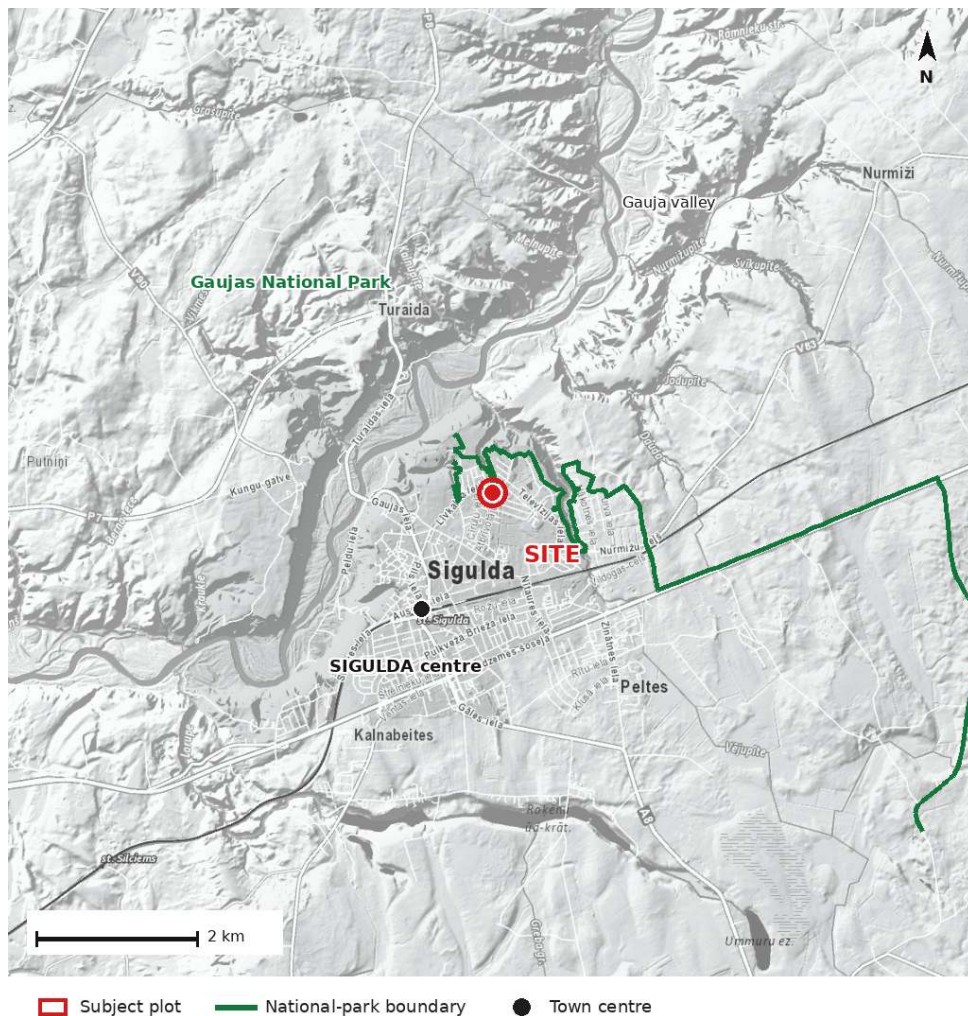


Residential Plot Assessment Desk Study

Rūsiņa iela 15, Sigulda, Siguldas novads

1,203 m² building plot at the Gauja valley rim · cadastre 8015 002 2155

REFERENCE	SR-2026-2155-A
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STATUS	Screening-level assessment on public and registry data



§ Executive summary

The subject property is a **1,203 m² vacant building plot on Rūsiņa iela in north-eastern Sigulda**, zoned DzS (single-family residential) in the municipal plan, with the cadastral purpose already registered as individual dwelling construction — a build-ready designation with no planning conversion required. Its defining quality is position: the plot sits on the plateau edge **117 metres from the Gauja National Park boundary**, with the wooded valley rim — Kraukļu aiza and Pētera ala are a 10-minute walk — immediately north, while remaining a city plot on the municipal street grid, 1.7 km from Sigulda's centre and station.

Servicing is evidenced at street level: water-main, gravity-sewer and electricity-cable protection zones are registered on parcels from 75 m along the street, gas from 134 m, and — decisive — **the neighbouring houses completed in 2023-2025 register centralised water and sewerage connections**. The plot itself carries no encumbrances at all (against 3,219 register entries in its cadastral block — a meaningful nil), so no third-party corridor constrains the building envelope.

The terrain is the plot's character and its design brief: 4.7 m of fall across the plot (mean slope 3.5 %), the upper shoulder of the plateau before it steps down toward the valley. That favours a split-level or walk-out design and may open northern views over the rim, at the cost of somewhat more engineered foundations than a flat Mārupe plot. The market corridor, from 117 registered plot sales within 3 km (median €27/m², serviced city-side prints €35-42/m², a €140/m² premium print 1.1 km away), is **€55,000-85,000, midpoint ≈ €68,000 (€57/m²)** — the National Park-edge position argues for the upper half.

1,203 m² VACANT PLOT · DZS ZONE · BUILD-READY PURPOSE	117 m TO GAUJA NP BOUNDARY (OUTSIDE THE PARK)	Street-served WATER · SEWER · POWER PROVEN BY 2023-25 NEIGHBOURS
3.5 % MEAN SLOPE · 4.7 M FALL ACROSS PLOT	€55-85k INDICATIVE CORRIDOR · MIDPOINT ≈ €68K	1.7 km TO SIGULDA CENTRE & STATION

Merits scorecard

DOMAIN	FINDING	RATING
Planning	DzS zone confirmed in TAPIS; individual-housing purpose registered; ordinary building-permit path	Green
Encumbrances	None on the plot (3,219 records in block — nil is meaningful); no corridors constrain the envelope	Green
Utilities	Water/sewer/cable zones from 75 m; gas 134 m; comms 193 m; 2023-25 neighbour houses register centralised connections	Green
Terrain	4.7 m fall, mean 3.5 % — design opportunity (walk-out/split-level, view potential) with modest extra foundation cost	Amber
National-park position	Outside the park by 117 m: amenity without NP building-consent burden; municipal landscape guidelines near the rim to check	Green
Environment	Contamination register clean at the plot (nearest entries: historic sites toward the gorge, 0.9-1.5 km, no pathway)	Green

Amenities	Pharmacy 0.8 km; centre, station, schools 1.6–2 km; the National Park trail network at the street's end	Green
Market	117-sale comp set; active street (68 construction cases within 1 km); premium ceiling demonstrated at €140/m ² nearby	Green

1 Identification and planning position

ATTRIBUTE	VALUE
Address	Rūsiņa iela 15, Sigulda, Siguldas novads
Cadastral designation	8015 002 2155
Area	1,203 m ² (register 1,202 m ²)
Functional zone	DzS — savrupmāju apbūves teritorija (single-family residential), full plot
Cadastral purpose	Individuālo dzīvojamo māju apbūve
Buildings	None — vacant
Registered encumbrances	None
Coordinates	57.166031 N, 24.867641 E (LKS-92: 552 472; 336 202)

Sigulda's DzS zone follows the standard Latvian single-family regime — one dwelling with ancillary buildings, two storeys typical, coverage and green-share limits per the municipal apbūves noteikumi — and the purpose is already registered, so the consenting path is the ordinary one: operator technical conditions, certified design, building permit. The plot's position near the park rim makes one municipal nuance worth checking at the building board: Sigulda applies design guidelines (roof forms, facade materials, tree retention) in its landscape-sensitive quarters, and streets adjoining the National Park are where they bite. That is a design constraint, not a consent risk.

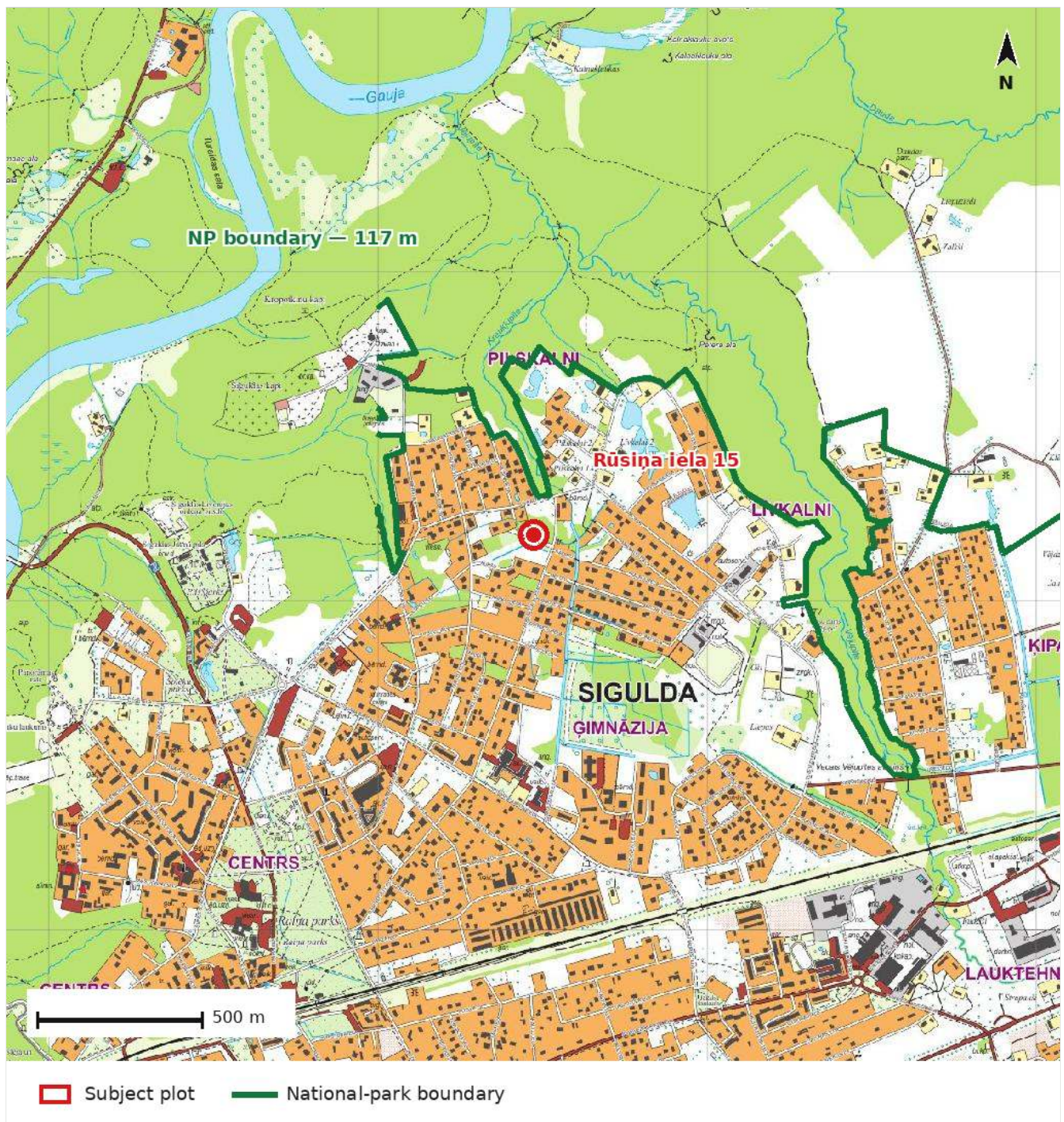


Figure 1 — Setting (1:8 000, LĢIA Topo10 base). The plot on the plateau edge; the Gauja National Park boundary (green) 117 m north; the valley rim and gorge network beyond; Sigulda's street grid south.

2 Utilities and servicing

The plot itself carries no utility protection zones — meaning no mains cross it — while the street evidence places the networks within connection reach: registered water-main, gravity-sewer and electricity-cable corridors on parcels from **75 m** along Rūsiņa iela, gas mains from **134 m**, communications cable from 193 m. The strongest proof is behavioural: **the neighbouring houses completed in 2023, 2024 and 2025 all register centralised water supply and centralised sewerage** in the State building register — this street connects new builds to municipal networks as a matter of routine. Electricity context: the Sigulda 110/20 kV supply substation (1.7 km) shows 5.5 MW free — a household connection is administratively trivial.

READING A 'NO ENCUMBRANCES' RECORD CORRECTLY

An empty encumbrance record can mean two things: nothing crosses the plot, or nothing was ever registered. Here the distinction is resolvable: the plot's cadastral block carries 3,219 registered encumbrance entries — this is an actively maintained register area — and the neighbouring parcels duly show their water, sewer and cable corridors. Against that background, the subject's clean record is evidence of a genuinely unconstrained plot: the networks stop at the street and no third-party pipe, cable or protection zone limits where a house may stand. The residual step, as always, is the operators' technical-conditions responses (free, 2–4 weeks), which state connection points, capacities and fees — typically €1.5–3k per service in this setting.

3 Terrain — the plot's character

The national elevation model gives the plot 4.7 m of fall (92.5 m at the lower corner to 97.2 m at the upper), mean slope 3.5 % with steeper moments toward 8–9 %. Six hundred metres north the plateau steps down 16 m toward the wooded valley rim. This is the defining trade of the address: more engineered foundations and drainage than a flat plain plot — stepped footings or a partial retaining level, indicatively €5–15k over flat-site cost — bought back as architecture (a walk-out lower level is natural here) and, plausibly, elevated northern outlooks toward the park canopy. The wetness models are unremarkable for a plateau shoulder: free-draining signature, no wet-area class on the plot; the sandstone-country caveat is standard Sigulda practice — geotechnical borings before foundation design, since the Gauja valley's sand horizons reward verification.



Figure 2 — Current orthophoto. The vacant plot in an establishing street; recent builds around; the wooded rim beginning north.

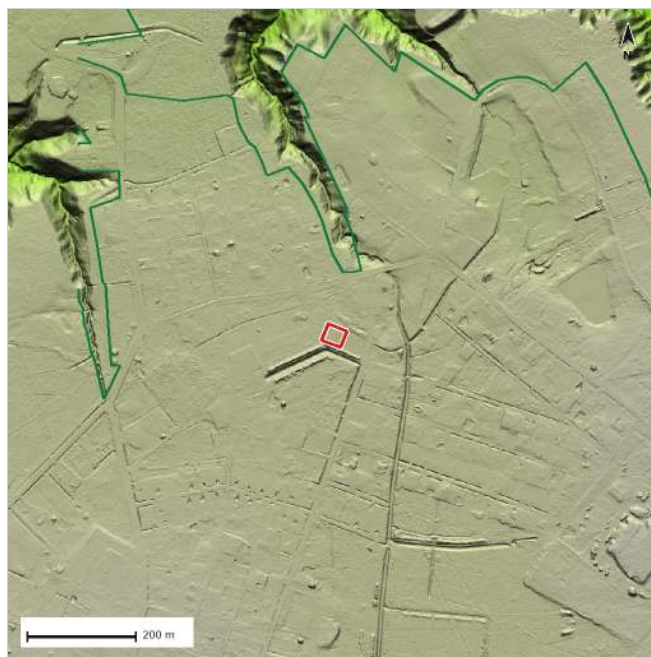


Figure 3 — LIDAR relief (wider frame). The plateau shoulder: the plot near the top of the slope, the valley system stepping down north across the park boundary (green).

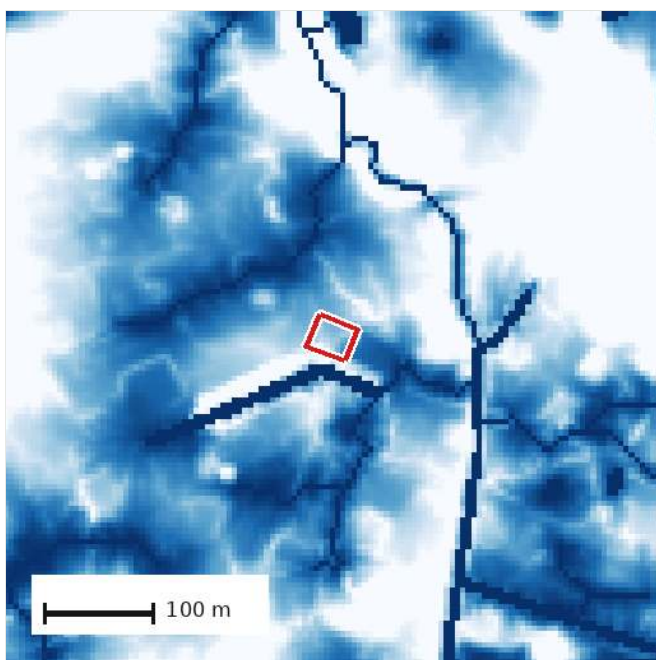


Figure 4 — Depth-to-water model: free-draining signature at the plot.

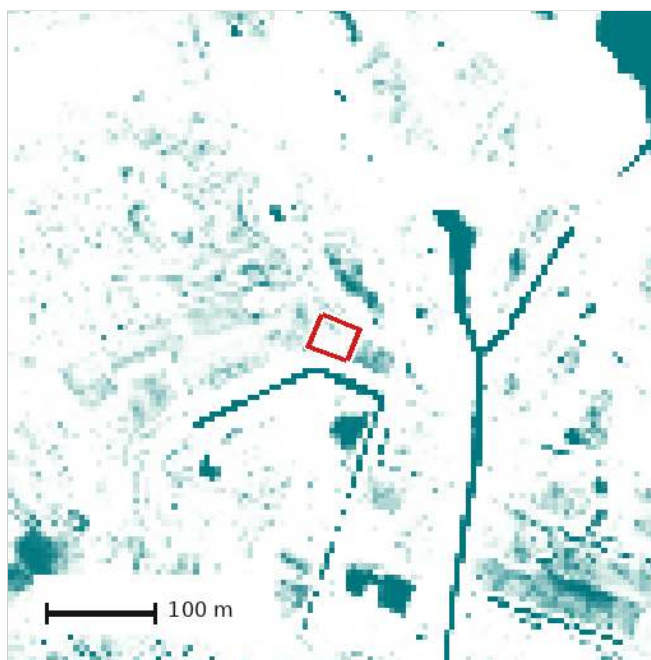


Figure 5 — Wet-areas model (white = dry): no wet-area class on the plot.

4 Position, environment and history

LIVING 117 M FROM A NATIONAL PARK — WHAT IT DOES AND DOES NOT MEAN

The plot lies outside the Gauja National Park: none of the park's building-consent procedures, neighbourhood-zone restrictions or DAP approvals apply to it. What the position delivers is amenity — the Kraukļu aiza gorge, Pētera ala cave and the valley trail network begin at the end of the street (700 m), and the park boundary itself is a durable guarantee that the forest north of the street will not become someone's subdivision. The obligations that do exist are municipal: Sigulda's design guidelines for park-edge streets (worth a call to the building board before commissioning a design), and ordinary prudence about tree removal near the rim. In market terms this configuration — park-edge without park-bureaucracy — is the specific scarcity that the premium comparables in \$5 are pricing.

The contamination register is clean at the plot; the nearest entries are legacy sites toward the gorge and the old town side (0.9–1.5 km — a historic dump within the park at Vējupīte, a former services combine) with no pathway to the subject. Thirty years of orthophotography show the plot and its street emerging from open ground — no prior structures or fills on the site (Figure 6). Ambient factors: no railway or trunk road within 1.5 km; the aircraft context of the Rīga reports does not apply here.



Figure 6 — The same extent, 1994–99 cycle: open ground before the street was formed; no legacy uses on the plot.

5 Market evidence and indicative value

Registered transactions for building plots (300–4,000 m², >€8k) within 3 km over 36 months: **117 sales**, **median €27/m²**. The structure of the evidence:

DATE	M ²	PRICE (€)	€/M ²	KM	READING
06.2026	2,145	300,000	140	1.1	The premium ceiling — prime position print
07.2026	1,200	50,000	42	2.9	Serviced new-subdivision prints, serial €50k/1,200 m ² pricing
05.2026	1,200	50,000	42	2.8	
05.2026	1,200	50,000	42	2.9	

04.2026	1,212	42,000	35	1.4	City-side serviced plot
04.2026	1,587	40,000	25	1.3	City-side, larger/simpler
06.2026	1,559	41,900	27	2.7	The €13-29/m ² tail: peripheral or unserviced land
05.2026	1,998	55,000	28	1.5	
05.2026	900	12,000	13	2.4	

The subject belongs above the €35-42/m² serviced-city band on three counts: the park-edge position (the scarcity the €140/m² print monetised), the fully-evidenced street servicing, and the active build-out around it (68 construction cases within 1 km — buyers are committing to this exact street). It lacks the €140/m² print's scale and its presumably singular position, so the corridor is set at **€55,000-85,000 (≈€46-71/m²), midpoint ≈ €68,000**. Carrying cost while deciding is trivial (NĪN on a ~€10k-class cadastral value). The plot is not currently listed on the monitored portals.

6 Verdict, risks and actions

Verdict. A clean, unencumbered, build-ready plot whose two premium attributes — the national-park edge and the serviced street — are both register-evidenced rather than agent-asserted. The terrain asks for a slightly better architect and a slightly deeper foundation budget, and repays both. At €55–70k this is a sound purchase; toward €85k the buyer is paying the park-edge scarcity, which the comp set shows the market does pay.

#	RISK	LIKELIHOOD	IMPACT	MITIGATION
1	Slope drives foundation/drainage cost above the flat-site norm	High (by nature)	Low–Med	Geotech borings (~€1k); design to the slope (walk-out level) rather than against it
2	Park-edge design guidelines constrain the intended house style	Medium	Low	Building-board consultation before commissioning the design
3	Utility connection points/fees less favourable than street evidence implies	Low	Low	Free technical-conditions requests to all operators
4	Title items beyond register snapshot	Low	Medium	Zemesgrāmata extract at offer stage
5	Street build-out traffic near-term	Medium	Low	Accept; it is also what is raising the street's value

1. **Zemesgrāmata extract** — ownership, mortgages, servitudes (days, ~€5).
2. **Building-board consultation** — DzS parameters for this street + park-edge design guidance (free).
3. **Technical-conditions requests** — water/sewer (Saltavots), Sadales tīkls, Gaso, telecoms (free, 2–4 weeks).
4. **Geotechnical borings** at design stage — the slope and sandstone-country standard (~€1k).
5. **Offer strategy** — anchor low on the €35–42/m² city band (€45–50k opening), concede toward the midpoint on the park-edge argument; the €140/m² print is the seller's dream, not the street's reality.

A Appendix — data sources and limitations

DOMAIN	SOURCE	VINTAGE
Parcel, purpose, zoning	VZD cadastre + TAPIS	08.2026
Encumbrances (plot + street evidence)	VZD encumbrance register (3,219 records in block)	snapshot 01.2025
Neighbour building services	State building register	08.2026
Terrain	LĢIA 20 m national DTM, computed at plot and 600 m windows	2026
Wetness / groundwater	LVMI Silava models	current service
Protected areas	DAP ĪADT open data (GNP boundary geometry)	08.2026
Contaminated sites	LVĢMC register	27.08.2026

Orthophotography	LĢIA cycles 1 and 8	1994-99 / 2022-25
Construction activity	BIS open data — 68 cases within 1 km	27.08.2026
Transactions	VZD registered transactions (117-sale comp set)	rolling
Amenities	OpenStreetMap	08.2026

Limitations. Desk study: value corridor is a comp-band indication, not a certified valuation; DzS parameters and park-edge guidelines are stated as Sigulda-typical pending the building-board text; terrain figures derive from the 20 m national model and borings give binding values; register absences are evidence of registration status, not physical absence. Does not replace legal due diligence, valuation, survey or operator technical conditions.