

Take it with you.

Tick what you already know as you view the land; the empty boxes are the questions to ask the seller or the municipality. We make the final call together after reading the site.

Location (province, district, village)

Block / parcel

Date

Who I spoke to

Area (m²)

Asking price

- | | |
|---|---|
| ☐ The zoning certificate
From the municipality: zoned, farmland or protected; floor area ratio, storeys and setbacks.
..... | ☐ Type of title deed
On a shared title, permits and use depend on the other owners; a sole title is preferable.
..... |
| ☐ Road access
Is there a registered road, and can you drive there in winter and rain?
..... | ☐ Water and power
Distance to the grid, the option of a well or tank, and off-grid solar.
..... |
| ☐ Slope and orientation
A gentle south-facing slope is ideal; north slopes get little winter sun.
..... | ☐ Ground conditions
Rock, fill or clay: a ground survey determines the structure and foundation cost.
..... |
| ☐ Earthquakes and faults
The site's value on the national earthquake hazard map and its distance from fault lines.
..... | ☐ Floods and stream beds
Stream beds, flood zones and where rainwater runs.
..... |
| ☐ Wind and climate
Prevailing wind, fog, frost and snow; locals are the best source.
..... | ☐ Neighbouring uses
Farms, industry, road noise and the chance of future development.
..... |
| ☐ Access to services
Schools, healthcare, shops and transport; a holiday home and a year-round home have different needs.
..... | ☐ Trees and nature
Trees to keep, forest boundaries and water sources; the building fits around nature.
..... |

I have land: what should I build?

A gentle south-facing slope

A stepped house with a long front: lower floor set into the ground, upper floor open to the view.

Flat, open land

A single-storey courtyard layout with a windbreak of trees.

Coastal land

A building set back from the shore, its back to the wind, built to resist salt.

A village plot

The same scale and materials as the neighbours, with a courtyard that opens inwards.

A steep slope

A small footprint on posts or stepped units; retaining walls and drainage first.

Wooded land

Light timber units set between the trees, with a firebreak.

Vineyard or farmland

A vineyard house within the permitted size, placed at the edge so it doesn't split the land.

An existing old building

Look before you demolish: restoration or strengthening is often more valuable and lasting.

My notes

Let's read your site together.

Send us the location and a few photos of the land, and we'll plan the site reading together.

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