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LAND ANALYSIS

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1 QUICK OVERVIEW

Plot (parcel no. [REDACTED] with an area of 1,260 m² in [REDACTED] represents an **exceptionally suitable opportunity for building a family house as well as a conservative long-term investment**. According to the zoning plan, it is designated as BI – individual urban and suburban residential use, with **buildability of up to 40%**, and with no restrictive easements or liens. The plot is accessed via a newly built municipal asphalt road with public lighting; connections to the municipal water supply, sewerage and the electricity grid are ensured, and fibre-optic data infrastructure is brought to the plot boundary. The land type “permanent grassland” does not prevent construction; withdrawal from the Agricultural Land Fund (ZPF) in Protection Class V is associated with relatively low fees. The parcel has favourable south-west to west orientation and adjoins a belt of natural greenery and a biocorridor along the [REDACTED] Stream and the [REDACTED] Pond, ensuring a permanent open view into the landscape, a higher level of privacy, **excellent sun exposure and thus above-standard energy** and investment potential (suitability for photovoltaics, above-average market attractiveness). The locality has low noise exposure (a dead-end residential street, railway approx. 2 km away, no industrial noise sources); the plot lies outside the active flood zone, and after implemented measures on the watercourse the flood risk is assessed as low and readily insurable. [REDACTED] offers stable demographics, full civic amenities within walking distance (kindergarten, primary school, healthcare, shops) and good transport links to the **D5 motorway with commuting access** to Plzeň and Prague, combined with direct proximity to the recreationally attractive Brdy Protected Landscape Area (CHKO Brdy).

👍 Legal status

👍 Orientation and daylight

👍 Accessibility and transport

👍 Civic amenities

👍 Natural risks

👍 Soil quality

👍 Technical limitations

👍 Technical infrastructure



At the same time, it is appropriate to transparently point out a few factors which, for an investor, represent standard technical or regulatory constraints rather than material risks. **The biocorridor linked to the [REDACTED] Stream is a non-buildable area** – it cannot be developed, fenced off, or used for projects that would restrict its permeability; the plot owner therefore gains certainty of permanent adjacency to nature and a “green” view, but must take into account that this strip cannot be used for construction or development. Geological conditions in the area are generally favourable (fluvial sediments – clays, sands, gravels); however, **the locality falls within a medium radon index zone and historically there has been underground mining in the wider area**. Both factors are addressed in current practice in a standard way: radon through standard radon-proof insulation when constructing the foundation slab and, if needed, supplementary ventilation; mining legacy through a targeted geological assessment and statements from the relevant authorities before construction begins. In terms of costs and administration, these are common items that investors encounter in many regions of the Czech Republic; with a rational technical design they do not have the potential to materially reduce either the usability of the plot or its long-term value. Overall, the plot’s strong positive parameters prevail and the identified constraints are solvable, predictable and manageable from an investor’s perspective.

2 PROPERTY IDENTIFICATION

This chapter provides a basic legal due diligence review of the parcel based on current data from the Real Estate Cadastre and the public soil register (LPIS). It focuses on verifying ownership, checking any restrictions (easements, liens) and defining the exact agricultural land parameters, including an estimate of future levies for withdrawal from the Agricultural Land Fund (ZPF).

2.1 BASIC INFORMATION ABOUT THE LAND

The cadastral map excerpt and the table below provide the official geometric and registry data for the parcel, which are essential for the future registration of the building and communication with the bank. According to LPIS information, the land is currently used for agricultural purposes. Contact person: _____, tel.: _____, email: _____

IMAGE 1 CADASTRAL SNAPSHOT



TABLE 1 BASIC INFORMATION ABOUT THE LAND

Identification item	Values from the Real Estate Cadastre
Region	[REDACTED]
District	[REDACTED]
Municipality with extended competence	[REDACTED]
Municipality	[REDACTED]
Parcel number	1748/3
Area in m ²	1260 m ²
Cadastral territory	[REDACTED]
Land type	Permanent grassland

IMPORTANT NOTE ON THE TYPE OF LAND



Type of land – permanent grassland: Many buyers mistakenly believe that if a plot is listed in the Land Register as “permanent grassland” or “arable land”, it is not possible to build on it. In reality, the situation is as follows:

- **Zoning plan is decisive** – For the possibility of construction, the current entry in the Land Register is not decisive, but the classification of the plot in the municipality’s Zoning Plan. If the zoning plan designates this area as buildable (e.g. category BI – individual housing), it is possible to build a house here regardless of whether there is grass or a field at the moment.
- **Administrative step (APF)** – The fact that the land is registered as permanent grassland only means that, within the building permit process, it will be necessary to carry out the so-called “removal from the Agricultural Land Fund (APF)”. This is an administrative process associated with a fee calculated according to soil quality (BPEJ), but it does not in itself prohibit construction. More in the following chapter.
- **Garden vs. grassland** – From the point of view of the building authority, the difference between a garden and permanent grassland is minimal. The designation “garden” usually appears in the Land Register only after fencing and final approval (occupancy permit) of the family house.

Summary – **The fact that a plot is registered as permanent grassland does not represent an obstacle to the future construction of a family house, provided it is in accordance with the valid Zoning Plan of the town.**

2.1.1 RESTRICTIONS ON OWNERSHIP RIGHTS

The current owner is Mr [REDACTED] ([REDACTED]). The plot is recorded on Title Deed (Ownership Sheet) no. [REDACTED]. Based on a review of non-public data from the complete extract from the Real Estate Cadastre (Title Deed), no entries restricting ownership rights were identified. The parcel is not encumbered by any easements, liens, enforcement proceedings, or other legal burdens that would prevent a future sale.

2.2 SOIL QUALITY AND PROTECTION OF THE AGRICULTURAL LAND FUND (ZPF)

Given that the parcel is used as agricultural land, building on it is subject to the process of withdrawal from the Agricultural Land Fund (ZPF). This part of the analysis assesses soil quality and determines the statutory fees that will need to be paid as part of the building permit process.

2.2.1 CALCULATION OF LEVIES FOR WITHDRAWAL FROM ZPF

Based on the BPEJ code (Evaluated Soil-Ecological Unit), the following technical parameters of soil quality were identified:

TABLE 2 SOIL QUALITY

ZPF specification	Identified value
BPEJ code	76901
Protection class	Class V (lowest protection level)
Base price according to the decree	1,34 CZK/m ²

Estimated cost of withdrawal from the ZPF: When building a family house, the area under the house and the hardened surfaces (terraces etc.) must be withdrawn from the Agricultural Land Fund. The levy calculation is governed by Act No. 334/1992 Coll.

Calculation formula: *Base price (1.34 CZK) × Protection class coefficient (for Class V it is 3) × Ecological impact weight (typically 1 to 10).*

The final amount of the fee depends on the **ecological impact weight factor**, which is determined by the competent ZPF protection authority (Rokycany Municipal Office).

SUMMARY



Classification in protection class V is the **best possible scenario for the buyer**. These are soils of lower production significance that are dispensable for agricultural purposes. This protection class represents soils with very low production capacity, where alternative (construction) use can easily be permitted.

The fee for removal from the agricultural land fund will be negligible, and the building authority will have no legal grounds to oppose the removal of the land for residential purposes, which is often a major issue with protection classes I or II.

2.3 DETAILED SOIL CHARACTERISTICS

Climatic region (7): The land lies in a mildly warm, humid region. This means higher rainfall and good water availability, which is ideal for a house garden, but for large-scale farming the soils may be too wet.

Main soil unit (26): These are so-called Cambisols. They are medium-heavy to lighter soils that occur in this area on slopes or near watercourses. They are well permeable, but may contain more stones.

Slope and exposure (44): The code confirms a gentle slope (3–7 degrees) with south to west orientation. For you this means **excellent sun exposure for the future terrace and garden.**

2.4 HISTORICAL AERIAL PHOTOGRAPHS

A look into the site's history using archival images maps the development of the area and confirms that the land has long been used as agricultural land, which is an ideal prerequisite for safe future construction. Selected images from the following years are shown here:

IMAGE 2 MAP 1952-1954



IMAGE 3 MAP 2001-2003



IMAGE 4 MAP 2019-2021



3 REGIONAL AND GEOGRAPHIC CONTEXT

In this part we analyse the wider context of the [redacted] locality. We assess accessibility to key centres ([redacted]), the level of civic amenities for family life, and the quality of the surrounding natural environment, which directly affects the property's future market value.

3.1 CHARACTERISTICS AND DEMOGRAPHICS OF THE TOWN AND SURROUNDINGS

[redacted] is a distinctive town with a rich history and stable facilities. It currently has approximately **2,300 inhabitants**. Demographically, a key factor is long-term stability and a slight population increase driven mainly by new development and the inflow of young families from Plzeň and [redacted] .

The age structure is balanced, and the town actively invests in infrastructure for children and youth, confirming [redacted] status as an attractive place for family living.

SUMMARY



The growing population and sustained interest in the area guarantee long term stability of the property's **market price and high liquidity of the plot in the event of a future sale.**

3.2 REGIONAL ACCESSIBILITY AND TRANSPORT

From a logistics perspective, the plot benefits from its strategic location near the D5 motorway ([redacted]). **Motorway access** ([redacted]) is approximately a 10-minute drive away, enabling a comfortable commute to Prague (Zličín) in under 50 minutes.

The district town of [REDACTED] is only 8 km away and offers full administrative facilities. The regional capital Plzeň is reachable within 25 minutes, making [REDACTED] an ideal location for those seeking peaceful living while being professionally tied to major urban centres. An alternative to car travel is the local railway line with direct connection to the main corridor in [REDACTED] and regular bus services.

3.3 CIVIC AMENITIES AND LEISURE TIME

[REDACTED] and its surroundings (including [REDACTED]) form a functional unit that meets the needs of even demanding families. Based on user experience and available reviews, we have prepared a detailed overview for you.

3.3.1 EDUCATION AND ACTIVITIES FOR CHILDREN

Clubs and leisure: In [REDACTED] itself there is Sokol and a football club, which serve as a community hub for young people.

Primary and nursery school [REDACTED]: Parents rate the school very positively for its “family-like” approach. Thanks to smaller class sizes compared to large schools, there is room for an individual approach. Reviews often highlight the modernised playground and an active after-school club. For you as the owner of the analysed plot, it is key that children can walk safely to school (approx. 10–12 minutes), saving the family from the “taxi driver” role. A key point for families is the **recent expansion of the school’s capacity** with a completely new wing. This modern extension solved earlier overcrowding and brought pupils excellent facilities – modern classrooms with multimedia equipment and new spaces for the after-school programme.

Educational institutions in [REDACTED]: Primary schools with specialised classes (language, sports), the renowned [REDACTED] Grammar School (one of the most prestigious schools in the district), secondary technical and vocational schools in [REDACTED], and the secondary medical school (closely cooperating with [REDACTED] Hospital).

3.3.2 FACILITIES FOR FAMILIES WITH VERY YOUNG CHILDREN AND MOTHERS ON PARENTAL LEAVE

Due to its character, the locality is primarily sought after by young families. This creates a natural community of neighbours at the same life stage. [redacted] responds to this trend by offering activities that make it easier for children and parents to socialise:

- **Regular classes and exercise:** The local Sokol hall hosts parent-and-child exercise (from toddler age), which is popular among local mothers as a place to build new friendships.
- **Play corners and meet-ups:** Besides the outdoor playgrounds by the chateau and by the school, which are modern and safe, the town library also provides a venue for informal meetings. It regularly organises events for the youngest children (fairy-tale mornings), with space for play and sharing experiences among parents.
- **Community life:** As more young families move to [redacted], spontaneous neighbourhood groups form (e.g., on social media) organising walks to see horses by the stream or trips to the nearby Brdy area. For a mother on parental leave, this means she is not “alone in it”, and support and community are within a few minutes’ walk.

FROM PERSPECTIVE OF FAMILY LIFE



It is often forgotten that a house is not just the building itself, but also the life around it. In this respect, the town excels – it is not a dead new development “in the middle of a field”, but a lively town where a mother with a stroller can find activities at the Sokol hall, in the library, and in nature right behind the house. This social infrastructure is just as important for young families as the utility networks.

3.3.3 HEALTHCARE

Polyclinic: The local medical centre is a major benefit. It includes GP, dentist and gynaecology practices. According to residents, a huge advantage is that for ordinary prescriptions or check-ups you do not have to go to [redacted]. Reviews of local doctors are consistently good, with accessibility and a human approach appreciated (compared to overloaded city polyclinics).

Hospital (8 km): For acute cases and specialist examinations, the hospital in [redacted] is available. It has undergone modernisation in recent years (especially the maternity ward and paediatrics) and although, like any smaller facility, it faces waiting times, it is perceived in the region as a reliable pillar of care.

3.3.4 SHOPS AND GASTRONOMY

Local shopping: A key place is the [redacted] bakery. People from the whole area (including [redacted]) come for fresh pastry. For a future resident, it is a morning routine within walking distance. There is also a COOP store and a small convenience shop for quick purchases.

Local restaurants and cafés: [redacted] has several well-rated venues, for example Restaurace [redacted], and the above-mentioned [redacted] bakery.

Large shopping in [redacted]: Within a 10-minute drive you can reach Kaufland, Lidl and Penny. This combination (fresh pastry locally plus large supermarket nearby) is an ideal “modern countryside” model

3.3.5 SPORT AND RELAXATION

swimming complex: One of the best-rated in the region. It offers an indoor pool and an outdoor pool complex with slides. Families often mention cleanliness and favourable admission prices.

Cultural life: [redacted] has its own cultural centre with a cinema (occasional screenings) and an active association life (firefighter balls, Christmas markets at the chateau). [redacted] Chateau gives the town a historic character and is a popular place for walks.

3.4 NATURAL SETTING AND TOURIST DESTINATIONS

The locality stands out due to its direct connection to the **Brdy Protected Landscape Area (CHKO Brdy)**. The plot is in close proximity to the former military area, which today forms one of the most ecologically valuable and tourist-attractive regions in the Czech Republic. This location ensures that no further massive development will take place nearby that would disrupt the natural character of the landscape.

For lovers of active recreation, a dense network of cycling routes and hiking trails “just around the corner” leads to attractive destinations such as the [redacted] **Ponds** or the **ruins of [redacted] Castle**. Immediate proximity to forest and water bodies ([redacted] Pond) not only improves the local microclimate, but also offers a unique “wellness at home”, which is today a key benefit when selecting a building plot.

SUMMARY



In terms of location, the plot meets demanding requirements for modern living. The combination of the town’s demographic growth, the immediate proximity of the Brdy forests, and the excellent commuting distance to both Plzeň and Prague makes this parcel a highly valuable investment.

4 DEVELOPMENT OPTIONS AND ZONING PLAN CONSTRAINTS

The review was carried out in accordance with the [redacted] Zoning Plan and the technical constraints of the area. This chapter defines what can be built on the plot and what constraints must be taken into account for this parcel.

IMAGE 5 MAIN ZONING PLAN DRAWING

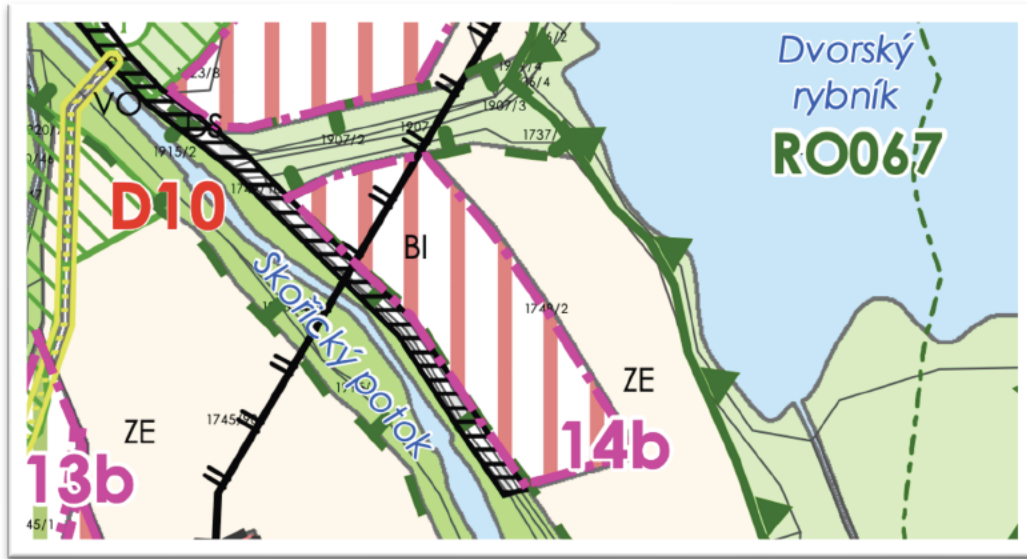






TABLE 3 LEGEND

Attribute	Name
	RESIDENTIAL AREAS – INDIVIDUAL URBAN AND SUBURBAN
	BUILDABLE AREA
	LOCAL BIOCORRIDOR
	UNDERMINED AREA

4.1 PRIMARY PERMITTED USE OF THE PLOT ACCORDING TO THE ZONING PLAN

The plot is designated in the zoning plan as area **14b BI – residential areas, individual urban and suburban**. This is the best possible scenario, guaranteeing that no factory or apartment building will be built nearby.

Permitted use: Construction of a family house, garage, swimming pool and buildings related to housing; non-disruptive civic amenities such as small accommodation facilities up to 10 beds, catering facilities, and a locally significant shop.

Conditionally permitted: Small craft production or home business (e.g., a beauty studio in the house), provided it does not disturb the surroundings.

Not permitted: Buildings and activities whose negative impacts disrupt the residential function.

4.2 PLOT ORIENTATION AND NEIGHBOURING AREA

The plot is part of a newly emerging residential area currently undergoing development and utility installation. At the beginning of last year, there were only unpaved field tracks leading to the newly created plots. The immediate surroundings currently include only one other building plot of the same type.

From one side, the plot is bordered by a permanent strip of greenery (a biocorridor) formed by the pond outflow into the Skořický Stream. This natural barrier is fixed by the zoning plan, guaranteeing that instead of further development you will have a permanently unobstructed **view into mature greenery** from the windows and garden. The most attractive view opens toward the pond. The future owner will not be looking only into neighbouring gardens, but into an open natural space, which visually makes the plot feel significantly larger.

In terms of orientation, the parcel has an ideal layout considered among the most valuable for family living. The main part of the plot intended for garden and terrace

faces **south-west to west**. As a result, the plot receives direct sunlight for most of the day, ensuring maximum daylight comfort indoors and outdoors.

WHY IS THIS ADVANTAGEOUS FOR THE BUYER?



1. **High light comfort** - The plot does not feel "sunken" or dark, even in the winter months. Sufficient natural light demonstrably increases the residents' mental well being.
2. **Energy potential** - This orientation is absolutely ideal for the future installation of photovoltaic panels.
3. **Investment value** - Sunny plots with an open view of the countryside to the west are highly valued on the real estate market, and their price grows faster than that of plots oriented to the north or shaded by surrounding hills/buildings.

4.3 NOISE EXPOSURE

The location is characterised by a **very low ambient noise level**, due to being situated away from the town's main through roads.

Road traffic noise: The main road (towards Dobřív) is separated from the plot by existing continuous housing development, which acts as an effective noise barrier. The local road by the plot will serve only residents, eliminating transit traffic.

Rail: The railway line is about 2 km away. Given the nature of the local line (low frequency and lower train speeds), it does not represent a significant acoustic burden or a vibration source.

Natural elements: Proximity to the biocorridor and the water surface (pond) contributes to an overall feeling of calm. The absence of industrial sites nearby guarantees a quiet environment even at night.

4.4 INTERNET CONNECTIVITY

According to the official Czech Telecommunication Office V-portal, high-capacity broadband network infrastructure (VHCN) is located in the immediate vicinity of the area. Due to the ongoing construction of new infrastructure in 2025, this network is being extended **directly to the plot boundary** as part of the road construction. This guarantees the future owner access to modern data services (fibre/VDSL), which are often unavailable in other parts of the town.

4.5 HEIGHT REGULATION AND PLOT COVERAGE RATIO

The [redacted] Zoning Plan defines the development regulations for house construction. For this area the following applies:

- **Height limit:** Maximum **2 above-ground storeys**. The roof ridge height is typically limited to **9 metres** above finished ground level.
- **Roof shape:** The zoning plan **does not explicitly define roof pitch or shape**. This provides a high degree of architectural freedom. Given the edge-of-town location and proximity to nature, we recommend consulting the Building Authority in [redacted] in advance to ensure the design aligns with the wider landscape character.
- **Plot coverage ratio:** For areas classified as BI (individual housing), the zoning plan limits plot **coverage to 40%**. This limit includes the sum of built-up areas (house, garage, garden shed) and paved/hardened areas (driveway, paths, terraces, pool).

THAT'S GREAT NEWS





A 40% building coverage ratio is a very **generous limit in the context of zoning plans**. Quite often we see only 20 or 25%, which forces people with smaller plots to build upwards.

To give you an idea of how comfortable the 504 m² limit is, here is a model example of a luxury family setup:

- Large family house (bungalow) – 180 m²
- Double garage – 40 m²
- Large terrace off the living room – 50 m²
- Driveway and parking spaces – 80 m²
- Garden shed for tools + pergola – 40 m²
- Swimming pool with paving around it – 40 m²
- Total – 430 m²

Even with such extensive amenities, you still have a reserve of 74 m², plus an additional 756 m² of pure garden (lawn, trees).

4.5.1 CONSTRAINTS AND PROTECTED ZONES (WHAT TO WATCH OUT FOR)

Given the location near the  Stream and  Pond, the project must account for the following constraints.

4.5.1.1 DISTANCE FROM WATERCOURSES AND WATER BODIES

This constraint follows from the zoning plan marking, where the left side of the plot is indicated by a green dashed line denoting a local biocorridor running along the Stream. The Zoning Plan requires a **minimum setback of 6 metres from the stream bank**.

In this protected strip, any construction is typically excluded (including small structures or solid fencing) and the owner must preserve the natural character of the vegetation. In practice, this means existing mature greenery cannot be removed arbitrarily and any plot boundary treatment must be nature-friendly, for example a hedge, so that the corridor's aesthetic function and space for wildlife movement are preserved. In this case, the biocorridor likely also serves as an access route for the watercourse administrator.

IMPORTANT!



In connection with the existing bio-corridor and the fencing of the plot, the building authority may request a statement from the environmental department, which you will, however, have to obtain yourself and submit to the building authority.

The zoning plan also requires that the building maintain a distance of **at least 50 metres from the pond parcel boundary**.

4.5.1.2 FOREST PROTECTION ZONE

If the forest edge is closer than **50 metres**, consent from the state forestry authority is required. For this parcel it is a formality, but it must be accounted for in the project.

4.5.1.3 IMPACT OF HISTORICAL UNDERGROUND MINING

A potentially limiting factor is **historical hard coal mining**, which took place in the town in 1833–1947. The main zoning plan drawing indicates that the plot is only partly within an undermined area. However, the zoning plan text does not clearly state that this is an

area with particularly unfavourable engineering-geological conditions (zones along seam outcrops, zones along mine workings) requiring an engineering-geological report (IGP).

For permitting purposes, we recommend contacting the Building Authority in [redacted] and verifying whether, for a potential build on this plot, they will require an **expert geological assessment**. This assessment would have to confirm that the subsoil is stable and capable of bearing a family house load, or determine specific foundation requirements (e.g., a reinforced foundation slab).

As part of project preparation, the Building Authority may require a **statement from the Ministry of the Environment** regarding the existence of old mine workings. This statement serves as an official confirmation that no risks from historical undermining threaten directly under the planned structure. In practice, it is an administrative step usually handled by the designer. The ministry essentially checks its map layers and confirms stability, which in areas with ongoing nearby development, like this one, is in most cases a formality. A map operated by the Czech Geological Survey did **not** confirm the existence of old mine workings; however, it must be emphasised that this map is indicative only and does not replace an official statement.

SUMMARY



The existence of undermined land does not mean a ban on construction, but it does mean stricter supervision of the house foundations. For the client, this in practice represents an additional investment in the order of several thousand to low tens of thousands of crowns for an extra geological survey. Given that new construction is already underway in the immediate vicinity and there are finished asphalt roads, it is clear that the subsoil has been approved by the authorities as suitable and stable for the construction of family houses. However, it is an important technical point that must, if necessary, be taken into account in the project.

4.5.1.4 FLOOD RISK

Given the plot's location near the [redacted] Stream and [redacted] Pond, special attention was paid to flood risk analysis.

For the future owner, key considerations are not only physical safety but also the ability to insure the building without issues, which is a prerequisite for obtaining a mortgage. Our findings:

- **Official classification:** According to the digital flood plan, the parcel **lies entirely outside the active zone and outside the standard floodplain (Q100)**. The stream's terrain incision in this part of the town acts as a natural barrier keeping water in the channel even during extreme rainfall.
- **Technical protection:** Safety has recently been strengthened by an investment by the state enterprise Lesy ČR. Reconstruction of eight flood-control steps and weirs on the [redacted] Stream stabilised the channel and significantly increased the stream's retention capacity in this section.
- **Insurability and bank valuation:** Because the plot does not lie in a risk zone, insurers classify it in the lowest hazard category. This should mean standard market insurance pricing without risk surcharges, and the bank should have no objections to using the property as collateral

RECOMMENDATION



For complete certainty (for example, when arranging a specific insurance product), we **recommend requesting the Flood Risk Report** from ČAP, which insurance companies use as a binding basis.

4.5.1.5 RADON INDEX

Under Czech legislation and technical standards (especially CSN 73 0601), determining the radon index is a **mandatory part of the design documentation** for every new residential building. Without this protocol, the designer cannot correctly specify insulation, and the Building Authority will not issue a building permit.

It is important to order the measurement only once the client knows exactly where the house will be positioned, so that probes are taken directly within the planned footprint. The measurement result (index) directly determines what waterproofing and radon insulation the foundations must have. Key information:

- **Who performs it:** Private companies licensed by the State Office for Nuclear Safety (SÚJB).
- **How it works:** A technician visits the site, drives probes into the ground (usually 15–20 sampling points within the future house footprint) and takes soil-gas samples.
- **Cost:** Typically 2,500–4,500 CZK.
- **Time:** Measurement takes a few hours; the report is usually issued within a week.

The Czech Geological Survey provides a map for reference, where an indicative radon index and other information can be checked. For this case, the radon map indicates:

Radon index: Medium (Category 2)

- **What it means:** The prevailing radon index is 2 and the description states “deeper subsoil – medium.”
- **Impact on construction:** This is the most common scenario in the Czech Republic. It does not mean danger; it only means the designer must specify radon-proof insulation under the foundation slab (bitumen membranes with an aluminium layer or special foils). This is standard and not costly.

Soil composition: clay, sand, gravel

- **What it means:** Under the “rock” attribute the site indicates clay, sand and gravel.
- **Impact on construction:** Good news for foundations. These materials (unconsolidated sediments) generally drain water well. This means the plot is less likely to become an impermeable muddy area during rains, which simplifies stormwater infiltration solutions.

Origin (genesis): fluvial and water-reservoir sediments

- **What it means:** The soil formed through flowing water (stream) activity and deposition in reservoirs.
- **Impact on construction:** This confirms proximity to the Stream and the pond. Geologically, it can mean that at a certain depth you may reach stable gravelly subsoil ideal for bearing capacity.

SUMMARY



The geological profile of the plot has pleasantly surprised us, because the soil composition of sand, gravel and clay is a “reward” for any builder – unlike impermeable clays, this subsoil allows water to drain very well, which will significantly simplify and reduce the cost of managing rainwater infiltration in the garden. A medium radon index (category 2) is completely standard in Czech conditions and does not require any expensive technologies, only the standard installation of higher-quality insulation with an aluminium layer, which is an investment in the order of several thousand crowns for your peaceful and healthy sleep.

4.5.1.6 DISTANCE FROM NEIGHBOURING HOUSE

The current Decree on Construction Requirements (No. 146/2024 Coll.) defines the distance between two family houses as **at least 7 metres**. This distance can be reduced

to 4 metres only if neither of the facing walls contains windows of habitable rooms (e.g., only garage walls or windowless bathrooms).

4.5.1.7 DISTANCE FROM THE BUILDING FROM THE PLOT BOUNDARY (FENCE LINE)

Any part of a family house must be **at least 2 metres from the shared plot boundary**. It is good to know the Building Authority may, in justified cases, grant an exception. For example, if the client wants the house 1.5 metres from the fence, they must apply for an exception. A neighbour's consent is always required, and it must be demonstrated that the neighbour's rights will not be limited (e.g., by shading). As an informal rule, smaller structures up to 25 m² built-up area (e.g., a garden tool shed) may, with the neighbour's consent, be placed **closer than 2 metres** to the fence, but roof water must not drain onto the neighbouring plot.

IMPORTANT!



Beware of overhangs – if the house has a pronounced roof overhang or a balcony that projects more than 1.5 metres from the wall, the distance is measured from the projection of this overhang onto the ground.

4.5.1.8 DISTANCE FROM THE ROAD

This is individual depending on the utilities project that ČEZ is currently implementing in . Typically, 2–3 metres are kept from the plot boundary (street) to create space for a front garden or underground utilities. In some cases, the Building Authority may permit a garage directly on the street boundary, but it depends on the specific driveway arrangement.

4.6 RECOMMENDED QUESTIONS FOR THE BUILDING AUTHORITY

The [redacted] Zoning Plan sets several rules for potential house construction. However, it is not the official authority that will issue the building permit for the project; in this case it is the [redacted] Municipal Office.

We recommend asking the following clarifying questions:

- **Confirmation of buildability:** “The zoning plan states a 40% plot coverage limit for BI areas, including hardened surfaces. Can you confirm that there is no additional regulation for this specific parcel that would reduce this percentage?”
- **Roof and appearance:** “The zoning plan text does not define roof pitch or shape. Are modern flat roofs permitted in this area, or does the authority require a pitched roof?”
- **Distance from the pond:** “The zoning plan mentions a requirement to keep the building at least 50 m from the [redacted] Pond parcel boundary. Does this apply only to the main family house, or also to ancillary structures (pool, terrace, pergola)?”
- **Biocorridor and fence characteristics:** “Given the marked local biocorridor along the stream, are there specific requirements for the type and permeability of fencing? Will the authority accept standard solid bases, or is a fence allowing small animal migration required (e.g., mesh with raised clearance)?”
- **Environmental authority statement:** “Will a separate binding opinion from the environmental department be required for construction near the biocorridor and stream?”
- **Undermining and IGP:** “The plot lies partly in an undermined area (historical mining). Will the authority require a separate engineering-geological report (IGP) and a statement from the Ministry of the Environment for the building permit?”

5 TECHNICAL INFRASTRUCTURE

The analysed parcel is part of future new development in [REDACTED]. At the beginning of last year, the site still had only unpaved field tracks leading to the newly created plots. Since last year, the area has been undergoing comprehensive infrastructure revitalisation. This means the complete construction of an asphalt road, public lighting, as well as water, sewer and electricity connections.

5.1 ACCESS ROAD

The plot is accessible from a municipal asphalt road newly built in 2025. The road is **owned by the municipality**, which guarantees a smooth building-permit process and supports mortgage financing.

5.2 ELECTRICITY

Electric service connections should be completed **by the end of July this year** by ČEZ Distribuce, a.s. The plot will have its connection cabinet at the plot boundary.

5.3 SEWERAGE AND WATER

As part of the current works, municipal sanitary sewerage and a water main will be built. **For the future owner this means major cost savings** (no need to invest approx. 150,000–250,000 CZK into a private wastewater treatment unit and a well) and worry-free operation.

5.4 GAS

No gas connection is planned in this locality, which matches modern trends where new builds prefer heat pumps and photovoltaics.

SUMMARY











From an investment perspective, this plot is in the so called "golden phase". While last year it was an uncertain field with a muddy road, today we are already standing on a new asphalt road with a clear promise of full utility connections by the end of the summer. **Why this is key for you:**

- **Immediate value increase** - As soon as CEZ installs the last utility box in July and the municipality obtains the final approval for the sewer system, the market price of the plot will automatically rise. You are buying at the last moment at a "pre approval" price.
- **Effortless savings** - The construction of a public water supply and sewer connection directly to the boundary of the plot saves you not only a quarter of a million crowns in technology costs (waste water treatment plant, septic tank, well), but above all months of paperwork and approvals with authorities and hydrogeologists.
- **Financial security** - A municipal road (owned by the municipality) is a critical point for banks. Thanks to this, the plot can be easily financed with a mortgage, whereas private access roads are often a major complication.

6 RISK PROFILE AND POSITION STATEMENT

Based on the analysis carried out, we present the final summary for your investment decision.

6.1 QUICK OVERVIEW OF KEY PARAMETERS

Area	Analysis result
Legal status	 Private individual owner, no easements or other restrictions on ownership rights.
Orientation and light	 Ideal south-west layout with a guaranteed view of the green bio-corridor and the pond.
Technical infrastructure	 Asphalt road owned by the municipality. Municipal water supply and sewer system. Utility connections to be completed in 07/2025.
Accessibility and transport	 Excellent connection to Rokycany and Plzeň – train and bus stop. By car, Prague is within 50 minutes.
Civic amenities	 Full facilities in the village (school, kindergarten, doctors, post office, shop, restaurants) reachable on foot within 10–15 minutes.
Natural risks	 The plot is safely outside flood zones. The stream bed is now stabilised.
Soil quality (ALF)	 Classified in protection class V, requires removal from the Agricultural Land Fund; the fee will be low.
Technical limits	 Need to take into account radon, undermined ground and the groundwater level.

6.2 FINAL VERDICT AND COMMENTARY

The plot represents an above-standard investment opportunity combining the **security of municipal infrastructure** and a **unique connection to nature**.

RECOMMENDED FOR PURCHASE



Main strengths of the plot:

- **Maximum privacy and view:** The western and south-western boundary is non-buildable. Your terrace and garden will face mature greenery and the stream channel, not neighbours' windows.
- **Technological readiness:** The presence of fibre lines and newly built municipal networks minimises extra costs when starting construction and increases the property's future market value.
- **Quiet zone:** A dead-end street and the natural noise barrier of existing development ensure high acoustic comfort.

To maximise the plot's potential and reduce technical risks, we recommend considering the following during project preparation:

- **Geology and groundwater:** Due to proximity to the stream and pond, verify the current groundwater level via a geological survey. This is key for correct waterproofing design and deciding against a basement to avoid future moisture complications.
- **Undermining and radon:** As the wider area is within a mining area, adapt the design documentation (especially foundations and structural design) to mining-related impacts. Together with radon-proof insulation (given the medium index), these are standard measures but must be clearly defined in the project.
- **Coordination with the Building Authority:** Before finalising the design, we recommend an in-person consultation at the Rokycany Building Authority to verify

compliance with zoning regulations (roof ridge height, roof pitch, plot coverage etc.) and confirm conditions for connection to the newly built municipal infrastructure owned by the municipality.

7 DIRECTORY OF RELEVANT AUTHORITIES

For the next steps in preparing the build and for official confirmation of technical parameters, we recommend contacting these institutions:

Administration and local government

Town Hall

- Agenda: Zoning plan, information on utility network management (water, sewer, fibre), local fees.
- Address: [REDACTED]
- Web: [REDACTED]

Municipal Office I [REDACTED] - Building Authority

- Agenda: Preliminary project consultation, issuance of building permit, buildability conditions, building constraints.
- Address: [REDACTED]
- Web: [REDACTED]

Water, geology and technology:

- Agenda: Statement for construction near the [REDACTED] Stream and biocorridor (watercourse protection zone).
- Web: [REDACTED]

Czech Geological Survey

- Agenda: Assessment of historical mining impacts (undermining) and ordering official extracts from mine-working maps.
- Web: [REDACTED]

Useful monitoring tools:

Flood warning and forecasting service (ČHMÚ)

- Agenda: Online monitoring of water levels in the Berounka basin.
- Web: [\[redacted\]](#)

8 LIST OF INFORMATION SOURCES USED

This analysis was prepared based on data from public registers, map layers and official information systems valid as of the date of preparation:

- [REDACTED] Survey: verification of undermining, deposit geology and geological subsoil ([REDACTED])
- Czech [REDACTED]): precipitation analysis and monitoring of watercourse levels ([REDACTED])
- Czech Statistical Office (ČSÚ): demographic data and statistics (www.czso.cz)
- Český telekomunikační úřad (V-portál): Ověření digitální infrastruktury a dostupnosti [REDACTED])
- Czech Telecommunication Office (ČTÚ) V-portal: verification of digital infrastructure and internet availability. (cuzk.gov.cz)
- [REDACTED]
- [REDACTED] , regulations and projects.
[REDACTED]
- Ministry [REDACTED] risks and foundation soil. ([REDACTED])
- Povodí Vltavy, s.p.: hydrological data, watercourse management and delineation of flood zones (www.pvl.cz)
- State Land Office: information on soil quality (BPEJ) and protection of the Agricultural Land Fund (spu.cz)