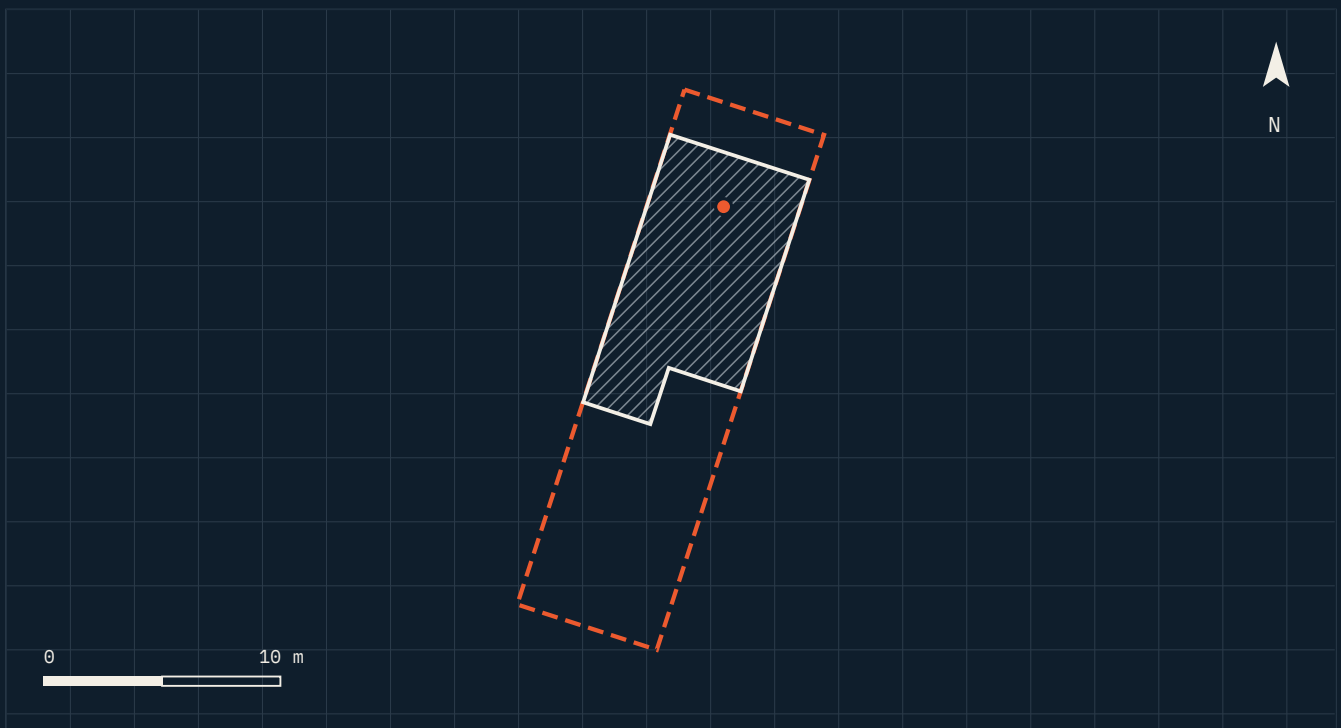


MUNICIPALITY OF VOORBEELDSTAD

Voorbeeldstraat 123

0123 AB Voorbeeldstad



--- PLOT VOORBEELDSTAD A 1234 · 142 M²  BUILDING · FOOTPRINT 66 M² · FLOOR AREA 118 M²

FICTITIOUS EXAMPLE

YEAR BUILT

1934

FLOOR AREA

118 m²

PLOT

142 m²

ENERGY LABEL

C

USE

Residential

Every home has its own report.

The information is compiled from public external data sources. Despite careful processing, data may be incomplete, outdated or incorrect. The information is indicative and does not replace a building survey, legal research, cadastral survey or municipal assessment.

Fictitious example: the address and data are illustrative and do not belong to an existing home.

SUMMARY

According to the BAG, Voorbeeldstraat 123 is a residential unit of 118 m², in a building originally constructed in 1934. The cadastral plot is 142 m². Energy label C is registered.

Key points about this home

NOTE REGISTER

Built in 1934

Older construction period. Foundation, pipework and insulation deserve extra attention in a building survey. When demolishing or renovating a building from before the asbestos ban (1993), an asbestos survey may be mandatory.

NOTE AREA DATA

Within a risk zone

The address lies within an area of concern or safety zone around a company, pipeline or transport route for hazardous substances.

REGISTER

For sale for €475,000 (asking price)

Listed on Funda since 12 September 2026. The asking price is not a sale price; under Sales in the area you will also find previous sale prices of this home.

REGISTER

2 announcements for this address

Official publications, for example about permits, linked to this address. See them in the report.

NOTE REGISTER

Secondary zoning designation (dubbelbestemming): Waarde - Archeologie 4

Additional rules may apply to renovations or excavation work.

NOTE AREA DATA

Vulnerable soil and many older buildings

The soil here has limited bearing capacity (laagveengebied). 71% of the 34 buildings in postcode 0123AB were built before 1970, when foundations were often on wooden piles or without piles (shallow foundations). This home dates from 1934, so a foundation survey is particularly worthwhile here.

REGISTER

Energy label C

Registered on 14 June 2021, valid until 14 June 2031.

Factual points from public sources, not an assessment of the condition of the home. "Note" means: extra attention is worthwhile here.

Contents

01 Property**02** Sales in the area**03** Energy**04** Plot**05** Building & 3D**06** Permits and announcements**07** Heritage and protection**08** Living environment and climate**09** Subsurface and foundation**10** Amenities and accessibility**11** Neighbourhood**12** Sources and disclaimer

ABOUT THIS REPORT

This report contains data from public registers and open data, and sales data (Land Registry and Funda) that we receive under licence through Altum AI. Values marked (indicative) or (calculated) are derived or modelled; area indicators say nothing about the structural condition of this home.

01Property

REGISTER · Source: BAG, Kadaster

UNIT (VERBLIJFSOBJECT)

Use	Residential
Usable floor area	118 m²
Status	Unit in use
Unit ID	0000010000000123

BUILDING (PAND)

Original year of construction	1934
Building status	Building in use
Units in building	1 (addresses in the same BAG building)
Building footprint	66 m² (calculated)
Building ID	0000100000000123

02Sales in the area

REGISTER · Source: Funda via Altum AI · Kadaster via Altum AI · Kadaster en Funda via Altum AI

Recently sold homes in the area that resemble this home. Floor level, condition, outdoor space and leasehold differ per home and are not part of this comparison.

THIS HOME

For sale · Asking price €475,000 excl. buyer's costs (k.k.)
listed since 12 September 2026 · via Voorbeeld Makelaardij

Previously sold

€312,000 · sold Mar 2019
€245,000 · sold Jun 2008

Asking price and listing status as known when the data was retrieved. The asking price is not a sale price; check the current status on Funda or with the estate agent. Purchase prices as registered with the Land Registry (Kadaster, a public register). We do not show names of buyers or sellers. A purchase price may include movable items or, for a sale within the family or of several properties at once, differ from the market value.

Comparable sales in the area

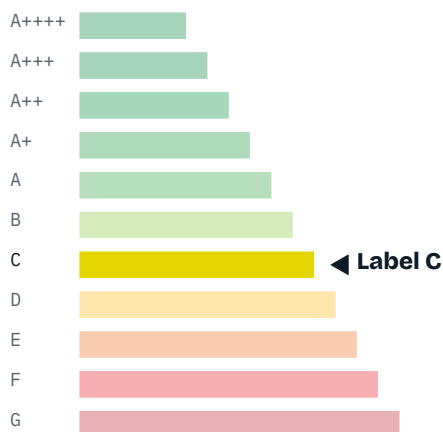
These sales are around €4,350 per m² (median, adjusted to today).

1. Voorbeeldstraat 87, Voorbeeldstad Mid-terrace house · 1936 · 112 m² · 140 m away · source Kadaster	€450,000 – 475,000 · Jun 2026 adjusted to today €475,000 – 500,000
2. Proefweg 14, Voorbeeldstad End-of-terrace house · 1931 · 124 m² · 260 m away · source Kadaster	€475,000 – 500,000 · Mar 2026 adjusted to today €500,000 – 525,000
3. Voorbeeldstraat 41, Voorbeeldstad Mid-terrace house · 1936 · 109 m² · 210 m away · source Funda	€425,000 – 450,000 · Nov 2025 adjusted to today €450,000 – 475,000
4. Modellaan 6, Voorbeeldstad Mid-terrace house · 1928 · 118 m² · 340 m away · source Kadaster	€425,000 – 450,000 · Sept 2025 adjusted to today €475,000 – 500,000
5. Schetsplein 22, Voorbeeldstad Semi-detached house · 1939 · 131 m² · 420 m away · source Kadaster	€525,000 – 550,000 · May 2025 adjusted to today €575,000 – 600,000
6. Proefweg 31, Voorbeeldstad Mid-terrace house · 1931 · 104 m² · 300 m away · source Funda	€400,000 – 425,000 · Dec 2024 adjusted to today €450,000 – 475,000

Sales of comparable homes in the area (Kadaster and Funda, via Altum AI), in price ranges; the source is shown per sale. 'Adjusted to today' corrects the old price for price changes since then.

03 Energy

REGISTER · Source: EP-Online, RVO



Registration date	14 June 2021
Valid until	14 June 2031
Calculation method	NTA 8800:2020 (basic survey residential)
Building type	Terraced house (mid-terrace)
Primary fossil energy use	231.4 kWh/m² per year
Energy demand	158.2 kWh/m² per year
Share of renewable energy	3.1%

SUSTAINABILITY OPPORTUNITIES (INDICATIVE)

Average costs and savings per house type, based on year of construction, energy label and roof area; the home has not been inspected.

Solar panels (10 panels) approx. €3,800

About 35 m² of roof facing east, south or west (3D BAG); around 17 panels fit there.saves approx. €260 per year · pays back in approx. 14.6 years

Total: approx. €3,800 after subsidy, saving approx. €22 per month.

Source: Milieu Centraal, reference figures for costs and savings (gas price €1.37/m³; solar panels from 2027 without net metering). Indicative, not tailored advice.

04 Plot

REGISTER · Source: Kadastrale kaart, Kadaster

Cadastral designation	Voorbeeldstad A 1234	Cadastral municipality	Voorbeeldstad
Plot area	142 m²	Buildings with an address on plot	1 (calculated)
Type of area	Determined (final)	Valid since	1 April 1998

The cadastral map is indicative and not intended for legally measuring plot boundaries. Ownership data are deliberately not included.

WHAT IS ON THE PLOT (BGT)

Buildings	66 m²	Green space	38 m²
Yard	17 m²	Shed	7 m²

ZONING (INDICATIVE)

Zoning (bestemming)	Wonen
Secondary zoning (dubbelbestemming)	Waarde - Archeologie 4
Within a building envelope (bouwvlak)	Yes

Maximum goothoogte (m)	6
Maximum bouwhoogte (m)	10
Plan	Bestemmingsplan Voorbeeldwijk (10 March 2016)
Indicative overview, not legal advice. Since 1 January 2024 zoning plans (bestemmingsplannen) have been part of the municipality's environment plan (omgevingsplan); changes to it take precedence. Always check the rules and the permit check in the Omgevingsloket.	
Borders on	local road, footpath, green space

05 Building & 3D

INDICATIVE · Source: 3DBAG by tudelft3d and 3DGI

Highest point of roof	9.6 m	Flat roof area	9 m ²
Typical roof height	8.9 m	Sloping roof area	68 m ²
Roof type	Sloping roof	Shared walls	104 m ²
Building volume	452 m ³	Ground level	1.18 m NAP
Ridge height	9.5 m	Roof mainly facing	South-west
Roof pitch	45°	Sloping roof E/S/W	35 m ²

Heights and volumes are derived from elevation measurements (AHN point cloud) and are therefore indicative.

06 Permits and announcements

REGISTER · Source: Overheid.nl, officiële bekendmakingen

2023	GRANTED · 16 May 2023 · Voorbeeldstad
Omgevingsvergunning verleend voor het plaatsen van een dakkapel aan de achterzijde, Voorbeeldstraat 123	
	APPLICATION · 2 March 2023 · Voorbeeldstad
Aanvraag omgevingsvergunning voor het plaatsen van een dakkapel, Voorbeeldstraat 123	

74 announcements were published within 250 m (all topics). This overview is based on publicly available digital announcements and is not a complete building or permit history.

07 Heritage and protection

REGISTER · Source: Rijksdienst voor het Cultureel Erfgoed

National monument (rijksmonument)	No
Municipal monument	No public municipal source for Voorbeeldstad
Protected townscape or village view	No

08 Living environment and climate

AREA DATA · Source: Geluidbelastingkaarten Richtlijn omgevingslawaaai 2021 · RIVM, Grootchalige Concentratiekaarten Nederland · Klimateffectatlas, 2026

Living-environment and climate data are area indicators from models and maps. They are not a structural or legal assessment of the individual home.

NOISE (STRATEGIC NOISE MAPS 2021, LDEN)

Road traffic	55–59 dB		Voorbeeldstad agglomeration
Rail traffic	No contour ≥ 55 dB		Voorbeeldstad agglomeration
Industry	No contour ≥ 55 dB		Voorbeeldstad agglomeration
National highways (rijkswegen)	No contour ≥ 55 dB		National (national highways)
Main railways	No contour ≥ 55 dB		National (main railways)

AIR QUALITY (ANNUAL AVERAGE 2025, 1×1 KM GRID)

Nitrogen dioxide (NO ₂)	17.2 µg/m ³		WHO 10 · EU 40
Particulate matter (PM2.5)	8.9 µg/m ³		WHO 5 · EU 25
Particulate matter (PM10)	15.8 µg/m ³		WHO 15 · EU 40

CLIMATE AND WATER (AREA INDICATORS)

Flood probability (> 20 cm of water)	Very low probability: 1/3,000 to 1/30,000 per year	raster map, national
Maximum water depth in a flood	0.5 - 1.0 metres	raster map, national
Felt temperature on a hot day	Strong heat stress: 38°C – 41°C	neighbourhood average
Ground movement (measured)	Limited (1.5 to 5 mm/year subsidence)	area map
Risk of foundation damage from pile rot	Low	neighbourhood level

These are data about the area, calculated with national maps. They do not mean that this home itself will flood, subside or suffer heat stress. A flood probability of 1/300 per year means on average once every 300 years; over 30 years that is roughly 1 in 10. The felt temperature is how hot it feels outside on a hot summer's day, not the temperature indoors.

EXTERNAL SAFETY

Area of concern at the address	Fire area of concern (hazardous substances route: Route Voorbeeldweg (N999))
Pipeline (aardgas): Gasunie Transport Services B.V.	240 m
Hazardous substances route by road: Route Voorbeeldweg (N999)	310 m

An area of concern (aandachtsgebied) is the area where an accident involving hazardous substances could have consequences. It says nothing about the probability of an accident. See the map in the Atlas Leefomgeving for the exact location.

09 Subsurface and foundation

AREA DATA · Source: BRO Bodemkaart, PDOK · BRO, Basisregistratie Ondergrond · Funderingskaart KCAF, RVO

Soil map 1:50,000	Kalkarme poldervaaggronden; zware zavel en lichte klei (Rn67C)
BRO investigations on this plot	None
Cone penetration tests within 500 m	14 · nearest 46 metres
Geotechnical boreholes within 500 m	3 · nearest 187 metres
Groundwater monitoring wells within 500 m	5 · nearest 92 metres

FOUNDATION MAP (KCAF)

Vulnerable soil area · 60-80 % of buildings from before 1970

The soil here has limited bearing capacity (laagveengebied). 71% of the 34 buildings in postcode 0123AB were built before 1970, when foundations were often on wooden piles or without piles (shallow foundations).

Indicative map per postcode: combines soil type and the share of buildings from before 1970. Says nothing about the type or condition of this home's foundation.

FOUNDATION CONTEXT

There is no public source with reliable foundation information per home. Below are only objective data that may be relevant to questions about the foundation.

Soil map: Kalkarme poldervaaggronden; zware zavel en lichte klei

Soil type according to the Soil Map 1:50,000 at this location. This is an area indication, not a soil investigation on the plot.

Built in 1934 (before 1970)

Depending on the region, buildings from before around 1970 were often founded on wooden piles or on shallow foundations (without piles). That says nothing about the condition of this particular foundation, but it is a reason to request foundation information.

14 cone penetration test(s) within 500 m

The nearest is 46 m away. CPTs describe the soil structure at that spot; they say nothing about the foundation of this home.

5 groundwater monitoring well(s) within 500 m

Nearest at 92 m. These wells measure the groundwater level, which is relevant for wooden pile foundations.

1 announcement(s) about foundations within 250 m

Nearest at 164 m. These concern other addresses in the area.

10 Amenities and accessibility

AREA DATA · Source: CBS, Vierkantstatistieken 100 m

Distances by road for the residents of the CBS 100 × 100 m grid square of this address. Not travel times.

GROCERIES AND GP

Large supermarket	500 m (3 within 1 km · 11 within 3 km)	Other shop for daily groceries	300 m (9 within 1 km)
GP practice	600 m (4 within 1 km · 14 within 3 km)	Pharmacy	700 m

Out-of-hours GP service 3.4 km

EDUCATION AND CHILDCARE

Primary school	500 m (5 within 1 km · 17 within 3 km)	Secondary school	1.4 km (6 within 3 km · 11 within 5 km)
Day nursery	400 m (7 within 1 km)	After-school care	500 m (6 within 1 km)

NEARBY SCHOOLS (STRAIGHT LINE)

Primary schools: Voorbeeldschool De Linde	310 m
Primary schools: Basisschool Het Voorbeeld	540 m
Primary schools: Montessorischool Voorbeeldstad	890 m
Secondary schools: Voorbeeld College	1.2 km · VMBO-G/T, HAVO, VWO
Secondary schools: Stedelijk Voorbeeldlyceum	2.3 km · HAVO, VWO

ACCESSIBILITY

Railway station	1.8 km	Intercity/interchange station	4.2 km
Motorway access	2.6 km		

PUBLIC TRANSPORT (STRAIGHT LINE)

Bus: Voorbeeldstad, Lindeplein	180 m
Tram: Voorbeeldstad, Stadhuis	1.2 km
Train: Voorbeeldstad Centraal	1.7 km
Stops within 500 m	3

RAILWAY (STRAIGHT LINE)

Nearest railway line	640 m
Station Voorbeeldstad Centraal	1.7 km

HOSPITAL AND FIRE SERVICE

Hospital (excl. outpatient clinics)	3.9 km (1 within 5 km · 3 within 10 km)	Fire station	1.7 km
-------------------------------------	---	--------------	--------

LEISURE

Library 1.1 km · Swimming pool 2.3 km · Restaurant 400 m

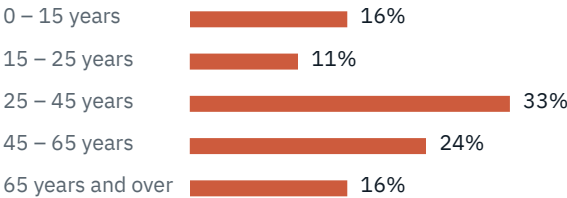
Distances by road and counts within a radius, averaged for the residents of a 100 × 100 m grid square. Not travel times, and not measured from this front door.

11 Neighbourhood: Voorbeeldbuurt

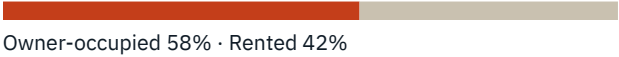
AREA DATA · Source: CBS, Kerncijfers wijken en buurten

Neighbourhood data are statistical averages for the whole neighbourhood. They do not describe this home or its residents.

AGE PROFILE (CBS 2025)



HOME OWNERSHIP



KEY FIGURES

REGISTERED CRIMES, 12 MONTHS (2025-09 TO 2026-08)

Domestic burglary	6 in the neighbourhood · 1.9 per 1,000 inh. · municipality 2.4
Burglary of storage box, garage or shed	3 in the neighbourhood · 1 per 1,000 inh. · municipality 1.2
Bicycle theft (incl. mopeds)	14 in the neighbourhood · 4.5 per 1,000 inh. · municipality 5.8
Theft from or of vehicle parts	5 in the neighbourhood · 1.6 per 1,000 inh. · municipality 2.1
Vandalism and criminal damage	9 in the neighbourhood · 2.9 per 1,000 inh. · municipality 3.6
Violence (assault, threats, street robbery, hold-up)	7 in the neighbourhood · 2.2 per 1,000 inh. · municipality 3.9
Total registered crimes	98 in the neighbourhood · 31.4 per 1,000 inh. · municipality 42.7

Registered crimes by place of offence, not actual crime: not everything is reported, and shopping or nightlife areas attract certain offences. Says nothing about this home.

Inhabitants	3,120 (2025)	Households	1,480 (2025)
Population density	8,640 inhabitants/km² (2025)	Avg. household size	2.1 people (2025)
Single-person households	41% (2025)	Households with children	27% (2025)
Housing stock	1,530 homes (2024)	Avg. WOZ value in neighbourhood	€412,000 (2024)
Owner-occupied homes	58% (2024)	Rented homes	42% (2024)
Rented – housing association	29% (2024)	Single-family homes	64% (2024)

12 Sources and disclaimer

SOURCE	DATA HOLDER	LICENCE	STATUS
Addresses and Buildings Register (BAG)	Land Registry (Kadaster) and municipalities	Public Domain Mark 1.0	Retrieved
3D BAG	TU Delft 3D geoinformation & 3DGI	CC BY 4.0	Retrieved
Cadastral map (BRK)	Land Registry (Kadaster)	CC BY 4.0	Retrieved
EP-Online (energy labels)	Netherlands Enterprise Agency (RVO)	Public register; RVO API terms of use	Retrieved
Official announcements (bekendmakingen)	KOOP / Overheid.nl	Public domain (Art. 11 Dutch Copyright Act)	Retrieved
National Monuments Register (Rijksmonumentenregister)	Cultural Heritage Agency of the Netherlands (RCE)	CC BY 4.0	Retrieved
EU noise maps 2021	Ministry of Infrastructure and Water Management, municipalities (Environmental Noise Directive, INSPIRE)	CC0 1.0	Retrieved
Large-scale Concentration Maps Netherlands (GCN)	National Institute for Public Health and the Environment (RIVM)	Public Domain Mark 1.0	Retrieved
Climate Impact Atlas (Klimaat-effectatlas)	Climate Adaptation Netherlands (Stichting CAS)	CC BY 4.0	Retrieved
BRO Soil Map 1:50,000	Wageningen Environmental Research / BRO	CC0 1.0	Retrieved
Key Register of the Subsurface (BRO)	Ministry of the Interior (BZK) / TNO – Geological Survey of the Netherlands	Public (BRO Act)	Retrieved
CBS 100 m grid statistics (proximity of amenities)	Statistics Netherlands (CBS)	CC BY 4.0	–
DUO Open Education Data (school locations)	Education Executive Agency (DUO)	CC BY 4.0	–
ProRail railways	ProRail	CC0 1.0	–
Public transport stops (GTFS timetable)	Transport operators via NDOV; processed by OVapi / Stichting OpenGeo	Free to use (best effort, no formal open licence)	–
Natura 2000	Ministry of Agriculture, Fisheries, Food Security and Nature (LNV) / RVO, via PDOK	Public Domain Mark 1.0	–
Indicative foundation risk areas (funderingskaart)	KCAF and RVO, via PDOK	Public Domain Mark 1.0	–
Comparable sales (Kadaster and Funda)	Kadaster and Funda, via Altum AI B.V.	Commercial licence (API)	Retrieved
Previous sales of this home (Land Registry)	Land Registry (Kadaster), via Altum AI B.V.	Commercial licence (API)	Retrieved

Homes for sale (Funda)	Funda, via Altum AI B.V.	Commercial licence (API)	Retrieved
External Safety Risks Register (REV)	Rijkswaterstaat / Ministry of Infrastructure and Water Management; data from environmental services, municipalities and pipeline operators	Statutory public register – (Besluit kwaliteit leefomgeving)	
Police: registered crimes per neighbourhood	Dutch Police, via CBS (table 47022NED)	CC BY 4.0	–
CBS Districts and Neighbourhoods (Wijken en Buurten)	Statistics Netherlands (CBS)	CC BY 4.0	Retrieved

Maps and aerial photo: Kadaster / Beeldmateriaal Nederland via PDOK. Climate data: Klimaateffectatlas, 2026. 3D data: 3DBAG by tudelft3d and 3DGI.

DISCLAIMER

The information is compiled from public external data sources. Despite careful processing, data may be incomplete, outdated or incorrect. The information is indicative and does not replace a building survey, legal research, cadastral survey or municipal assessment.

An individual WOZ value (municipal property valuation) is not included: there is no open data source for it. The permit overview is based on publicly available digital announcements and is not a complete building or permit history. We do not show names of owners, residents, buyers or sellers, nor mortgages; purchase prices only as they are public at the Land Registry.