

BEFORE YOU BUY

CERTIAMB PROPERTY CHECK

Preliminary screening · free 2-page document

55 HA PROPERTY WITH RUINS · SÃO FRANCISCO DA SERRA, SANTIAGO DO CACÉM

OVERALL STATUS: AMBER — CONFIRM BEFORE PROCEEDING

GREEN — no evident blocking signal · AMBER — confirm before proceeding · RED — material risk signal · GREY — insufficient information

PROPERTY AND CLIENT OBJECTIVE

Location	São Francisco da Serra · Santiago do Cacém · Setúbal
Property type	Rural/mixed property with ruins · 550,000 m ² stated
Client objective	Buy / invest · compare residential, agricultural and tourism options
Screening date	13 August 2026
Prepared by	CertiAmb Technical Team

Preliminary answer

Confirm before proceeding — the listing states an approved PIP dated 13/06/2023 with several development options. The PIP file, current property records and parcel-level overlays were not available, so the advertised capacities are not yet verified.

PRELIMINARY COMPATIBILITY OF THE OBJECTIVE
AMBER
Options are stated, not yet verified.

SUFFICIENCY OF THE AVAILABLE INFORMATION
GREY
Insufficient to validate PIP or exact constraints.

KEY OBSERVATIONS (3 TO 5)

OBSERVATION	WHAT THE AVAILABLE DOCUMENTS INDICATE	STATUS
PIP / scenarios	Listing states: dwelling 500 m ² ; agricultural 5,495 m ² ; TER 4,000 m ² ; Hotel Rural 6,000 m ² . Full PIP not reviewed.	AMBER
Built-area mismatch	Listing quotes 45 m ² dwelling + 16 m ² dependency in urban records, versus 96 m ² covered area in rural records.	AMBER
Constraints	Listing flags partial REN, montado, forest/water-risk areas and full ecological structure; current wildfire mapping also needs parcel-level checking.	AMBER

KNOWN PARAMETERS (AS STATED IN THE AVAILABLE DOCUMENTS)

PARAMETER	VALUE STATED IN THE DOCUMENTS
Plot area	550,000 m ² (listing)
Existing built area	Urban: 45 m ² dwelling + 16 m ² dependency; rural: 96 m ² covered (listing)
Stated land classification	Rural; agricultural/forest + multiple-use agro-silvopastoral (listing)
Restrictions flagged	Partial REN; montado; forest/water-risk; full ecological structure; wildfire mapping

What it was possible to confirm

POINT	SOURCE CONSULTED
Planning framework identified	Current PDM: 2025 revision and 2026 correction.
Official map check available	Municipal PDM/SIG provides zoning and conditioning extracts.
REN source identified	DGT SNIT/SRUP: confirm against official municipal REN delimitation.

What it was not yet possible to confirm

POINT	WHERE AND HOW TO CONFIRM IT
Current effect and conditions of 13/06/2023 PIP	Complete PIP decision, plans, conditions, opinions and later acts.
Exact parcel overlaps	Reliable boundary and parcel-specific PDM/REN/servitude extracts.
Lawful baseline of ruins	Current tax records, Land Registry certificate and municipal history.

Actions before signing the CPCV (promissory contract)

1	Obtain complete PIP dossier and later municipal correspondence.	BEFORE OFFER
2	Obtain current property records and reliable parcel boundary.	BEFORE OFFER
3	Validate PDM / REN / servitudes / wildfire at parcel level.	BEFORE CPCV
4	Condition CPCV on validation of the selected scenario.	BEFORE CPCV

Recommended next stage

Next: paid Technical and Planning Opinion on the selected scenario, current PIP effect, parcel constraints and property-record reconciliation.

Where clarification requires in-depth analysis: Technical Due Diligence, Technical and Planning Opinion, or a preliminary development capacity study.

SOURCES AND LIMITATIONS OF THE ANALYSIS

- Câmara Municipal de Santiago do Cacém — PDM / plans in force (13 Aug 2026)
- Direção-Geral do Território — SNIT / REN / SRUP (13 Aug 2026)
- Property listing — 55 ha; PIP stated as registered 13/06/2023 (marketing source)

Limitations. This screening is preliminary and free of charge, based solely on the documents and official information available on the stated date. It does not exhaustively verify restrictions, does not review the municipal planning history, includes no calculations and reaches no conclusion on the admissibility of any development. It is not a municipal approval, legal advice, a structural survey or a guarantee of licensing. The points indicated require confirmation with the competent authorities.

This document was created exclusively for demonstration purposes.