

Daily life, mobility and connectivity

Parcel scope: Flurstück 16/24, area 627 m². The review checked Mapped roads nearby, Everyday services nearby, Planned or under-construction roads and rail using OpenStreetMap contributors, Geofabrik extract (ODbL 1.0), Mapbox Directions routing on OpenStreetMap road data, retrieved on 27 September 2026. The main result for this parcel is: By car: Education 4 min, Health 2 min, Shopping 2 min, Public transport 1 min. Before committing to the purchase, request On-site observation.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); Mapbox Directions routing on OpenStreetMap road data	public-data GIS query and screening	27 September 2026	Chapter findings summarised; each finding states its spatial relationship on its own evidence page



FIG. 9.1 – Daily life, mobility and connectivity

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); Mapbox Directions routing on OpenStreetMap road data.

- Analyst read
- FINDING: The review established: Nearest OSM-mapped feature: Struvelücke · road; it lies 3 m from the parcel boundary.
 - CONSEQUENCE: The source position is supported by 2 of 2 responses; no query remains open. For the buyer, this point should be checked before the purchase decision.
 - NEXT ACTION: visit the plot yourself and record on-site observation in writing.

Questions and evidence on daily life and mobility

Drive the key trips (school, doctor, shops, stop) yourself at rush hour and check the timetable of the nearest stop. Evidence status: By car: Education 4 min, Health 2 min, Shopping 2 min, Public transport 1 min; Evidence requested: On-site observation; Office: Own test drive.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); Mapbox Directions routing on OpenStreetMap road data	public-data GIS query and screening	27 September 2026	Questions for the competent authorities; they concern the selected parcel and measure nothing themselves



FIG. 9.2 – Questions and evidence on daily life and mobility OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); Mapbox Directions routing on OpenStreetMap road data.

Analyst read

- FINDING: By car: Education 4 min, Health 2 min, Shopping 2 min, Public transport 1 min.
- CONSEQUENCE: Evidence requested: Dated roads-law response on “Planned or under-construction roads and rail”.
- LIMIT: Drive times are modelled values without live traffic; the buyer checks on site (Own test drive) and puts anything noticeable to the competent authority in writing before committing; an unremarkable visit does not replace a response.

9.1 Daily life, mobility and connectivity

- ◆ **By car**

— Buyer question: How long is the drive to the nearest mapped everyday destinations? By car: Education 4 min, Health 2 min, Shopping 2 min, Public transport 1 min.
- ◆ **Nearest mapped Struvelücke · public-transport platform, 144 m southwest**

— Buyer question: Which mapped everyday service lies nearest the parcel? Nearest OSM-mapped feature: Struvelücke · public-transport platform; it lies 144 m from the parcel boundary.
- ◆ **Nearest mapped Kindergarten Tarup · kindergarten, 673 m west**

— Buyer question: Which mapped education or childcare site lies nearest the parcel? Nearest OSM-mapped feature: Kindergarten Tarup · kindergarten; it lies 673 m from the parcel boundary. Verify the mapped lead with the responsible body and obtain written confirmation of location, operation and any material hours or conditions. Meaning for the purchase: Locates the nearest mapped education site; the municipality confirms admission and capacity. Before committing to the purchase, request Dated confirmation from the operator on “Schools and education nearby” from competent municipality or facility operator.
- ◆ **Nearest mapped Struvelücke · road, 3 m north**

— Buyer question: Which mapped road lies nearest the parcel? Nearest OSM-mapped feature: Struvelücke · road; it lies 3 m from the parcel boundary.
- ◆ **UNRESOLVED · OpenStreetMap contributors have not mapped a planned or**

— The search widened step by step found the nearest mapped road or rail project: Munketoft · tertiary road under construction, 3.2 km from the parcel boundary.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); Mapbox Directions routing on OpenStreetMap road data · As at 27 September 2026

9.2 Questions and evidence on daily life and mobility

- ◆ **On-site observation**

— Own test drive · Drive the key trips (school, doctor, shops, stop) yourself at rush hour and check the timetable of the nearest stop.
- ◆ **Dated confirmation from the operator on “Everyday services nearby”**

— responsible operator · Verify the mapped lead with the responsible body and obtain written confirmation of location, operation and any material hours or conditions. Meaning for the purchase: A first orientation on schools, shops and health services nearby, not a certified catchment.
- ◆ **Appendix source ledger**

— The 2 sources behind chapter 09 are listed there one by one.

When you query a finding, quote the source and its retrieval date from that list.
- ◆ **Dated roads-law response on “Mapped roads nearby”**

— competent roads authority or transport operator · Verify the mapped lead with the responsible body and obtain written confirmation of location, operation and any material hours or conditions. Meaning for the purchase: Community-mapped road context, not a statement about which boundary carries the legal access right.
- ◆ **UNRESOLVED · OpenStreetMap contributors have not mapped a planned or under-construction roads and rail feature within 1500 m of the report point**

— competent roads authority or transport operator · Verify the mapped lead with the responsible body and obtain written confirmation of location, operation and any material hours or conditions. Meaning for the purchase: A mapped nearby project is a prompt to ask the municipality directly, not a confirmed future change.

CONSEQUENCE — Evidence requested: Dated roads-law response on “Planned or under-construction roads and rail”

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0); Mapbox Directions routing on OpenStreetMap road data · As at 27 September 2026

Mapped public roads

Buyer question: Which mapped road lies nearest the parcel? Nearest OSM-mapped feature: Struvelücke · road; it lies 3 m from the parcel boundary. For Mapped roads nearby, the 1000 m search of the OSM extract returned 417 active feature(s). The mapped total comprises road: 417 objects. The map shows the 8 nearest.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1000 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary

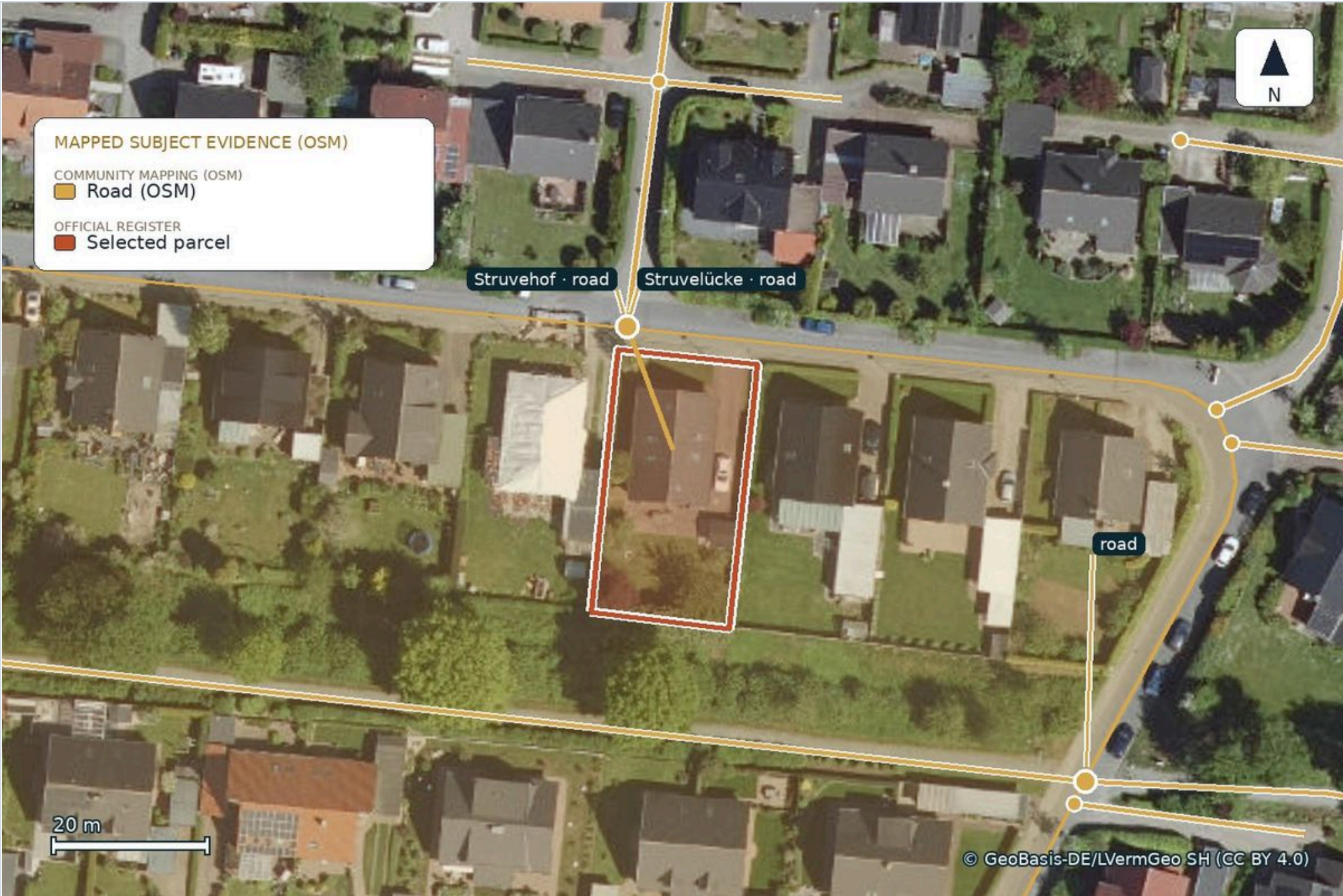


FIG. 9.3 – Mapped public roads

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

3

m

Nearest mapped feature

Struvelücke · road

- Analyst read
- FINDING: Community-mapped road context, not a statement about which boundary carries the legal access right.
 - CONSEQUENCE: No dedication/access-right register; see the planning chapter's access-edge question for that.
 - NEXT ACTION: Ask the authority responsible about requirements relevant to the project.

Everyday services

Buyer question: Which mapped everyday service lies nearest the parcel? Nearest OSM-mapped feature: Struvelücke · public-transport platform; it lies 144 m from the parcel boundary. For Everyday services nearby, the 1600 m search of the OSM extract returned 52 active feature(s). The largest mapped classes are public-transport platform: 33 objects, kindergarten: 5 objects and school: 3 objects, with a further 11 objects across 8 further classes. The map shows the 8 nearest.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1600 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary

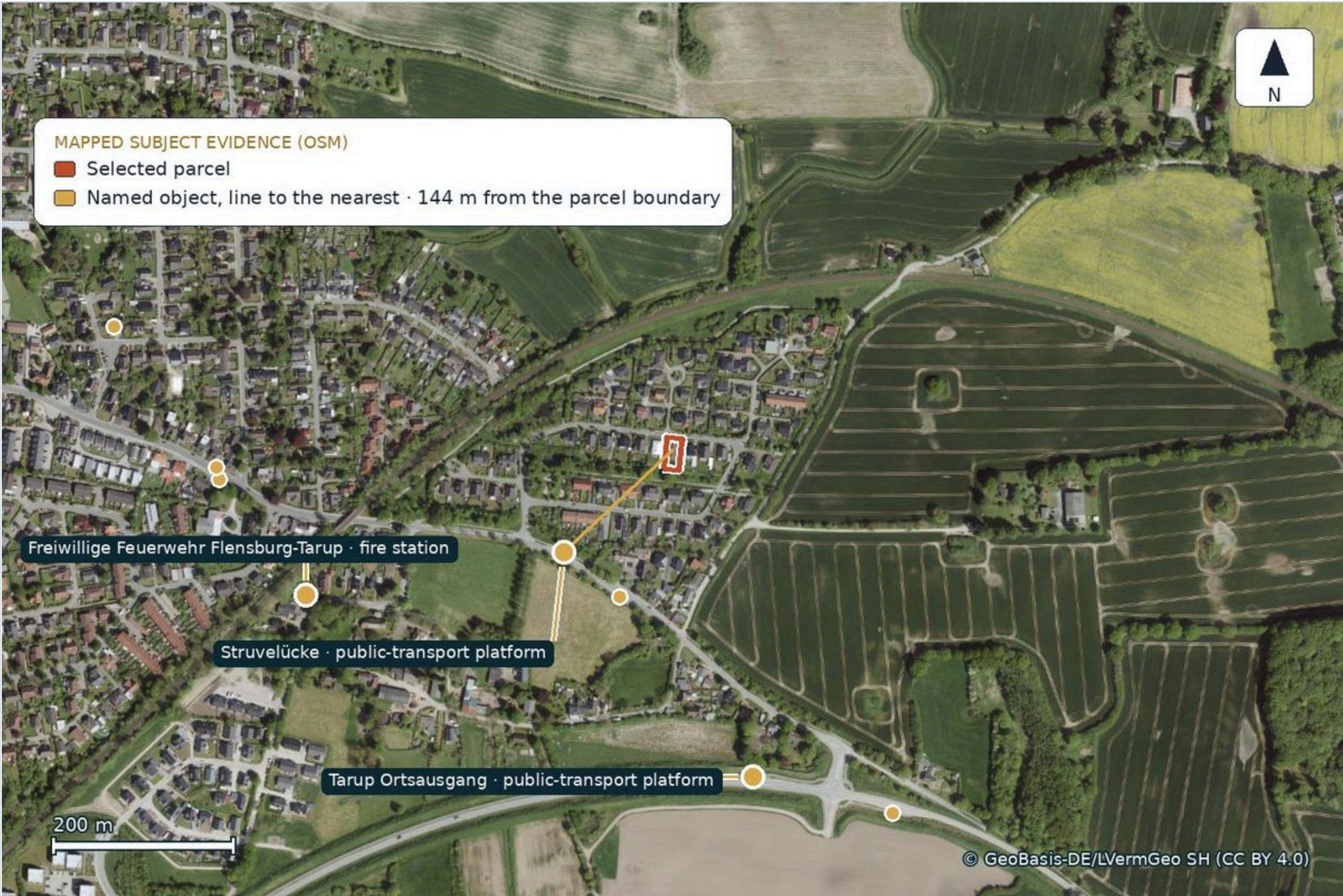


FIG. 9.4 – Everyday services

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

144
m

Nearest mapped feature
Struvelücke · public-transport platform

Analyst read

- FINDING: A first orientation on schools, shops and health services nearby, not a certified catchment.
- CONSEQUENCE: No drive-time or catchment-area service; a straight-line mapped-nearest read only.
- NEXT ACTION: Ask the authority responsible about requirements relevant to the project. Have the answer assessed and filed before the purchase decision.

Road and rail projects and infrastructure

Buyer question: Is a road or railway mapped as planned or under construction nearby that should be checked with the municipality before purchase? OpenStreetMap contributors have not mapped a planned or under-construction roads and rail feature within 1500 m of the report point. The search widened step by step found the nearest mapped road or rail project: Munketoft · tertiary road under construction, 3.2 km from the parcel boundary.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1500 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 9.5 – Road and rail projects and infrastructure OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

3.2
km

Nearest mapped road or rail project
Munketoft · tertiary road under construction

Analyst read

- FINDING: 0 active mapped features were returned within 1500 m by the OpenStreetMap extract (Geofabrik, data as of 22 September 2026); this is not a certified absence.
- CONSEQUENCE: A mapped nearby project is a prompt to ask the municipality directly, not a confirmed future change. No OSM feature returned within 1500 m; a query boundary for Planned or under-construction roads and rail, not a safety threshold. No official planning-approval register; contributors mapping a project is not confirmation it will be built.

9.3 Mapped public roads

- ◆ **CLEAR · Nearest mapped feature**

— Struvelücke · road · 3 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 31986405).
- ◆ **Evidence limit**

— No dedication/access-right register; see the planning chapter's access-edge question for that.

CONSEQUENCE — To be answered in writing by: competent roads authority or transport operator.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1000 m
- ◆ **Active mapped features**

— 417

NEXT ACTION — Ask the authority responsible for “Mapped roads” about requirements relevant to the project.
- ◆ **Action**

— Request before committing to the purchase: Dated roads-law response on “Mapped roads nearby”. Body: competent roads authority or transport operator.

CONSEQUENCE — Pause the purchase if: the roads authority names a dedication, road obligation or building restriction at the parcel, or describes access differently.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.4 Everyday services

- ◆ **CLEAR · Nearest mapped feature**

— Struvelücke · public-transport platform · 144 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (node 3207829283).
- ◆ **Evidence limit**

— No drive-time or catchment-area service; a straight-line mapped-nearest read only.

CONSEQUENCE — To be answered in writing by: responsible operator.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1600 m
- ◆ **Active mapped features**

— 52

NEXT ACTION — Ask the authority responsible for “Everyday services” about requirements relevant to the project.
- ◆ **ACTION**

— Request before committing to the purchase: Dated confirmation from the operator on “Everyday services nearby”. Body: responsible operator.

NEXT ACTION — Have the answer assessed and filed before the purchase decision.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.5 Road and rail projects and infrastructure

- ◆ **Result**

— No mapped feature found

CONSEQUENCE — No OSM feature returned within 1500 m; a query boundary for Planned or under-construction roads and rail, not a safety threshold.
- ◆ **CLEAR · Search geometry**

— Parcel outline · 1500 m

CONSEQUENCE — Planned or under-construction roads and rail: distances run to the mapped cadastral outline, not a surveyed boundary; a correction moves every metre with it.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

Rail infrastructure nearby

Buyer question: How close is the nearest mapped railway infrastructure? Nearest OSM-mapped feature: railway line; it lies 128 m from the parcel boundary. For Rail infrastructure nearby, the 1500 m search of the OSM extract returned 6 active feature(s). The mapped total comprises railway line: 6 objects.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1500 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 9.6 – Rail infrastructure nearby OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

128
m

Nearest mapped feature
railway line

Analyst read

- FINDING: Shows the nearest mapped railway geometry; use the official noise map for exposure.
- CONSEQUENCE: No official DB network status, timetable or rail-noise model.
- NEXT ACTION: Check rail noise on the official noise map and ask the line operator about planned works.

Schools

Buyer question: Which mapped education or childcare site lies nearest the parcel? Nearest OSM-mapped feature: Kindergarten Tarup · kindergarten; it lies 673 m from the parcel boundary. For Schools and education nearby, the 1600 m search of the OSM extract returned 8 active feature(s). The largest mapped classes are kindergarten: 5 objects and school: 3 objects. For this education-and-health access family, OpenStreetMap is community mapping, not an official register; counts and straight-line distances have no statutory pass/fail threshold.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1600 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 9.7 – Schools

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

673
m

Closest education or childcare site

Kindergarten Tarup · kindergarten

Analyst read

- FINDING: Locates the nearest mapped education site; the municipality confirms admission and capacity.
- CONSEQUENCE: No school catchment, admissions or capacity register.
- NEXT ACTION: Confirm admissions area and available places with the municipality or provider. Have the answer assessed and filed before the purchase decision.

9.5 Road and rail projects and infrastructure (continued)

◆ **Nearest mapped road or rail project**

- Munketoft · tertiary road under construction · 3.2 km
- CONSEQUENCE — OSM way 24711849; straight line measured to the parcel boundary; search widened to 5 km.

◆ **Action**

- Request before committing to the purchase: Dated roads-law response on “Planned or under-construction roads and rail”. Body: competent roads authority or transport operator.
- CONSEQUENCE — Pause the purchase if: the roads authority names a dedication, road obligation or building restriction at the parcel, or describes access differently.

◆ **UNRESOLVED · Evidence limit**

- No official planning-approval register; contributors mapping a project is not confirmation it will be built.
- CONSEQUENCE — To be answered in writing by: competent roads authority or transport operator.

◆ **Reading**

- OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1500 m; search widened to 5 km

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.6 Rail infrastructure nearby

◆ **CLEAR · Nearest mapped feature**

- railway line · 128 m
- CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 1106294966).

◆ **UNRESOLVED · Evidence limit**

- No official DB network status, timetable or rail-noise model.
- CONSEQUENCE — To be answered in writing by: competent roads authority or transport operator.

◆ **Active mapped features**

- 6
- NEXT ACTION — Check rail noise on the official noise map and ask the line operator about planned works.

◆ **Action**

- Request before committing to the purchase: Dated roads-law response on “Rail infrastructure nearby”. Body: competent roads authority or transport operator.
- CONSEQUENCE — Pause the purchase if: the roads authority names a dedication, road obligation or building restriction at the parcel, or describes access differently.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.7 Schools

◆ **Closest education or childcare site**

- Kindergarten Tarup · kindergarten · 673 m
- CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 229887414).

◆ **Education and childcare sites in frame**

- 8
- NEXT ACTION — Confirm admissions area and available places with the municipality or provider.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

Health care

Buyer question: Which mapped health-care provider or pharmacy lies nearest the parcel? Nearest OSM-mapped feature: Haymo Jepsen · medical practice; it lies 624 m from the parcel boundary. For Health care and pharmacies nearby, the 1600 m search of the OSM extract returned 3 active feature(s). The largest mapped classes are medical practice: 2 objects and pharmacy: 1 object.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1600 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 9.8 – Health care OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

624

m

Closest health-care provider or pharmacy

Haymo Jepsen · medical practice

- Analyst read
- FINDING: Straight-line access context only; verify opening hours and services with the provider.
 - CONSEQUENCE: No opening-hours, emergency-service or capacity register.
 - NEXT ACTION: Check current services and opening hours directly with the provider. Have the answer assessed and filed before the purchase decision.

9.9

Food retail

Buyer question: Where is the nearest mapped place for everyday food shopping? Nearest OSM-mapped feature: Klosterbäckerei · bakery; it lies 648 m from the parcel boundary. For Food retail nearby, the 1600 m search of the OSM extract returned 4 active feature(s). The largest mapped classes are bakery: 2 objects and supermarket: 2 objects.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1600 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 9.9 – Food retail

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

648

m

Nearest mapped feature

Klosterbäckerei · bakery

- Analyst read
- FINDING: Shows the nearest mapped everyday shop, not whether it is currently open.
 - CONSEQUENCE: No current trading-status or opening-hours register.

Schools (continued)

◆ **Evidence limit**

- No school catchment, admissions or capacity register.
- CONSEQUENCE — To be answered in writing by: competent municipality or facility operator.

◆ **ACTION**

- Request before committing to the purchase: Dated confirmation from the operator on “Schools and education nearby”. Body: competent municipality or facility operator.
- NEXT ACTION — Have the answer assessed and filed before the purchase decision.

◆ **Reading**

- OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1600 m

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.8 Health care

◆ **Closest health-care provider or pharmacy**

- Haymo Jepsen · medical practice · 624 m
- CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (node 3796087846).

◆ **Health-care providers in frame**

- 3
- NEXT ACTION — Check current services and opening hours directly with the provider.

◆ **Evidence limit**

- No opening-hours, emergency-service or capacity register.
- CONSEQUENCE — To be answered in writing by: competent municipality or facility operator.

◆ **ACTION**

- Request before committing to the purchase: Dated confirmation from the operator on “Health care and pharmacies nearby”. Body: competent municipality or facility operator.
- NEXT ACTION — Have the answer assessed and filed before the purchase decision.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.9 Food retail

◆ **CLEAR · Nearest mapped feature**

- Klosterbäckerei · bakery · 648 m
- CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (node 10872894511).

◆ **Active mapped features**

- 4
- NEXT ACTION — Check the current trading status and opening hours directly with the shop.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.10

Public transport

Buyer question: Which mapped public-transport stop lies nearest the parcel? Nearest OSM-mapped feature: Struvelücke · public-transport platform; it lies 144 m from the parcel boundary. For Public-transport stops nearby, the 1600 m search of the OSM extract returned 33 active feature(s). The mapped total comprises public-transport platform: 33 objects. The map shows the 8 nearest.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1600 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary

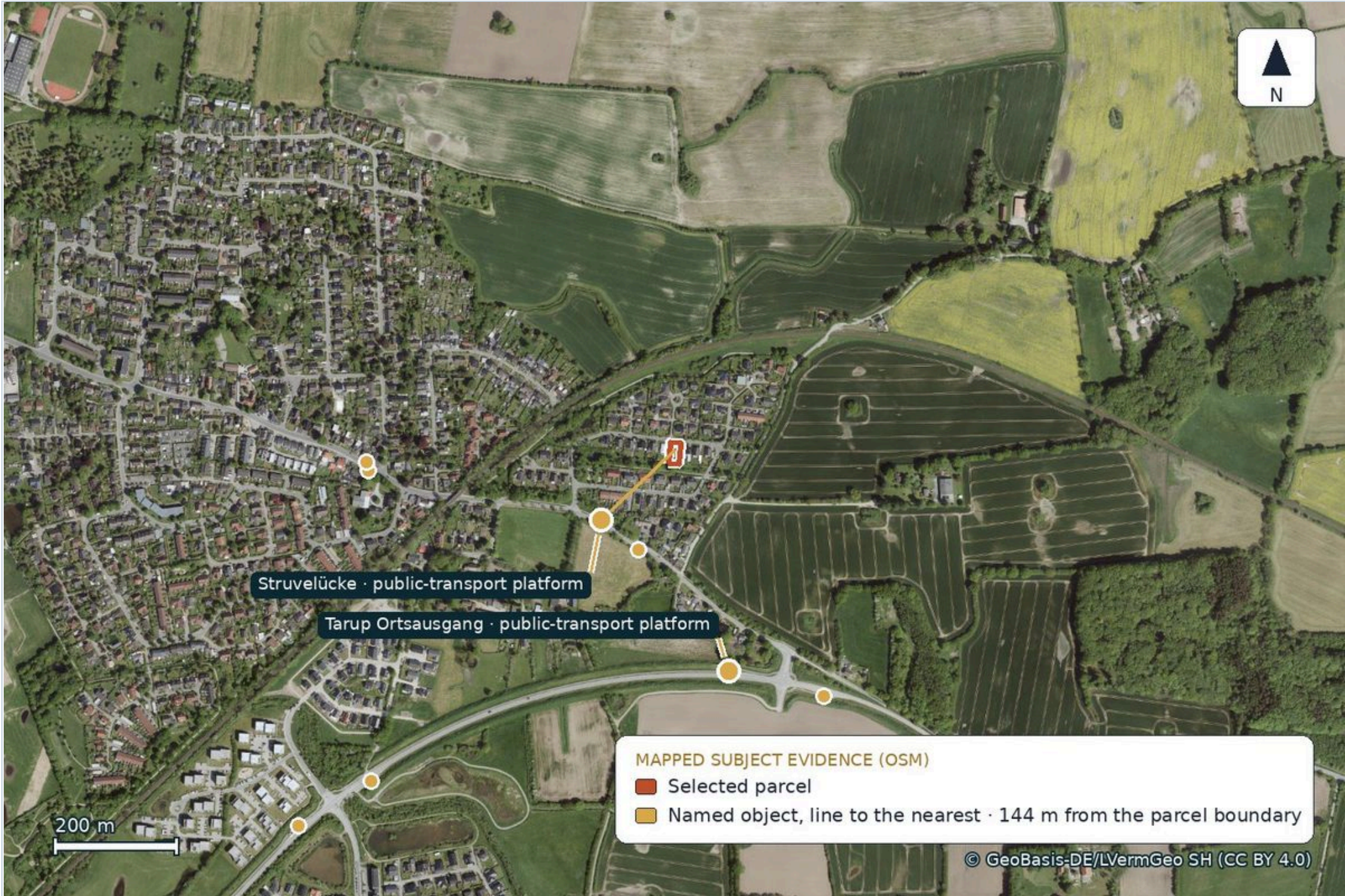


FIG. 9.10 – Public transport

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

144

m

Nearest mapped feature

Struvelücke · public-transport platform

- Analyst read
- FINDING: Locates mapped stops; the operator timetable determines whether the service is useful.
 - CONSEQUENCE: No timetable, accessibility or service-frequency feed.
 - NEXT ACTION: Ask the authority responsible about requirements relevant to the project.

9.11

Police and fire

Buyer question: Where is the nearest mapped police or fire station? Nearest OSM-mapped feature: Freiwillige Feuerwehr Flensburg-Tarup · fire station; it lies 420 m from the parcel boundary. For Police and fire stations nearby, the 1600 m search of the OSM extract returned 3 active feature(s). The largest mapped classes are fire station: 2 objects and police station: 1 object.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1600 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 9.11 – Police and fire

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

420

m

Nearest mapped feature

Freiwillige Feuerwehr Flensburg-Tarup · fire station

Analyst read

- FINDING: Physical-station context only; it cannot predict an emergency response time.
- CONSEQUENCE: No response-time or service-area register.
- NEXT ACTION: Ask the authority responsible about requirements relevant to the project. Have the answer assessed and filed before the purchase decision.

Food retail (continued)

◆ **Evidence limit**

- No current trading-status or opening-hours register.
- CONSEQUENCE — To be answered in writing by: responsible operator.

◆ **Reading**

- OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1600 m

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

◆ **ACTION**

- Request before committing to the purchase: Dated confirmation from the operator on “Food retail nearby”. Body: responsible operator.
- NEXT ACTION — Have the answer assessed and filed before the purchase decision.

9.10 Public transport

◆ **CLEAR · Nearest mapped feature**

- Struvelücke · public-transport platform · 144 m
- CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (node 3207829283).

◆ **Evidence limit**

- No timetable, accessibility or service-frequency feed.
- CONSEQUENCE — To be answered in writing by: competent roads authority or transport operator.

◆ **Active mapped features**

- 33
- NEXT ACTION — Ask the authority responsible for “Public-transport stops” about requirements relevant to the project.

◆ **Action**

- Request before committing to the purchase: Dated roads-law response on “Public-transport stops nearby”. Body: competent roads authority or transport operator.
- CONSEQUENCE — Pause the purchase if: the roads authority names a dedication, road obligation or building restriction at the parcel, or describes access differently.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.11 Police and fire

◆ **CLEAR · Nearest mapped feature**

- Freiwillige Feuerwehr Flensburg-Tarup · fire station · 420 m
- CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (way 164335671).

◆ **UNRESOLVED · Evidence limit**

- No response-time or service-area register.
- CONSEQUENCE — To be answered in writing by: competent municipality or facility operator.

◆ **Active mapped features**

- 3
- NEXT ACTION — Ask the authority responsible for “Police and fire stations” about requirements relevant to the project.

◆ **ACTION**

- Request before committing to the purchase: Dated confirmation from the operator on “Police and fire stations nearby”. Body: competent municipality or facility operator.
- NEXT ACTION — Have the answer assessed and filed before the purchase decision.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.12

Fuel

Buyer question: How close is the nearest mapped filling station as both a service and a possible nuisance source? OpenStreetMap contributors have not mapped a fuel stations feature within 1600 m of the report point. This reflects the state of the community map, not a certified absence. The local screen remains 0 findings within 1600 m. The widened search found the nearest mapped feature, ARAL Nordstraße · filling station, at 1908 m; the map frame shows the report point and that feature together.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1600 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.; expanding-radius nearest-fuel read to 5000 m, measured distance 1908 m	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 9.12 – Fuel

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

1,908

m

Nearest mapped filling station

ARAL Nordstraße

Analyst read

- FINDING: A nearby mapped filling station is access and nuisance context, not a permit-risk finding.
- CONSEQUENCE: No opening-hours, fuel-type or hazardous-installation register.
- NEXT ACTION: Have the answer assessed and filed before the purchase decision.

9.13

Historic and heritage assets

Buyer question: Is there a mapped historic or heritage asset nearby that warrants a check with the monument authority? Nearest OSM-mapped feature: Ehemalige Kleinbahnstrecke Flensburg–Rundhof · historic asset; it lies 293 m from the parcel boundary. For Historic and heritage assets nearby, the 2500 m search of the OSM extract returned 9 active feature(s). The mapped total comprises historic asset: 9 objects. 19 inactive lifecycle objects were excluded. The map shows the 8 nearest.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 2500 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.	22 September 2026	Distance is to the mapped parcel outline, not to a surveyed legal boundary



FIG. 9.13 – Historic and heritage assets

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

293

m

Nearest mapped feature

Ehemalige Kleinbahnstrecke
Flensburg–Rundhof

- Analyst read
- FINDING: A mapped historic asset prompts a check with the lower monument authority.
 - CONSEQUENCE: No official Land monument register or protection order.
 - NEXT ACTION: Ask the authority responsible about requirements relevant to the project.

9.12 Fuel

- ◆ **Result**

— No mapped feature found

CONSEQUENCE — No OSM feature returned within 1600 m; a query boundary for Fuel stations nearby, not a safety threshold.
- ◆ **Nearest mapped filling station beyond the local radius**

— ARAL Nordstraße · filling station · 1908 m

CONSEQUENCE — OSM way 177527719; measured straight-line distance to the parcel boundary.
- ◆ **Evidence limit**

— No opening-hours, fuel-type or hazardous-installation register.

CONSEQUENCE — To be answered in writing by: responsible operator.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1600 m; expanding-radius nearest-feature read to 5000 m, measured distance 1908 m
- ◆ **CLEAR · Search geometry**

— Parcel outline · 1600 m

CONSEQUENCE — Fuel stations: distances run to the mapped cadastral outline, not a surveyed boundary; a correction moves every metre with it.
- ◆ **CLEAR · Widened nearest-feature search**

— up to 5000 m

CONSEQUENCE — Used only to locate the nearest mapped object; the local 1,600 m result remains negative.
- ◆ **ACTION**

— Request before committing to the purchase: Dated confirmation from the operator on “Fuel stations nearby”. Body: responsible operator.

NEXT ACTION — Have the answer assessed and filed before the purchase decision.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.13 Historic and heritage assets

- ◆ **CLEAR · Nearest mapped feature**

— Ehemalige Kleinbahnstrecke Flensburg–Rundhof · historic asset · 293 m

CONSEQUENCE — Measured from the mapped parcel outline to OSM geometry (relation 18860434).
- ◆ **UNRESOLVED · Evidence limit**

— No official Land monument register or protection order.

CONSEQUENCE — To be answered in writing by: competent heritage authority.
- ◆ **Reading**

— OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 2500 m
- ◆ **Active mapped features**

— 9

NEXT ACTION — Ask the authority responsible for “Historic and heritage assets” about requirements relevant to the project.
- ◆ **Action**

— Request before committing to the purchase: Dated heritage response on “Historic and heritage assets nearby”. Body: competent heritage authority.

CONSEQUENCE — Pause the purchase if: the heritage authority names a listed structure, an archaeological monument on the parcel or an excavation condition.

Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.14

Banking

Buyer question: Where is the nearest mapped bank branch? OpenStreetMap contributors have not mapped a banking services feature within 1600 m of the report point. This reflects the state of the community map, not a certified absence. Beyond the 1,600 m search radius, the nearest mapped feature (Sparkasse · bank branch) is 1738 m from the parcel boundary.

SOURCE	METHOD	AS AT	GEOMETRY
OpenStreetMap contributors, Geofabrik extract (ODbL 1.0)	Tag search of the Geofabrik extract within 1600 m; nearest returned geometry measured to the mapped parcel outline; Community-mapped inventory count, no statutory threshold.; search radius widened step by step for the nearest feature	22 September 2026	Straight line from the parcel boundary to the nearest mapped feature; mapped outline, not a surveyed legal boundary



FIG. 9.14 – Banking

OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

1,738

m

Nearest mapped feature
Sparkasse · bank branch

Analyst read

- FINDING: 0 active mapped features were returned within 1600 m by the OpenStreetMap extract (Geofabrik, data as of 22 September 2026); this is not a certified absence.
- CONSEQUENCE: Neighbourhood-service context only; verify the branch directly. No branch-status, cash-service or opening-hours register.
- NEXT ACTION: Have the answer assessed and filed before the purchase decision.

Drive times to everyday destinations (Mapbox Directions)

Buyer question: How long is the drive to the nearest mapped everyday destinations? By car: Education 4 min, Health 2 min, Shopping 2 min, Public transport 1 min. The map draws the route lines returned by Mapbox Directions. Drive times are modelled values without live traffic.

SOURCE	METHOD	AS AT	GEOMETRY
Mapbox Directions routing on OpenStreetMap road data	road routes returned by Mapbox Directions	27 September 2026	Mapbox Directions route line between the report point and mapped destination



FIG. 9.15 – Drive times to everyday destinations (Mapbox Directions)

Mapbox Directions routing on OpenStreetMap road data.

1.5

km

Education

4 min · by road

0.9

km

Health

2 min · by road

Analyst read

- FINDING: Mapbox Directions: Education 4 min; Health 2 min; Shopping 2 min; Public transport 1 min.
- CONSEQUENCE: The figures include neither live traffic nor a guaranteed response or timetable time. Shopping: 2 min · 0.8 km by road. For the purchase decision: Assess road accessibility rather than straight-line distance. No live traffic, timetable, walking route or guaranteed emergency response time. Drive the key trips (school, doctor, shops, stop) yourself at rush hour and check the timetable of the nearest stop.

9.14 Banking

◆ Result — No mapped feature found CONSEQUENCE — No OSM feature returned within 1600 m; a query boundary for Banking services nearby, not a safety threshold. ◆ CLEAR · Nearest mapped feature beyond the search radius — Sparkasse · bank branch · 1738 m CONSEQUENCE — OSM way 110015927; measured straight-line distance to the parcel boundary. ◆ ACTION — Request before committing to the purchase: Dated confirmation from the operator on “Banking services nearby”. Body: responsible operator. NEXT ACTION — Have the answer assessed and filed before the purchase decision.	◆ CLEAR · Search geometry — Parcel outline · 1600 m CONSEQUENCE — Banking services: distances run to the mapped cadastral outline, not a surveyed boundary; a correction moves every metre with it. ◆ Evidence limit — No branch-status, cash-service or opening-hours register. CONSEQUENCE — To be answered in writing by: responsible operator. ◆ Reading — OpenStreetMap extract (Geofabrik, data as of 22 September 2026), read on 27 September 2026, radius 1600 m; widening nearest-feature context to 1738 m
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Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026

9.15 Drive times to everyday destinations (Mapbox Directions)

◆ Education — 4 min · 1.5 km by road CONSEQUENCE — Kindergarten Tarup · kindergarten. Straight line 0.8 km; Mapbox Directions routing on OSM road data. ◆ Shopping — 2 min · 0.8 km by road CONSEQUENCE — Klosterbäckerei · bakery. Straight line 0.7 km; Mapbox Directions routing on OSM road data. ◆ Evidence limit — No live traffic, timetable, walking route or guaranteed emergency response time. Routing model without live traffic; origin and destination may be snapped to the nearest road. CONSEQUENCE — Assess road accessibility rather than straight-line distance. ◆ Reading — Mapbox Directions routes to OSM destinations, accessed 27 September 2026.	◆ Health — 2 min · 0.9 km by road CONSEQUENCE — Haymo Jepsen · medical practice. Straight line 0.6 km; Mapbox Directions routing on OSM road data. ◆ Public transport — 1 min · 0.3 km by road CONSEQUENCE — Struvelücke · public-transport platform. Straight line 0.2 km; Mapbox Directions routing on OSM road data. ◆ Action — Request before committing to the purchase: On-site observation. Body: Own test drive. By: before making an offer. CONSEQUENCE — Pause the purchase if: the trips take clearly longer than modelled here.
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Source: Mapbox Directions routing on OpenStreetMap road data · As at 27 September 2026