Settle in the contract who pays, and hold back a sum if anything is open. |
| Connections and road renewal | NRW prohibits road-improvement charges for works decided from 1 Jan 2024 (§§ 8, 26 KAG NRW). Eligible older works decided from 1 Jan 2018 may receive 100% relief where charges are not yet final (NRW funding directive). Pre-2018 decisions follow the former law. Ask the municipality about the decision, notice and funding; first-time development, water and sewage charges remain possible. | Ask even for an old house: paid is not a given. |
| Really connected? | A connection in the listing says nothing about your own pipe, cesspit or small treatment plant. | Ask the utility and the sewage operator. |

## Evidence for this parcel

For plot 2550 (842 m²), request a current Anliegerbescheinigung from Stadt Brühl. Ask it to distinguish works already billed, outstanding amounts and announced projects. A seller's receipt for an earlier scheme does not establish that every charge is settled.

§§ 127–135 BauGB; § 436 BGB; § 8 KAG NRW; reviewed 15 Nov 2026

CHECK YOURSELF

# Heating, insulation, asbestos

For context

Statutory duties fall on the owner, which after the sale means you.

| ITEM | WHAT IT MEANS FOR YOU | WHAT TO DO |
|---|---|---|
| Old boiler | Obtain the installation year, boiler type, servicing and inspection records. Ask an energy adviser and chimney sweep which current requirements apply to this specific appliance. | Have its condition and likely costs assessed; base any replacement budget on the actual appliance and inspection. |
| New gas or oil heating | If installed after 29 July 2026, part of the heat must come from biomethane, bio-oil or similar: 10% from 2029, 15% from 2030, 30% from 2035, 60% from 2040. Solar thermal, ventilation with heat recovery or a hybrid heat pump can also meet the duty, on conditions (§ 43 GModG). If a heating system fails beyond repair, transitional periods apply; § 43 GModG sets out the details. | Put fuel prices for these steps into your costs and compare alternatives. |
| Top-floor ceiling | § 35(1) GModG concerns top-floor ceilings below the minimum thermal protection in DIN 4108-2:2013-02, in buildings heated to at least 19 °C for at least four months a year. The general target is then U ≤ 0.24 W/m²K. The two-year period under § 35(3) requires no more than two flats and one occupied by its owner on 1 February 2002; it starts at the first ownership transfer after that date. An adequately insulated roof can fulfil the duty; check the exception under subsection (4). | Ask an energy adviser whether the duty applies and whether the insulation pays back (§ 35(4)). |
| Heating pipes | Accessible, previously uninsulated heat-distribution and hot-water pipes outside heated rooms fall under § 69(2) GModG. The two-year period under subsections (3)–(4) requires no more than two flats and owner occupation on 1 February 2002; it starts at the first ownership transfer after that date. | Look in the basement and loft. |
| Asbestos | Establish the construction start, materials and earlier alterations. Have suspect roof sheets, façades, flooring, pipes and adhesives assessed before disturbing them. | Ask when building actually began. In older parts, have materials tested before alterations or drilling. |

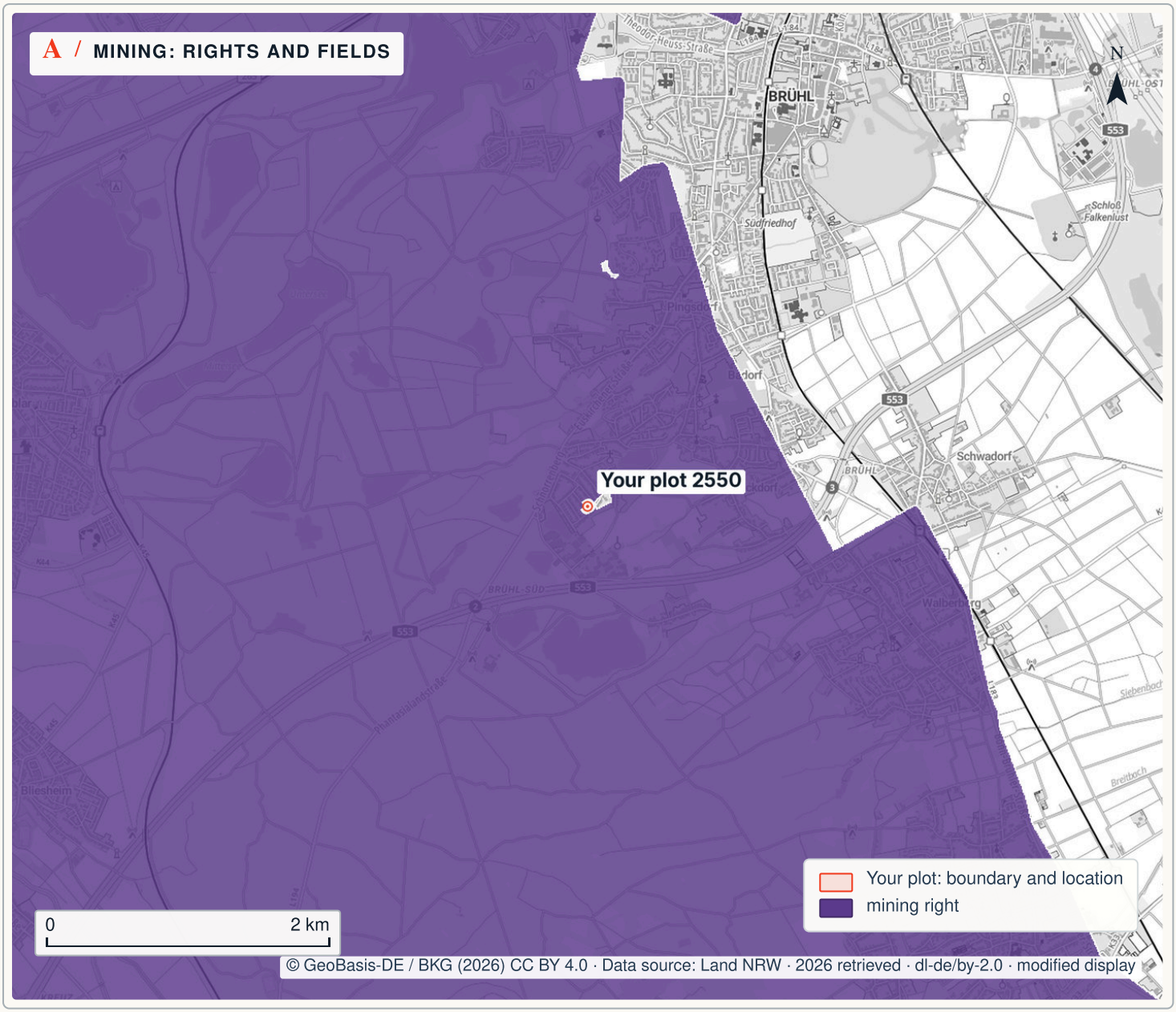
## What the building map cannot establish

The mapped building footprint is 115.56 m². It establishes neither heated floor area nor the age of the heating system. For this house, request the equipment plate, servicing records, chimney-sweep report and the last three annual energy bills. Have an energy adviser use them to establish condition and the cost of necessary works.

GModG in force since 29 July 2026, BGBl. 2026 I No. 226; German Environment Agency on asbestos

# Mining: rights and fields

Mapped mining rights around the plot.




- Source scale: **state data**
- Read for this order: **16 Nov 2026**
- Frame width: **8 km**

## WHAT IT MEANS FOR YOUR PLOT

- Mining field at the plot: Berggeist I.
- Ask the mining authority about current or historic workings beneath the parcel; a resource or rights area does not prove active extraction.

**SOURCES AND LIMITS** Data source: Land NRW · 2026 retrieved · dl-de/by-2.0 · modified display · 16 Nov 2026

CHECKED

# Further checks and their limits

For context

Left: the source answered and nothing is recorded in the frame. Right: the source does not assess this spot. These are different results.

## Checked, nothing found

| SUBJECT | RESULT AND SOURCE |
|---|---|
| Railway noise, day-evening-night | No railway noise band is mapped in the frame. This does not establish a quiet location. EBA |
| Railway noise at night | No railway noise band is mapped in the frame. This does not establish a quiet location. EBA |
| Near-surface mineral resources | KOR250 (BGR), 12 km frame: no feature polygon returned. The separate BSK1000 overview covers a different dataset and scale. This does not assess mining rights or historic workings. BGR |
| Noise from industry and commerce | The state service records no industrial noise here. LANUK NRW, noise mapping Stufe 4 |
| Aircraft noise, whole day (Lden) | The map shows no aircraft noise band at the plot. LANUK NRW, noise mapping Stufe 4 |
| Bird protection areas | No area in the checked map extent (about 12.0 km wide). BfN |
| National parks | No area in the checked map extent (about 12.0 km wide). BfN |
| Biosphere reserves | No area in the checked map extent (about 12.0 km wide). BfN |
| National natural monuments | No area in the checked map extent (about 12.0 km wide). BfN |

## Not assessed by the source

| SUBJECT | RESULT AND SOURCE |
|---|---|
| Topsoil texture | The source does not assess this spot. That is not an all-clear. BGR |
| Water storage in the upper metre of soil | The source does not assess this spot. That is not an all-clear. BGR |
| Plant-available soil water | The source does not assess this spot. That is not an all-clear. BGR |
| Groundwater influence in soils | The source does not assess this spot. That is not an all-clear. BGR |
| Rootable soil depth | The source does not assess this spot. That is not an all-clear. BGR |
| Topsoil organic matter | The source does not assess this spot. That is not an all-clear. BGR |
| Soil loss by water | The source does not assess this spot. That is not an all-clear. BGR |
| Soil yield potential | The source does not assess this spot. That is not an all-clear. BGR |

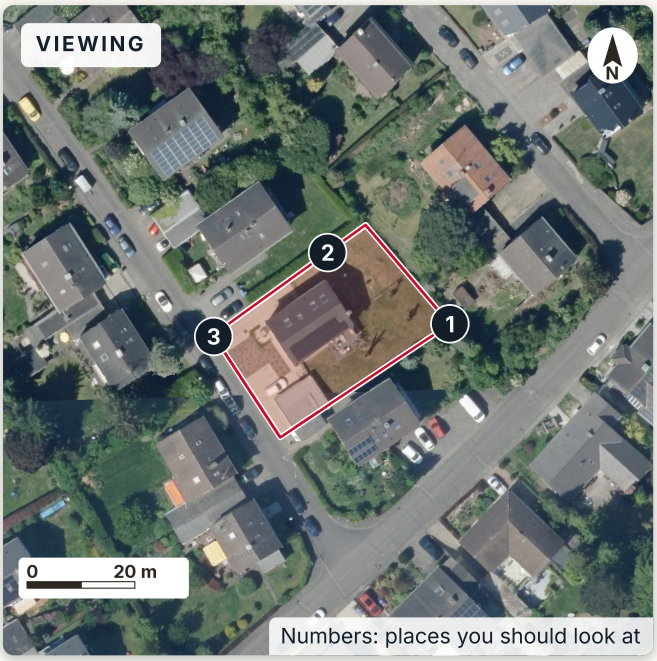
Read for this order · 16 Nov 2026; Read for this order · 16 Nov 2026

SITE VISIT

# What to check on the visit

3 places to look at

An hour on site settles what no map shows.



Numbers: places you should look at

## On the plot

- **1. East side** Lowest part of the ground: cellar, light wells, yard drain. Page 49.
- **2. Boundary with the neighbours** Boundary stones, fences, extensions on the boundary. Page 7.
- **3. Street side** Access over plot 1968: is the lane surfaced and public? Parking, utility lines. Page 14.

### AROUND THE PLOT

- Look at the nearby woodland
- Traffic and noise at different times of day

### ASK THE SELLER FOR

- Energy certificate (Energieausweis)
- Building file and permit
- latest property tax notice
- year built and alterations

### WHEN TO GO

once after heavy rain

once at rush hour

### BRING WITH YOU

this report

folding rule

camera

ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0): plot and buildings, as of 3 December 2024

HONEST LIMITS

# What is open and who settles it

Ask in writing

Each question to the office that can answer it with authority. Ask in writing and quote plot 2550, Gemarkung Badorf, Flur 15. Missing data are not an all-clear. Questions, required evidence and how to identify the responsible office are on page 98.

## MISSING OR PARTIAL READINGS

**Grundbuch** (not read). **Document to obtain:** not public. **Evidence needed:** Dated statement for the parcel; see the responsible office in the contacts. Notary.

**Baulastenverzeichnis** (not read). **Document to obtain:** legitimate interest or authority under Land law. **Evidence needed:** Dated statement for the parcel; see the responsible office in the contacts. Bauaufsicht.

**Unexploded ordnance** (not read). **Document to obtain:** only on request: the Gemeinde's local public order office (Ordnungsbehörde). **Evidence needed:** Dated statement for the parcel; see the responsible office in the contacts. Ordnance service.

**Altlastenkataster (contaminated sites)** (not read). **Document to obtain:** only on application. **Evidence needed:** Dated statement for the parcel; see the responsible office in the contacts. Soil protection.

**Denkmalliste (list of monuments)** (partly read). **Document to obtain:** Land monument map read online; binding only on request. **Evidence needed:** Dated statement for the parcel; see the responsible office in the contacts. Monuments office.

**Anliegerbescheinigung** (not read). **Document to obtain:** Required evidence was not supplied for this report. open development and connection charges. **Evidence needed:** Dated statement for the parcel; see the responsible office in the contacts. Stadt Brühl.

**Fibre availability nearby** (not read). **Public data not resolved:** BNetzA · Breitbandatlas: The WMS query returned no published, legend-matched fibre class at the parcel centroid. Availability at the address is therefore undetermined; ask the provider. This does not mean zero availability. Missing data are not an all-clear. **Evidence needed:** Usable source result for this parcel; missing data remain unresolved. GrundCheck.

## MISSING OR PARTIAL READINGS

**Second-home tax: local statute** (not read). **Public data not resolved:** The local statute was not read. Whether this levy applies and its amount remain unresolved. **Evidence needed:** Usable source result for this parcel; missing data remain unresolved. Stadt Brühl.

**Road noise: additional sources** (partly read). **Public data not resolved:** Unread sources: Road noise, day-evening-night · UBA. The road-noise assessment remains partial. **Evidence needed:** Usable source result for this parcel; missing data remain unresolved. GrundCheck.

**Dedication (Widmung) of the access** (open). **Open check:** the cadastre shows only the use, not the dedication. **Evidence needed:** Written clarification for the parcel and intended project. Gemeinde.

**Building file and building permit** (not read). **Open check:** The building file was not supplied; permission and the actual building have not been compared. **Evidence needed:** Written clarification for the parcel and intended project. Seller and building authority.

**Energy certificate** (not read). **Open check:** The energy certificate was not supplied; its values and match to the building remain unchecked. **Evidence needed:** Written clarification for the parcel and intended project. Seller.

**Planning law at the plot** (open). **Open check:** no development plan in the register. **Evidence needed:** Written clarification for the parcel and intended project. Gemeinde.

**Wind zone** (partly read). **Open check:** 2 according to the DIBt assignment; matters only for a new building or roof work. **Evidence needed:** Written clarification for the parcel and intended project. Structural engineer.

Authority questions follow the order evidence; contact details not read are explicitly identified.

LOCAL OFFICES

# Offices, questions and required evidence

Ask in writing

Plot 2550 in Brühl. Include the current cadastral extract and request a dated answer for this exact parcel.

## Office, request and contact

| OFFICE AND RESPONSIBILITY | REQUEST, CONTACT AND EVIDENCE |
|---|---|
| Gemeinde: Stadt Brühl. | Does a development plan or a local statute apply to plot 2550? Is plot 1968 a dedicated municipal road? Are any charges open? Does the Gemeinde charge a Zweitwohnungssteuer or a Kurabgabe? Stadt Brühl, Bauen und Umwelt · Uhlstraße 3, 50321 Brühl · bruehl.de **Anliegerbescheinigung.** Stadt Brühl: open development and connection charges. |
| Bauaufsicht: Stadt Brühl, building authority (untere Bauaufsichtsbehörde). | Are there any Baulasten? Is the house approved? Inspection of the building file (with written authority). Bauordnung Brühl · Uhlstraße 3, 50321 Brühl · bauordnung@bruehl.de · public-law easements: baulasten@bruehl.de **Baulasten statement.** Building authority (Stadt Brühl): encumbrances that are not in the Grundbuch. |
| Soil protection: Rhein-Erft-Kreis, soil protection authority. | Is the plot entered in the Altlastenkataster? Rhein-Erft-Kreis, Amt 70 · 70@rhein-erft-kreis.de · 02271 83-17019 |
| Monuments and water: Stadt Brühl, monument authority; Rhein-Erft-Kreis, water authority. | Is the house or a neighbouring house a listed monument? Monuments: akoltze@bruehl.de · 02232 795110; water: 70@rhein-erft-kreis.de · 02271 83-17019 |
| Ordnance: the Gemeinde's local public order office (Ordnungsbehörde). | Is unexploded ordnance suspected? Ask before any earthworks. Stadt Brühl, Ordnungsbehörde · Uhlstraße 3, 50321 Brühl · stadtverwaltung@bruehl.de · 02232 79-0 |
| Cadastral office: Rhein-Erft-Kreis, cadastral office. | Request the current ALKIS extract and boundary records for plot 2550; match them to the contract. Rhein-Erft-Kreis, Katasteramt · Willy-Brandt-Platz 1, 50126 Bergheim · katasteramt@rhein-erft-kreis.de |
| Notary: a Notar (notary) of your choice. | Grundbuch extract, draft contract, cost estimate; have open answers written into the contract. your free choice; Grundbuchamt: Amtsgericht Brühl · Balthasar-Neumann-Platz 3, 50321 Brühl · 02232 709-0 · ag-bruehl.nrw.de · Amtsgericht Brühl · Balthasar-Neumann-Platz 3, 50321 Brühl · 02232 709-0 · ag-bruehl.nrw.de **Grundbuch extract.** Grundbuchamt (through the notary): ownership, rights of way, land charges. |
| Seller: owner. | Energy certificate, building file, property tax notice; has there ever been water in the cellar? through the agent or directly |
| Mining and geology: State mining authority. | Clarify mining rights, historic workings and geological indications for the parcel. Bezirksregierung Arnsberg, Abteilung 6 · Goebenstraße 25, 44135 Dortmund · poststelle@bra.nrw.de · 02931 82-0 |

Authority questions follow the order evidence; contact details not read are explicitly identified.

PURCHASE DECISION

# Before reservation and contract

Resolve before signing

Plot 2550, Brühl: 842 m². Obtain these answers before making a binding commitment.

| CHECK AND DECISION | WHO SETTLES IT | PAGES |
|---|---|---|
| **Before a reservation.** Ask for written evidence of promised buildability or floor area. Have the notary review a reservation agreement before signing. A property purchase contract requires notarisation (§ 311b BGB). | Buyer, notary | 20, 26, 86 |
| **Access and rights.** On its south-west side the plot borders plot 1968 for 22.5 m, which ALKIS (the official cadastre) records as road land; Buchenweg runs on it to the road plots 1752 and 1679. Whether 1968 is dedicated as a public road (Widmung) the cadastre does not show. Check the Grundbuch and Baulasten register separately. Do not commit without a secured right of access. Legal access undocumented. No right established. Get dedication or a registered easement. | Notary, building authority | 14, 86 |
| **Intended use and works.** Ask the planning office for the applicable plan text and amendments. If the intended use is unresolved, obtain a preliminary building decision before committing. Plan register read; project unresolved. No permission established. Obtain a written planning decision. | Stadt Brühl | 25, 26, 27 |
| **House and known defects.** Match permits and alterations to the mapped buildings and the visit. Resolve missing permits or material damage in writing before the notary appointment. Buildings mapped; permit file unread. Permission unconfirmed. Reconcile the permit file and the house. | Seller, surveyor | 8, 18, 20 |
| **Costs and contract conditions.** Record financing, open charges and responsibility for later bills. Have the draft address missing replies, their deadlines and the consequence of an adverse answer. | Notary, lender, municipality | 84, 86 |
| **Radon and energy costs of this house.** The soil-air map is not an indoor measurement. Agree a long-duration test on the lowest occupied floor. Have an energy adviser review the certificate, heating type and age, servicing and three annual bills; price necessary works before fixing the offer. | Seller, testing service, energy adviser | 20, 37, 93 |

## Put decisions in writing

Agree the sale inventory with the seller in writing: which fixtures, connections and records remain, and what will be removed? For material unresolved points, ask the notary before signing to record the evidence required, its deadline and the contractual consequence of an adverse reply.

Findings: cited pages of this report. §§ 311b and 883 BGB, gesetze-im-internet.de; read 12 Nov 2026. Not legal advice.

PURCHASE AND CONSTRUCTION

# Before payment and building

Records and design

Plot 2550, Brühl: 842 m². Reconcile the completion papers, then design the works for consent.

| CHECK AND DECISION | WHO SETTLES IT | PAGES |
|---|---|---|
| **Match the sale property.** The current land-register extract, cadastre, contract and access rights must identify the same parcels. Have the notary explain sections II and III and the underlying grants. | Notary, cadastral office | 7, 8, 86 |
| **Priority notice and payment.** The Auflassungsvormerkung protects the claim to transfer (§ 883 BGB); it does not itself transfer ownership. Pay only once the notary confirms the agreed payment conditions. | Notary, land registry | 86, 89 |
| **Design and consent.** Survey boundaries and levels. Confirm use, building lines, height and setbacks for the actual project. The schematic drawing in this report is not a building permit. | Architect, building authority | 8, 27 |
| **Foundations and drainage.** Commission a ground investigation at the proposed footprint, including groundwater and heavy-rain runoff. Agree infiltration, sewer connection and backflow protection with the designer and operator. | Geotechnical engineer, utility operator | 36, 49, 50 |
| **Before earthworks.** Resolve ordnance suspicion and contaminated-land enquiries; request utility plans from operators. Obtain the necessary consent before affecting protected trees or monuments. | Building authority, specialist offices | 28, 31, 36 |
| **Document handover.** Record meter readings, keys, delivered files and outstanding works. Date and photograph known defects and agreed repairs. | Buyer and seller | 20, 86 |

## Reconcile records before works

Have a surveyor identify boundary points before setting out; a fence and aerial photograph are insufficient. Give the designer current authority replies, ground findings and utility plans together. Resolve inconsistencies before excavation or ordering foundations.

Findings: cited pages of this report. §§ 311b and 883 BGB, gesetze-im-internet.de; read 12 Nov 2026. Not legal advice.

EVIDENCE

# Sources and dates

15 publishers

Every figure here comes from these sources, read on the date shown.

**Bezirksregierung Köln, Geobasis NRW**
ALKIS: plot (as of 3 December 2024); 3D building model LoD2
dl-de/zero-2.0 · Read: 16 Nov 2026

**Geobasis NRW**
DGM1: ground heights
dl-de/zero-2.0 · Read: 16 Nov 2026

**ogc-api.nrw.de**
development plans (Land register)
dl-de/by-2.0 · Read: 16 Nov 2026

**Land NRW**
flood hazard maps; map images recoloured
dl-de/by-2.0 · Read: 16 Nov 2026

**GeoBasis-DE / BKG**
basemap.de, base of the wide maps
CC BY 4.0 · Read: 16 Nov 2026

**OpenStreetMap contributors**
base map, paths, destinations (extract of 22 September 2026)
ODbL 1.0 · Read: 22 Sep 2026

**Geobasis NRW, dl-de/zero-2.0**
aerial photo (DOP) for the maps at the plot
dl-de/zero-2.0 · Read: 16 Nov 2026

**BfN, protected areas**
FFH areas, bird protection areas and nature reserves
GeoNutzV · Read: 16 Nov 2026

**BGR, BÜK200 (point query in the order snapshot); ground motion service**
soil point from the order snapshot; radar measurement (InSAR)
BGR-AGB; InSAR: GeoNutzV · Read: 16 Nov 2026

**BKG, heavy-rain hazard map**
Scenario maps with water depth at the plot location; see heavy-rain pages
dl-de/by-2.0 · Read: 16 Nov 2026

**BfS, radon potential**
radon potential and radon precaution areas
dl-de/by-2.0 · Read: 16 Nov 2026

**DIBt, wind zone assignment**
wind zone of the municipality
official publication · Read: 16 Nov 2026

**Deutscher Wetterdienst**
KOSTRA-DWD-2020; Klimanormalen 1991–2020 (1-km-Raster)
CC BY 4.0 · Read: 16 Nov 2026

**European Environment Agency (EEA), DG ENV**
Bathing Water Directive - Status of bathing water, 2025 v.1.0 (EEA DAT-17-en)
CC BY 4.0 · Read: 30 Oct 2026

**Gutachterausschuss für Grundstückswerte im Rhein-Erft-Kreis**
Bodenrichtwert
dl-de/zero-2.0 · Read: 16 Nov 2026

EVIDENCE

# Sources and dates

4 publishers

Every figure here comes from these sources, read on the date shown.

**Laws and statutes**
GModG, BauGB, BauNVO, BGB, GNotKG, WHG, §§ 127–135 BauGB, BGH I ZR 113/22 (reservation fees)
official works (§ 5 UrhG) · Read: 16 Nov 2026

**Further publishers**
Topic maps and result tables: BGR / Staatliche Geologische Dienste · BSK1000, BKG, heavy-rain hazard notices of the federal and state governments, BNetzA · aktueller Breitbandatlas, BORIS.NRW, Gutachterausschüsse, Bezirksregierung Arnsberg, Bergbauberechtigungen, BfG, Copernicus / EEA, Denkmallisten der Gemeinden NRW, European Environment Agency · 2024, GeoBasis-DE / BKG · DGM200, as of 2020, Geobasis NRW, Gemeinden NRW, Geologischer Dienst NRW, LANUK NRW, noise mapping Stufe 4, LIAG · GeotIS · Geothermieatlas 2013, MUNV NRW, MUNV NRW, Hochwassergefahrenkarten, OpenStreetMap · lokaler Deutschlandauszug, Statistische Ämter · Zensus 2022, UBA
see each page · Read: 16 Nov 2026

**ALKIS © Bezirksregierung Köln, Geobasis NRW (dl-de/zero-2.0)**
ALKIS Flurstück, ALKIS Gebäude/Bauwerk, ALKIS Nachbarflurstück, ALKIS Gebäude
dl-de/zero-2.0 · Read: 16 Nov 2026

**Nordrhein-Westfalen**
Bauordnung für das Land Nordrhein-Westfalen (Landesbauordnung 2018 – BauO NRW 2018), § 6 Abs. 4, 5 und 8 · https://recht.nrw.de/lrgv/gesetz/01092026-landesbauordnung-2018-bauo-nrw-2018/
§ 5 UrhG · amtlicher Gesetzestext · Read: 5 Nov 2026

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Straight lines from the official plot boundary. The complete list with contacts starts on page 98.