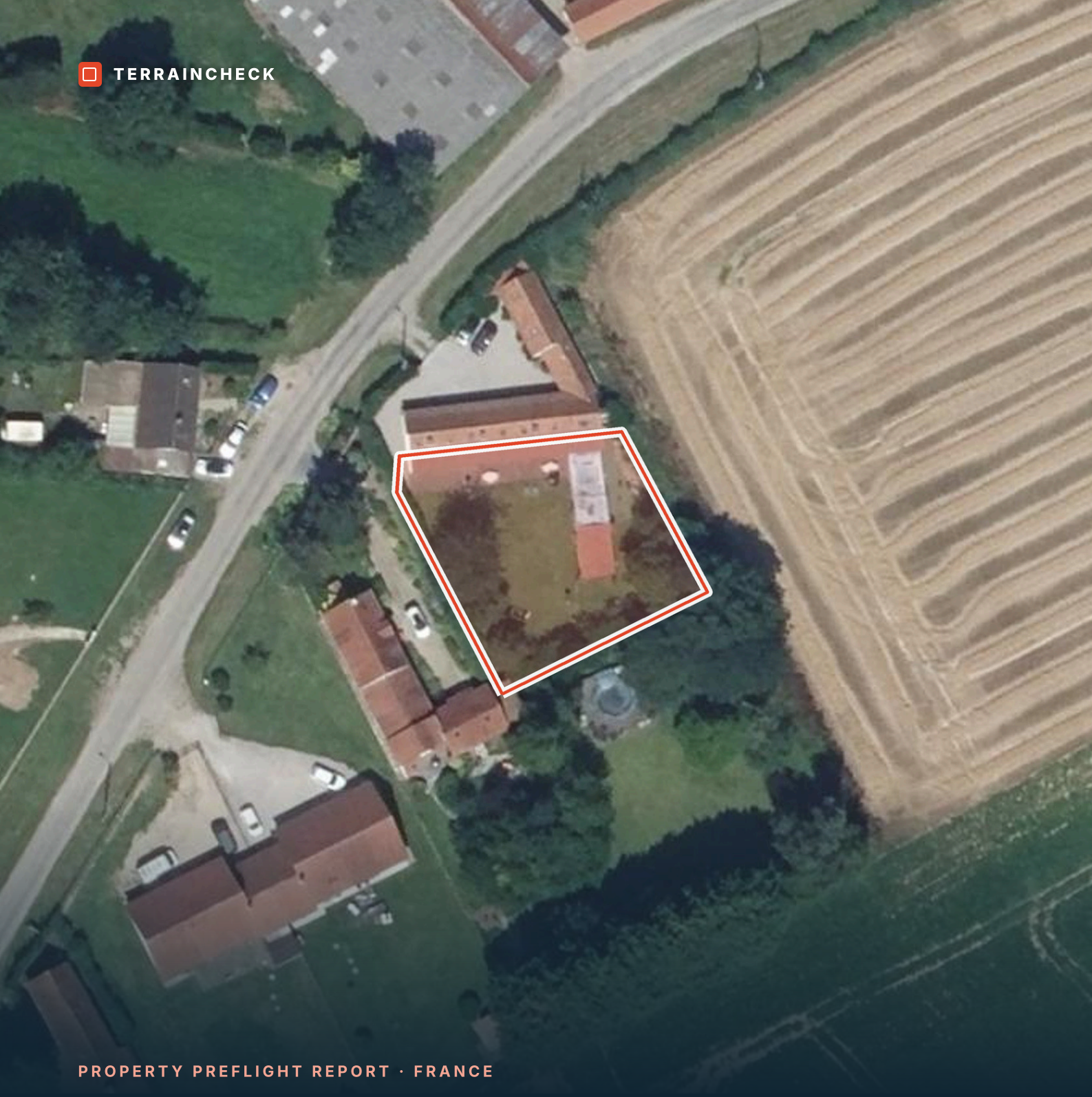
TERRAINCHECK



PROPERTY PREFLIGHT REPORT · FRANCE

Brailly-Cornehotte Parcel F 329

Public records for this parcel, with the documents and checks still needed.

705 m²	ZC	55	2026-11-16
CADASTRAL AREA	PLANNING ZONE	MAPS IN 100 PAGES	SOURCES CHECKED

SUMMARY · PURCHASE DECISION

Summary

Documents and ground checks

SUMMARY OF ALL 100 PAGES

Our reading in one paragraph

Parcel F 329, 705 m², in Brailly-Cornehotte. The published zone is ZC; a carte communale has no written rules, the transaction documents remain to be checked.

The plot in numbers

705 m² Cadastral area	**718 m²** Mapped area
106.9 m Boundary length	**ZC** Planning zone

Three questions decide it

1. **What can the project include?** Ask whether the carte communale has changed since its approval. p. 22
2. **Where are the legal boundaries?** Compare the title and survey with the cadastral outline. p. 9
3. **Which risks need a closer check?** Obtain the official ERP and any technical studies. p. 43

WEIGHS AGAINST

- Recognised flood disasters are recorded in the municipality; this parcel's exposure still needs to be established: p. 40.
- The parcel intersects protected or listed natural areas; confirm the effects on your project: p. 35.
- The plan records 1 annex record touching the land; check their effect on your project: p. 29.
- Scope the project's technical checks for clay (medium exposure), regional groundwater context: p. 42 / p. 44.
- Have the notary check title, private easements and boundaries before buying: p. 89.

IN YOUR FAVOUR

- No polluted site or classified installation listed on the parcel (BASOL, SIS, CASIAS, ICPE): p. 51 / p. 50 / p. 52 / p. 49.
- No cavity or ground movement listed on the parcel: p. 46 / p. 45.

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SUMMARY · CHAPTER BY CHAPTER

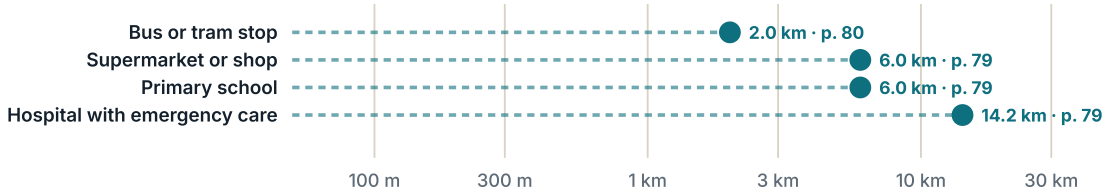
Chapter by chapter

10 chapters, 55 maps

SUMMARY OF ALL 100 PAGES

	CHAPTER	READING	IN ONE LINE	PAGES
01	**Location and current images**	CONTEXT	The cadastral record places F 329 in Brailly-Cornehotte.	5–6
02	**The plot**	CONTEXT	Altitude from 83 to 84 m along the outline and at the centre of the parcel, a difference of 1 m.	7–16
03	**Historical images**	CONTEXT	Photographed in 1952, flight day not published, 72 years before the current view of 2024.	17–19
04	**Planning and documents**	CHECK FIRST	Within the 1000 m frame, 3 published features, including 2 touching the parcel.	20–29
05	**Nature and heritage**	CHECK FIRST	Regional nature parks: within the 1000 m frame, 1 published feature, including 1 touching the parcel.	30–35
06	**Flooding**	CHECK FIRST	River flooding: TRI medium scenario: this layer does not cover the parcel.	36–40
07	**Natural hazards**	CHECK FIRST	Clay shrink and swell: on the parcel, medium clay shrink-swell exposure on about 100% of the area.	41–65
08	**Roads and networks**	CHECK FIRST	Indicative carriageway widths: within the 1000 m frame, 28 published features, none touching the parcel.	66–75
09	**Surroundings of the plot**	CONTEXT	Nearest: supermarket or shop 6.0 km, primary school 6.0 km.	76–82
10	**Land-sale records**	CONTEXT	The local list contains 12 selected DVF deeds within 10 km of the parcel reference point.	83–85

Daily life: nearby distances



Straight-line distances from the plot outline. Log scale: each step is three times further.

Your checks, in purchase order

1 **Planning department** Request a planning certificate for your project. p. 22

2 **Seller** Supply the ERP and boundary records. p. 9, 43

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CONTENTS

What is in this report

100 pages, 55 maps

Opening 1–4

1 Cover
2 Summary: the purchase decision
3 Summary: chapter by chapter
4 Contents

1. Location and current images 5–6

5 Assessment
6 Where the parcel sits

2. The plot 7–16

7 Assessment
8 The cadastral parcel
9 Parcel dimensions
10 Plot plan
11 Ground relief from LiDAR HD
12 Nearby building footprints
13 Sizes of neighbouring parcels
14 Terrain slopes
15 Recorded building heights
16 Recorded building uses

3. Historical images 17–19

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18 The parcel through time
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21 Planning zones around the parcel
22 What the planning records contain
23 Planning prescriptions
24 Classes near the parcel
25 Information annexed to the plan
26 Public utility easement areas
27 Outstanding heritage areas
28 Risk prevention plan areas
29 Planning annexes: full labels

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30 Assessment
31 Natura 2000 habitat sites
32 Natura 2000 bird sites
33 Type I ecological inventories
34 Type II ecological inventories
35 Regional nature parks

6. Flooding 36–40

36 Assessment
37 River flooding: TRI medium scenario
38 Flood envelope: rivers and run-off
39 Flood envelope: the sea
40 Flooding: municipal records

7. Natural hazards 41–65

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44 Regional groundwater
45 Recorded ground movements
46 Recorded underground cavities
47 Regulatory seismic zoning
48 Municipal radon potential
49 Nearby regulated industrial installations
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51 Sites subject to pollution investigation
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57 Mapped streams and watercourses
58 Lakes and water surfaces
59 Woodland and woody vegetation
60 Hedges around the parcel
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63 Declared agricultural crops
64 Nearby borehole records
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10. Land-sale records 83–85

83 Assessment
84 Recorded land sales nearby
85 The municipal land-price context

Closing 86–100

86 What to check on the visit
87 Searched, nothing on record
88 What we could not read
89 Who to ask
90–100 Sources and dates

CHAPTER 1 · ASSESSMENT

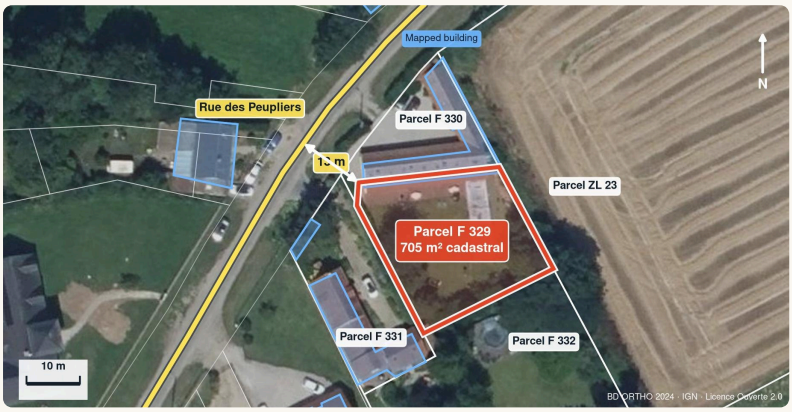
Location and current images

ASSESSMENT OF PAGE 6

1 context

Context

The cadastral record places F 329 in Brailly-Cornehotte. The current IGN aerial flight is dated 2024.



Parcel F 329 · IGN aerial photo.

THIS PARCEL

The cadastral record places F 329 in Brailly-Cornehotte. The current IGN aerial flight is dated 2024.

BASIS OF THIS READING

- Public cadastral and mapping records; no site inspection.

What the data says

READING	FINDING	PAGE
CONTEXT	The IGN aerial photograph shows the wider setting.	p. 6

TO SETTLE BEFORE A DEPOSIT

- Confirm the practical entrance and route

What this chapter asks you to do

ACTION	WHO	WHEN	BECAUSE, ON THIS PLOT	PAGE
Confirm the practical entrance and route	Seller	Before committing to the project	An aerial view does not establish a right of access	p. 6

The data page of this chapter

6 Where the parcel sits

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MAP 01 · PUBLIC MAPPING

Where the parcel sits

F 329 in Brailly-Cornehotte, located on the IGN aerial photograph.



80133

Municipality code

1.940022

Longitude of reference point

50.211184

Latitude of reference point

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329, municipality 80133.

The reference point is supplied by the cadastral lookup. The red locator marks the parcel at this wider scale.

Roads and tracks seen on the photograph say nothing about access rights.

BEFORE YOU BUY

Use the cadastral reference together with an address when arranging a visit.

Check the route and entrance on the ground before assuming that a visible track provides access.

SOURCES AND LIMITS IGN: BD ORTHO · IGN / DGFiP: Parcellaire Express (PCI) · Licence Ouverte 2.0 · checked 2026-11-16.

CHAPTER 2 · ASSESSMENT

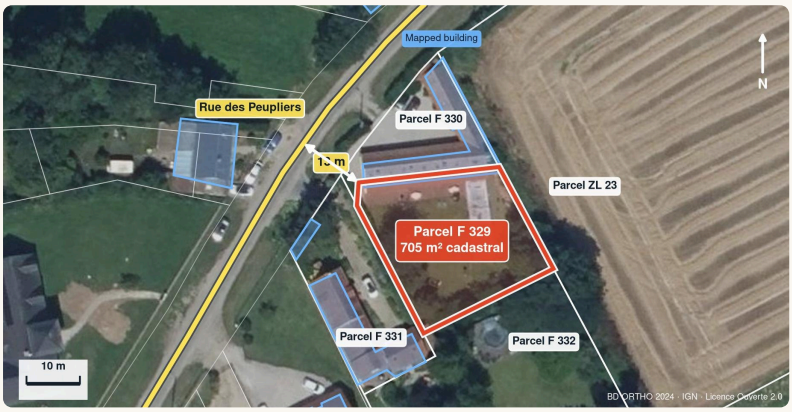
The plot

ASSESSMENT OF PAGES 8–16

1 context

Context

Ground relief from LiDAR HD: altitude from 83 to 84 m along the outline and at the centre of the parcel, a difference of 1 m.



Parcel F 329 · IGN aerial photo.

THIS PARCEL

Current cadastral outline on the IGN aerial photograph.

BASIS OF THIS READING

- Public cadastral and mapping records; no site inspection.

What the data says

READING	FINDING	PAGE
CONTEXT	Parcel 801330000F0329: altitude from 83 to 84 m along the outline and at the centre of the parcel, a difference of 1 m.	p. 11

TO SETTLE BEFORE A DEPOSIT

- Obtain any boundary survey

What this chapter asks you to do

ACTION	WHO	WHEN	BECAUSE, ON THIS PLOT	PAGE
Obtain any boundary survey	Seller / géomètre-expert	Before agreeing the project	Mapped and legal boundaries need checking	p. 9

The 9 data pages of this chapter

8 The cadastral parcel · 9 Parcel dimensions · 10 Plot plan · 11 Ground relief from LiDAR HD · 12 Nearby building footprints · 13 Sizes of neighbouring parcels · 14 Terrain slopes · 15 Recorded building heights · 16 Recorded building uses

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MAP 02 · PUBLIC MAPPING

The cadastral parcel

F 329 in Brailly-Cornehotte, outlined on the IGN aerial photo.



705 m²
Cadastral area

718 m²
Area of the outline

106.9 m
Boundary length

WHAT IT MEANS FOR YOUR PLOT

The cadastral record and its mapped outline describe the same parcel. Their area figures use different methods.

Fences, walls and paths visible in the photo do not establish the legal boundary.

BEFORE YOU BUY

Ask the seller for the title and any boundary survey referring to 801330000F0329.

If the boundary matters to your project, ask a géomètre-expert to compare the survey and the ground.

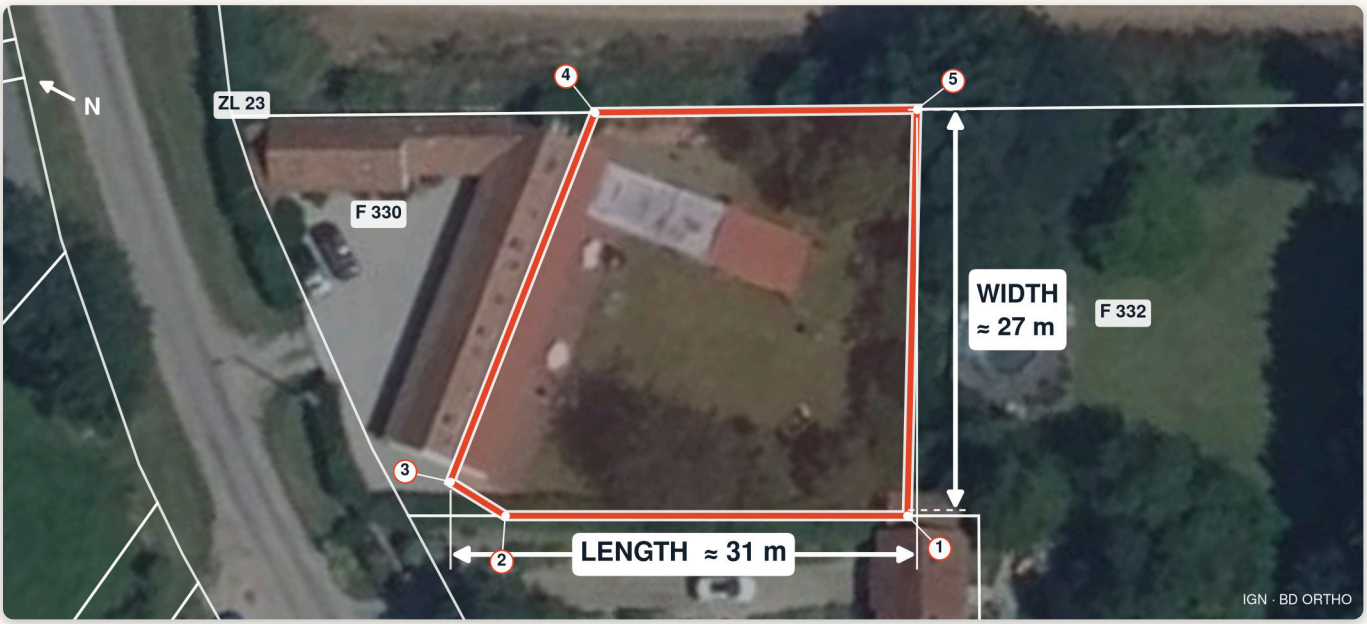
SOURCES AND LIMITS IGN / DGFiP: Parcellaire Express (PCI) · IGN: BD ORTHO · Licence Ouverte 2.0 · checked 2026-11-16.

THE PLOT · GEOMETRY

Parcel dimensions

5 sides

F 329 on the aerial photo, turned to its long sides. Numbered circles: corners of the boundary, in the order of the side table below. White outlines: the neighbouring parcels (parcel ZL 23, parcel F 330, parcel F 331, parcel F 332).



≈ 31 m
length along the long sides

≈ 27 m
width across

705 m²
parcel area · perimeter 106.9 m

Boundary sides

SIDE	LENGTH
1 → 2	27.03 m
2 → 3	4.35 m
3 → 4	26.62 m
4 → 5	21.64 m
5 → 1	27.29 m

WHAT THESE SIZES MEAN
The length is the long side of the smallest rectangle that encloses the boundary. The width is a cross-section of the parcel, near the end closer to its usual width. Neither describes a rectangle that fits inside.

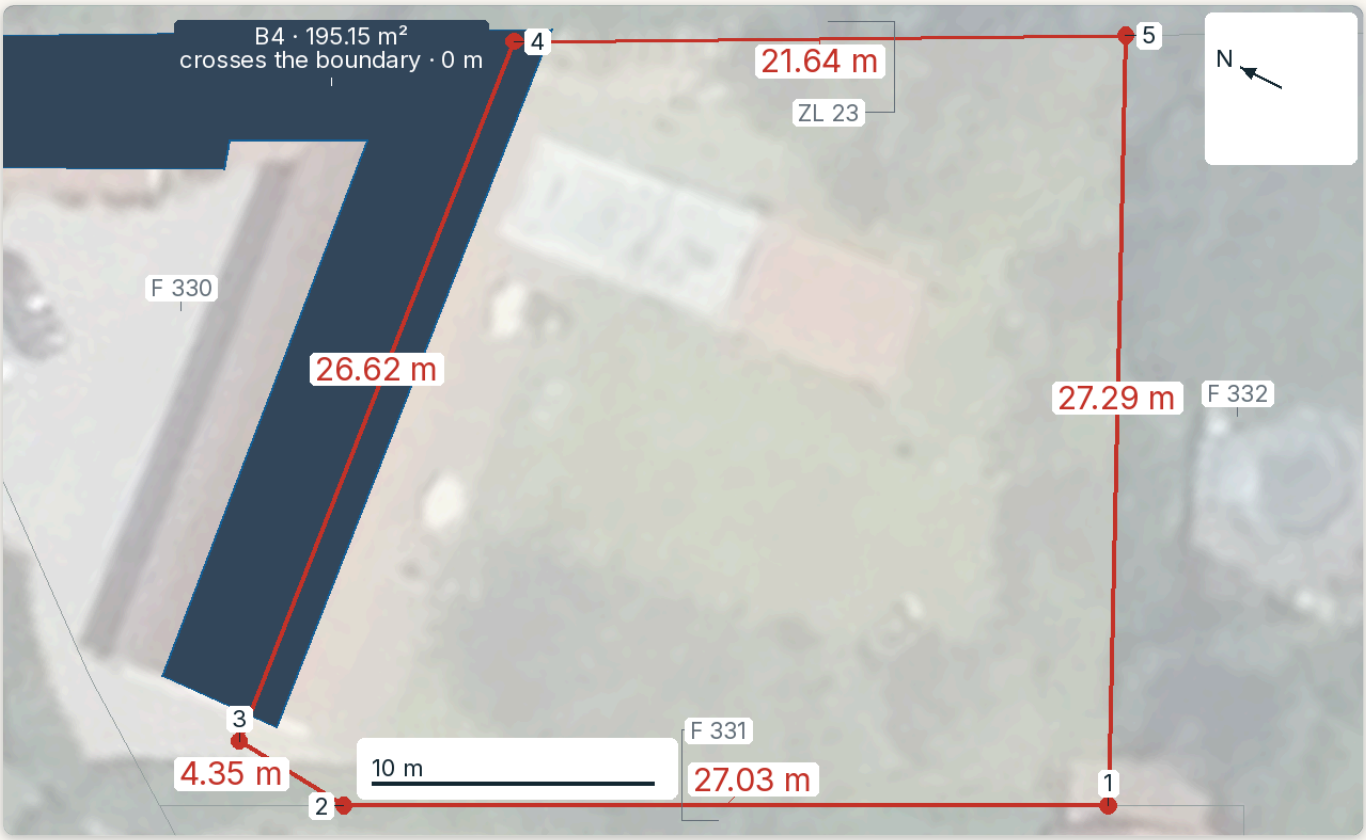
BEFORE YOU RELY ON THEM
Ask a surveyor to match the parcel reference, area and sides with the current cadastral extract and with the fences.

Sources: IGN / DGFiP, PCI · IGN, BD ORTHO

THE PLOT · PLAN

Plot plan

Indicative



Parcel: red · Mapped outline: blue · Neighbour: grey · Second line of a building label: distance to the parcel boundary

Parcel	**705.00 m² in register · 717.94 m² from mapped boundary**
Mapped outline	**Residential · footprint of the whole outline: 195.15 m² · inside parcel: 27.58 m² · eaves or flat-roof height 3.10 m**
Inside parcel	**27.58 m² · 3.84% of parcel covered by the union of mapped outlines**
Boundaries	**5 boundary sides · 106.93 m perimeter · one outline crosses the boundary**
Neighbour	**4 mapped buildings · nearest 2.04 m**

Mapped outlines cover 3.84% of the parcel. The nearest neighbouring building is 2.04 m from the boundary.

Distance from the boundaries: a carte communale sets none, so no strip is drawn. The national rules apply: article R111-17 of the planning code (code de l'urbanisme) uses half the height difference, at least 3 m, unless the building adjoins the boundary.

Networks: none is drawn on this plan. Ask each network operator for the route and the connection point.

Mapped outlines and an indicative boundary, not a survey. Buildings may be missing from the source.

Sources: DGFiP / IGN · PCI / Parcellaire Express · Licence Ouverte 2.0; IGN · BD TOPO V3: batiment · Licence Ouverte 2.0; IGN · BD ORTHO · 2024 · Licence Ouverte 2.0

Ground relief from LiDAR HD

Which ground relief features appear in the LiDAR model?



1000 m
Frame width

0.7 m
Pixel size

0 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: altitude from 83 to 84 m along the outline and at the centre of the parcel, a difference of 1 m.

BEFORE YOU BUY

Inspect banks, depressions and flow routes on site. Hillshade depends on simulated illumination and does not directly give elevation.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Nearby building footprints

Which building footprints occupy the parcel and surroundings?



1
Touching plot

0 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 74 published features, including 1 touching the parcel.

BEFORE YOU BUY

Compare footprints with permissions and current conditions. A mapped footprint is neither living area nor proof of compliance.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Sizes of neighbouring parcels

How large are neighbouring cadastral parcels?



4
Touching plot

0 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 110 published features, including 4 touching the parcel.

BEFORE YOU BUY

Compare the cadastral fabric with title and boundary surveys. Mapped area defines neither ownership nor access rights.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Terrain slopes

Where does the slope exceed 10% around the parcel?



1000 m
Frame width

3.1 m
Pixel size

49 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: no slope above 10% is mapped on the parcel. The image key explains the publisher's official categories in English. Nearest published zone or feature: approximately 49 m from the parcel boundary.

BEFORE YOU BUY

For a project, have actual levels surveyed. A mapped slope does not describe ground stability.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Recorded building heights

Which heights are recorded for neighbouring buildings?



1
Touching plot

0 m
Nearest distance

2000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 2000 m frame: 92 buildings with recorded heights, ranging from 2.1 to 12.2 m. The nearest is 0 m from the parcel boundary.

At this scale, features touching the parcel merge with its red outline.

BEFORE YOU BUY

IGN recorded heights have varying accuracy. Request a local survey for a project; this map does not calculate shadows or overlooking.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Recorded building uses

Which building uses are recorded around the site?



1
Touching plot

0 m
Nearest distance

2000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 2000 m frame: 92 records with this attribute. Main categories: Residential: 67; Agricultural: 14; Ancillary building: 11. Nearest distance from the parcel: 0 m.

At this scale, features touching the parcel merge with its red outline.

BEFORE YOU BUY

Buildings without a specified use are excluded from this map. Confirm actual activities and disturbance on site.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

CHAPTER 3 · ASSESSMENT

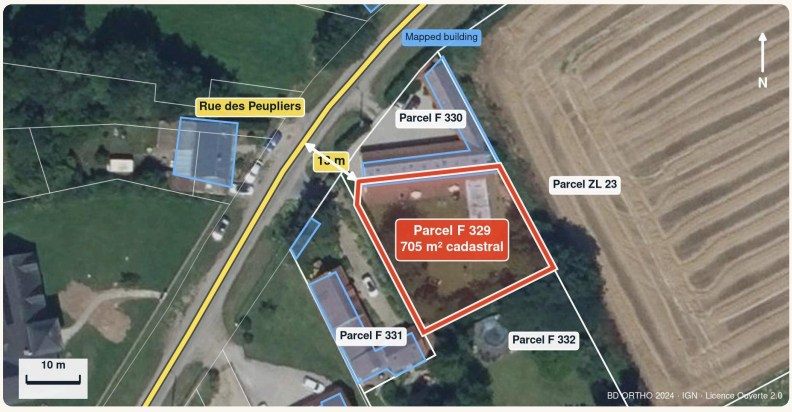
Historical images

ASSESSMENT OF PAGES 18–19

1 context

Context

Aerial photographs, 1950–1965: photographed in 1952, flight day not published, 72 years before the current view of 2024; today's outline over this photograph dates no construction.



Parcel F 329 · IGN aerial photo.

THIS PARCEL

Current cadastral outline on the IGN aerial photograph.

BASIS OF THIS READING

- Public cadastral and mapping records; no site inspection.

What the data says

READING	FINDING	PAGE
CONTEXT	Parcel 801330000F0329: photographed in 1952, flight day not published, 72 years before the current view of 2024; today's outline over this photograph dates no construction.	p. 19

TO SETTLE BEFORE A DEPOSIT

- Ask for records explaining visible changes

What this chapter asks you to do

ACTION	WHO	WHEN	BECAUSE, ON THIS PLOT	PAGE
Ask for records explaining visible changes	Seller	Before committing to the project	An aerial image is evidence of appearance, not permission	p. 18

The 2 data pages of this chapter

18 The parcel through time
19 Aerial photographs, 1950–1965

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THE PARCEL

The parcel through time

Public records

Historical IGN flights, all shown in the same geographic frame.



2004 (year only; exact date not published)

The red outline shows today's cadastral geometry over the historical photographs. Photo appearance alone does not date a permission or establish a legal use.

FLIGHT / CAPTURE DATE	ARCHIVE EDITION
1952 (year only; exact date not published)	1950–1965
2004 (year only; exact date not published)	2000–2005
2024 (year only; exact date not published)	Current aerial photo

IGN: BD ORTHO historique · IGN: BD ORTHO · Licence Ouverte 2.0 · checked 2026-11-16.

Aerial photographs, 1950–1965

What did the site look like in photographs from 1950 to 1965?

A / AERIAL PHOTOGRAPHS, 1950–1965



500 m
Frame width

0.4 m
Pixel size

0 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: photographed in 1952, flight day not published, 72 years before the current view of 2024; today's outline over this photograph dates no construction.

BEFORE YOU BUY

Compare visible changes with archives and permissions. The collection interval is not a construction date.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

CHAPTER 4 · ASSESSMENT

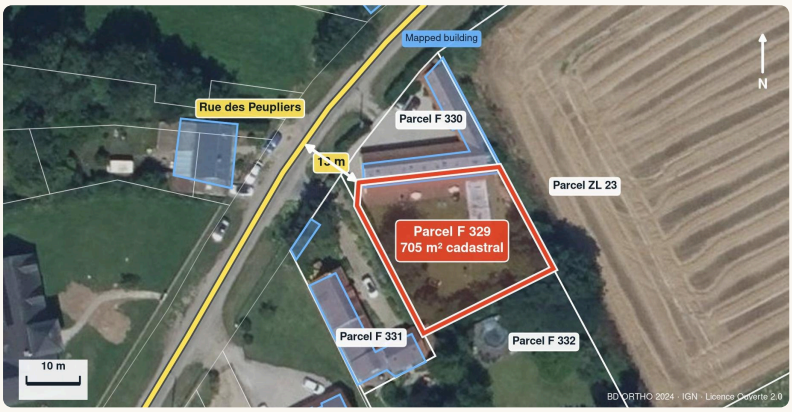
Planning and documents

ASSESSMENT OF PAGES 21–29

2 check first

Check first

Planning zones around the parcel: within the 1000 m frame, 3 published features, including 2 touching the parcel.



Parcel F 329 · IGN aerial photo.

THIS PARCEL

Current cadastral outline on the IGN aerial photograph.

BASIS OF THIS READING

- Public cadastral and mapping records; no site inspection.

What the data says

READING	FINDING	PAGE
CHECK FIRST	The municipality has a carte communale: it draws the sectors open to building and has no written rules of its own. The national planning rules apply.	p. 21
CHECK FIRST	Within the 1000 m frame: 3 published features, including 2 touching the parcel. ZC; ZnC	p. 21

TO SETTLE BEFORE A DEPOSIT

- Request a planning certificate

What this chapter asks you to do

ACTION	WHO	WHEN	BECAUSE, ON THIS PLOT	PAGE
Request a planning certificate	Brailly-Cornehotte planning department	Before committing to works	Recorded zone ZC	p. 21

The 9 data pages of this chapter

21 Planning zones around the parcel
22 What the planning records contain
23 Planning prescriptions
24 Classes near the parcel
25 Information annexed to the plan
26 Public utility easement areas
27 Outstanding heritage areas
28 Risk prevention plan areas
29 Planning annexes: full labels

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Planning zones around the parcel

Which carte communale sectors cover the parcel and its surroundings?



2
Touching plot

0 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 3 published features, including 2 touching the parcel. ZC; ZnC

BEFORE YOU BUY

Request a planning certificate describing the project.

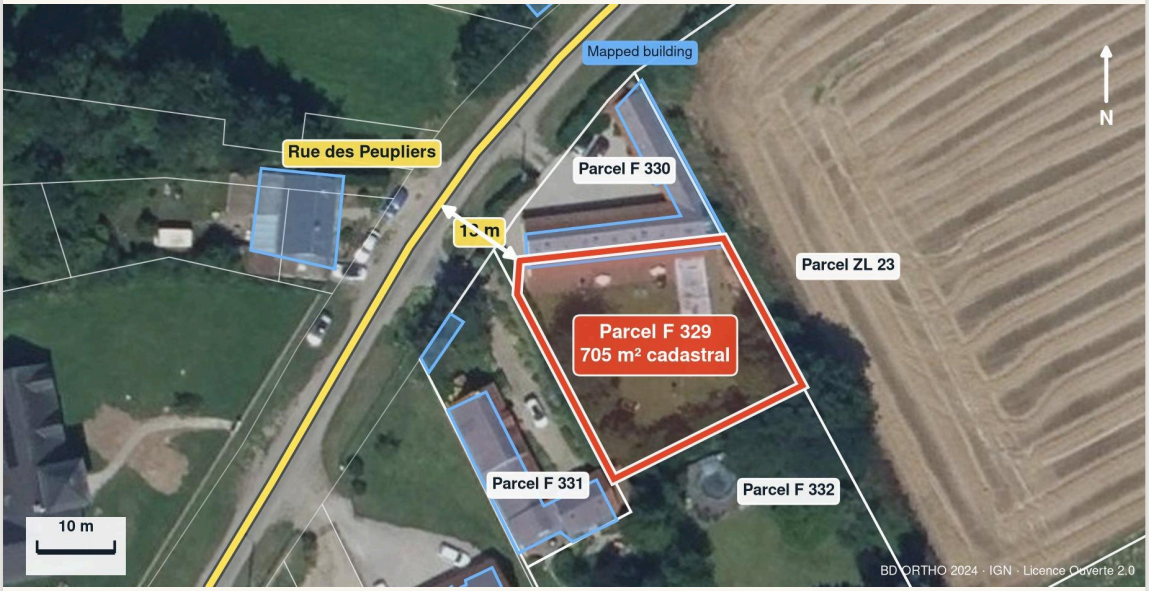
SOURCES AND LIMITS GPU / competent local authorities · Licence Ouverte 1.0 · 2026-11-16 · Full references: 90.

THE PARCEL

What the planning records contain

Documents to request

Official zone titles and publication dates are preserved in their original language.



The plot whose zoning was queried.

ZONE	COVERAGE	OFFICIAL TITLE	FEATURE VALIDITY (DATVALID)
ZC	100.0%	Secteur ou les constructions sont autorises	2019-12-03

Document version and feature date

Carte communale sector: GPU partition DU_80133.

GPU zone document (idurba): 80133_CC_20200225. Partition and idurba are separate fields; ask the planning office to confirm their correspondence and applicable edition.

The feature validity field is not the publication date of the current planning-document edition.

BEFORE DEFINING A BUILDING PROJECT

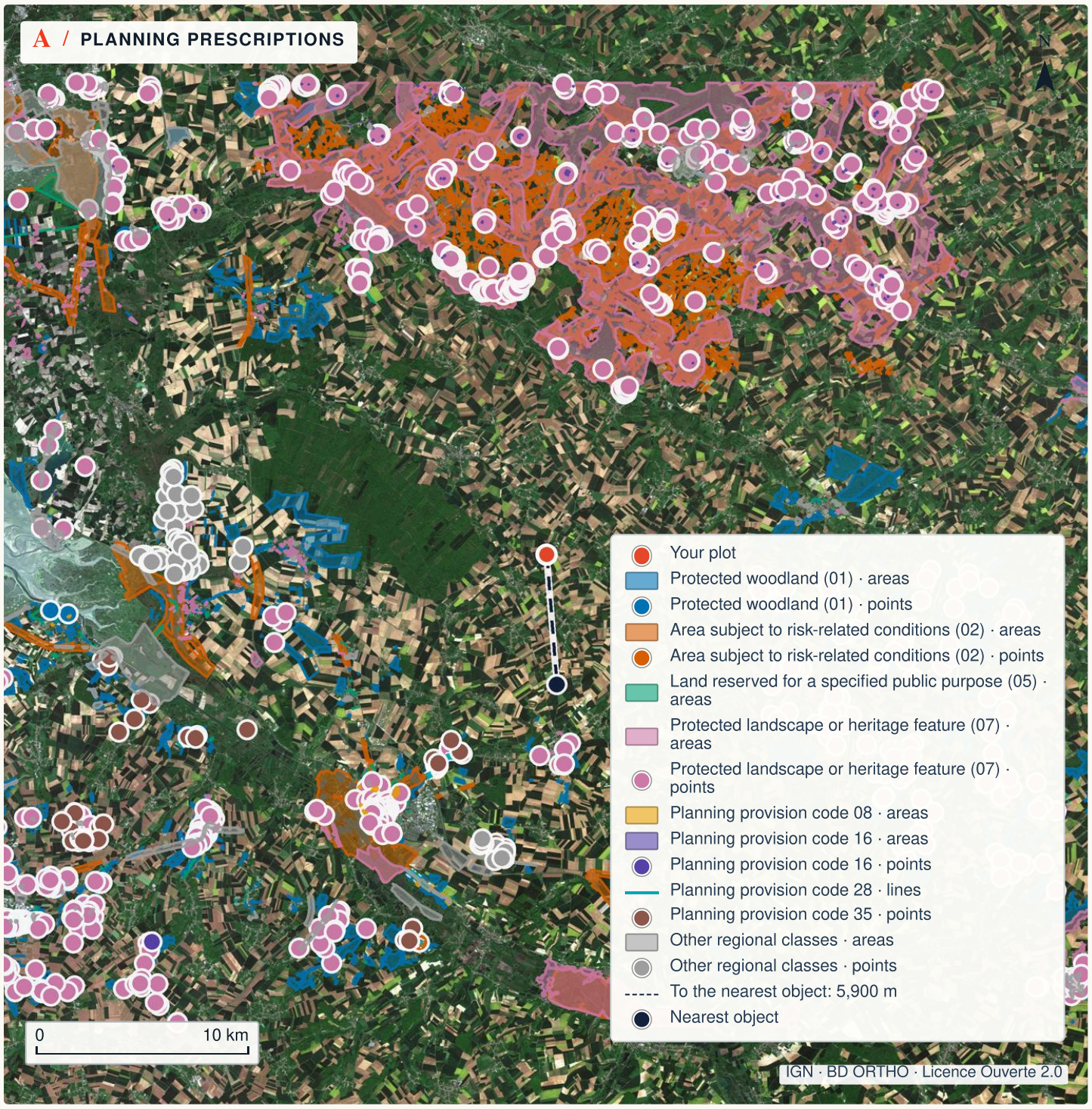
The national planning rules apply. Have height, setbacks and site coverage confirmed for your project.

Request a planning certificate describing your intended project and ask which plans and easements apply.

IGN / DGALN: Géoportail de l'Urbanisme · Licence Ouverte 1.0 · IGN / DGFiP: Parcellaire Express (PCI) · IGN: BD ORTHO · Licence Ouverte 2.0 · checked 2026-11-16.

Planning prescriptions

Which mapped planning prescriptions may affect works?



0

Touching plot

5900 m

Nearest distance

50000 m

Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 50000 m frame: 18792 published features, none touching the parcel. Nearest distance from its boundary: 5900 m.

BEFORE YOU BUY

Read the identified prescriptions and their written documents; the map alone does not define permitted works.

SOURCES AND LIMITS GPU / competent local authorities · Licence Ouverte 1.0 · 2026-11-16 · Full references: 90.

READING THE MAP

Classes near the parcel

Published classes

Planning prescriptions · Classes of records within 1000 m of the parcel and the nearest published record; other regional-frame classes are grouped in grey. Publisher wording is retained in French.

COLOUR ON MAP	KEY CLASS	PUBLISHER LABEL (FR)
Pink	Protected landscape or heritage feature (07)	chemin de randonnée

GPU / competent local authorities · Licence Ouverte 1.0 · 2026-11-16 · Full references: 90.

Information annexed to the plan

Which supplementary planning information is published around the site?



1
Touching plot

0 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 3 published features, including 1 touching the parcel. Perimetre autour des batiments soumis au Reglement Sanitaire Departemental

BEFORE YOU BUY

Ask the planning department for annexes corresponding to records touching the parcel.

SOURCES AND LIMITS GPU / competent local authorities · Licence Ouverte 1.0 · 2026-11-16 · Full references: 90.

Public utility easement areas

Which public easement areas are mapped nearby?



0
Touching plot

740 m
Nearest distance

5000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 5000 m frame: 9 published features, none touching the parcel. Nearest distance from its boundary: 740 m.

Nearest AC1 heritage record: 738 m.

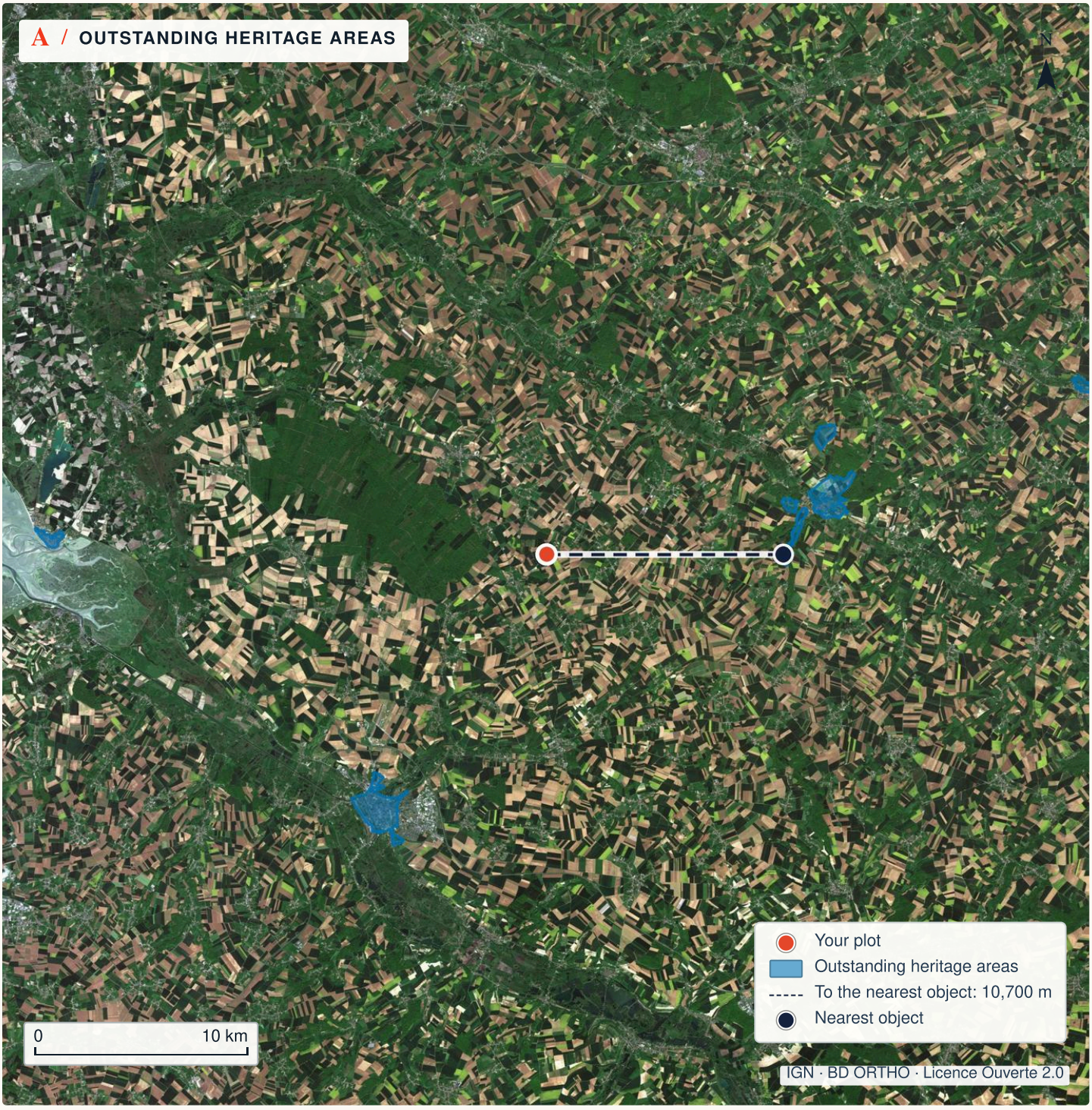
BEFORE YOU BUY

No published easement touches the parcel on this plan. Ask the notary to check private title easements.

SOURCES AND LIMITS GPU / competent local authorities · Licence Ouverte 1.0 · 2026-11-16 · Full references: 90.

Outstanding heritage areas

Does an outstanding heritage area concern the site?



0
Touching plot

10700 m
Nearest distance

50000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 50000 m frame: 6 published features, none touching the parcel. Nearest distance from its boundary: 10700 m.

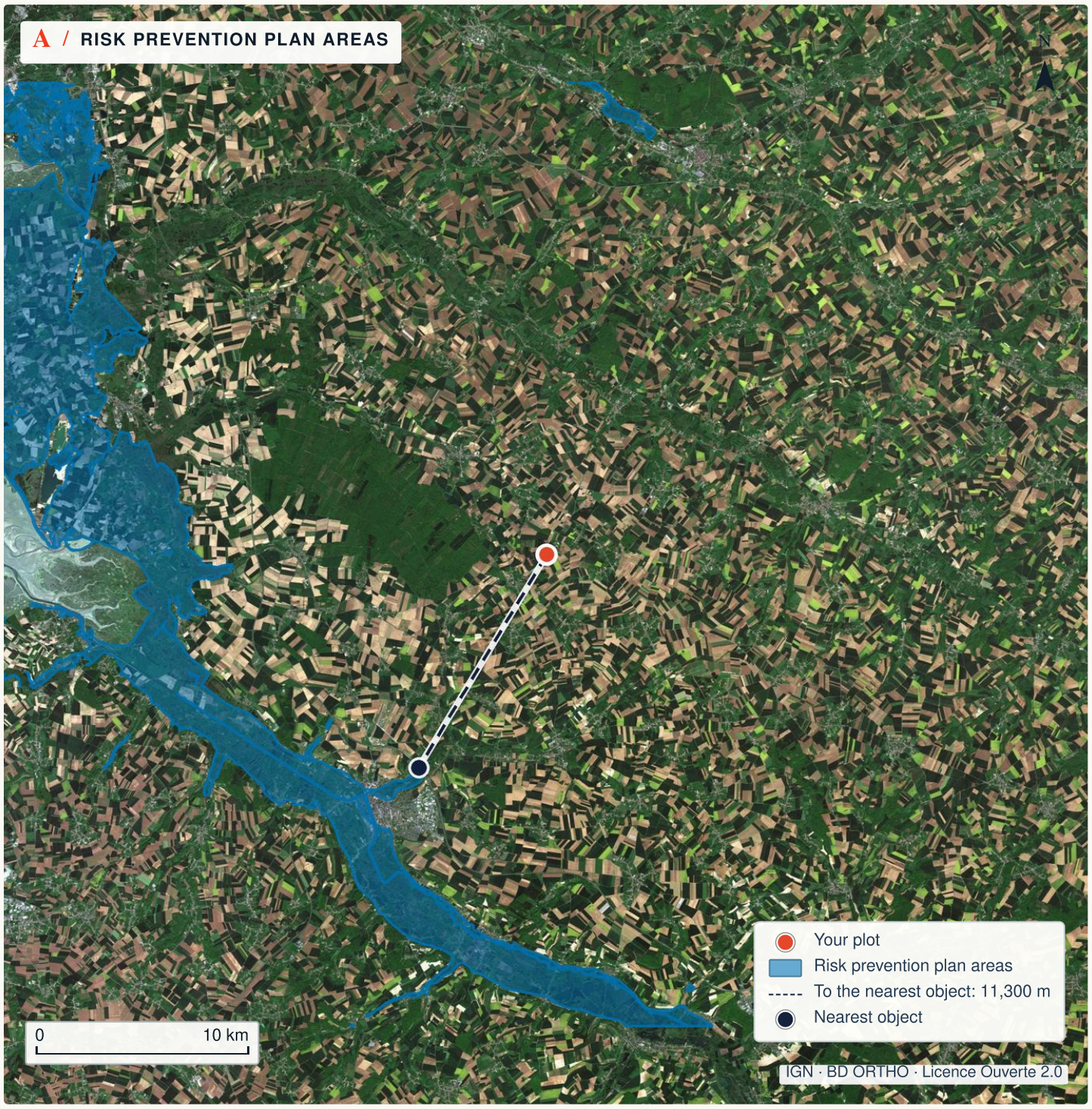
BEFORE YOU BUY

Request the protection document and appearance rules applicable to the project.

SOURCES AND LIMITS GPU / competent local authorities · Licence Ouverte 1.0 · 2026-11-16 · Full references: 90.

Risk prevention plan areas

Is a risk prevention plan area mapped nearby?



0

Touching plot

11300 m

Nearest distance

50000 m

Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 50000 m frame: 5 published features, none touching the parcel. Nearest distance from its boundary: 11300 m.

BEFORE YOU BUY

Request the applicable plan zoning and rules. An easement area alone does not describe hazard levels.

SOURCES AND LIMITS GPU / competent local authorities · Licence Ouverte 1.0 · 2026-11-16 · Full references: 90.

PLANNING

Planning annexes: full labels

To check

GPU records touching the cadastral outline; their wording does not replace the written rules.

RECORD ID	CODE	PUBLISHER LABEL AND TEXT	DOCUMENT AND REFERENCE
info_surf.1201523	99	Perimetre autour des batiments soumis au Reglement Sanitaire Departemental ; txt: perimetre ; nomfic: 80133_sectorisation_graphique_1_20200225.pdf	partition: DU_80133 ; idurba: 80133_CC_20200225

Labels from the French planning document; consult its current edition to define your project.

IGN / Géoportail de l'Urbanisme · Licence Ouverte 1.0

CHAPTER 5 · ASSESSMENT

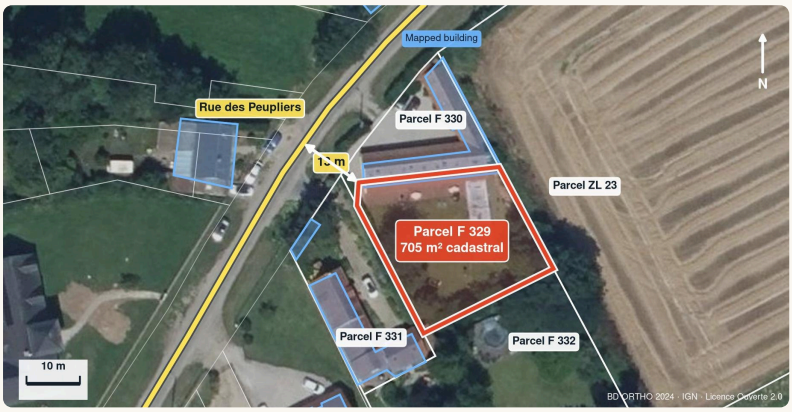
Nature and heritage

ASSESSMENT OF PAGES 31–35

1 check first

Check first

Regional nature parks: within the 1000 m frame, 1 published feature, including 1 touching the parcel.



Parcel F 329 · IGN aerial photo.

THIS PARCEL

Current cadastral outline on the IGN aerial photograph.

BASIS OF THIS READING

- Public cadastral and mapping records; no site inspection.

What the data says

READING	FINDING	PAGE
CHECK FIRST	Within the 1000 m frame: 1 published feature, including 1 touching the parcel. Baie de Somme Picardie maritime	p. 35

TO SETTLE BEFORE A DEPOSIT

- Confirm the applicable protection documents

What this chapter asks you to do

ACTION	WHO	WHEN	BECAUSE, ON THIS PLOT	PAGE
Confirm the applicable protection documents	Planning department / relevant authority	Before committing to the project	A nearby record alone does not establish the rule on the parcel	p. 35

The 5 data pages of this chapter

31 Natura 2000 habitat sites
32 Natura 2000 bird sites
33 Type I ecological inventories
34 Type II ecological inventories
35 Regional nature parks

Assembled on 16 Nov 2026 by fixed rules from the data pages named here; no AI model wrote this text. The build checks that every figure in it appears on a data page of this report. A reading of public data, not a survey, a valuation or legal advice.

Natura 2000 habitat sites

Does a Natura 2000 habitat site touch the site?



0
Touching plot

6700 m
Nearest distance

50000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 50000 m frame: 13 published features, none touching the parcel. Nearest distance from its boundary: 6700 m.

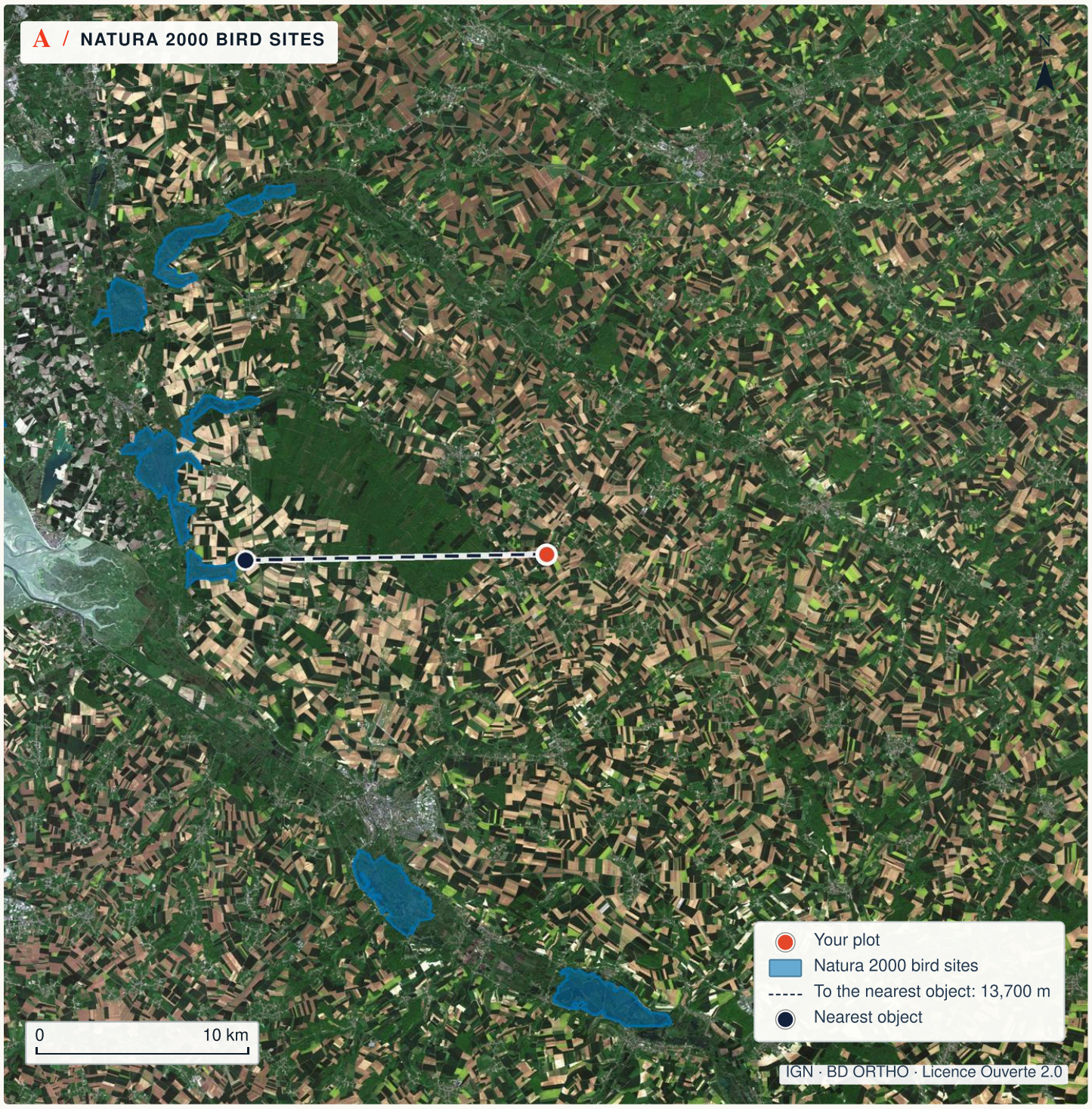
BEFORE YOU BUY

Request the site record and ask whether the project needs an assessment of effects.

SOURCES AND LIMITS MNHN / PatriNat · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Natura 2000 bird sites

Does a Natura 2000 bird site touch the parcel?



0

Touching plot

13700 m

Nearest distance

50000 m

Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 50000 m frame: 3 published features, none touching the parcel. Nearest distance from its boundary: 13700 m.

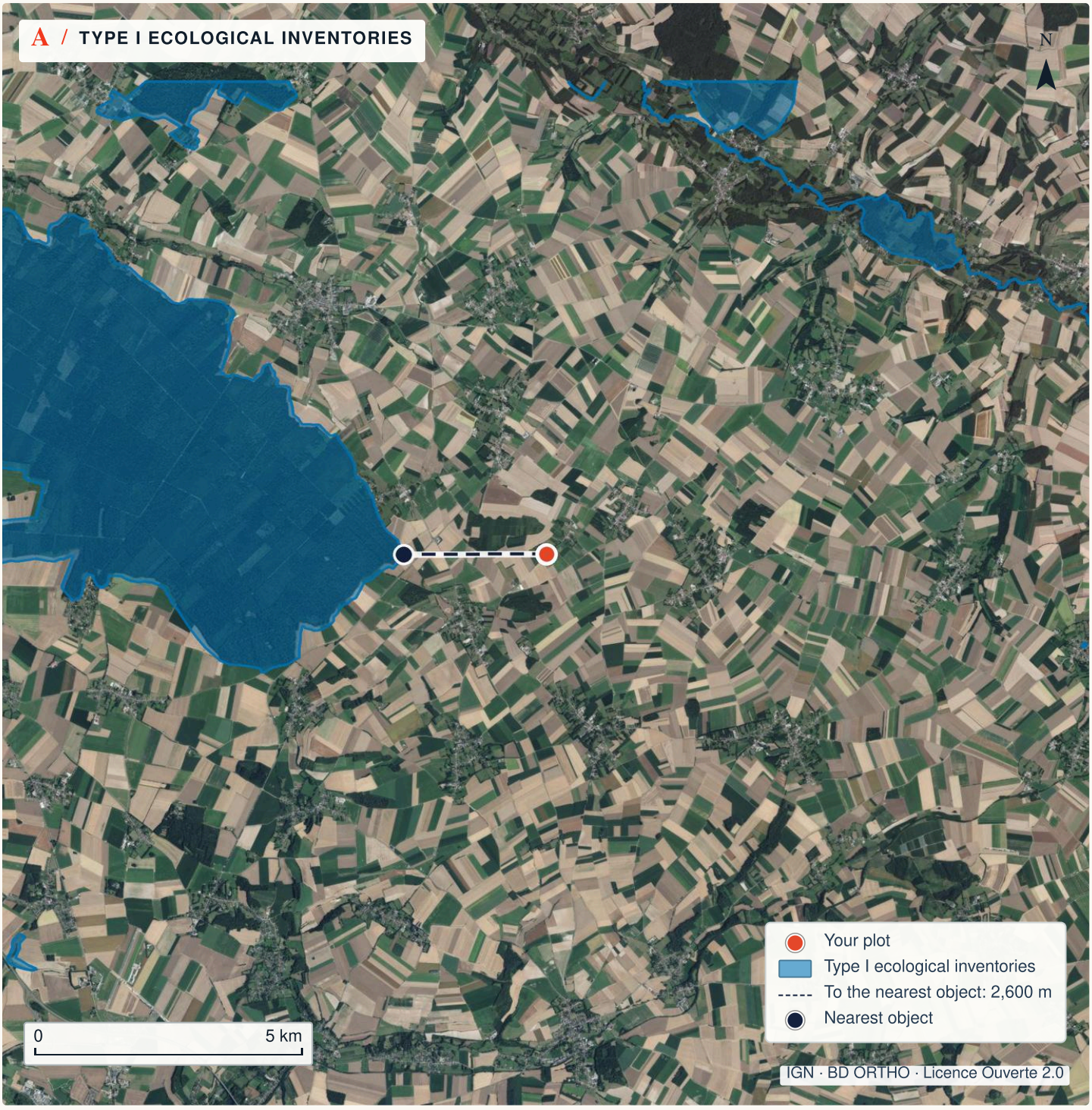
BEFORE YOU BUY

Review site objectives and potential effects of works or changes of use.

SOURCES AND LIMITS MNHN / PatriNat · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Type I ecological inventories

Does a type I ecological inventory area touch the parcel?



0
Touching plot

2600 m
Nearest distance

20000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 20000 m frame: 6 published features, none touching the parcel. Nearest distance from its boundary: 2600 m.

BEFORE YOU BUY

Read the recorded ecological interests. This inventory is not by itself a building permission or prohibition.

SOURCES AND LIMITS MNHN / PatriNat · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Type II ecological inventories

Which wider ZNIEFF ecological area surrounds the site?



0
Touching plot

6600 m
Nearest distance

50000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 50000 m frame: 9 published features, none touching the parcel. Nearest distance from its boundary: 6600 m.

BEFORE YOU BUY

Compare the wider ecological interests with the project and legally applicable protection.

SOURCES AND LIMITS MNHN / PatriNat · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Regional nature parks

Does the site lie within a regional nature park?



1
Touching plot

0 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 1 published feature, including 1 touching the parcel. Baie de Somme Picardie maritime

BEFORE YOU BUY

Read the charter and local planning documents; park designation alone does not establish buildability.

SOURCES AND LIMITS MNHN / PatriNat · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

CHAPTER 6 · ASSESSMENT

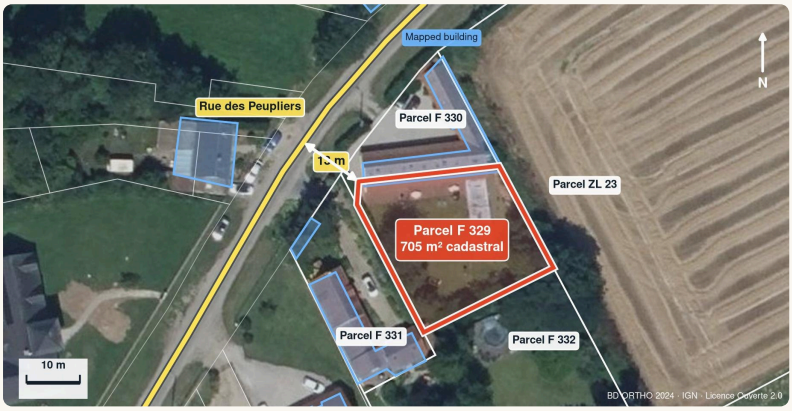
Flooding

ASSESSMENT OF PAGES 37–40

1 check first

Check first

River flooding: TRI medium scenario: this layer does not cover the parcel; the visible data describes the surroundings.



Parcel F 329 · IGN aerial photo.

THIS PARCEL

Current cadastral outline on the IGN aerial photograph.

BASIS OF THIS READING

- Public cadastral and mapping records; no site inspection.

What the data says

READING	FINDING	PAGE
CHECK FIRST	Parcel 801330000F0329: this layer does not cover the parcel; the visible data describes the surroundings. The image key explains the publisher's official categories in English. Nearest published zone or feature: approximately 11300 m from the parcel boundary.	p. 37

TO SETTLE BEFORE A DEPOSIT

- Obtain the applicable risk documents

What this chapter asks you to do

ACTION	WHO	WHEN	BECAUSE, ON THIS PLOT	PAGE
Obtain the applicable risk documents	Seller / planning department	Before committing to the project	Compare the transaction documents with the published observations.	p. 37

The 4 data pages of this chapter

37 River flooding: TRI medium scenario

38 Flood envelope: rivers and run-off

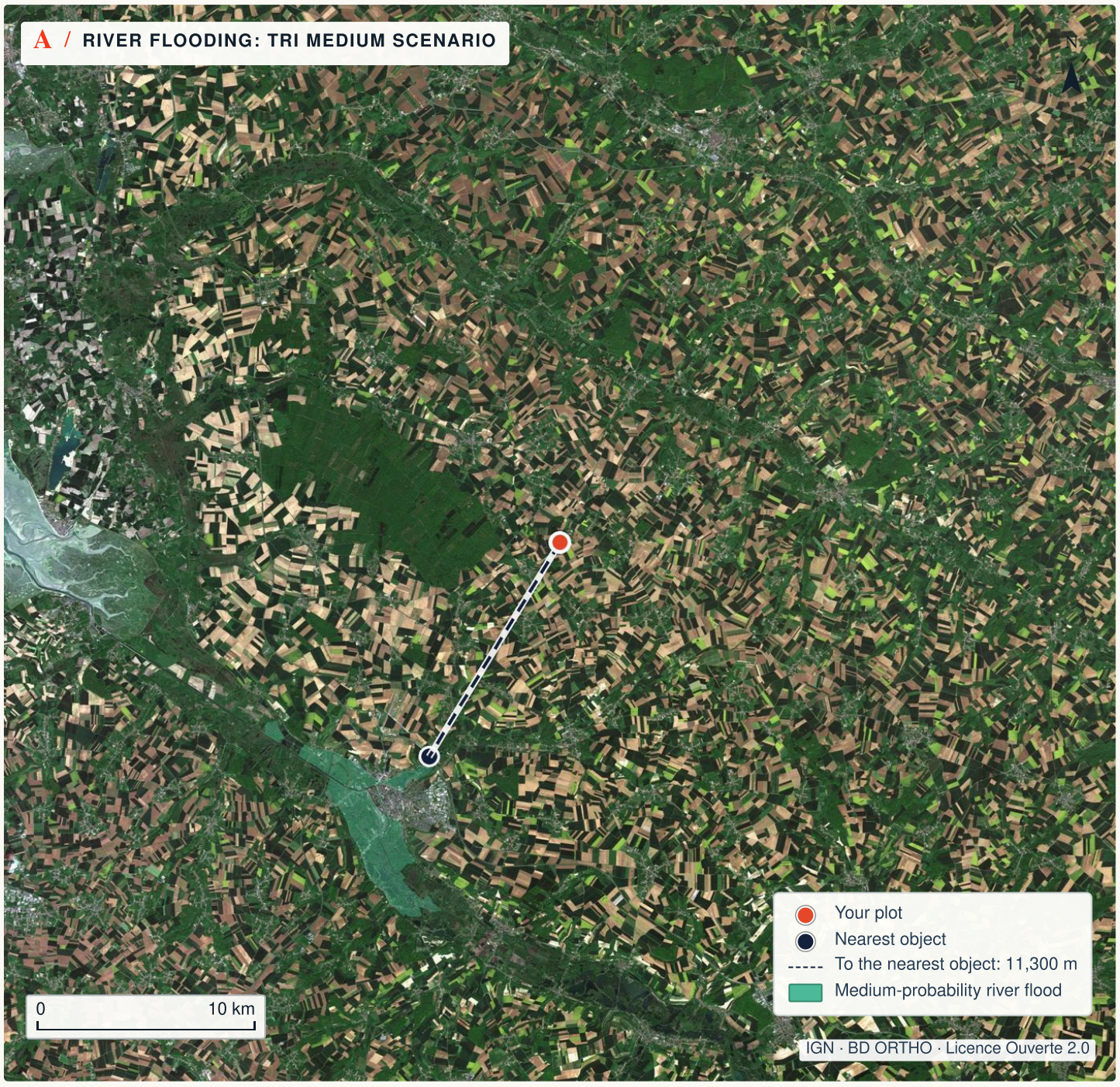
39 Flood envelope: the sea

40 Flooding: municipal records

Assembled on 16 Nov 2026 by fixed rules from the data pages named here; no AI model wrote this text. The build checks that every figure in it appears on a data page of this report. A reading of public data, not a survey, a valuation or legal advice.

River flooding: TRI medium scenario

Does the TRI medium river flood scenario reach the parcel?



50000 m
Frame width

35.7 m
Pixel size

11300 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: this layer does not cover the parcel; the visible data describes the surroundings. The image key explains the publisher's official categories in English. Nearest published zone or feature: approximately 11300 m from the parcel boundary.

BEFORE YOU BUY

Compare this scenario with the current PPRI and ERP. Other scenarios and flooding mechanisms are separate checks.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Flood envelope: rivers and run-off

Is the parcel inside the approximate envelope of river overflow?



1000 m
Frame width

0.7 m
Pixel size

97 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: the parcel is outside this envelope. The image key explains the publisher's official categories in English. Nearest published zone or feature: approximately 97 m from the parcel boundary.

BEFORE YOU BUY

A national inventory with no water depth or frequency. Compare it with the ERP and the prevention plan.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Flood envelope: the sea

Is the parcel inside the approximate envelope of sea flooding?



50000 m
Frame width

35.7 m
Pixel size

9800 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: the parcel is outside this envelope. The image key explains the publisher's official categories in English. Nearest published zone or feature: approximately 9800 m from the parcel boundary.

BEFORE YOU BUY

A national inventory with no water depth or frequency. Compare it with the ERP and the prevention plan.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

FLOODING

Flooding: municipal records

Official registers

What the official registers publish for the municipality.

2
Recognised disasters

1
Of which flooding

25 December 1999
Start of the latest flood

RECORD	PUBLISHED FOR THE MUNICIPALITY	DETAIL
Recognised natural disasters	1 for flooding, out of 2 recognised	Géorisques · CatNat orders

These are municipal registers, not a parcel-level risk location. Where regulatory polygons have not been read, the parcel's PPR zoning remains unverified; obtain the ERP and the zoning from the DDTM.

Compare the parcel with the seller's ERP.

Géorisques: GASPAR (atlases, plans, risks, natural disasters) · Licence Ouverte 2.0 · checked 2026-11-16

CHAPTER 7 · ASSESSMENT

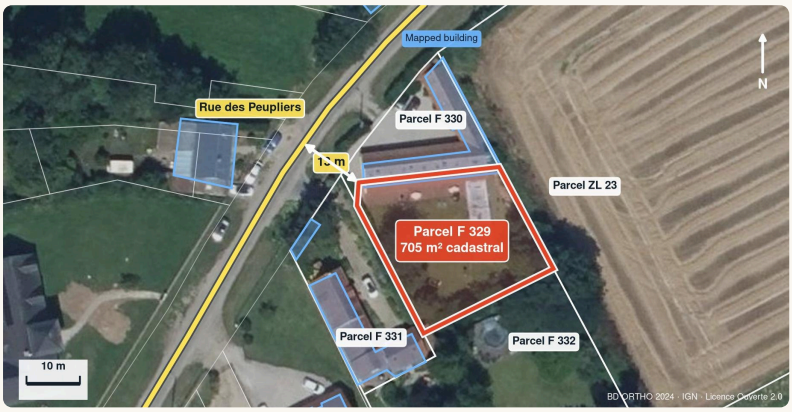
Natural hazards

ASSESSMENT OF PAGES 42–65

2 check first

Check first

Clay shrink and swell: on the parcel, medium clay shrink-swell exposure on about 100% of the area.



Parcel F 329 · IGN aerial photo.

THIS PARCEL

Current cadastral outline on the IGN aerial photograph.

BASIS OF THIS READING

- Public cadastral and mapping records; no site inspection.

What the data says

READING	FINDING	PAGE
CHECK FIRST	On the parcel: medium clay shrink-swell exposure on about 100% of the area.	p. 42
CHECK FIRST	Rising groundwater: regional context to check, with no value at parcel scale.	p. 44

TO SETTLE BEFORE A DEPOSIT

- Obtain the official risk statement (ERP)

What this chapter asks you to do

ACTION	WHO	WHEN	BECAUSE, ON THIS PLOT	PAGE
Obtain the official risk statement (ERP)	Seller / notary	Before signing	Public risk screening needs the transaction documents	p. 43

The 24 data pages of this chapter

42 Clay shrink and swell · 43 Published hazards for this parcel · 44 Regional groundwater · 45 Recorded ground movements · 46 Recorded underground cavities · 47 Regulatory seismic zoning · 48 Municipal radon potential · 49 Nearby regulated industrial installations · 50 Soil information sectors · 51 Sites subject to pollution investigation · 52 Historical industrial and service sites · 53 Detailed land cover · 54 Detailed land use · 55 Land artificialisation · 56 Regional bedrock lithological units · 57 Mapped streams and watercourses · 58 Lakes and water surfaces · 59 Woodland and woody vegetation · 60 Hedges around the parcel · 61 Public forests · 62 Distance from the tidal banks · 63 Declared agricultural crops · 64 Nearby borehole records · 65 Additional findings for this parcel

Assembled on 16 Nov 2026 by fixed rules from the data pages named here; no AI model wrote this text. The build checks that every figure in it appears on a data page of this report. A reading of public data, not a survey, a valuation or legal advice.

Clay shrink and swell

Which clay exposure is published at the parcel reference point?



2000 m
Frame width

1.4 m
Pixel size

0 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: on the parcel: medium clay shrink-swell exposure on about 100% of the area. The image key explains the publisher's official categories in English.

At this scale, features touching the parcel merge with its red outline.

BEFORE YOU BUY

Request existing ground studies and cracking history. The map class is not a foundation diagnosis.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

NATURAL HAZARDS

Published hazards for this parcel

Public records

Point observations and mapped zones have different scopes.

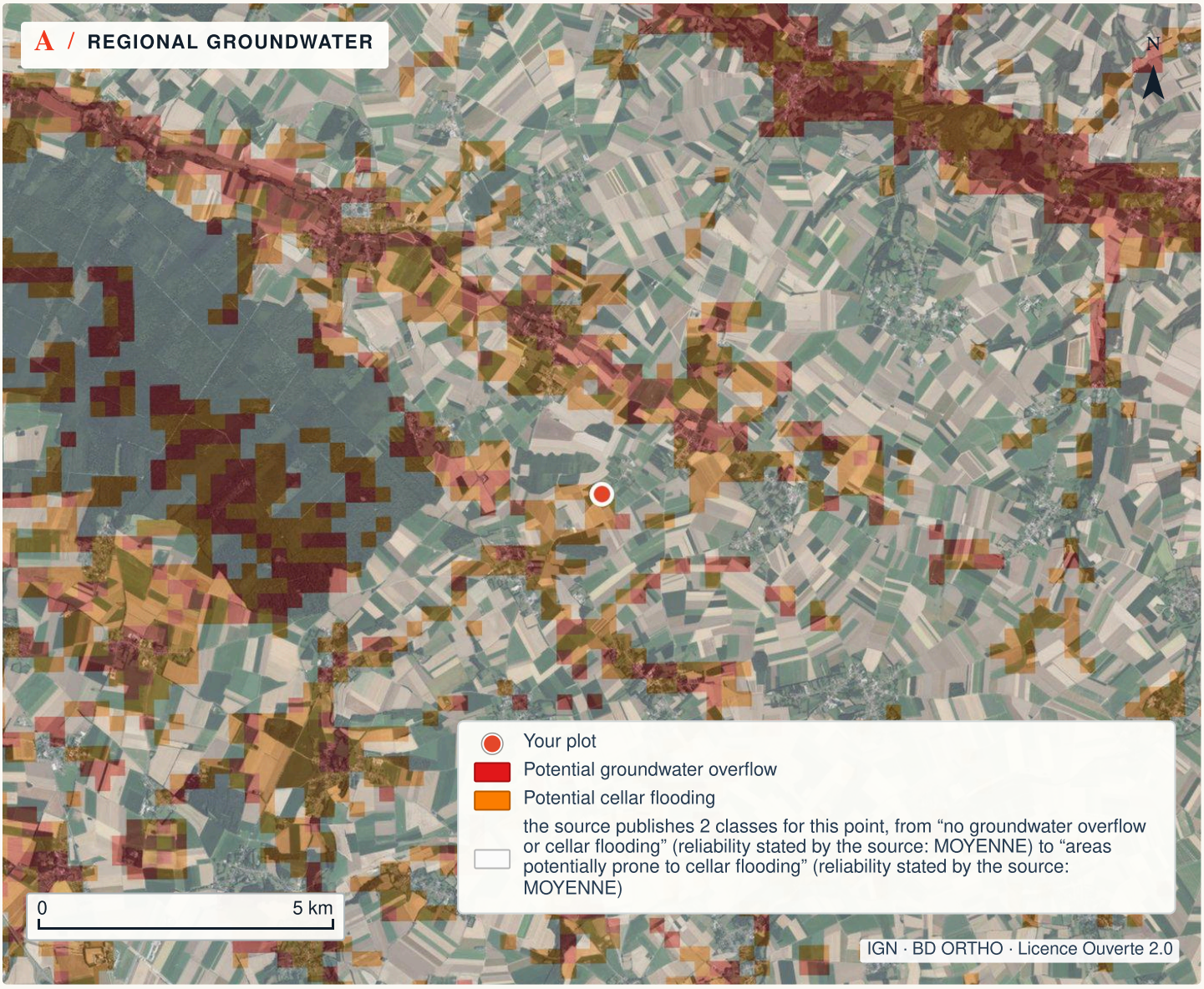
TOPIC	PUBLISHED READING
Clay shrink and swell	Parcel 801330000F0329: on the parcel: medium clay shrink-swell exposure on about 100% of the area. The image key explains the publisher's official categories in English.
River flooding: TRI medium scenario	Parcel 801330000F0329: this layer does not cover the parcel; the visible data describes the surroundings. The image key explains the publisher's official categories in English. Nearest published zone or feature: approximately 11300 m from the parcel boundary.
Regulatory seismic zoning	Parcel 801330000F0329: published value at the interior reference point: 1 - TRES FAIBLE. The image key explains the publisher's official categories in English.
Municipal radon potential	Parcel 801330000F0329: at the interior reference point: Low potential (category 1). The image key explains the publisher's official categories in English.
Regional groundwater	Parcel 801330000F0329: regional context, not a reading of the parcel: the source publishes 2 classes for this point, from "no groundwater overflow or cellar flooding" (reliability stated by the source: MOYENNE) to "areas potentially prone to cellar flooding" (reliability stated by the source: MOYENNE). The image key explains the publisher's official categories in English.
PPR	Search completed: no risk prevention plan published in the municipal register and no GPU PM1 / PM3 envelope on the parcel (5 layer features checked). This result does not cover a plan that is prescribed or being drafted: the seller's ERP states it.

Ask the seller for the risk statement (ERP). Check with the notary and the prefecture's information whether the sale calls for it; applicable regulated zones matter.

Géorisques / BRGM · https://www.georisques.gouv.fr/services · Licence Ouverte 2.0 · 2026-11-16

Regional groundwater

Which regional groundwater rise context surrounds the site?



20000 m
Frame width

16.1 m
Pixel size

0 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: regional context, not a reading of the parcel: the source publishes 2 classes for this point, from “no groundwater overflow or cellar flooding” (reliability stated by the source: MOYENNE) to “areas potentially prone to cellar flooding” (reliability stated by the source: MOYENNE). The image key explains the publisher’s official categories in English. The publisher’s key shows the hazard classes only, not the “no overflow” class.

At this scale, features touching the parcel merge with its red outline.

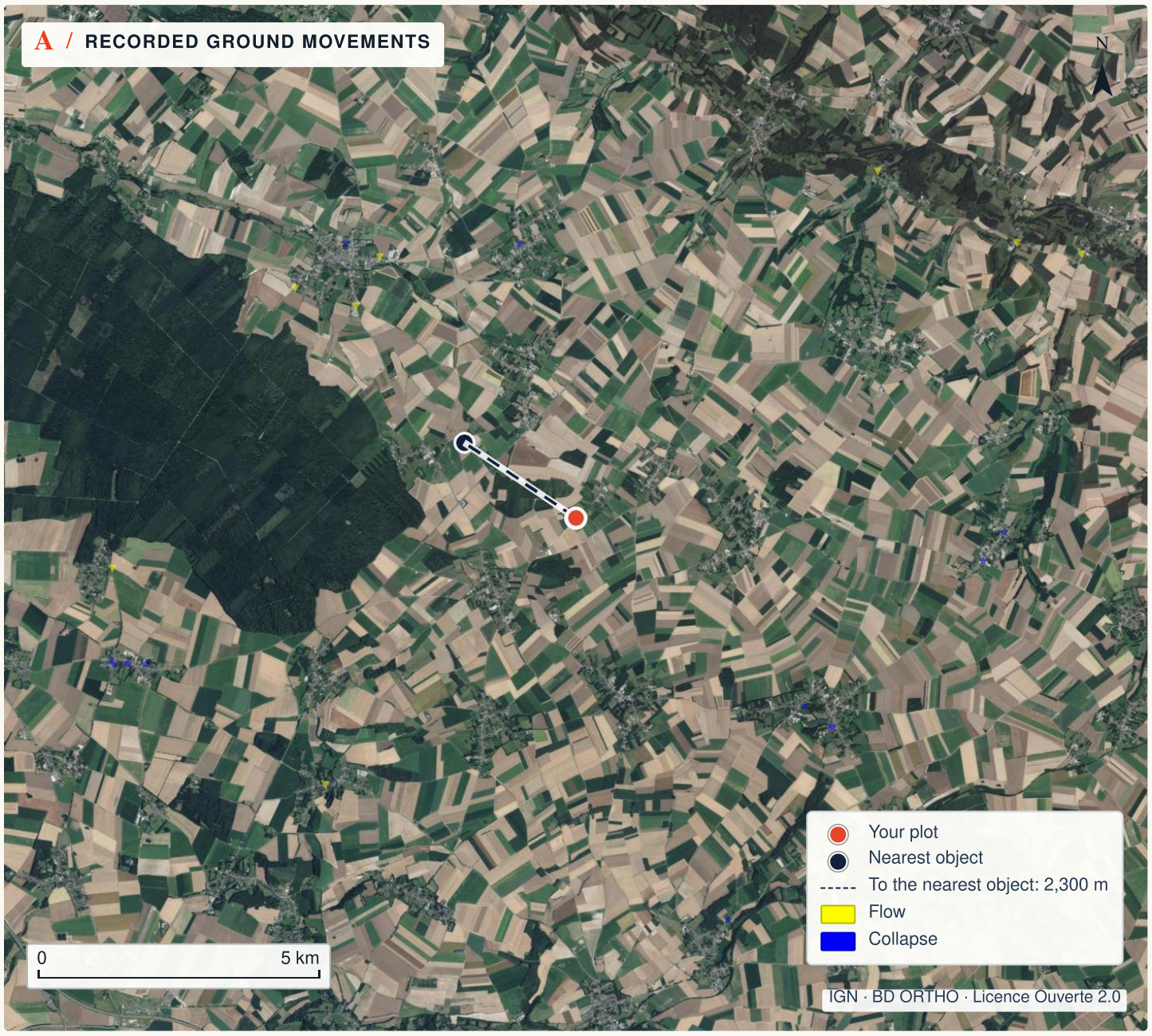
BEFORE YOU BUY

This regional map cannot assess the parcel or building. Request local studies and water-entry history.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Recorded ground movements

Which ground movements have been recorded nearby?



0
Touching plot

2300 m
Nearest distance

20000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: no object in this inventory lies on the parcel. The image key explains the publisher's official categories in English. Nearest published object (Effondrement / Affaissement, Route de Marcheville, Ferme du château de Froyelels): approximately 2300 m from the parcel boundary. The black dot gives its record's coordinates: the published symbol may sit elsewhere or be absent at this scale.

BEFORE YOU BUY

Read records for nearby events and ask whether studies or repairs concern this parcel.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Recorded underground cavities

Are underground cavities recorded near the parcel?



0
Touching plot

2000 m
Nearest distance

10000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: no object in this inventory lies on the parcel. The image key explains the publisher's official categories in English. Nearest published object (Ferme du château de Froyelles, route de Marcheville, ouvrage civil): approximately 2000 m from the parcel boundary. The black dot gives its record's coordinates: the published symbol may sit elsewhere or be absent at this scale.

BEFORE YOU BUY

Read records for nearby cavities. No inventory point does not establish the absence of underground voids.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Regulatory seismic zoning

Which regulatory seismic zone concerns the parcel?



5000 m
Frame width

3.6 m
Pixel size

0 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: published value at the interior reference point: 1 - TRES FAIBLE. The image key explains the publisher's official categories in English.

At this scale, features touching the parcel merge with its red outline.

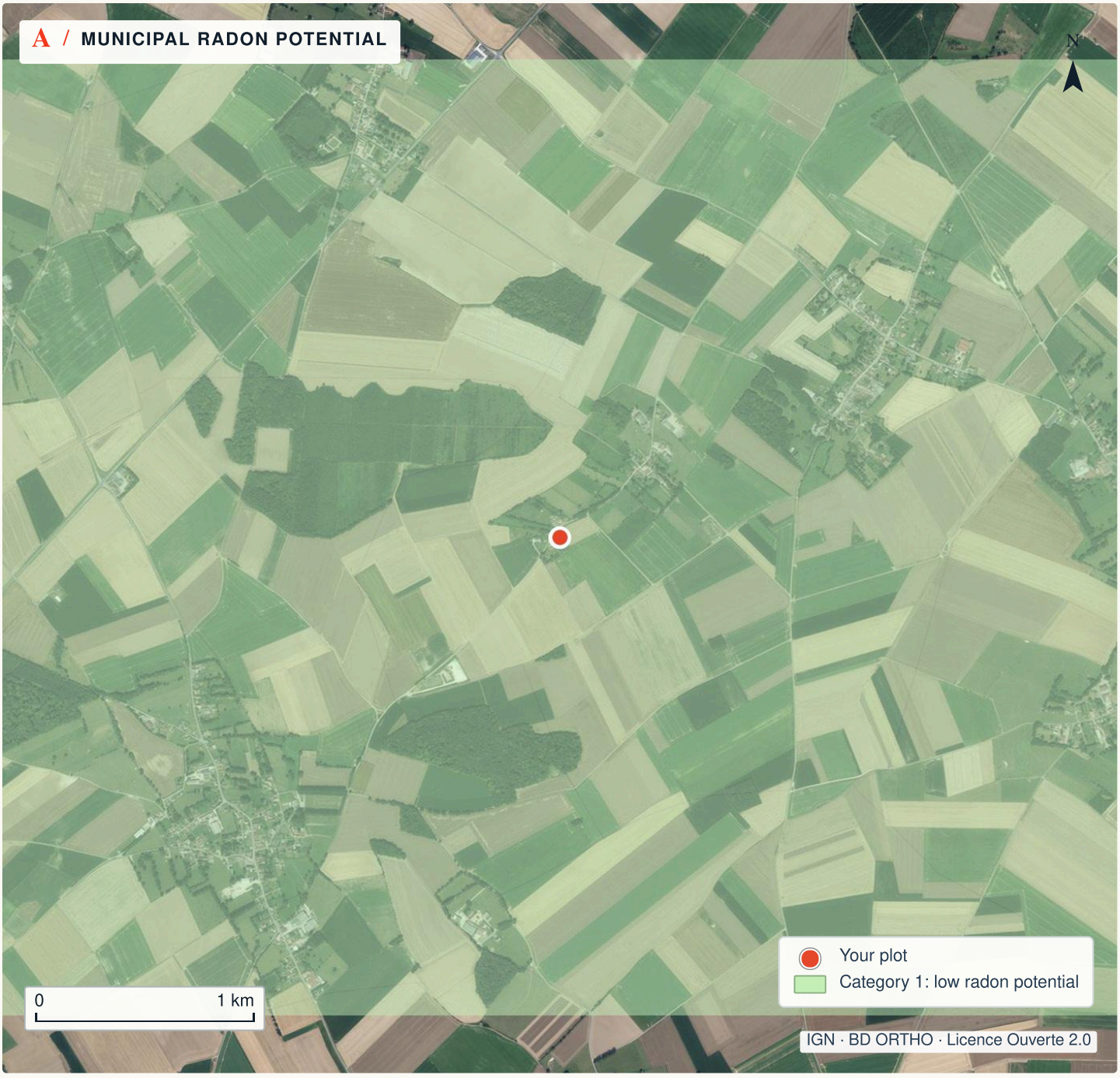
BEFORE YOU BUY

Have the relevant professional determine project construction requirements; zoning does not describe an existing building's resistance.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Municipal radon potential

Which radon potential is published for the municipality?



5000 m
Frame width

3.6 m
Pixel size

0 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: at the interior reference point: Low potential (category 1). The image key explains the publisher's official categories in English.

At this scale, features touching the parcel merge with its red outline.

BEFORE YOU BUY

For an existing building, request indoor measurements and review ventilation. A municipal class is not a dwelling measurement.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Nearby regulated industrial installations

Which regulated installations are mapped near the site?



0
Record points on plot

800 m
Distance to record

5000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: no object in this inventory lies on the parcel. Nearest published object (PREST'AGRI): approximately 800 m from the parcel boundary. The black dot gives its record's coordinates: the published symbol may sit elsewhere or be absent at this scale.

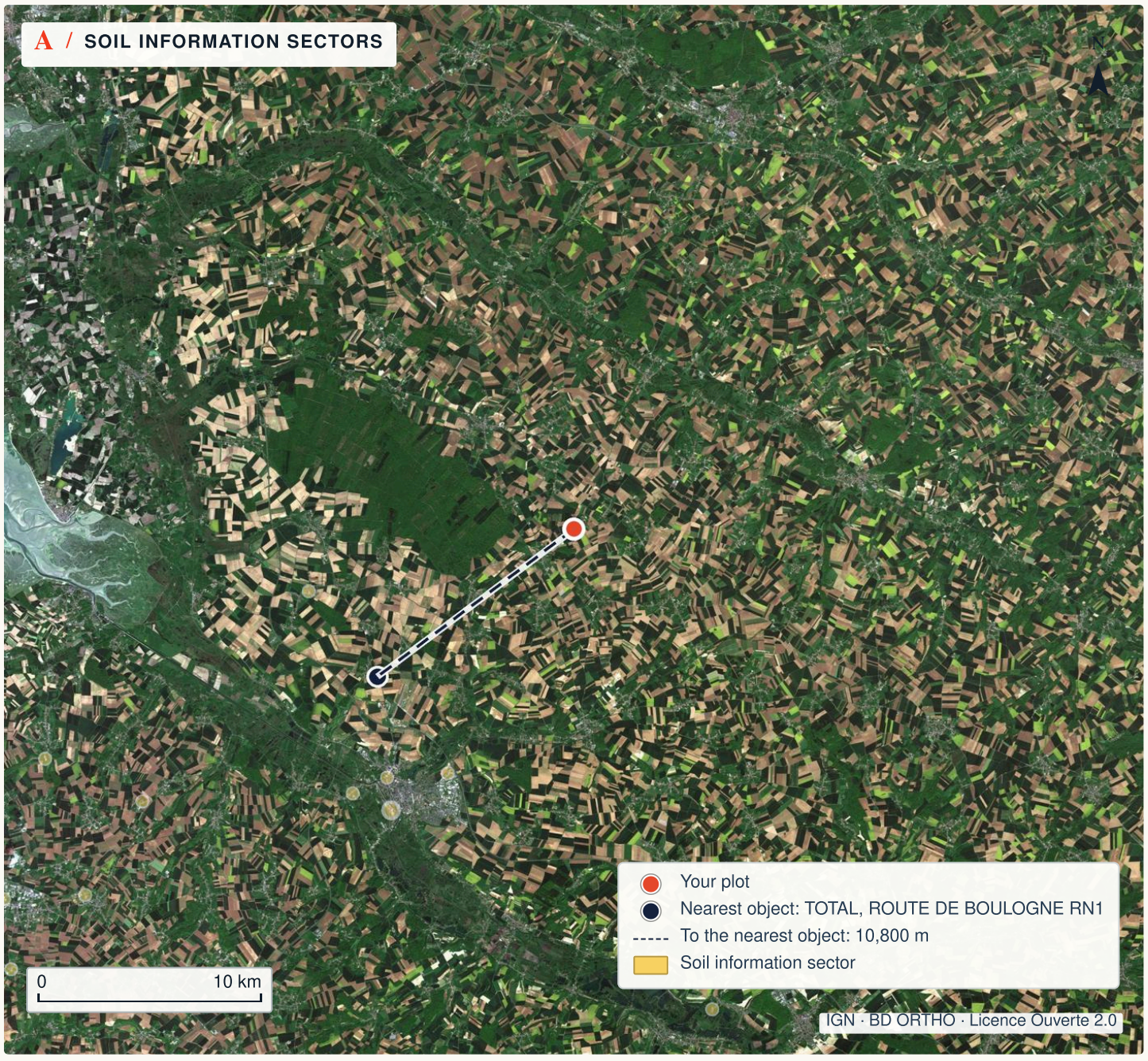
BEFORE YOU BUY

Read nearby installation records and decisions; an inventory point measures neither noise nor pollution on the parcel.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Soil information sectors

Does a soil information sector touch the parcel?



0

Record points on plot

10800 m

Distance to record

50000 m

Frame width

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: no object in this inventory lies on the parcel. The image key explains the publisher's official categories in English. Nearest published object (TOTAL, ROUTE DE BOULOGNE RN1): approximately 10800 m from the parcel boundary. The black dot gives its record's coordinates: the published symbol may sit elsewhere or be absent at this scale.

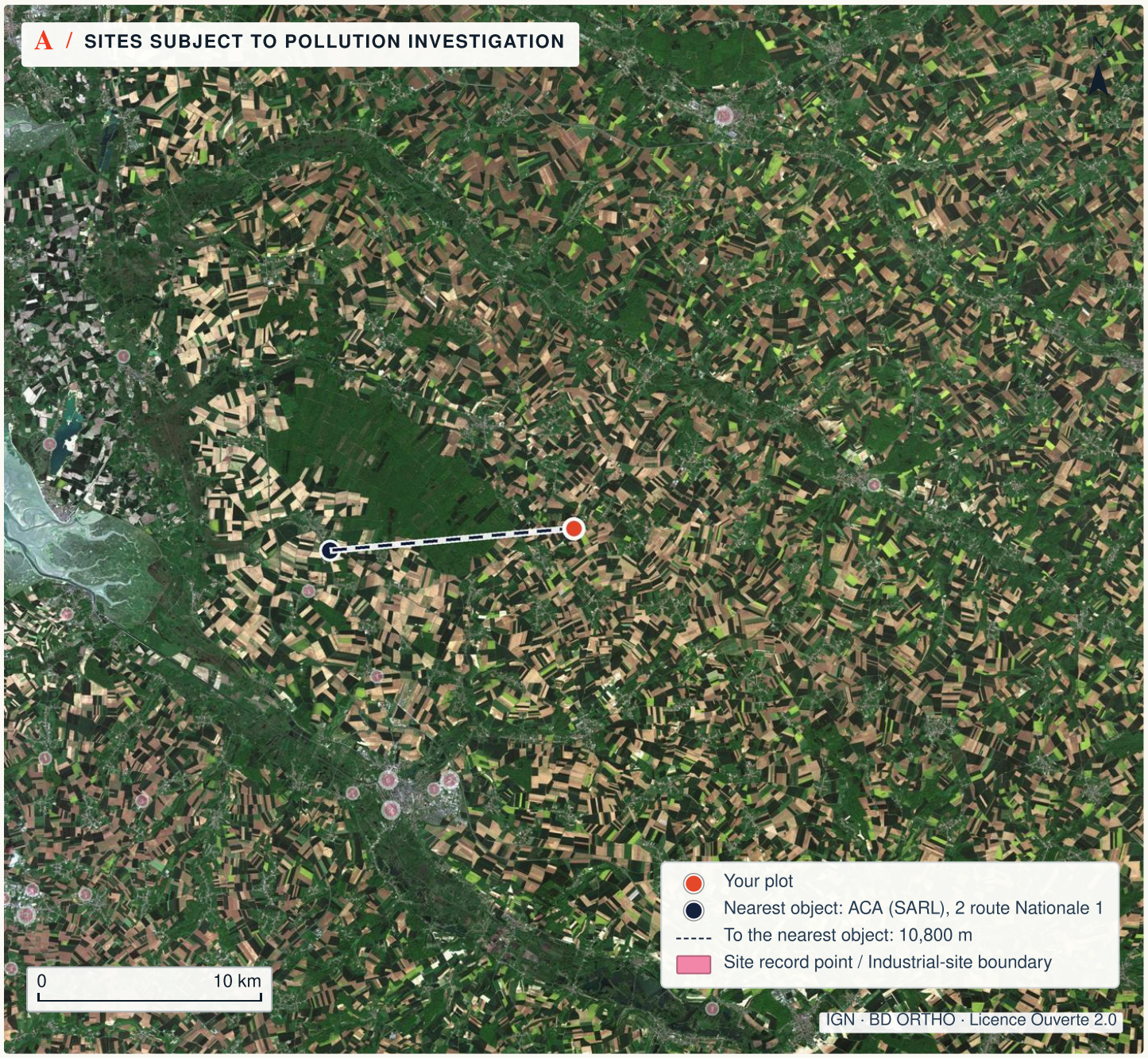
BEFORE YOU BUY

Request the sector record and available studies before changing use or disturbing the ground.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Sites subject to pollution investigation

Are sites under pollution investigation mapped nearby?



0

Record points on plot

10800 m

Distance to record

50000 m

Frame width

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: no object in this inventory lies on the parcel. The image key explains the publisher's official categories in English. Nearest published object (ACA (SARL), 2 route Nationale 1): approximately 10800 m from the parcel boundary. The black dot gives its record's coordinates: the published symbol may sit elsewhere or be absent at this scale.

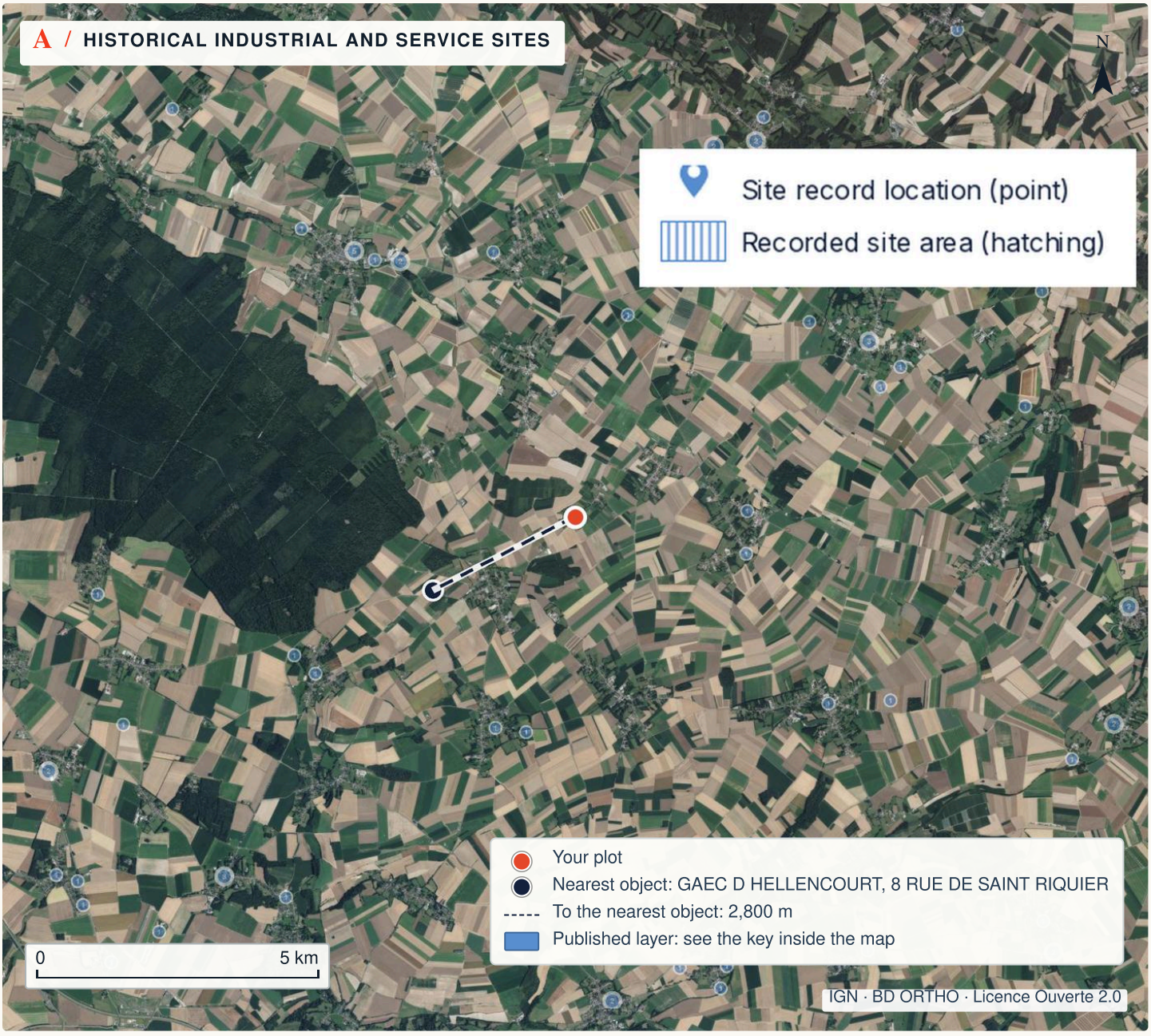
BEFORE YOU BUY

Read case files and prescribed measures. Proximity does not prove contamination of this parcel.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Historical industrial and service sites

Which historical industrial activities are recorded nearby?



0

Record points on plot

2800 m

Distance to record

20000 m

Frame width

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: no object in this inventory lies on the parcel. The image key explains the publisher's official categories in English. Nearest published object (GAEC D HELLENCOURT, 8 RUE DE SAINT RIQUIER): approximately 2800 m from the parcel boundary. The black dot gives its record's coordinates: the published symbol may sit elsewhere or be absent at this scale.

BEFORE YOU BUY

Check parcel history and nearby records. CASIAS lists past activities without establishing current contamination.

SOURCES AND LIMITS Ministère de la Transition écologique / BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Detailed land cover

Which land-cover types surround the parcel?



1000 m
Frame width

1.5 m
Pixel size

0 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: several classes meet at the interior reference point, the map shows how they divide: CS2.2.1: herbaceous formations ; CS1.1.1.1: built-up areas. The image key explains the publisher's official categories in English.

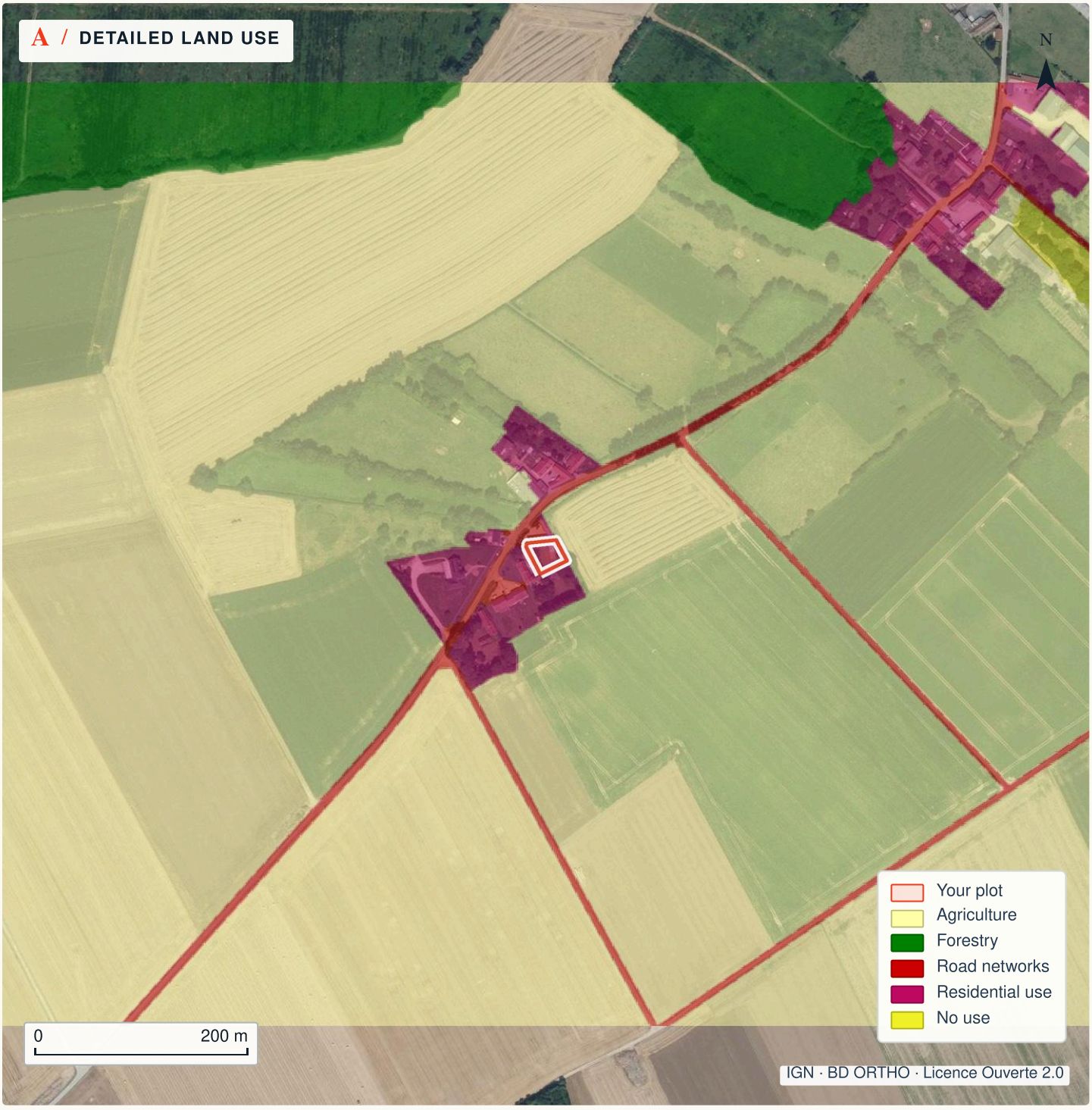
BEFORE YOU BUY

Compare the OCS GE edition with current conditions. Classes describe observed cover, not a right to build.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Detailed land use

Which land uses are mapped around the site?



1000 m
Frame width

1.5 m
Pixel size

0 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: at the interior reference point: US5: residential use. The image key explains the publisher's official categories in English.

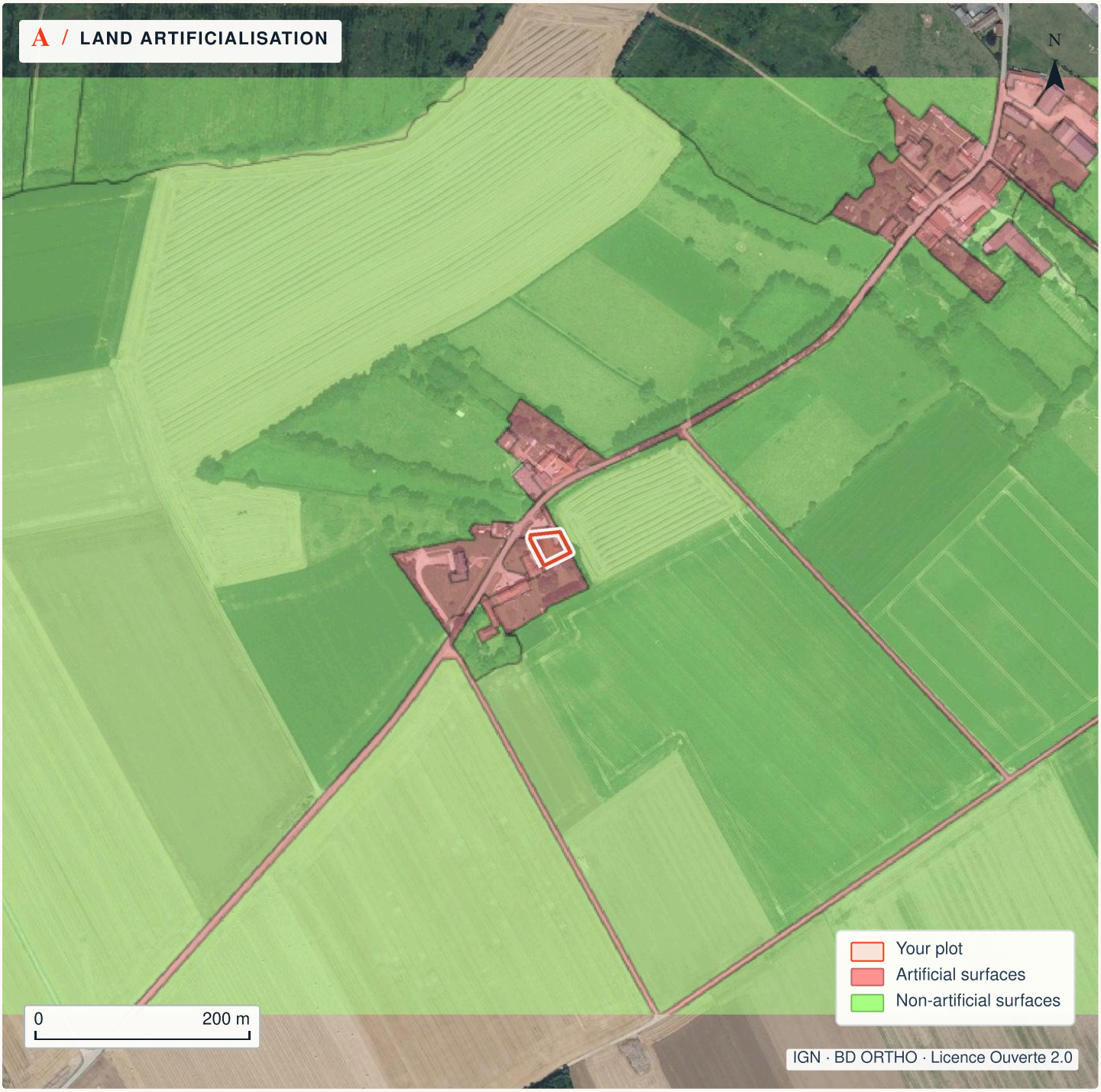
BEFORE YOU BUY

Compare observed uses with uses permitted by planning documents; they are separate information.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Land artificialisation

Which land artificialisation is published around the parcel?



1000 m
Frame width

1.5 m
Pixel size

0 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: at the interior reference point: artificialised land in the OCS GE classification. The image key explains the publisher's official categories in English.

BEFORE YOU BUY

Check the edition and product definitions. Mapped status is not a planning decision.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Regional bedrock lithological units

Which regional geological setting surrounds this parcel?



10000 m
Frame width

7.1 m
Pixel size

0 m
Nearest mapped data

WHAT IT MEANS FOR YOUR PLOT

Parcel 801330000F0329: regional context, not a reading of the parcel: Craie (roches sédimentaires). The image key explains the publisher's official categories in English.

At this scale, features touching the parcel merge with its red outline.

BEFORE YOU BUY

Regional mapping at one million scale does not replace a parcel geotechnical investigation.

SOURCES AND LIMITS BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Mapped streams and watercourses

Which streams or flow routes are mapped near the site?



0
Touching plot

2700 m
Nearest distance

20000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 20000 m frame: 173 published features, none touching the parcel. Nearest distance from its boundary: 2700 m.

BEFORE YOU BUY

Check actual flow and local rules. A hydrographic line establishes neither permanent flow nor abstraction permission.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Lakes and water surfaces

Which lakes or water surfaces are close to the site?



0
Touching plot

1700 m
Nearest distance

10000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 10000 m frame: 17 published features, none touching the parcel. Nearest distance from its boundary: 1700 m.

BEFORE YOU BUY

Check boundaries, water levels and rules for works near water.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Woodland and woody vegetation

Which woodlands and woody vegetation surround the site?



0
Touching plot

64 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 11 published features, none touching the parcel. Nearest distance from its boundary: 64 m. Two separate IGN inventories: zone_de_vegetation, Haie polygons, nearest 64 m; haie, lines, nearest 0 m. Each minimum covers its own layer, not all hedges.

BEFORE YOU BUY

Check current conditions and protection before clearing woodland or felling trees.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Hedges around the parcel

Where are hedges mapped around the parcel?



1
Touching plot

0 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 48 published features, including 1 touching the parcel. Two separate IGN inventories: zone_de_vegetation, Haie polygons, nearest 64 m; haie, lines, nearest 0 m. Each minimum covers its own layer, not all hedges.

BEFORE YOU BUY

Check hedge presence and planning or agricultural protection before altering it.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Public forests

Is public woodland close to the site?



0
Touching plot

3300 m
Nearest distance

20000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 20000 m frame: 1 published feature, none touching the parcel. Nearest distance from its boundary: 3300 m.

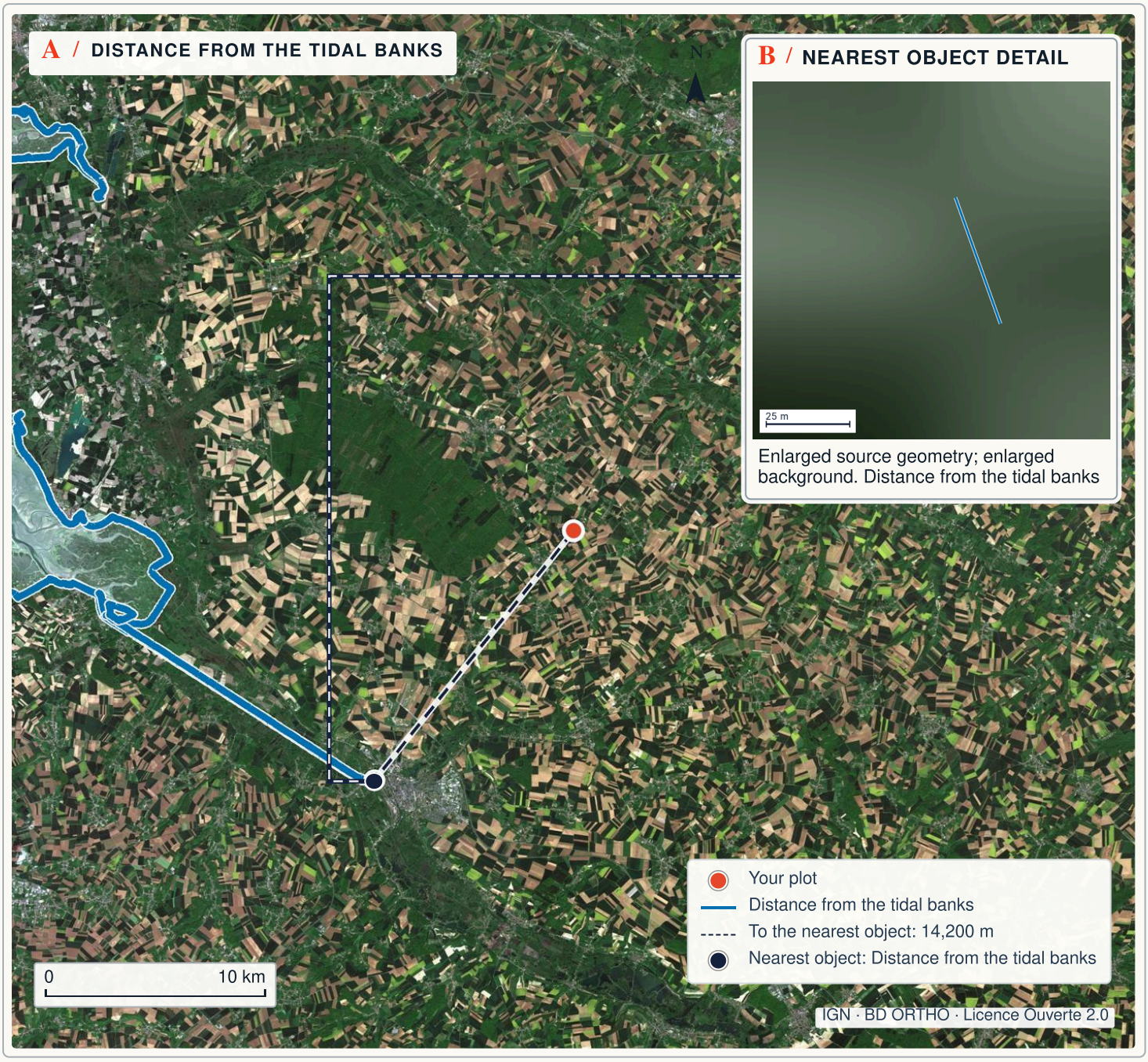
BEFORE YOU BUY

Check the manager and access rules; mapping creates no right of way from the parcel.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Distance from the tidal banks

How far away are the tidal banks?



0

Touching plot

14200 m

Nearest distance

50000 m

Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 50000 m frame: 34 published features, none touching the parcel. Nearest distance from its boundary: 14200 m. BD TOPO gives the type “salt-water limit, maritime affairs limit, transverse limit of the sea” and the level “highest water” here: these lines follow the banks of an estuary or tidal river, not an open shore, and the distance is to those banks.

BEFORE YOU BUY

This line follows tidal banks; it describes neither flooding nor shore erosion.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Declared agricultural crops

Which agricultural crops were declared in 2025 around the site?



1
Touching plot

0 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 36 published features, including 1 touching the parcel. Declared crop touching the parcel: Maize (excluding sweetcorn) (MIS).

BEFORE YOU BUY

Check current uses, leases and agricultural rules. An RPG declaration does not prove ownership or an operating right.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90. · RPG 2025, crop declaration year

Nearby borehole records

Which borehole records document the nearby subsurface?



0
Touching plot

69 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 2 published BSS records, none touching the parcel. The nearest lies 69 m away.

BEFORE YOU BUY

Request logs and reports for relevant records. Their location and depth do not by themselves describe ground beneath a building.

SOURCES AND LIMITS BRGM · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

PUBLIC RECORDS

Additional findings for this parcel

Findings

These findings distinguish searches with no published feature from sources that could not be read.

TOPIC	FINDING	SOURCE	DATE
Mapped reservoirs	Within the 50000 m frame: 285 published features, none touching the parcel. Nearest distance from its boundary: 4800 m.	IGN	2026-11-16

IGN · Licence Ouverte 2.0: see the detailed source register.

CHAPTER 8 · ASSESSMENT

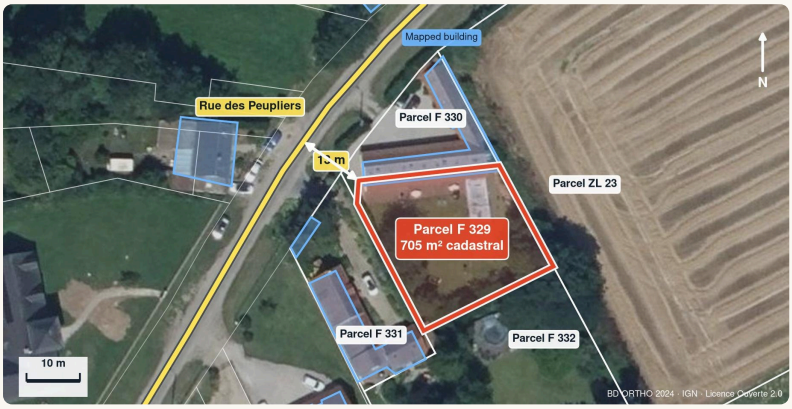
Roads and networks

ASSESSMENT OF PAGES 67–75

1 check first

Check first

Indicative carriageway widths: within the 1000 m frame, 28 published features, none touching the parcel.



Parcel F 329 · IGN aerial photo.

THIS PARCEL

Current cadastral outline on the IGN aerial photograph.

BASIS OF THIS READING

- Public cadastral and mapping records; no site inspection.

What the data says

READING	FINDING	PAGE
CHECK FIRST	Within the 1000 m frame: 28 published features, none touching the parcel. Nearest distance from its boundary: 13 m. Distance to the road centreline selected after excluding private or unsuitable access links: 12.7 m.	p. 67

TO SETTLE BEFORE A DEPOSIT

- Verify access rights and connection arrangements

What this chapter asks you to do

ACTION	WHO	WHEN	BECAUSE, ON THIS PLOT	PAGE
Verify access rights and connection arrangements	Notary / network operator	Before committing to the project	Public geometry is a locator, not a contract	p. 67

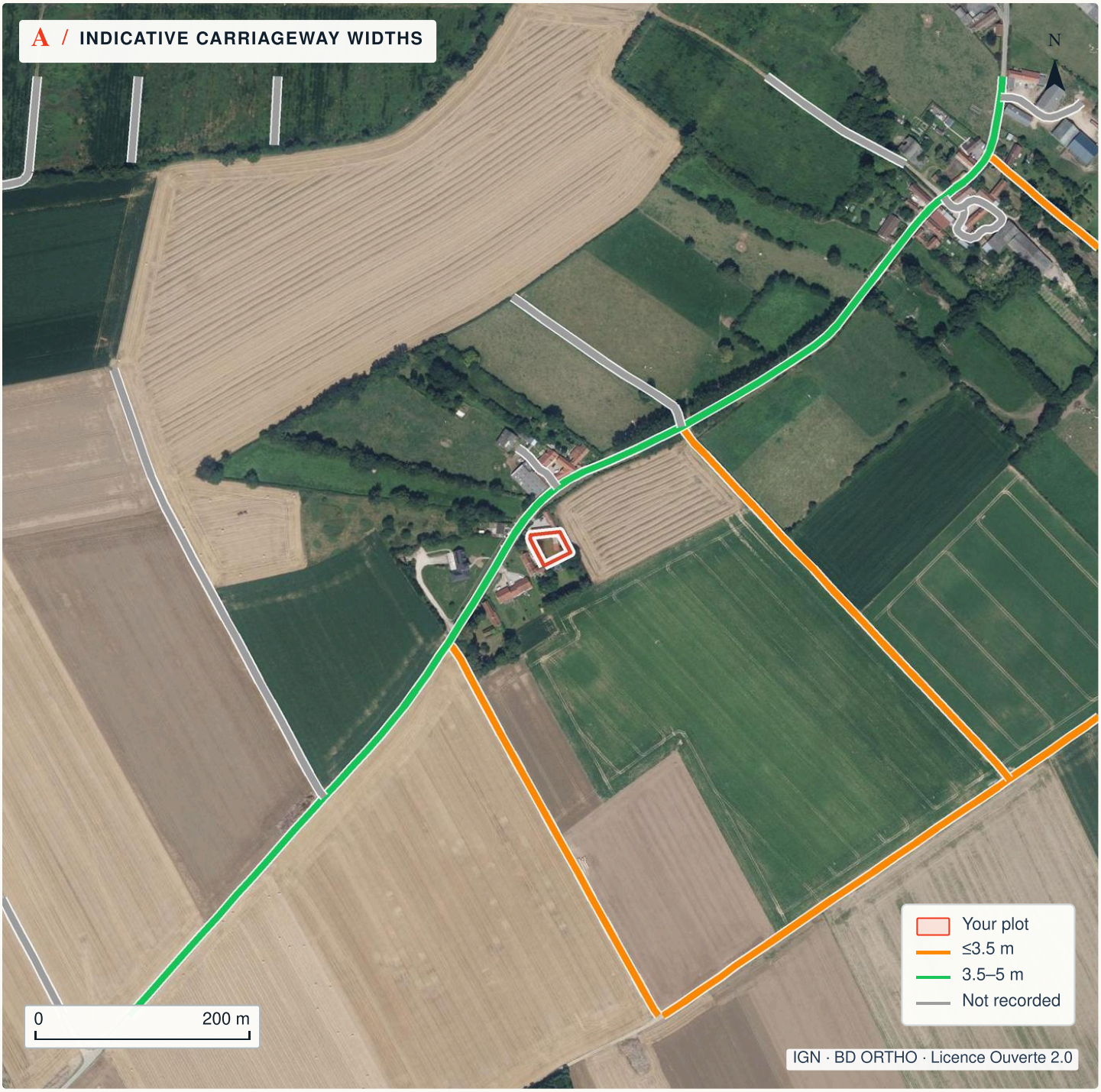
The 9 data pages of this chapter

67 Indicative carriageway widths
68 Role of roads in the network
69 Nearby railway lines
70 Overhead power lines
71 Neighbourhood facilities and activities
72 Nearby airfields
73 Road and track types
74 Recorded vehicle access
75 Additional findings for this parcel

Assembled on 16 Nov 2026 by fixed rules from the data pages named here; no AI model wrote this text. The build checks that every figure in it appears on a data page of this report. A reading of public data, not a survey, a valuation or legal advice.

Indicative carriageway widths

Which carriageway widths are published near the site?



0
Touching plot

13 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 28 published features, none touching the parcel. Nearest distance from its boundary: 13 m. Distance to the road centreline selected after excluding private or unsuitable access links: 12.7 m.

BEFORE YOU BUY

Check usable width at the entrance and project constraints. A road centreline and indicative width do not establish access rights.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Role of roads in the network

What role do nearby roads play in the road network?



0
Touching plot

13 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 28 published features, none touching the parcel. Nearest distance from its boundary: 13 m.

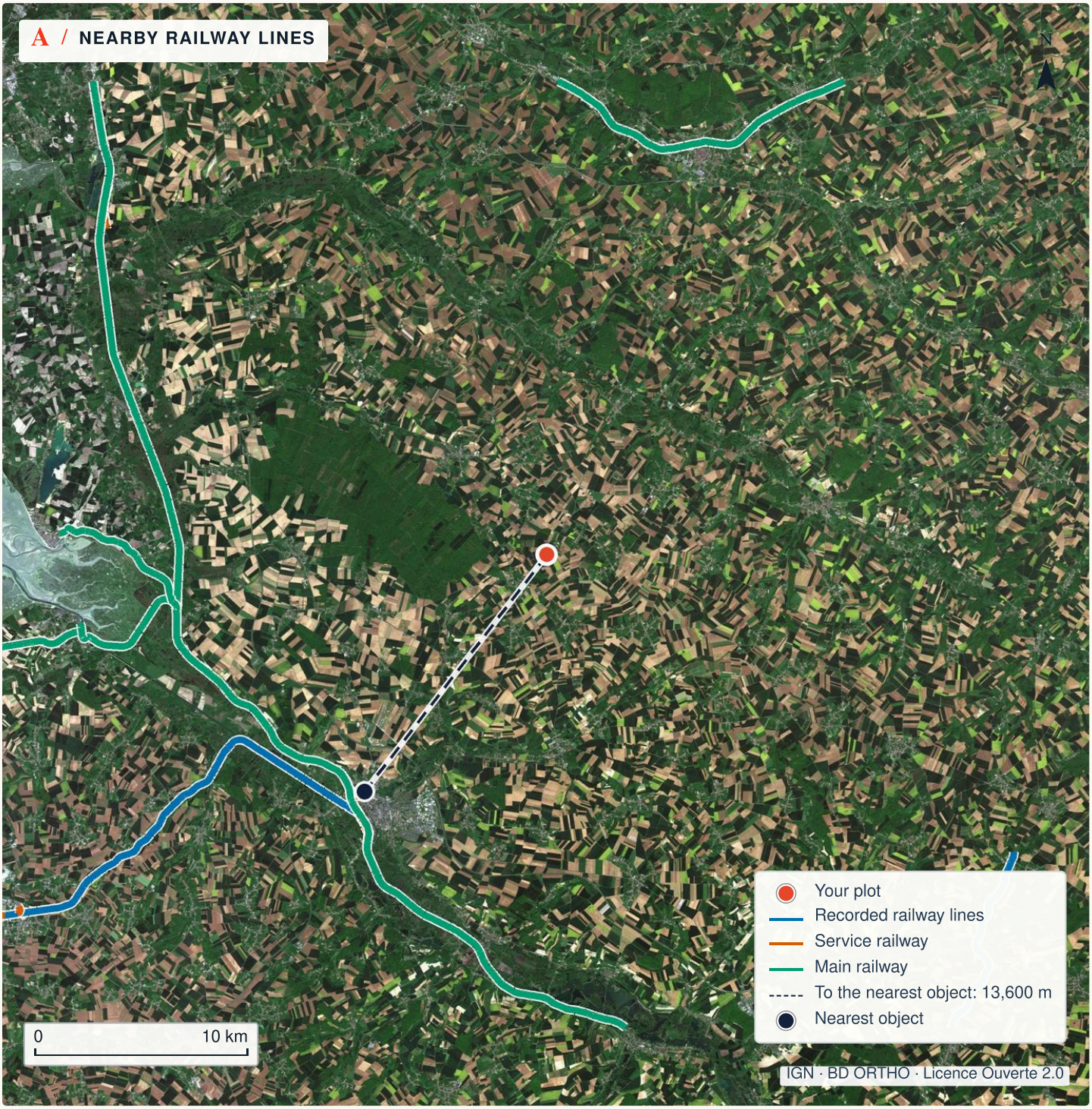
BEFORE YOU BUY

Check the entrance and circulation on site. IGN network rank is not a traffic or noise measurement.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Nearby railway lines

Which railway lines are close to the parcel?



0
Touching plot

13600 m
Nearest distance

50000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 50000 m frame: 163 published features, none touching the parcel. Nearest distance from its boundary: 13600 m.

BEFORE YOU BUY

Check operation, crossings and nuisance on site; geometry measures neither train frequency nor noise level.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Overhead power lines

Do overhead power lines pass near the site?



0
Touching plot

3200 m
Nearest distance

20000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 20000 m frame: 4 published features, none touching the parcel. Nearest distance from its boundary: 3200 m.

BEFORE YOU BUY

Request applicable easements and safety distances. A nearby line does not confirm connection capacity.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Neighbourhood facilities and activities

Which facilities and activities are mapped in the neighbourhood?



0
Touching plot

770 m
Nearest distance

5000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 5000 m frame: 10 published features, none touching the parcel. Nearest distance from its boundary: 770 m.

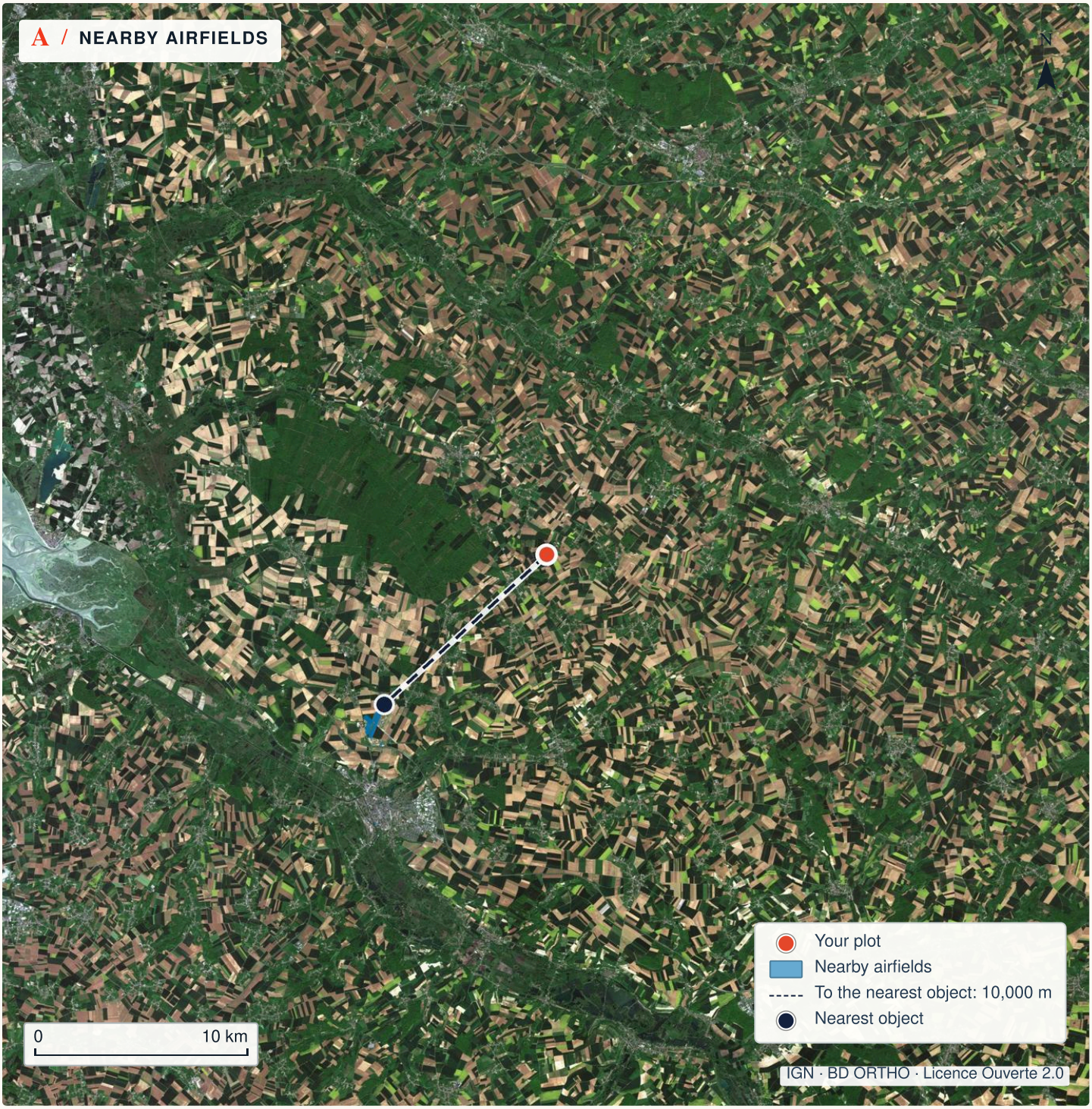
BEFORE YOU BUY

Confirm current use, access and opening hours with operators; geometric distance is not a usable route.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Nearby airfields

Which airfield is mapped nearby?



0
Touching plot

10000 m
Nearest distance

50000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 50000 m frame: 3 published features, none touching the parcel. Nearest distance from its boundary: 10000 m.

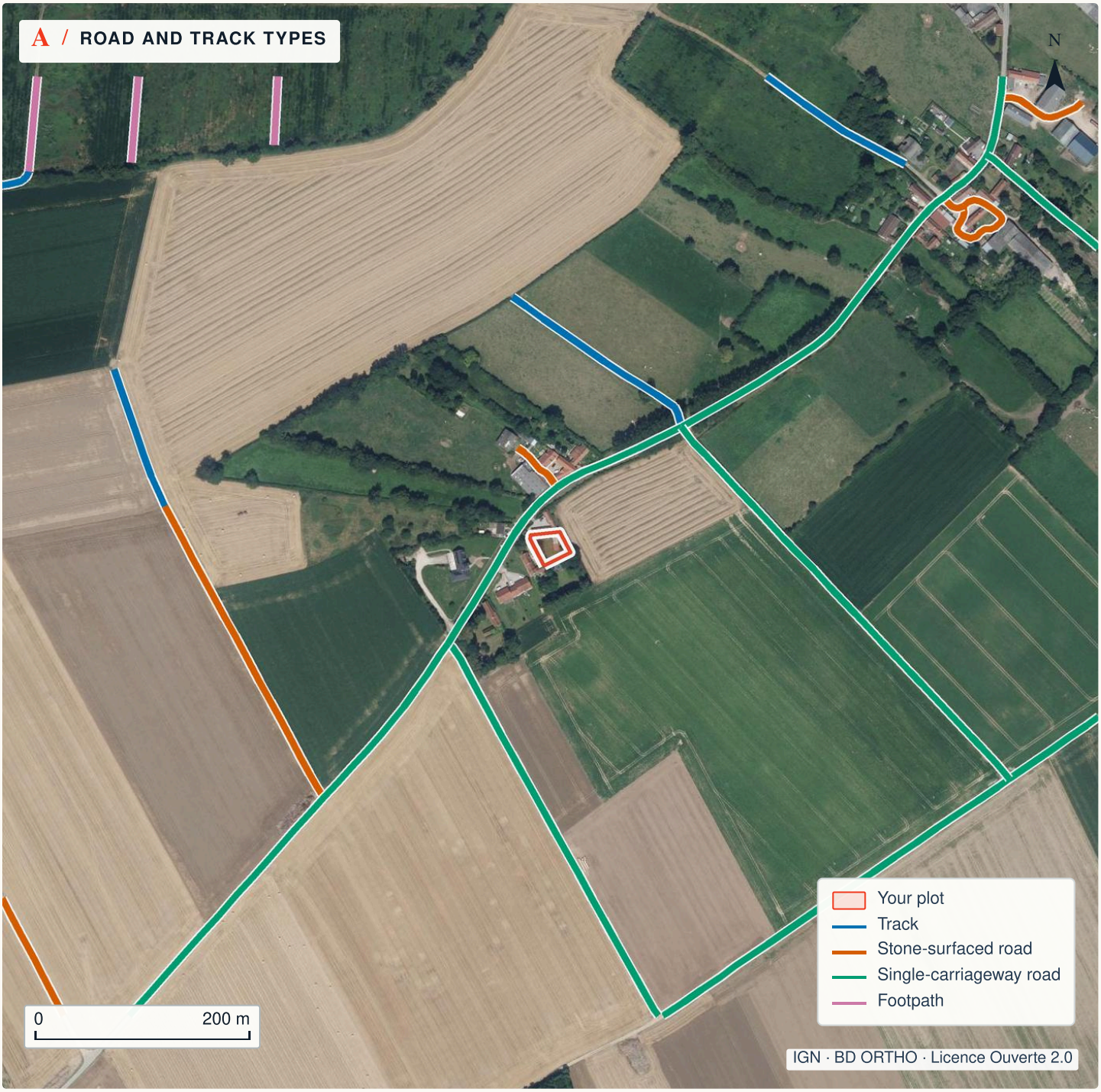
BEFORE YOU BUY

Check applicable airport noise plans and aviation easements, which are separate from the airfield footprint.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Road and track types

Are nearby routes roads, tracks or footpaths?



0
Touching plot

13 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 28 records with this attribute. Main categories: Single-carriageway road: 15; Stone-surfaced road: 6; Track: 4. Nearest distance from the parcel: 13 m.

BEFORE YOU BUY

The IGN type describes the mapped route. Inspect its surface and connection to the plot; check the title for access rights.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

Recorded vehicle access

What light-vehicle access is recorded for nearby links?



0
Touching plot

13 m
Nearest distance

1000 m
Frame width

WHAT IT MEANS FOR YOUR PLOT

Within the 1000 m frame: 28 records with this attribute. Main categories: Light vehicles: possible: 25; Light vehicles: impossible: 3. Nearest distance from the parcel: 13 m.

BEFORE YOU BUY

The mapped attribute does not establish access rights or present road condition. Request the title and inspect barriers, width and owner agreements.

SOURCES AND LIMITS IGN · Licence Ouverte 2.0 · 2026-11-16 · Full references: 90.

PUBLIC RECORDS

Additional findings for this parcel

Findings

These findings distinguish searches with no published feature from sources that could not be read.

TOPIC	FINDING	SOURCE	DATE
Neighbourhood sports grounds	Within the 10000 m frame: 11 published features, none touching the parcel. Nearest distance from its boundary: 1300 m.	IGN	2026-11-16
Recorded private-road flags	Within the 1000 m frame: 28 records with this attribute. Main categories: Private flag: no: 28. Nearest distance from the parcel: 13 m.	IGN	2026-11-16

IGN · Licence Ouverte 2.0: see the detailed source register.

CHAPTER 9 · ASSESSMENT

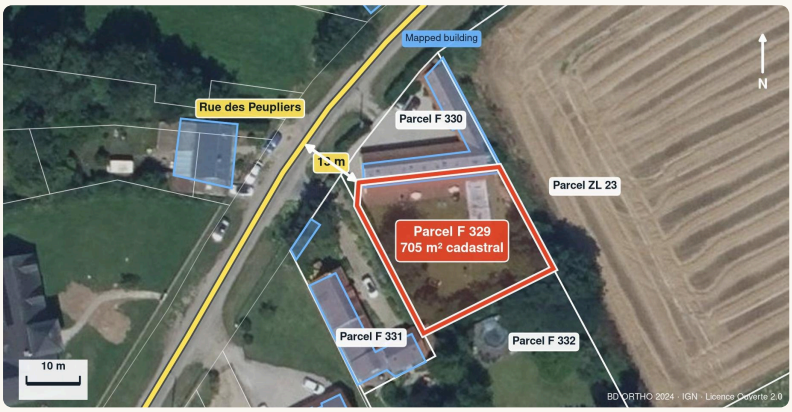
Surroundings of the plot

ASSESSMENT OF PAGES 77–82

2 context

Context

Distances in a straight line from the plot outline to the places of daily life mapped in OpenStreetMap (extract of 2026-11-14). They show how far everyday life is; they are not routes.



Distances in a straight line from the plot outline to the places of daily life mapped in OpenStreetMap (extract of 2026-11-14). They show how far everyday life is; they are not routes.

THIS PARCEL

Distances in a straight line from the plot outline to the places of daily life mapped in OpenStreetMap (extract of 2026-11-14). They show how far everyday life is; they are not routes.

BASIS OF THIS READING

- Public cadastral and mapping records; no site inspection.

What the data says

READING	FINDING	PAGE
CONTEXT	Nearest: supermarket or shop : 6.0 km ; primary school : 6.0 km.	p. 79
CONTEXT	Nearest: bus or tram stop : 2.0 km ; hospital with emergency care : 14.2 km.	p. 79, 80

TO SETTLE BEFORE A DEPOSIT

- Go to the plot on foot and by car at a school drop-off hour and in the evening

What this chapter asks you to do

ACTION	WHO	WHEN	BECAUSE, ON THIS PLOT	PAGE
Go to the plot on foot and by car at a school drop-off hour and in the evening	You, with the town hall	Before committing	Primary school: 6.0 km; supermarket or shop: 6.0 km	p. 79

The 6 data pages of this chapter

77 Close to the plot · 78 Services in the wider area · 79 Nearest mapped places · 80 Nearest mapped places · 81 Nearest mapped places · 82 Nearest mapped places

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Close to the plot

Places mapped close to this plot; straight-line distances, not routes.



1.4 km
Church

1.3 km
Town hall

1.5 km
Map half-width

WHAT IT MEANS FOR YOUR PLOT

Straight-line distances from the plot outline to the nearest point of the OpenStreetMap object. They are neither routes nor travel times. The 500 m and 1 km lines are drawn at that distance from the outline.

BEFORE YOU BUY

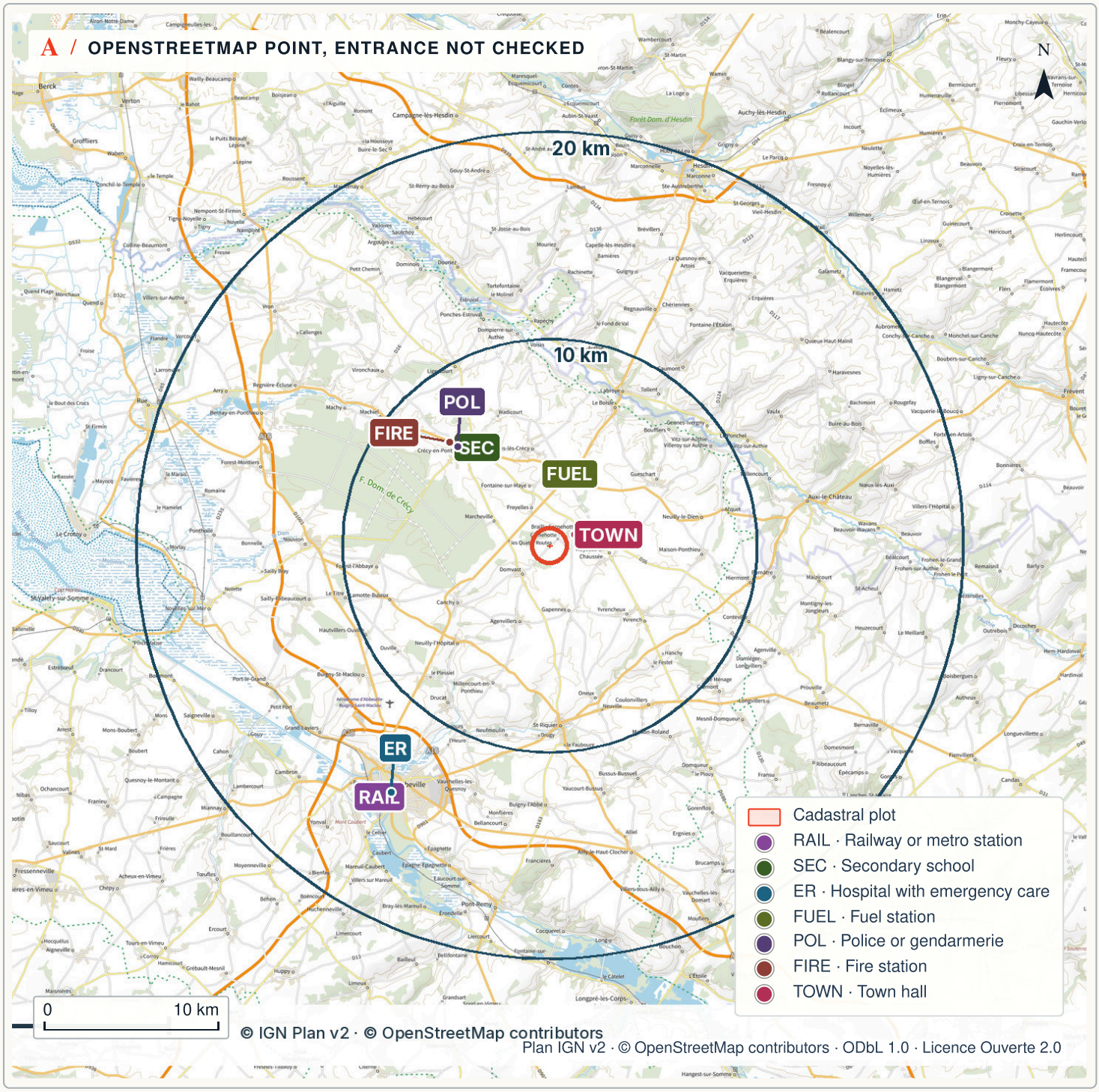
OpenStreetMap is a volunteer inventory and not a complete register. Confirm opening hours, school catchment areas and emergency services with the operator.

SOURCES AND LIMITS © OpenStreetMap contributors · Geofabrik · 2026-11-14 · ODbL 1.0

MAP 55 · SURROUNDINGS OF THE PLOT

Services in the wider area

Services and leisure within reach by car; straight-line distances, not routes.



14.7 km

Railway or metro station

5.9 km

Secondary school

14.2 km

Hospital with emergency care

WHAT IT MEANS FOR YOUR PLOT

Straight-line distances from the plot outline to the nearest point of the OpenStreetMap object, neither routes nor travel times. The lines are drawn at 10 km and 20 km from the outline.

BEFORE YOU BUY

OpenStreetMap is a volunteer inventory and not a complete register. Confirm opening hours, school catchment areas and emergency services with the operator.

SOURCES AND LIMITS © OpenStreetMap contributors · Geofabrik · 2026-11-14 · ODbL 1.0

SURROUNDINGS OF THE PLOT

Nearest mapped places

Mapped inventory

Everyday services

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
SHOP · Supermarket or shop	Cocci Market	6.0 km	OSM n/13362297190
MED · Pharmacy	Pharmacie de la Maye	6.9 km	OSM n/10700032583
BANK · Bank or cash machine	Crédit Agricole	6.0 km	OSM n/3025855208
POST · Post office	Bureau de Poste de Gueschart	5.9 km	OSM n/3025855148
VET · Veterinary practice	Unnamed in OpenStreetMap	8.6 km	OSM n/6423912396
CH · Church	Église Saint-Martin	1.4 km	OSM w/251330605

Health and schools

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
KG · Nursery school	École maternelle RPI 21	10.7 km	OSM w/991635168
PRI · Primary school	École primaire de la Maye	6.0 km	OSM w/1456983370
SEC · Secondary school	Collège Jules Roy	5.9 km	OSM w/1456983371
GP · Doctor or health centre	Unnamed in OpenStreetMap	8.8 km	OSM w/252120853
ER · Hospital with emergency care	Centre hospitalier d'Abbeville	14.2 km	OSM w/254202677

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SURROUNDINGS OF THE PLOT

Nearest mapped places

Mapped inventory

Safety

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
POL · Police or gendarmerie	Gendarmerie nationale	6.5 km	OSM w/250425937
FIRE · Fire station	Centre d'incendie et de secours de Crécy-en-Ponthieu	7.0 km	OSM w/966999876

Offices for the buyer

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
TOWN · Town hall	Mairie de Brailly-Cornehotte	1.3 km	OSM w/251330571
NOT · Notary	·	Nothing mapped within 15 km	OSM
REG · Land registry office	·	Nothing mapped within 15 km	OSM

Transport

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
BUS · Bus or tram stop	Unnamed in OpenStreetMap	2.0 km	OSM n/12866256836
RAIL · Railway or metro station	Abbeville	14.7 km	OSM n/7034430300
FUEL · Fuel station	Total	3.6 km	OSM n/13817424952
AIR · Airport (IATA code)	Le Touquet-Côte d'Opale	39.9 km	OSM w/42019296
EV · EV charging point	Unnamed in OpenStreetMap	6.0 km	OSM n/11109170960

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SURROUNDINGS OF THE PLOT

Nearest mapped places

Mapped inventory

Sport and leisure

CATEGORY	NEAREST OBJECT	STRAIGHT LINE	SOURCE
PARK · Park	Unnamed in OpenStreetMap	10.0 km	OSM w/585977975
PLAY · Playground	Street Park	6.3 km	OSM w/1038737571
POOL · Public swimming pool	Unnamed in OpenStreetMap	8.8 km	OSM w/1104042787
SPORT · Sports centre or pitch	Unnamed in OpenStreetMap	1.5 km	OSM w/303861305
GYM · Gym	Punch'Fit Academy	13.3 km	OSM n/6524002161
TENN · Tennis court	Unnamed in OpenStreetMap	5.2 km	OSM w/1502517004
GOLF · Golf course	Abbeville Golf Club	12.3 km	OSM w/586994857
Restaurants and cafés within 500 m	·	0	OSM

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SURROUNDINGS OF THE PLOT

Nearest mapped places

Mapped inventory

Straight-line distances from the plot outline to the nearest point of the OpenStreetMap object. They are neither routes nor travel times. The 500 m and 1 km lines are drawn at that distance from the outline.

OpenStreetMap is a volunteer inventory and not a complete register. Confirm opening hours, school catchment areas and emergency services with the operator.

School level: from the isced:level tag or from an explicit name (école maternelle, école, collège, lycée). The airport has an IATA code; flights are not checked. Land registry: an OpenStreetMap entry recognised by its name, which does not prove that it covers this commune. Hospital: only entries tagged with emergency care.

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CHAPTER 10 · ASSESSMENT

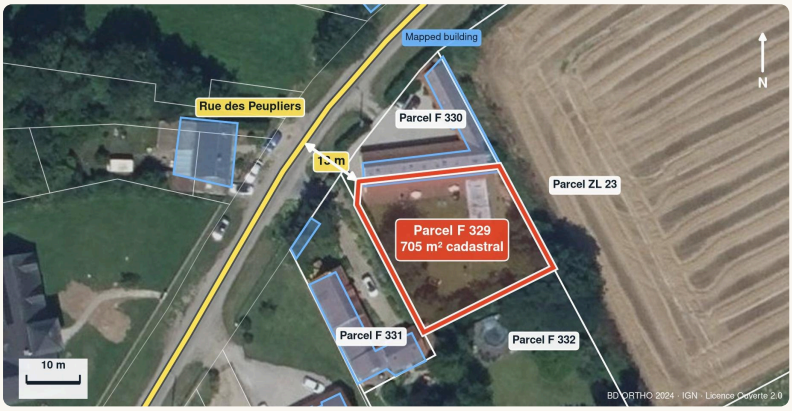
Land-sale records

ASSESSMENT OF PAGES 84–85

1 context

Context

The local list contains 12 selected DVF deeds within 10 km of the parcel reference point. It is context, not a valuation.



Parcel F 329 · IGN aerial photo.

THIS PARCEL

The local list contains 12 selected DVF deeds within 10 km of the parcel reference point. It is context, not a valuation.

BASIS OF THIS READING

- Public cadastral and mapping records; no site inspection.

What the data says

READING	FINDING	PAGE
CONTEXT	Deed dates, land areas, prices and distance scope are shown together.	p. 84, 85

TO SETTLE BEFORE A DEPOSIT

- Check which deeds are relevant to this site

What this chapter asks you to do

ACTION	WHO	WHEN	BECAUSE, ON THIS PLOT	PAGE
Check which deeds are relevant to this site	Notary / local property professional	Before committing to the project	Recorded bare-land prices do not value this property	p. 84

The 2 data pages of this chapter

84 Recorded land sales nearby
85 The municipal land-price context

Assembled on 16 Nov 2026 by fixed rules from the data pages named here; no AI model wrote this text. The build checks that every figure in it appears on a data page of this report. A reading of public data, not a survey, a valuation or legal advice.

THE PARCEL

Recorded land sales nearby

Public records

Nearest selected bare-land records from the stored DVF extract; these are not valuations of this parcel.

NO.	SALE DATE	DISTANCE	LAND AREA	DEED PRICE	PRICE / M²
1	2022-01-06	1,780 m	1,085 m²	€33,000	€30/m²
2	2021-01-12	2,098 m	1,111 m²	€40,000	€36/m²
3	2025-06-30	3,710 m	800 m²	€31,500	€39/m²
4	2025-10-21	3,729 m	1,000 m²	€32,500	€32/m²
5	2022-09-07	4,534 m	1,243 m²	€29,000	€23/m²
6	2025-02-19	4,609 m	1,021 m²	€30,000	€29/m²
7	2022-06-14	5,124 m	1,063 m²	€33,000	€31/m²
8	2022-12-02	6,049 m	2,934 m²	€184,400	€63/m²
9	2021-05-27	6,080 m	1,536 m²	€50,000	€33/m²
10	2022-06-03	6,314 m	800 m²	€40,000	€50/m²
11	2021-05-11	6,314 m	1,007 m²	€38,000	€38/m²
12	2025-08-27	6,470 m	677 m²	€38,500	€57/m²

SELECTION AND LIMITS

The extract selects land-only deeds with at least 80% recorded as building land; the local list excludes very low unit prices and probable duplicate deed records.

Distance is from an interior reference point. These building-land sales are not a value guide for a parcel with limited or no building rights. Site condition, permissions, servicing and deed terms can also differ substantially.

DGFiP: DVF, land sales · Licence Ouverte 2.0 · checked 2026-11-16.

THE PARCEL

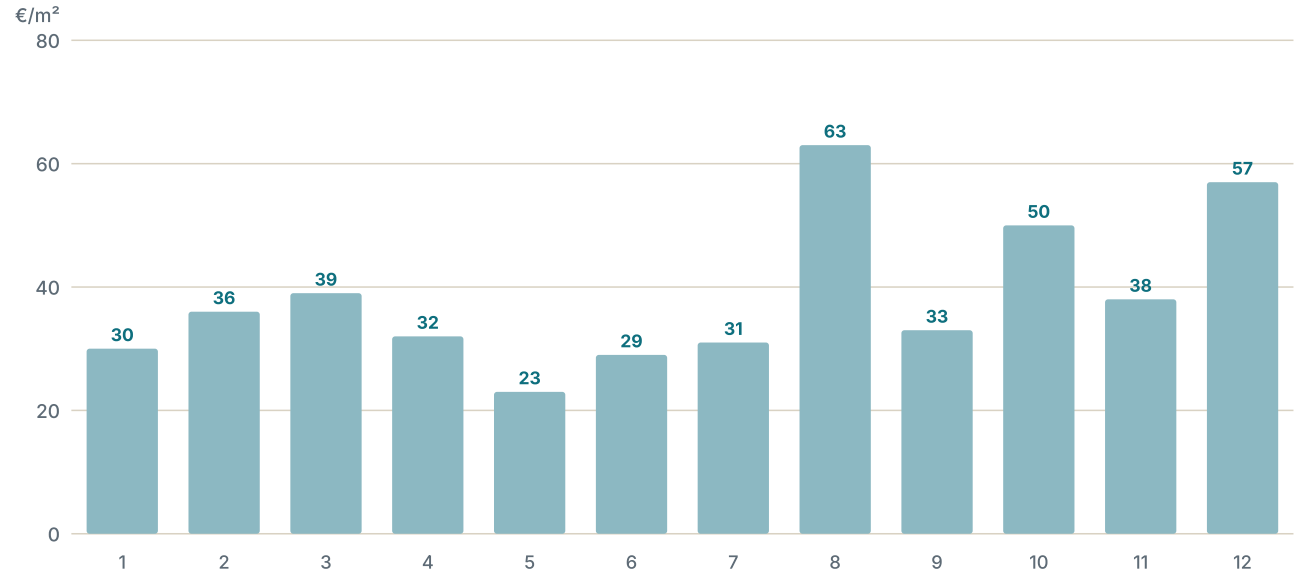
The municipal land-price context

Public records

The DVF extract covers 2021–2025; its extraction date is 2026-10-28.

MEASURE	READING
Municipality	Brailly-Cornehotte
Selected municipal deeds	0
Municipal median	Too few records for a median
Local-list search radius	10 km from the reference point
Records shown	12

Unit prices in the local list



Numbers refer to the sale table. Each bar is a different recorded deed, not a trend.

HOW TO USE THESE RECORDS

Ask a notary or local property professional which deeds are relevant to the site's actual condition and permissions.

No estimate, target price or recommendation to buy is derived from these figures.

DGFiP: DVF, land sales · Licence Ouverte 2.0 · checked 2026-11-16.

SITE VISIT

What to check on the visit

Places to look at: 5

Take this report to parcel F 329; verify the ground against the mapped outline.



On the plot

- **1. Boundary** Compare visible fences and walls with the cadastral outline. Page 8.
- **2. Zone** Published sector: ZC. Compare what stands on and around the parcel with the carte communale sectors. Page 21.
- **3. Flood water** TRI medium scenario: about 11300 m. National envelope of possible flooding: about 97 m. Note the low points and any water marks. Page 37.
- **4. Clay** Published reading: medium clay shrink-swell exposure on about 100% of the area. Look for cracks in walls, slabs and fences. Page 42.
- **5. Groundwater** Regional map, of no value at parcel scale: the source publishes 2 classes for this point, from “no groundwater overflow or cellar flooding” (reliability stated by the source: MOYENNE) to “areas potentially prone to cellar flooding” (reliability stated by the source: MOYENNE). Ask whether cellars or basements have flooded. Page 44.

AROUND THE PLOT

- Road centreline at 12.7 m: check the route from the public road.
- Nearest published watercourse: about 2700 m.

ASK THE SELLER FOR

- Ask for survey records and ground studies.
- Ask which access and utility arrangements are documented.

IGN / DGFiP: Parcellaire Express (PCI) · IGN: BD ORTHO · Licence Ouverte 2.0 · checked 2026-11-16.

CHECKED, NOTHING FOUND

Searched, nothing on record

2 checked, nothing found

We searched these sources around the plot and they returned nothing within the radius shown. That is a result, so it is listed here instead of on a map of empty ground.

Subject	Searched	Result	Source	Read
National nature reserves	within 20 km	No feature from this layer was found within the 20 km search radius. This does not establish absence of risk.	MNHN / PatriNat	16 Nov 2026
National parks	within 20 km	No feature from this layer was found within the 20 km search radius. This does not establish absence of risk.	MNHN / PatriNat	16 Nov 2026

HOW TO READ THESE PAGES

No record in the dataset is not the same as no hazard on the ground. A dataset holds what someone surveyed and recorded. Ask the town hall and the seller about anything they know that is not on record.

HONEST LIMITS

What we could not read

Gaps: 3

A missing reading is not a clean result. Where a source did not answer, or the information is not public, the gap is listed here with the person who can close it.

2 no reply from the source | 1 not in public data

SUBJECT	WHY IT IS OPEN	WHO CLOSES IT	STATUS
Title and private easements	Public maps do not establish ownership or private rights of way.	Seller, Notary	Not public
Historical aerial photographs, 1965–1980	The source could not be read; this check has not been completed.	TerrainCheck	No reply
Historical aerial photographs, 1980–1995	The source could not be read; this check has not been completed.	TerrainCheck	No reply

THE TOWN HALL

Who to ask

3 contacts listed

Quote cadastral reference 801330000F0329 in each request.

Who to contact

CONTACT	ASK THERE ABOUT	CONTACT
Brailly-Cornehotte: planning department Service urbanisme	Planning document and planning certificate	Mairie - Brailly-Cornehotte · 03 22 29 23 81 · mairie.brailly-cornehotte@orange.fr
Your notary Notaire	Title, private easements and transaction documents	Ask the seller or appoint your own notary
Boundary surveyor Géomètre-expert	Legal boundaries and survey records	Check the professional register before instructing

Documents to ask for

DOCUMENT	FROM	WHAT IT ANSWERS
Planning certificate	Brailly-Cornehotte planning department	What sector ZC allows
Risk statement (ERP)	Seller	Transaction-specific risk information
Title and boundary survey	Seller / notary / surveyor	Ownership and boundaries of 801330000F0329

IGN / DGALN: Géoportail de l'Urbanisme · Licence Ouverte 1.0 · IGN / DGFiP: Parcellaire Express (PCI) · Licence Ouverte 2.0 · checked 2026-11-16 · Annuaire de l'administration, service-public.gouv.fr · checked 2026-11-16.

EVIDENCE

Sources and dates

Data publishers: 6

PUBLISHER	WHAT WAS USED	LICENCE	READ	WHAT PERIOD EACH SOURCE DESCRIBES
OpenStreetMap contributors	Places of daily life from the local OpenStreetMap extract (Geofabrik France); extract date given in the tables	ODbL 1.0	2026-11-16	
IGN	Plan IGN v2: background of the two surroundings maps	Licence Ouverte 2.0	2026-11-16	
IGN	BD ORTHO	Licence Ouverte 2.0 (Etalab)	2026-11-16	See the dated rows
IGN	BD TOPO, roads	Licence Ouverte 2.0 (Etalab)	2026-11-16	Not stated
DGFiP	DVF, land sales	Licence Ouverte 2.0 (Etalab)	2026-11-16	2021–2025
BRGM / MTECT	Géorisques	Licence Ouverte 2.0 (Etalab)	2026-11-16	Not stated
IGN / DGALN	Géoportail de l'Urbanisme	Licence Ouverte 1.0 (Etalab)	2026-11-16	Not stated
MNHN / PatriNat	Natura 2000 (SIC / ZPS)	Licence Ouverte 2.0 (Etalab)	2026-11-16	Not stated

EVIDENCE

Sources and dates · 2

Data publishers: 2

PUBLISHER	WHAT WAS USED	LICENCE	READ	WHAT PERIOD EACH SOURCE DESCRIBES
IGN	BD ORTHO historique	Licence Ouverte 2.0 (Etalab)	2026-11-16	See the dated rows
IGN	ORTHO-SAT Pléiades / SPOT	Licence Ouverte 2.0 (Etalab)	2026-11-16	See the dated rows
IGN / DGFiP	Parcellaire Express (PCI)	Licence Ouverte 2.0 (Etalab)	2026-11-16	Not stated
IGN	Plan IGN	Licence Ouverte 2.0 (Etalab)	2026-11-16	Not stated
IGN	ORTHOIMAGERY.ORTHOPHOTOS · 2024	Licence Ouverte 2.0	2026-11-16	2024 (year only; exact date not published)
IGN	ORTHOIMAGERY.ORTHO-SAT.SPOT.2025 · 2025	Licence Ouverte 2.0	2026-11-16	2025 (year only; exact date not published)
IGN	ORTHOIMAGERY.ORTHOPHOTOS.1950-1965 · 1952	Licence Ouverte 2.0	2026-11-16	1952 (year only; exact date not published)
IGN	ORTHOIMAGERY.ORTHOPHOTOS2000-2005 · 2004	Licence Ouverte 2.0	2026-11-16	2004 (year only; exact date not published)

EVIDENCE

Sources and dates · 3

Data publishers: 2

PUBLISHER	WHAT WAS USED	LICENCE	READ	WHAT PERIOD EACH SOURCE DESCRIBES
GPU / competent local authorities · Licence: Licence Ouverte 1.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Planning zones around the parcel · wfs_du:zone_urba / wfs_du:secteur_cc · https://apicarto.ign.fr/api/gpu/zone-urba / https://apicarto.ign.fr/api/gpu/secteur-cc · https://www.geoportail-urbanisme.gouv.fr/cgu/				
GPU / competent local authorities · Licence: Licence Ouverte 1.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Planning prescriptions · wfs_du:prescription_surf / wfs_du:prescription_lin / wfs_du:prescription_pct · https://data.geopf.fr/wfs/ows · https://www.geoportail-urbanisme.gouv.fr/cgu/				
GPU / competent local authorities · Licence: Licence Ouverte 1.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Information annexed to the plan · wfs_du:info_surf / wfs_du:info_lin / wfs_du:info_pct · https://apicarto.ign.fr/api/gpu/info-surf / https://apicarto.ign.fr/api/gpu/info-lin / https://apicarto.ign.fr/api/gpu/info-pct · https://www.geoportail-urbanisme.gouv.fr/cgu/				
GPU / competent local authorities · Licence: Licence Ouverte 1.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Public utility easement areas · wfs_sup:assiette_sup_s / wfs_sup:assiette_sup_l / wfs_sup:assiette_sup_p · https://apicarto.ign.fr/api/gpu/assiette-sup-s / https://apicarto.ign.fr/api/gpu/assiette-sup-l / https://apicarto.ign.fr/api/gpu/assiette-sup-p · https://www.geoportail-urbanisme.gouv.fr/cgu/				
GPU / competent local authorities · Licence: Licence Ouverte 1.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Historic monument surroundings · wfs_sup:assiette_sup_s / wfs_sup:assiette_sup_l / wfs_sup:assiette_sup_p · https://apicarto.ign.fr/api/gpu/assiette-sup-s / https://apicarto.ign.fr/api/gpu/assiette-sup-l / https://apicarto.ign.fr/api/gpu/assiette-sup-p · https://www.geoportail-urbanisme.gouv.fr/cgu/				
GPU / competent local authorities	Outstanding heritage areas · wfs_sup:assiette_sup_s · https://apicarto.ign.fr/api/gpu/assiette-sup-s · https://www.geoportail-urbanisme.gouv.fr/cgu/	Licence Ouverte 1.0	2026-11-16	Product date not published
GPU / competent local authorities	Risk prevention plan areas · wfs_sup:assiette_sup_s · https://apicarto.ign.fr/api/gpu/assiette-sup-s · https://www.geoportail-urbanisme.gouv.fr/cgu/	Licence Ouverte 1.0	2026-11-16	Product date not published
Ministère de la Transition écologique / BRGM	River flooding: TRI medium scenario · ALEA_SYNT_01_02MOY_FXX · https://www.georisques.gouv.fr/services · https://www.georisques.gouv.fr/cgu	Licence Ouverte 2.0	2026-11-16	2020 reporting

EVIDENCE

Sources and dates · 4

Data publishers: 1

PUBLISHER	WHAT WAS USED	LICENCE	READ	WHAT PERIOD EACH SOURCE DESCRIBES
Ministère de la Transition écologique / BRGM	Flood envelope: rivers and run-off · EAIP_CE_GE · https://mapsref.brgm.fr/wxs/georisques/risques · https://www.georisques.gouv.fr/cgu	Licence Ouverte 2.0	2026-11-16	Product date not published
Ministère de la Transition écologique / BRGM	Flood envelope: the sea · EAIP_SM_GE · https://mapsref.brgm.fr/wxs/georisques/risques · https://www.georisques.gouv.fr/cgu	Licence Ouverte 2.0	2026-11-16	Product date not published
Ministère de la Transition écologique / BRGM	Clay shrink and swell · ALEARG · https://www.georisques.gouv.fr/services · https://www.georisques.gouv.fr/cgu	Licence Ouverte 2.0	2026-11-16	Product date not published
Ministère de la Transition écologique / BRGM	Regional groundwater · REMNAPPE · https://www.georisques.gouv.fr/services · https://www.georisques.gouv.fr/cgu	Licence Ouverte 2.0	2026-11-16	Product date not published
Ministère de la Transition écologique / BRGM · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Recorded ground movements · MVT_LOCALISE · https://www.georisques.gouv.fr/services / https://www.georisques.gouv.fr/api/v1/mvt · https://www.georisques.gouv.fr/cgu				
Ministère de la Transition écologique / BRGM · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Recorded underground cavities · CAVITE_LOCALISEE · https://www.georisques.gouv.fr/services / https://www.georisques.gouv.fr/api/v1/cavites · https://www.georisques.gouv.fr/cgu				
Ministère de la Transition écologique / BRGM	Regulatory seismic zoning · risq_zonage_sismique · https://www.georisques.gouv.fr/services · https://www.georisques.gouv.fr/cgu	Licence Ouverte 2.0	2026-11-16	Product date not published
Ministère de la Transition écologique / BRGM	Municipal radon potential · RADON · https://www.georisques.gouv.fr/services · https://www.georisques.gouv.fr/cgu	Licence Ouverte 2.0	2026-11-16	Product date not published

EVIDENCE

Sources and dates · 5

Data publishers: 2

PUBLISHER	WHAT WAS USED	LICENCE	READ	WHAT PERIOD EACH SOURCE DESCRIBES
Ministère de la Transition écologique / BRGM · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Nearby regulated industrial installations · INSTALLATIONS_CLASSEES_SIMPLIFIE · https://www.georisques.gouv.fr/services / https://www.georisques.gouv.fr/api/v1/installations_classees · https://www.georisques.gouv.fr/cgu				
Ministère de la Transition écologique / BRGM · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Soil information sectors · SSP_CLASSIFICATION_SIS · https://www.georisques.gouv.fr/services / https://www.georisques.gouv.fr/api/v1/ssp/conclusions_sis · https://www.georisques.gouv.fr/cgu				
Ministère de la Transition écologique / BRGM · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Sites subject to pollution investigation · SSP_INSTRUCTION · https://www.georisques.gouv.fr/services / https://www.georisques.gouv.fr/api/v1/ssp/instructions · https://www.georisques.gouv.fr/cgu				
Ministère de la Transition écologique / BRGM · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Historical industrial and service sites · SSP_ETABLISSEMENT · https://www.georisques.gouv.fr/services / https://www.georisques.gouv.fr/api/v1/ssp/casias · https://www.georisques.gouv.fr/cgu				
MNHN / PatriNat	Natura 2000 habitat sites · patrinat_sic:sic · https://data.geopf.fr/wfs/ows · https://inpn.mnhn.fr/legal	Licence Ouverte 2.0	2026-11-16	Product date not published
MNHN / PatriNat	Natura 2000 bird sites · patrinat_zps:zps · https://data.geopf.fr/wfs/ows · https://inpn.mnhn.fr/legal	Licence Ouverte 2.0	2026-11-16	Product date not published
MNHN / PatriNat	Type I ecological inventories · patrinat_znieff1:znieff1 · https://data.geopf.fr/wfs/ows · https://inpn.mnhn.fr/legal	Licence Ouverte 2.0	2026-11-16	Product date not published
MNHN / PatriNat	Type II ecological inventories · patrinat_znieff2:znieff2 · https://data.geopf.fr/wfs/ows · https://inpn.mnhn.fr/legal	Licence Ouverte 2.0	2026-11-16	Product date not published

EVIDENCE

Sources and dates · 6

Data publishers: 3

PUBLISHER	WHAT WAS USED	LICENCE	READ	WHAT PERIOD EACH SOURCE DESCRIBES
MNHN / PatriNat	National nature reserves · patrinat_rnn:rnn · https://data.geopf.fr/wfs/ows · https://inpn.mnhn.fr/legal	Licence Ouverte 2.0	2026-11-16	Product date not published
MNHN / PatriNat	Regional nature parks · patrinat_pnr:pnr · https://data.geopf.fr/wfs/ows · https://inpn.mnhn.fr/legal	Licence Ouverte 2.0	2026-11-16	Product date not published
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: 2021–2023, edition varies by area				
Detailed land cover · OCSGE.COUVERTURE.2021-2023 · https://data.geopf.fr/wms-r/wms · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: 2021–2023, edition varies by area				
Detailed land use · OCSGE.USAGE.2021-2023 · https://data.geopf.fr/wms-r/wms · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: 2021–2023, edition varies by area				
Land artificialisation · OCSGE.ARTIF.2021-2023 · https://data.geopf.fr/wms-r/wms · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: 1950–1965, collection interval				
Aerial photographs, 1950–1965 · ORTHOIMAGERY.ORTHOPHOTOS.1950-1965 · https://data.geopf.fr/wms-r/wms · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
BRGM · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Regional bedrock lithological units · LITHO_1M_SIMPLIFIEE · https://geoservices.brgm.fr/geologie · https://infoterre.brgm.fr/page/conditions-dutilisation-donnees				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Ground relief from LiDAR HD · IGNF_LIDAR-HD_MNT_ELEVATION.ELEVATIONGRIDCOVERAGE.SHADOW · https://data.geopf.fr/wms-r/wms · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				

EVIDENCE

Sources and dates · 7

Data publishers: 1

PUBLISHER	WHAT WAS USED	LICENCE	READ	WHAT PERIOD EACH SOURCE DESCRIBES
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Nearby building footprints · BDTOPO_V3:batiment · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Indicative carriageway widths · BDTOPO_V3:troncon_de_route · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Role of roads in the network · BDTOPO_V3:troncon_de_route · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Mapped streams and watercourses · BDTOPO_V3:troncon_hydrographique · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Lakes and water surfaces · BDTOPO_V3:surface_hydrographique · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Woodland and woody vegetation · BDTOPO_V3:zone_de_vegetation · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Hedges around the parcel · BDTOPO_V3:haie · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Nearby railway lines · BDTOPO_V3:troncon_de_voie_ferree · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				

EVIDENCE

Sources and dates · 8

Data publishers: 1

PUBLISHER	WHAT WAS USED	LICENCE	READ	WHAT PERIOD EACH SOURCE DESCRIBES
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Overhead power lines · BDTOPO_V3:ligne_electrique · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Neighbourhood facilities and activities · BDTOPO_V3:zone_d_activite_ou_d_interet · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Public forests · BDTOPO_V3:foret_publique · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Nearby airfields · BDTOPO_V3:aerodrome · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Distance from the tidal banks · BDTOPO_V3:limite_terre_mer · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Neighbourhood sports grounds · BDTOPO_V3:terrain_de_sport · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Mapped reservoirs · BDTOPO_V3:reservoir · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Sizes of neighbouring parcels · CADASTRALPARCELS.PARCELLAIRE_EXPRESS:parcelle · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				

EVIDENCE

Sources and dates · 9

Data publishers: 3

PUBLISHER	WHAT WAS USED	LICENCE	READ	WHAT PERIOD EACH SOURCE DESCRIBES
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: RPG 2025, crop declaration year				
Declared agricultural crops · LANDUSE.AGRICULTURE2025:parcelles_graphiques · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Terrain slopes · GEOGRAPHICALGRIDSYSTEMS.SLOPES.PAC · https://data.geopf.fr/wms-r/wms · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
MNHN / PatriNat	National parks · patrinat_pn:parc_national · https://data.geopf.fr/wfs/ows · https://inpn.mnhn.fr/legal	Licence Ouverte 2.0	2026-11-16	Product date not published
BRGM · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Nearby borehole records · ms:BSS_TOTAL_SANS_LABEL · https://geoservices.brgm.fr/geologie · https://infoterre.brgm.fr/page/conditions-dutilisation-donnees				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Recorded building heights · BDTOPO_V3:batiment · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Recorded building uses · BDTOPO_V3:batiment · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Road and track types · BDTOPO_V3:troncon_de_route · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				

EVIDENCE

Sources and dates · 10

PERMISSIONS

- Official data reused with source attribution, each under the licence shown on its source row.

HOW THE READINGS WERE MADE

- Parcel geometry is WGS84; cadastral area and boundary measurements use the local RGF93 zone.
- Photographs show the mapped parcel and its surroundings; they do not establish legal boundaries.
- Source access dates and image capture dates are different fields.
- An information report based on public records. It does not replace a planning certificate, an official risk statement (ERP), a boundary survey, or legal, engineering or valuation advice.

EVIDENCE

Sources and dates · 11

Data publishers: 1

Parcel 801330000F0329: 57 topics read, 55 with a result and 2 with nothing found. Points still open: 3, listed with the person to ask.

PUBLISHER	WHAT WAS USED	LICENCE	READ	WHAT PERIOD EACH SOURCE DESCRIBES
IGN · Licence: Licence Ouverte 2.0 · Read: 2026-11-16 · What period each source describes: Product date not published				
Recorded private-road flags · BDTOPO_V3:troncon_de_route · https://data.geopf.fr/wfs/ows · https://www.ign.fr/institut/des-donnees-et-logiciels-ouverts-au-service-de-la-nation				
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