

Which records to request, and where

Parcel scope: Flurstück 16/24, area 627 m². The review checked Records only an authority can release - what to request and from whom using BKG VG250 and named official keeper directories, retrieved on 27 September 2026. This chapter has 4 open points. Before committing to the purchase, request Current complete land-register printout.

SOURCE	METHOD	AS AT	GEOMETRY
BKG VG250 and named official keeper directories	public-data GIS query and screening	27 September 2026	Chapter findings summarised; each finding states its spatial relationship on its own evidence page

Analyst read

- FINDING: The review established: 11 records from 5 keepers, land-register extract first.
- CONSEQUENCE: The source position is supported by the single response; no query remains open. For the buyer, this point must be resolved before purchase.
- NEXT ACTION: ask Land registry (Grundbuchamt) of the local court responsible for Flensburg for current complete land-register printout.

The chapter's main result

- ◆ **11 records from 5 keepers, land-register extract first**
 - Order by purchase-stopping power: ownership and priority first, then public-law burdens, contamination/ordnance and secured access; hunting and possession last.

Source: BKG VG250 and named official keeper directories · As at 27 September 2026

Questions and evidence on the records

Request the complete current printout for the Gemarkung, folio and parcel. Evidence status: 11 records from 5 keepers, land-register extract first; Evidence requested: Current complete land-register printout; Office: Land registry (Grundbuchamt) of the local court responsible for Flensburg. The appendix source ledger lists the source behind chapter 04.

SOURCE	METHOD	AS AT	GEOMETRY
Findings and their buyer questions	public-data GIS query and screening	27 September 2026	Questions for the competent authorities; they concern the selected parcel and measure nothing themselves

Analyst read

- FINDING: Order by purchase-stopping power: ownership and priority first, then public-law burdens, contamination/ordnance and secured access; hunting and possession last; for “11 records from 5 keepers, land-register extract first”, a confirmed response from Land registry (Grundbuchamt) of the local court responsible for Flensburg is carried into the purchase review; a qualified, conflicting or absent response leaves that finding unresolved.

Questions generated by these findings

- ◆ **Current complete land-register printout**

— Land registry (Grundbuchamt) of the local court responsible for Flensburg · Request the complete current printout for the Gemarkung, folio and parcel.
- ◆ **Parcel-specific Altlasten Auskunft**

— Flensburg · soil protection authority (Bodenschutzbehörde) · Request the contaminated-land response including file reference, classification and action status.
- ◆ **Parcel-specific Baulastenverzeichnis response**

— Flensburg · building control authority (Bauaufsicht) · Request a response for Gemarkung, Flur and parcel with evidence of legitimate interest.
- ◆ **Application for unexploded-ordnance review / aerial-photo assessment**

— Schleswig-Holstein · explosive ordnance disposal service (Kampfmittelbeseitigungsdienst) · Request a burden review for the planned excavation depth and full works area.

Source: Findings and their buyer questions · As at 27 September 2026

Records only an authority can release - what to request and from whom

11 records from 5 keepers, land-register extract first. Order by purchase-stopping power: ownership and priority first, then public-law burdens, contamination/ordnance and secured access; hunting and possession last.

SOURCE	METHOD	AS AT	GEOMETRY
BKG VG250 and named official keeper directories	ranked request register derived from the parcel's BKG jurisdiction and keeper directory	1 January 2025	municipality and Kreis containing the report point; AGS 01001000

Analyst read

- FINDING: 11 records: keeper and fee route named; no keeper publishes a binding deadline.
- CONSEQUENCE: None of them has been obtained for this report.
- NEXT ACTION: have this point confirmed in writing by the competent authority before you commit.

Records only an authority can release - what to request and from whom

- ◆ Read

— BKG VG250 jurisdiction: data as of 1 January 2025, retrieved 27 September 2026; keepers derived from the jurisdiction, no keeper directory checked.

Evidence: the currency and retrieval dates cover the jurisdiction, the check date the keepers' names and addresses.
- ◆ Next action

— For the purchase decision on “Records only an authority can release - what to request and from whom”: Make the offer and deposit conditional on the priority responses. Responsible for the written clarification: Land registry (Grundbuchamt) of the local court responsible for Flensburg.

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

1. Grundbuchauszug — land-register extract

- ◆ ACTION · Keeper · Request

— Land registry (Grundbuchamt) of the local court responsible for Flensburg

NEXT ACTION — Current complete land-register printout. Request the complete current printout for the Gemarkung, folio and parcel.
- ◆ CLEAR · Fee · Timing

— EUR 10 plain / EUR 20 official under GNotKG KV 17000/17001; further copies separate; No statutory instant turnaround; ask the Land Registry for its current processing time
- ◆ Effect on the purchase

— Can reveal ownership, priority, easements or charges and stop the purchase or require contract conditions.

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

2. Auskunft aus dem Baulastenverzeichnis — building-encumbrances register response

- ◆ Keeper · Request

— Flensburg · building control authority (Bauaufsicht)

NEXT ACTION — Parcel-specific Baulastenverzeichnis response. Request a response for Gemarkung, Flur and parcel with evidence of legitimate interest.
- ◆ CLEAR · Fee · Timing

— Fee under state/municipal rules, including a negative response; confirm amount before filing; No national turnaround; obtain the current processing time in writing
- ◆ Effect on the purchase

— Can bind development, setbacks, parking or access under public law and stop the design or purchase.

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

3. Flurstücksbezogene Altlasten Auskunft — parcel-specific contaminated-sites response

- PRIORITY 04-06

Source · Date

1

ORDNANCE

Geometry · Limit

2

ACCESS

Geometry · Limit

3

FILES
- ◆ **Keeper · Request**

— Flensburg · soil protection authority (Bodenschutzbehörde)

NEXT ACTION — Parcel-specific Altlasten Auskunft. Request the contaminated-land response including file reference, classification and action status.
- ◆ **EFFECT ON THE PURCHASE**

— Can require investigation, remediation, financing changes or withdrawal.

◆ **CLEAR · Fee · Timing**

— Usually charged under environmental-information/state fee rules; authority quotes the amount; No uniform turnaround; ask about queue and file volume before contract

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

4. Kampfmittelauskunft / Luftbildauswertung — unexploded-ordnance response / aerial-photo review

- ◆ **ACTION · Keeper · Request**

— Schleswig-Holstein · explosive ordnance disposal service (Kampfmittelbeseitigungsdienst)

NEXT ACTION — Application for unexploded-ordnance review / aerial-photo assessment. Request a burden review for the planned excavation depth and full works area.
- ◆ **CRITICAL — BLOCKING · Effect on the purchase**

— Can block excavation, require survey work and change programme and cost.

◆ **CLEAR · Fee · Timing**

— Authority and, if needed, specialist-contractor costs vary by Land and scope; obtain a quote; Keeper publishes no guaranteed turnaround; submit complete attachments and ask in writing

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

5. Zufahrtsauskunft mit Grundbuch-/Baulastnachweisen — access response with land-register/Baulast evidence

- ◆ **ACTION · Keeper · Request**

— Flensburg · road authority / civil engineering office (Tiefbauamt)

NEXT ACTION — Written access response, dedication and any land-register/Baulast evidence. Have the exact access line and every crossed parcel confirmed in writing.
- ◆ **EFFECT ON THE PURCHASE**

— Can show that visible access is not legally secured and stop the purchase.

◆ **CLEAR · Fee · Timing**

— Municipal response plus land-register/Baulast fees; confirm scope first; Depends on several keepers; reconcile responses before contract

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

6. Grundakten / Bezugsurkunden — land files / referenced instruments

- PRIORITY 07-10

Source · Date

1

DEDICATION

Geometry · Limit

2

CHARGES

Geometry · Limit

3

UTILITY
- ◆ **Keeper · Request**

— Land registry (Grundbuchamt) of the local court responsible for Flensburg

CONSEQUENCE — Copies of every consent and instrument referenced by the entries. Order every referenced instrument and plan with the extract.
- ◆ **EFFECT ON THE PURCHASE**

— Can materially expand a terse register entry through its referenced instrument and change the use assessment.

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

7. Straßenbestandsverzeichnis und Widmungsverfügung — road inventory and dedication instrument

- PRIORITY 07-10

Source · Date

1

DEDICATION

Geometry · Limit

2

CHARGES

Geometry · Limit

3

UTILITY
- ◆ **ACTION · Keeper · Request**

— Flensburg · road authority / civil engineering office (Tiefbauamt)

NEXT ACTION — Extract from the Straßenbestandsverzeichnis and dedication instrument. Request inventory sheet, dedication, road class and road authority for the touched road.
- ◆ **EFFECT ON THE PURCHASE**

— Can overturn the assumption of a public road, maintenance responsibility or lawful connection.

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

8. Grenzniederschrift, Zahlennachweis und Punktortnachweise — boundary record, measurements and point-location evidence

- PRIORITY 07-10

Source · Date

1

DEDICATION

Geometry · Limit

2

CHARGES

Geometry · Limit

3

UTILITY
- ◆ **UNRESOLVED · Keeper · Request**

— Flensburg · cadastre and survey office (Katasteramt)

NEXT ACTION — Grenzniederschrift, Zahlennachweis and boundary-point/location records. Request all boundary records; recommend a survey only as a buyer action if location remains unresolved.
- ◆ **EFFECT ON THE PURCHASE**

— Can overturn the assumed boundary position, monument status or reliability for a boundary-sensitive design.

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

9. Anliegerbescheinigung zu Erschließungs- und Straßenausbaubeiträgen — property-charge status for development and road works

◆ **ACTION · Keeper · Request**

- Flensburg · contributions office / civil engineering office (Tiefbauamt)
- NEXT ACTION — Written property-charge status for development and road-improvement contributions. Obtain written confirmation of status, works, settlement and possible later assessment.

◆ **Effect on the purchase**

- Can reveal further municipal charges and change the acquisition budget.

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

10. Beitrags- und Anschlusauskunft Wasser/Abwasser — water/sewer contribution and connection response

◆ **ACTION · Keeper · Request**

- Flensburg · contributions office / civil engineering office (Tiefbauamt)
- NEXT ACTION — Written water/sewer contribution and connection status. Request the contribution account, connection status, handover point and remaining cost in writing.

◆ **Effect on the purchase**

- Can change connectability, remaining cost and the time at which the property can be used.

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

11. Altstandort- und Betriebsakten — former-site and operating files

◆ **Keeper · Request**

- Flensburg · soil protection authority (Bodenschutzbehörde)
- NEXT ACTION — File response on former use, including former-site and incident files. Request former uses, operating files and incidents from first development onward.

◆ **Effect on the purchase**

- Can trigger a historic-site investigation and a different ground-risk budget.

Source: BKG VG250 and named official keeper directories · As at 1 January 2025

◆ **CLEAR · Fee · Timing**

- Response fee under municipal rules; any contribution is separate from the response fee; Ask for the current response date; final assessment may follow years after works

◆ **CLEAR · Fee · Timing**

- Municipal/provider response fee; price connection and construction separately; Municipality and operator set their timelines; await both before purchase

◆ **CLEAR · Fee · Timing**

- Authority fee under applicable rules; a professional historic-use study is separate; No standard authority turnaround; allow and confirm several weeks where files must be searched