SITE RADAR · DEALRADAR ANALYTICS

Site Merits Assessment
Stage 1 — Desk Study

Property at cadastre No. 9476 008 0011, Plāņu pagasts, Smiltenes novads
Use-neutral assessment with use-case screening

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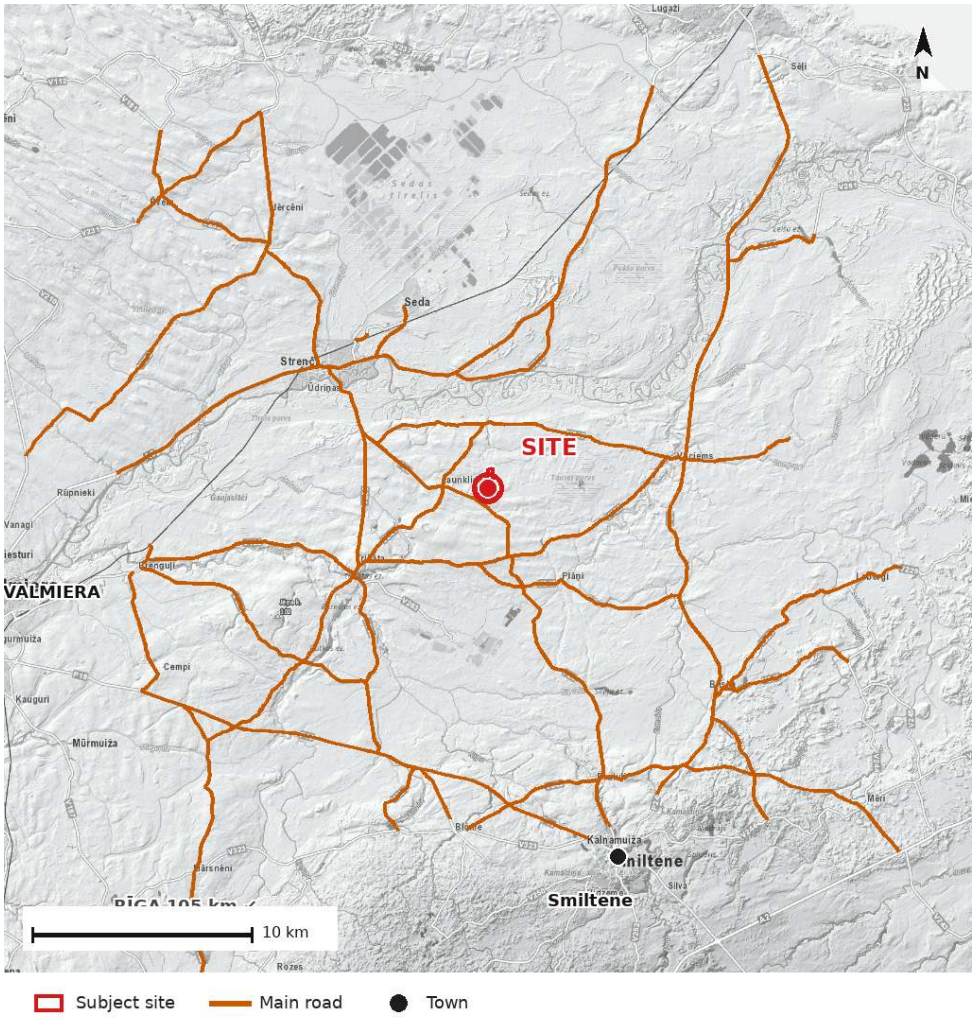

§ About this report — method, sources, how to read it

This assessment was produced by cross-referencing fourteen national data layers — the State Land Service cadastre and transaction registers, municipal spatial-planning data, both grid operators' published network models and capacity feeds, national remote-sensing models (elevation, groundwater, wetness, vegetation, geology), the environmental and construction registers, and thirty years of national orthophotography — against the subject parcel's registered boundary. Every figure is map-referenced to that boundary; every number carries its source and vintage in the Appendix.

The report is deliberately **use-neutral**: sections 1–7 establish what the parcel is — its legal position, grid context, physical character, environmental record and market setting — without assuming what a buyer intends. Section 8 then screens six candidate uses against that evidence and Section 9–10 translate the findings into risks and actions. Grey boxes headed "Reading this…" explain what each map or register extract shows and what it means for this site — they are written for a reader without a surveying or energy background. Where a finding depends on something the public record cannot answer, the report says so explicitly and names the verification step rather than papering over the gap.

TERM USED HERE	MEANING
Firm / flexible capacity	Firm = guaranteed grid capacity. Flexible = capacity the operator may curtail in constrained hours, offered where firm headroom is exhausted. Always read separately for consumption (drawing power) and generation (feeding in).
TAPIS / functional zone	The national spatial-planning system and the municipal plan's designation of what a territory may be used for (e.g. L — agricultural; R — industrial).
LIZ	Agricultural land (lauksaimniecībā izmantojamā zeme); its conversion to other uses is regulated and quality-dependent.
Encumbrance (apgrūtinājums)	A registered restriction on a parcel — typically a protection zone along infrastructure or water. Registered per parcel in the Cadastre.
Stage 1 / desk study	A screening assessment on public data. It decides whether a site deserves the cost of formal studies, and maps the route to them; it does not replace them.

§ Executive summary

The subject property is a 56.2 ha agricultural land unit in Plāņu pagasts, Smiltenes novads — 51.6 ha of it actively farmed arable — in open, near-flat country between Valmiera (21 km) and Smiltene (17 km). This report assesses the parcel on its merits and concludes with a screening of six candidate uses.

The parcel's defining attribute is **grid geography**. The double-circuit 330 kV Tartu–Valmiera / Valmiera–Tsirguliina interconnector corridor crosses 1.8 km north-west of the boundary. Read correctly — by direction and by firmness — the node offers **~175 MW of firm consumption capacity** (150 MW on Valmiera–Tsirguliina, 25 MW on Tartu–Valmiera), **zero firm generation capacity**, and **717–1,378 MW of curtailable generation capacity** created by the Baltic interconnector build-out. In plain terms: the grid here can supply a very large load on guaranteed terms, and can absorb a very large generator only on curtailable terms. Few parcels in the country combine that position with land at €0.35–0.49/m².

The land itself is undemanding — near-flat, dry, effectively treeless arable with internal roads, immediately constructable for any screened use. Constraints are specific and bounded: a registered **potentially-contaminated site inside the parcel** (the Vecstaldoti farmstead — a former fuel point and agrochemical store; localised, scopeable, and a price instrument rather than a blocker); a distribution-class overhead line crossing the parcel (a 0.25 ha setback that is also an asset — it means construction power exists on site); the absence of this territory from the national zoning dataset (the municipal plan and soil-quality rating are the consentability gates, §2); and remoteness from municipal utilities and labour pools.

Screening conclusion (§8): highest-probability uses, in order: (1) **energy-cluster anchor / strategic land-bank** exploiting the interconnector node at a farmland entry price; (2) **utility-scale solar PV on the flexible product** (~45 MWp via the 110 kV line); (3) a **power-dense consumption facility up to ~150 MW**, contingent on the planning lift of converting active arable; (4) **battery storage as a component** of the first three. Wind fails residential setbacks; conventional industry fails location tests; agricultural hold is the value floor at a 4–5 % running yield.

56.2 ha SITE AREA · 51.6 HA ARABLE	**1.8 km** TO 330 KV INTERCONNECTOR CORRIDOR	**~175 MW** FIRM CONSUMPTION AT THE NODE
0 / 717+ MW GENERATION: FIRM / FLEXIBLE	**1.6 %** MEAN SLOPE · DRY ARABLE	**€200–280k** INDICATIVE ACQUISITION ENVELOPE

Merits scorecard

DOMAIN	FINDING	RATING
Grid — consumption side	~175 MW firm at the 330 kV node 1.8 km away; 55 + 22 MW firm on 110 kV lines at 9.4/11.9 km	Green
Grid — generation side	Firm 0 MW everywhere nearby; flexible 46–56 MW (110 kV) and 717–1,378 MW (330 kV node)	Amber
Grid — on-parcel assets	Distribution line crosses the parcel; farmstead implies live LV service — construction power in place	Green
Planning & zoning	Territory absent from national TAPIS dataset; municipal plan + soil rating unverified — decisive for built uses	Amber
Land form & cover	Near-flat, dry, treeless arable; internal roads; immediate constructability	Green

Contamination	Register entry inside the parcel (Vecstaldoti); localised, scopeable, priceable	**Red — scoped**
Environment & history	No designation on site; Ziemeļgauja 3.0 km; clean 30-year imagery apart from the farmstead	**Green**
Utilities beyond power	Comms corridor 1.5 km; no gas within 23 km; no municipal water — wells/temporary for construction	**Amber**
Access	Secondary road adjoins; P-road network ~2 km; no abnormal-transport constraints	**Green**
Market	Deep large-parcel market; near-perfect comp (56.5 ha @ €0.49/m², 03.2026)	**Green**

1 Location and identification

ATTRIBUTE	VALUE
Cadastre designation	9476 008 0011
Administrative location	Plāņu pagasts, Smiltenes novads (Vidzeme planning region)
Centroid coordinates	57.575809 N, 25.810921 E (LKS-92: 608 297; 382 930)
Area	56.19 ha polygon-verified (register 58.2 ha)
Cadastral purpose	Agricultural (explication: arable 51.6 ha · forest 2.1 ha · other 1.5 ha)
Registered encumbrances	Overhead electricity-line protection zone (0.25 ha)
Distances	Valmiera 21 km · Smiltene 17 km · Rīga 105 km · Estonian border ~45 km

READING THE ENCUMBRANCE RECORD

An encumbrance is a restriction registered against the parcel — most commonly a protection zone along infrastructure or water, within which building and digging are limited. This parcel carries exactly one: a 0.25 ha protection zone along an overhead electricity distribution line that crosses it. Two things follow. First, the constraint is small — a linear setback of a few metres either side of the line, trivially absorbed by any layout. Second, and often overlooked, **the register is actively maintained in this area**: neighbouring parcels in the same cadastral block carry 124 encumbrance records between them. When a well-maintained register shows only one entry here, the clean result carries evidential weight — it is unlikely that unregistered pipelines, cables or protection zones cross the fields. The register snapshot dates to January 2025; a current extract at transaction stage is standard practice.

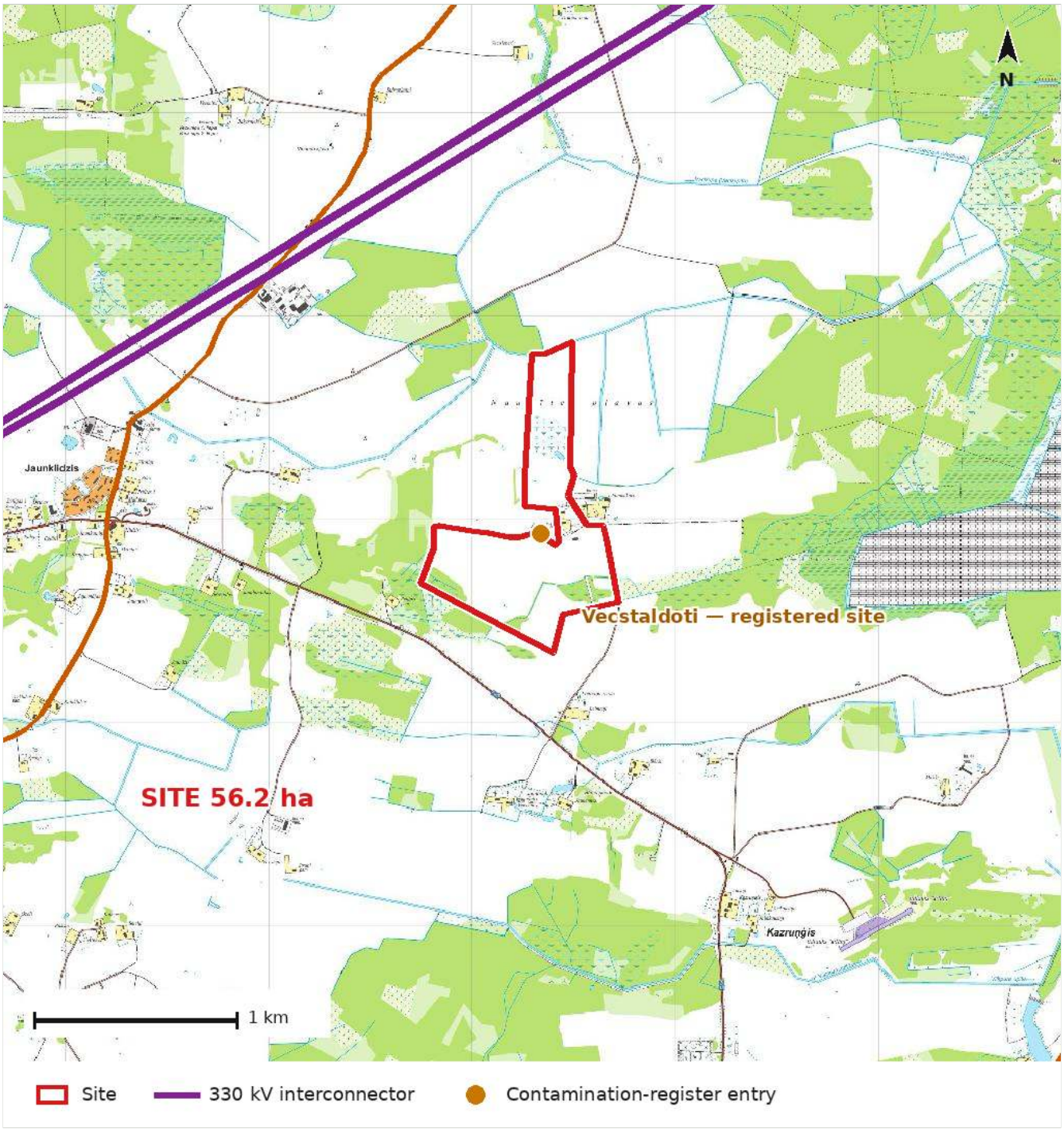

Figure 1 — Site setting (1:26 000, LĢIA Topo10 base). The two-lobed parcel in open arable country; the double-circuit 330 kV interconnector corridor 1.8 km north-west; the Vecstaldoti farmstead — carrying the contamination-register entry — at the parcel's waist.

2 Planning: what is permitted, and how it changes

2.1 The current position

The parcel's cadastral purpose is agricultural, and — unusually — this territory is not present in the national TAPIS zoning dataset, so the Smiltenes novads spatial plan (teritorijas plānojums) must be consulted directly at the municipality. On agricultural land in a typical Latvian municipal plan, the permitted-use list allows: farming and forestry themselves; buildings serving agricultural production (barns, machinery sheds, grain dryers, greenhouses); single farmstead housing; and — plan-dependent — engineering and energy-supply infrastructure, often with conditions such as maximum footprint, a detailed-plan requirement, or a restriction to lower-quality soils. What agricultural zoning does not permit anywhere is general industrial buildings, warehouses or commercial development: those require a planning change.

2.2 What each screened use would require

INTENDED USE	PLANNING ROUTE	TYPICAL DURATION	KEY RISK
Continue farming; farm buildings	None — permitted as of right	—	—
Solar PV array	Depends on plan text: some plans admit solar in agricultural zones directly or with a detailed plan (detālplānojums); otherwise a local-plan amendment. National rules restrict solar on the highest-quality arable — the parcel's soil rating decides which regime applies	3–18 months	Plan text + soil rating unverified (this territory's data gap)
Battery storage / substation	Usually treated as energy-supply infrastructure — the most permissively treated category; detailed plan at most	3–12 months	Low
Data centre / industrial buildings	Local-plan amendment (lokālplānojums) changing the functional zone, plus agricultural-land conversion consent; environmental screening likely	12–24 months	Municipal appetite; conversion of 51.6 ha of active arable is the heaviest ask in this report

HOW A PLANNING CHANGE ACTUALLY WORKS IN LATVIA

The instrument is the **lokālplānojums** — a local plan that amends the municipal spatial plan for a defined territory. The landowner (or developer under agreement) applies to the municipal council; the council decides whether to commission it; a planning consultancy prepares it; it passes public consultation and ministry (VARAM) review; and the council adopts it as binding regulation. Realistic calendar: 12–24 months and €15–40k in planning costs for a project of this scale. Where the existing plan already permits the use conditionally, the lighter **detālplānojums** (detailed plan) applies instead — roughly half the time and cost. Two practical accelerants matter here: energy-supply infrastructure enjoys the most favourable treatment in Latvian planning practice, and a municipality's stance can be tested cheaply and early through a pre-application consultation — which is why it appears first among the recommended actions. The gating fact to obtain on day one is the parcel's **soil-quality rating**: national agricultural-land protection rules tighten conversion approvals as soil quality rises, and 51.6 ha of actively farmed arable will be assessed against exactly that scale.

TIAN BUILDING PARAMETERS — LOADER IN PROGRESS

A structured loader for TIAN building parameters (permitted-use codes, height caps, building intensity, minimum plot sizes per functional zone) is being connected to this pipeline. For this territory — absent from the national TAPIS dataset — the direct municipal-plan consultation described in §2.1 remains the authoritative route regardless; where TIAN citations appear in this report they remain authoritative.

3 Grid connection — inventory, logic, process

3.1 How grid connection works here, in plain terms

Latvia's grid is a ladder of four voltage tiers, each serving a capacity band: 0.4 kV (low voltage: homes, farms, construction power, up to ~0.3 MW); 20 kV (medium voltage: industry and small solar, up to ~10 MW); 110 kV (high voltage: 10–100 MW class); and 330 kV (the backbone: 100 MW+). Two rules govern every connection decision. First, **the requester pays for dedicated connection assets** at every tier, so the question is always which asset stack is cheapest for the target capacity. Second, **lines are priced per kilometre, substations in lumps**: a 110 kV overhead line costs roughly €200–400k/km, a new 110/20 kV substation €5–10M, a 330/110 kV substation €25–40M. The break-even arithmetic follows: reaching an existing substation with spare capacity is worth a line of up to ~20–30 km before a new substation at a passing line becomes cheaper — but above ~10 MW a step-down substation is needed on site regardless, and then only line length differs between options. Medium voltage also has a physical limit: a 20 kV feeder cannot usefully deliver more than a few MW beyond ~5–15 km, at any price.

Capacity is published in two directions and two firmness classes, and they must never be mixed: **consumption** versus **generation**, and **firm** versus **flexible** (curtailable). A factory or data centre needs firm consumption; a solar plant needs generation capacity and, in today's Latvian network, almost always gets it on flexible terms.

3.2 Grid inventory — every relevant asset

TIER	ASSET	DISTANCE	FIRM MW CONS / GEN	FLEXIBLE MW	WHAT IT COULD SERVE
0.4 kV	Farmstead service connection (inferred from buildings; verify with ST)	on parcel	~0.02 / —	—	Construction power, site facilities from day one
20 kV	Overhead distribution line crossing the parcel (registered protection zone)	on parcel	tap-dependent	—	Construction supply upgrade; sub-MW phases
20 kV	Nearest distribution points	1.7–5.1 km	see supply s/s	—	Up to a few MW, feeder-dependent
110/20 kV	Smiltene supply substation	16.5 km	5.0 / 0.01	—	Beyond MV reach — 110 kV tie only
110/20 kV	Valmiera supply substation	21.6 km	3.9 / 0.01	50 (gen)	As above
110 kV	Valmiera–Tsirguliina line	9.4 km	55 / 0	46–56 (gen)	10–55 MW load; ~20–45 MWp flexible solar
110 kV	Valmiera–Gulbene line	11.9 km	22 / 0	65 (gen)	Secondary 110 kV option
330 kV	Valmiera–Tsirguliina line (interconnector)	1.8 km	**150** / 0	717 (gen)	100 MW+ loads; cluster-scale generation, flexible
330 kV	Tartu–Valmiera line (interconnector)	1.8 km	25 / 0	—	Supplementary firm consumption
330 kV		~21 km	node totals above	1,378 (gen)	

	Valmiera 330 kV substation				The node itself; bay additions subject to AST study

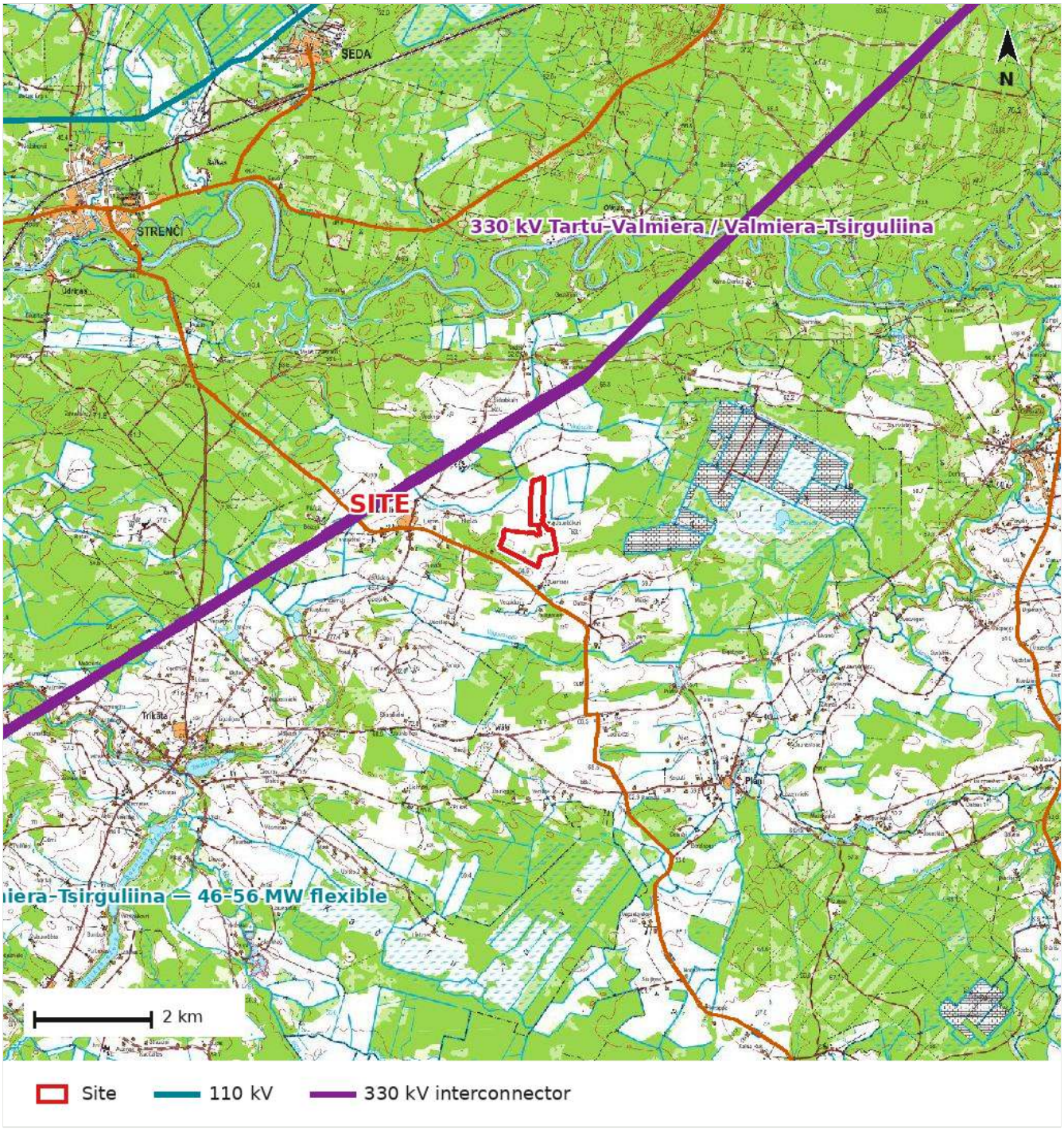

Figure 2 — Grid infrastructure within 9 km (LĢIA Topo50 base). The 330 kV interconnectors (purple) pass 1.8 km north-west of the site; the 110 kV Valmiera–Tsirguliina line (teal) runs west.

3.3 The options, with the arithmetic shown

OPTION	CAPACITY BAND	ASSET STACK	INDICATIVE COST*	LOGIC
A — use what's there	≤ ~0.3 MW now; few MW later	Existing LV service + 20 kV tap/upgrade on the crossing line	€10–300k	Construction power solved on day one — a schedule asset most greenfield sites lack

B — 110 kV tie	10–55 MW load, or 20–45 MWp flexible solar	On-site 110/20 kV substation (€5–8M) + ~9.4 km line (€2–4M)	€7–12M	Beats a 330 kV build below ~55 MW: the €25–40M substation lump dwarfs 7.6 km of extra line
C — 330 kV loop-in	100–175 MW firm load; cluster-scale generation	New 330/110 kV substation (€25–40M) + ~2 km tie	€27–45M	Only pays above ~100 MW; then the 1.8 km corridor distance is a major advantage
D — line to an existing 110 kV s/s	up to s/s spare	~16.5–21 km line to Smiltene/Valmiera	€4–8M line alone	Inferior here: longer line than B for only 4–5 MW of published spare

*Calibration-level Baltic benchmarks; the free AST/ST inquiry produces binding figures.

THE CONNECTION PROCESS, STEP BY STEP

The Latvian connection sequence is the same at every tier, and every step below is a defined, regulated procedure rather than a negotiation. **(1) Inquiry** — an informal capacity question to Sadales tīkls (≤10-15 MW class) or AST (above), free, answered in weeks; this is where the published headroom figures in §3.2 get confirmed or corrected. **(2) Application and technical requirements** — a formal connection application fixes your place in the queue; the operator issues technical requirements (tehniskie noteikumi) describing exactly what must be built and, for larger projects, performs a connection study. Capacity is allocated in application order — **queue position, not land ownership, is what actually reserves megawatts**. **(3) Connection agreement** — sets the fee (the requester bears the actual cost of dedicated assets), payment schedule and deadlines. Reservation is use-it-or-lose-it: Latvia introduced milestone obligations and security deposits precisely to clear speculative queue positions, so a booking lapses if the project does not advance. **(4) Build and energise** — design, permits, construction, then the allowed load (atļautā slodze) is registered to the connection. Wanting more than the published headroom is not a dead end: it becomes a reinforcement conversation, where the requester either funds network strengthening or waits for it to appear in AST's rolling ten-year development plan — the realistic route by which a 150 MW position here could grow later. Total calendar, application to energisation: roughly 1–2 years at 20 kV, 2–4 years at 110 kV, 4–6 years at 330 kV.

3.4 Scale ceiling — how big could a load here be?

Published firm consumption at the node totals ~175 MW; that is the defensible near-term ceiling for any consumption project on this site. A 300–500 MW load would require AST system-level reinforcement — multi-year, but plausible at an interconnector node. A gigawatt-class load is not a site attribute anywhere in Latvia: 1 GW approximates the country's entire average national load (~7 TWh/yr consumption), would absorb the bulk of the Estonia-corridor import capability, and presupposes new 330 kV works plus a national decision on supply. The honest formulation: **this site supports a ~150 MW-class firm load on published capacity; anything larger is a programme, not a connection.**

4 Utilities and communications

4.1 Telecommunications

A registered underground electronic-communications corridor passes 1.5 km from the boundary (encumbrance register, parcels 9476 007 0086/0074), with further corridors at 1.9–2.1 km. What this means in practice depends on the use. An energy facility needs SCADA and metering-grade connectivity — a short duct extension or a licensed radio link, a €10–50k line item, effectively solved. A data-centre-class use is a different conversation: it needs dedicated dark fibre on two physically separate routes, engineered with the operators (Tet, LVRTC) back to the Valmiera backbone ~21 km away — feasible in this geography, but a €0.5–1.5M work package that belongs in any consumption-use business case. The national broadband register's bulk layer is sparse in this territory; a PPĢIS point query completes the picture at verification.

4.2 Gas, water, wastewater

No gas pipeline is mapped within 23 km — irrelevant to the energy uses screened here (standby generation is conventionally diesel), and a genuine constraint only for gas-hungry industry, which this location fails on other grounds anyway. No municipal water or sewerage serves the site: the farmstead well and temporary facilities cover a construction phase, and any permanently staffed use would need on-site abstraction (a Latvian Environment, Geology and Meteorology Centre consent — routine for modest volumes) plus a package treatment plant. For cooling-intensive uses this pushes design toward air-cooled architectures, since evaporative cooling would rest on unproven well yields. None of the six screened uses is blocked by the utilities position; several are shaped by it.

4.3 Underground utilities (ADTI)

The national 1:500 utilities database holds no survey sheet over the fields — the expected result for agricultural land, since sheets exist only where surveys have been commissioned. An empty extract is therefore not evidence of an empty site: around the farmstead in particular, unmapped legacy fuel lines, drainage and cabling are probable. Before any excavation the standard sequence applies — operator location confirmations, then the parcel's first 1:500 topographic survey (the ADTI maintainer for Smiltenes novads is the municipality itself), with statutory digging setbacks: no mechanised excavation within 1 m of cable lines, no stockpiles or lifting plant within 2.5 m of the overhead line axis.

TOPOGRAPHY 1:500 (ADTI) — PENDING ACCESS

The high-detail topographic layer with surveyed underground utility positions awaits our VZD ADTI WMS contract. At launch this section overlays surveyed cables, pipes and their protection strips on the parcel boundary. Until then, utility positions are inferred from encumbrance areas and operator maps — consistent with §4.3's finding that no survey sheet yet exists over these fields.

5 Ground conditions, hydrology and vegetation

Terrain: near-flat glacial plain — mean slope 1.6 %, 90th percentile 2.9 %, elevations 55–67 m across the assessment window, computed from the national 20 m elevation model for this report. Effectively treeless arable with shelter belts only at field margins. For any built use this is a low-civils site: no grading, no clearing, and no dewatering expected outside the drainage swales.

READING THE GROUNDWATER AND WETNESS FIGURES (FIGURES 4–5)

Two independent national models describe how wet this land is. The **wet-areas model** (Figure 4) classifies terrain by how readily water accumulates, derived from LIDAR micro-topography — white areas drain freely, teal areas hold moisture. The **depth-to-water model** (Figure 5) estimates how far below the surface the water table typically sits, modelled from elevation and the drainage network at 10 ha resolution — darker tones mean shallower water. On this parcel the two models agree and the pattern is fortunate: the arable plateau reads dry with the water table typically **2–4 m or more below surface** — comfortable for foundations, cable trenches and piling — while shallow water (within ~1 m) is confined to the narrow drainage swales, which any layout would leave as corridors regardless. Practical consequences: excavations on the plateau should stay dry in normal conditions; frost-heave risk on saturated ground is limited to the swales; and transformer or battery foundations requiring containment bunds face no elevated groundwater complication. The caveat both models carry: they are terrain-derived estimates, not measurements — seasonal peaks (snowmelt, autumn rain) raise the table by roughly a metre, and geotechnical borings at design stage provide the binding values. For this site the models' role is screening, and the screen is passed.

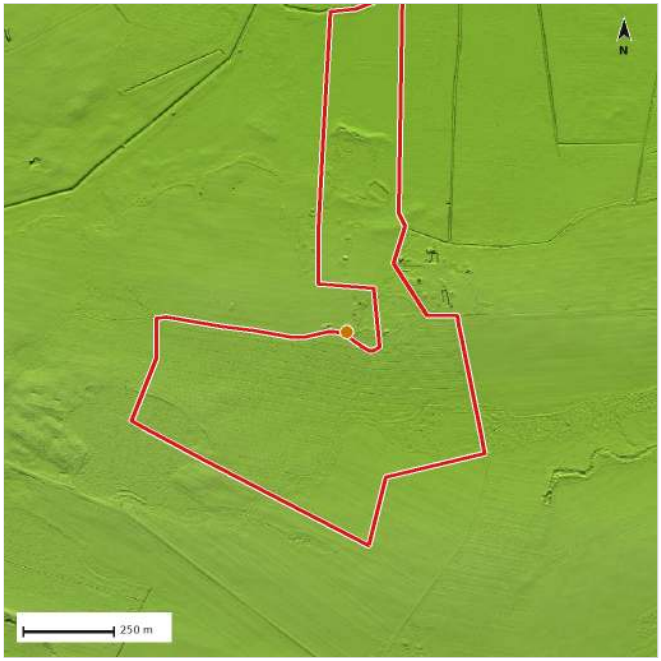

Figure 3 — LIDAR relief. Near-flat plain; shallow swales; farmstead mound at the waist.

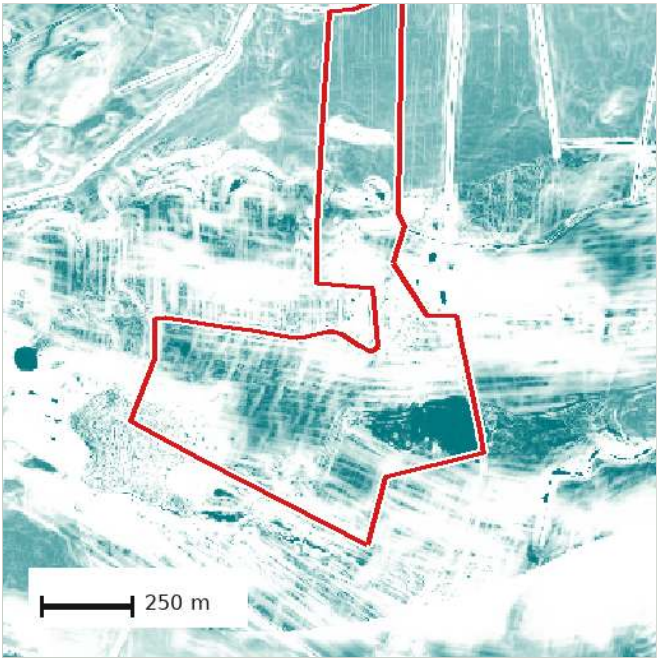

Figure 4 — Wet-areas model (white = dry). Dry across the arable; moisture in swales only.

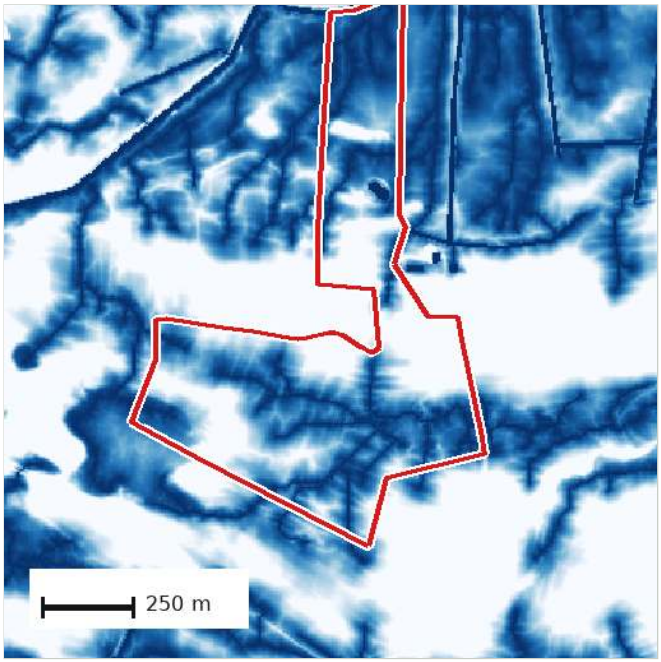

Figure 5 — Depth-to-water (darker = shallower). Water table typically 2–4 m+ under the plateau.

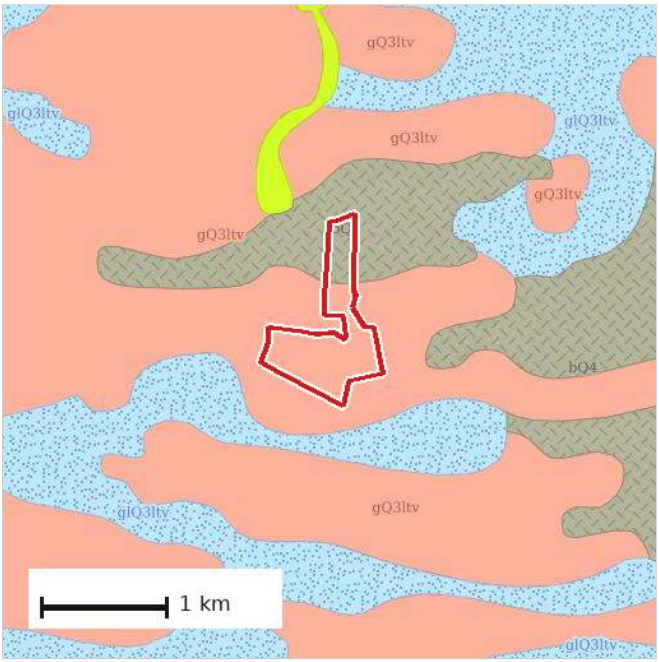

Figure 6 — Quaternary geology (5 km window). Glacial plain deposits; no peat units inside the boundary.

READING THE GEOLOGY AND VEGETATION FIGURES (FIGURES 6–7)

The geological map (Figure 6) shows Quaternary surface deposits — the material the top metres of ground are made of, which is what foundations and pile driving actually meet. The parcel sits on glacial plain sediments (tills and sands); critically, the **peat units (bQ4)** that dot the wider district — dark patches on the map — stay outside the boundary. Peat is the material that ruins foundation budgets: it compresses, holds water and often requires excavation and replacement; its absence here removes the region's main geotechnical risk. The canopy model (Figure 7) measures vegetation height from LIDAR: the fields read as effectively zero-height — confirming from an independent source that no clearing, stump removal or forest-conversion permitting burdens a development, and that the cadastral explication (2.1 ha forest at the margins) is accurate.

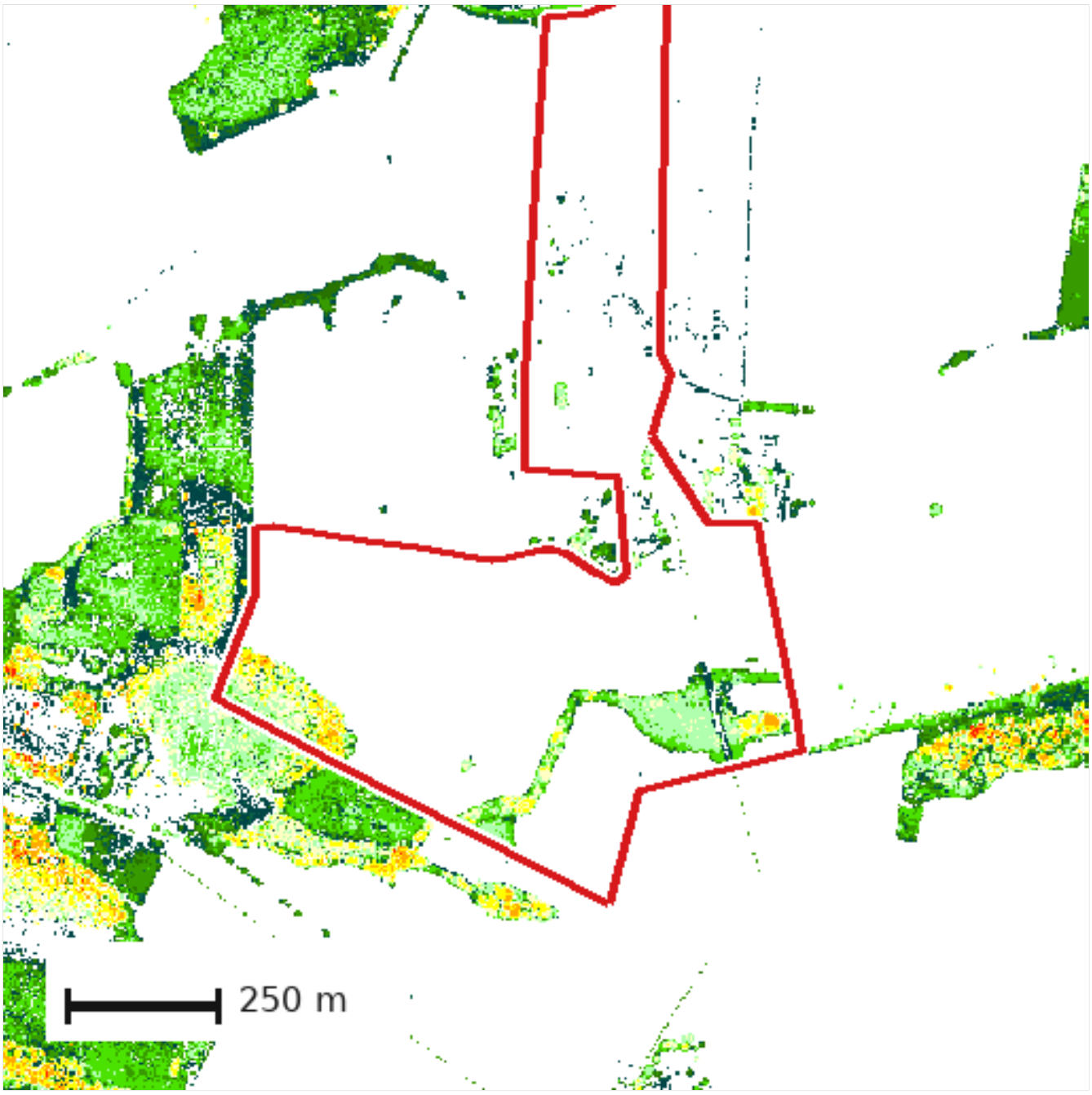

Figure 7 — Canopy height. Treeless arable; shelter belts at margins only.

6 Contamination and site history

The State register of contaminated and potentially contaminated sites (LVĢMC; 2,877 entries nationally, checked for this report) lists **"Vecstaldoti — former fuel dispensing station and chemicals warehouse", category: potentially contaminated, at the farmstead inside the subject parcel** (Figures 1, 8). Twenty-four further entries lie within 10 km — farm workshops, a former airfield at 2.5 km, cattle burial sites — none with a pathway to the subject fields.

WHAT A REGISTER ENTRY ACTUALLY MEANS — AND WHAT TO DO ABOUT IT

The register distinguishes **contaminated** sites (pollution confirmed by investigation) from **potentially contaminated** ones (a historic activity known to pollute, never investigated). Vecstaldoti is the latter: a Soviet-era collective-farm fuel point and agrochemical store — diesel, petrol, mineral fertilisers and pesticides handled for decades on unsealed ground. Typical findings at such sites are hydrocarbon residues in soil near tanks and pumps, occasionally reaching shallow groundwater. What it means commercially: **(1)** liability follows the land — Latvian law applies the polluter-pays principle, but where the polluter (a dissolved kolhoz) no longer exists, remediation obligations can attach to the owner, which is why lenders insist on a scoped file before financing; **(2)** the exposure is bounded — the plausibly affected footprint is the ~1–2 ha farmstead, not the fields; **(3)** the fix is procedural: a Phase I assessment (historical review + site walk, €2–4k, 2–4 weeks) followed by targeted Phase II sampling (boreholes at the tank and store locations, €5–15k, 4–8 weeks) either clears the entry or defines a remediation cost — most commonly modest soil excavation and disposal; **(4)** it is a negotiating instrument: registered status justifies a price adjustment and seller warranties in the purchase agreement, and the screened uses all route infrastructure around the farmstead anyway. The correct posture is neither alarm nor dismissal: scope it, price it, paper it.

Thirty years of orthophotography (Figures 8–9) show the same field pattern and farmstead throughout — no other installations, no dumping, no land-use anomalies. Apart from the registered point, the site's history is clean, and no protected-area designation touches the parcel (nearest: Ziemeļgauja protected landscape, 3.0 km).

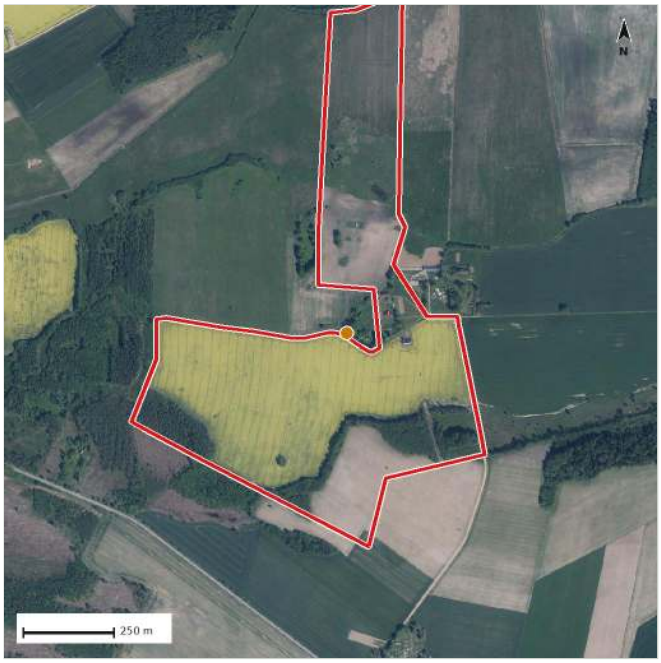

Figure 8 — Current orthophoto. Active arable; the Vecstaldoti farmstead (orange marker) carries the register entry.

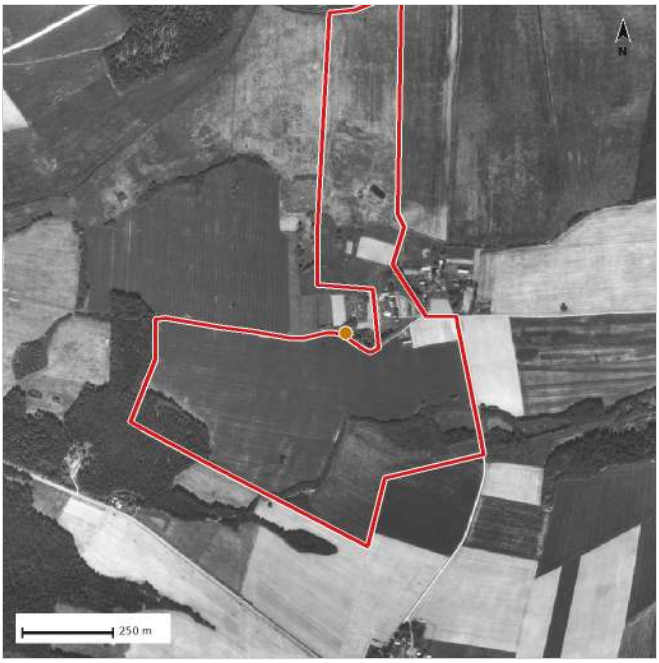

Figure 9 — Same extent, 1994–99: identical pattern; farmstead present throughout.

7 Access and land market

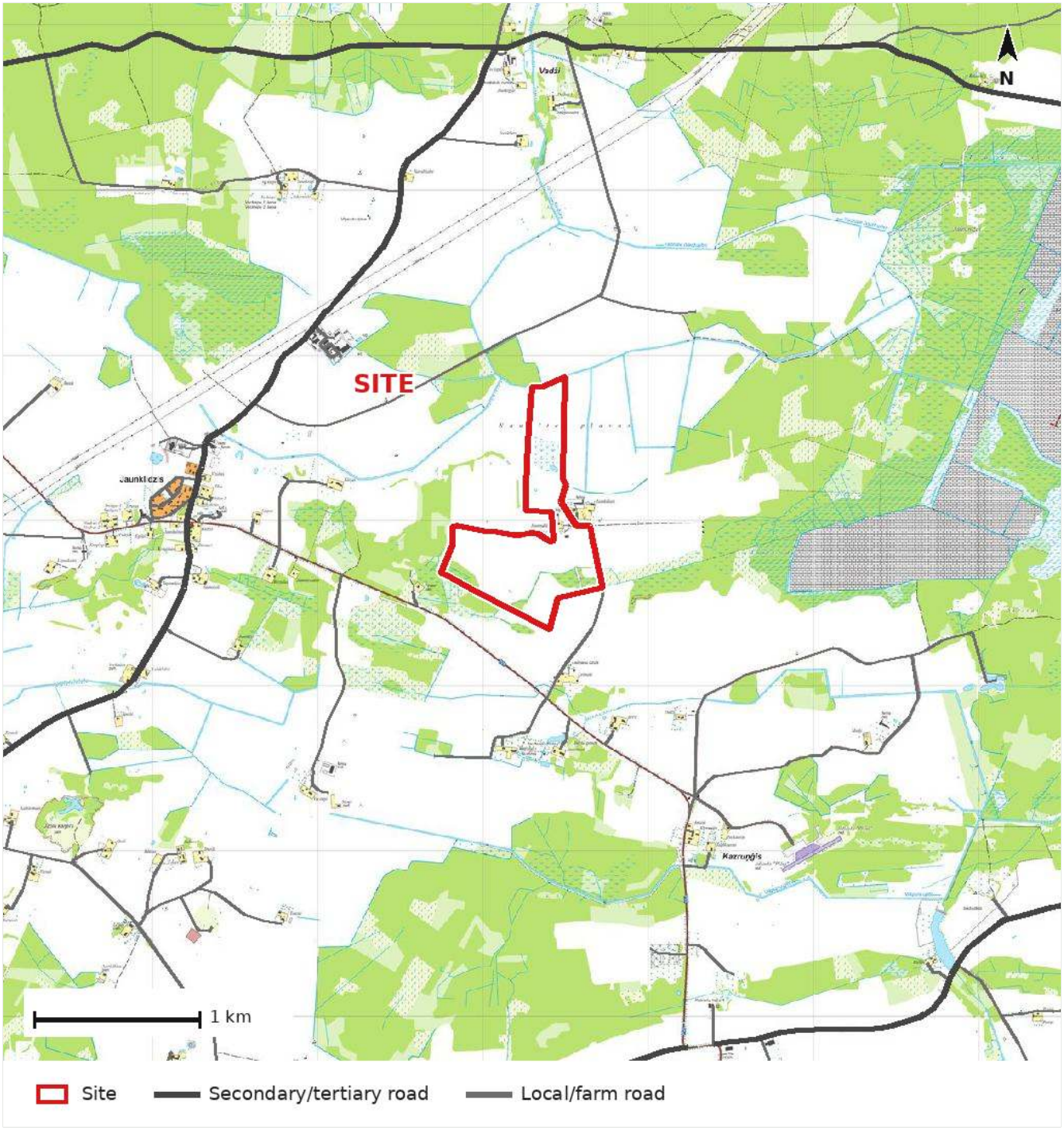

Figure 10 — Access (1:12 500). Secondary road along the south-western boundary; internal farm roads.

A secondary road adjoins the south-western boundary, linking within ~2 km to the regional P-road network toward Valmiera and Smiltene; module, transformer and construction logistics face no abnormal-transport constraints (a 330 kV transformer delivery would use the Valmiera route — routine for AST contractors). The construction register records just 6 cases within 4 km: quiet country, no competing projects, low objector density — favourable for consenting, unfavourable only for uses needing labour.

The market evidence

The comparables below are **registered transactions** from the State Land Service register — actual completed sales at actual prices, not asking prices, selected for parcels above 3 ha within 15 km over 36

months. This is the same evidence base a certified valuer would use; the difference at desk-study stage is that no adjustments grid (access, quality, motivation) has been applied, so the range should be read as a corridor, not a valuation.

DATE	AREA (HA)	PRICE (€)	€/M²	DISTANCE (KM)
06.2026	21.1	73 013	0.35	14.9
06.2026	46.9	205 902	0.44	10.2
03.2026	56.5	278 000	0.49	9.5
12.2025	34.2	51 300	0.15	14.7
11.2025	29.3	102 550	0.35	11.2
11.2025	27.7	96 950	0.35	11.1
11.2025	13.2	52 800	0.40	12.4
10.2025	21.7	90 000	0.41	14.9

Two observations. First, the market is deep — eight arm's-length sales above 13 ha in a year — and contains a near-perfect comparable: **56.5 ha at €0.49/m² (€278,000) in March 2026, 9.5 km away**. Second, pricing is tight in the €0.35–0.49/m² band for quality arable, with outliers explained by size and condition. The indicative envelope for the subject parcel is **€200,000–280,000**, with the registered farmstead entry arguing toward the lower half. Continued agricultural lease (~€150–250/ha/yr on 51.6 ha) yields €8–13k per year — a 4–5 % running yield on entry, which is the value floor under every option in §8: the land pays for its own holding period.

8 Use-case screening

Six candidate uses evaluated against the assembled evidence. Ratings reflect probability-weighted attractiveness at this location, not generic sector prospects.

USE	THE CASE	BINDING CONSTRAINT	SCREEN
Energy-cluster anchor / land-bank	1.8 km from a 150 MW-firm, 717 MW-flexible interconnector node at €0.35–0.49/m²; surrounding arable available for assembly; 4–5 % agricultural yield while holding	None material — the entry price is the option premium	Strong
Solar PV (flexible product)	~45 MWp on ~50 ha; lowest-civils site; 46–56 MW flexible on the 110 kV line; €7–12M connection (Option B)	Curtailment economics; 9 km route borne alone; plan + soil rating	Viable
Data centre / power-dense load	~150 MW firm consumption 1.8 km away — nationally rare; staff-light compute campus plausible	Plan amendment for buildings on active arable (heaviest lift); dark-fibre build; ceiling ~150 MW (§3.4)	Contingent
Battery storage (BESS)	Interconnector arbitrage at the strongest node in the system; needs 2–5 ha	Standalone still bears the substation lump — economic as a component, not alone	As component
Wind	Open exposure, fair wind class	Residential setbacks: on-parcel farmstead + dispersed dwellings preclude turbine placement	Excluded
Industry / logistics	Cheap flat land	No labour pool, rail siding, highway frontage or municipal utilities — location fails regardless of land	Excluded

Conclusion

The evidence ranks the uses as follows. **(1) Acquire-and-anchor:** at €200–280k against a generational grid position, the dominant strategy is securing the parcel — and optioning neighbours — before the node's capacity is subscribed; the agricultural yield carries the position while options mature. **(2) The best-defined single project is flexible solar** (~45 MWp via Option B): every input is priced above and the consentability gates are checkable within weeks. **(3) The highest-value contingent outcome is a ~150 MW-class consumption facility** — worth testing precisely because firm consumption headroom, unlike generation, actually exists here; its gate is municipal, not electrical. BESS strengthens any of the three; wind and conventional industry are excluded by the evidence. The free AST inquiry, filed for a generation case and a consumption case simultaneously, is the single action that most reduces uncertainty across all branches.

8A Holding costs & cadastral standing

This section prices the cost of simply owning the parcel — the annual property tax (NĪN, nekustamā īpašuma nodoklis) computed live from the registered cadastral values — and reports the parcel's standing in the State valuation and marks registers.

€42,848	€642.72/yr	€1,285.44/yr
FISCAL CADASTRAL VALUE (TAX BASE)	LIVE NĪN AT THE 1.5% LAND RATE	IF THE UNCULTIVATED-LIZ SURCHARGE APPLIED

8A.1 Annual property tax (NĪN)

The parcel's registered fiscal value is **€42,848** (register date 01.01.2025). At the national 1.5 % rate for non-residential land this yields an annual tax of **€642.72** — computed from the live register value for this property, not estimated. Municipal binding regulations may vary rates and reliefs within statutory bounds; Smiltenes novads applies the national defaults for this category.

The uncultivated-land surcharge. This is agricultural land (LIZ), so one conditional exposure attaches: municipalities levy an **additional 1.5 %** on agricultural land left uncultivated (assessed annually against the Rural Support Service field survey). The parcel's 51.6 ha of actively farmed arable means the surcharge should not currently apply — but if farming lapsed during a holding period, the bill would double to **€1,285.44/yr**. Keeping the agricultural lease running (§7) is therefore tax protection as well as income.

8A.2 Cadastral values on the register

OBJECT	LEVEL	VALUE TYPE	VALUE (€)	VALUE DATE
9476 008 0011	Property	fisc — fiscal (current tax base)	42 848	01.01.2025
9476 008 0011	Property	prog — projected next cycle	42 848	01.06.2026
9476 008 0011	Property	univ — universal (2025 revaluation)	175 706	01.02.2025

READING THE THREE VALUES

fisc is the fiscal value — today's tax base. **prog** is the projected next-cycle value — your future tax base: here it is identical to the current one, so the register signals **no tax increase** for the coming cycle. **univ** is the universal value from the 2025 national revaluation, methodologically closer to market: at €175,706 it works out to ~€0.30/m² — just below the §7 transaction corridor of €0.35–0.49/m², independent corroboration that the market evidence and the State's own mass valuation agree on what this land is worth. The wide fisc-to-univ gap (4.1×) is the frozen-base policy for agricultural land, and it is the buyer's friend: market-level value, fiscal-level tax.

8A.3 Cadastre marks (atzīmes)

The State register of cadastre marks — starpgabals status, boundary-plan mismatches, flood-land and derelict-structure annotations — records **no marks on the subject property or its land unit**. The register is demonstrably maintained in this block: three marks exist on neighbouring 9476 008* parcels (boundary-plan-vs-nature mismatches on units 0024 and 0049, dated 2020 and 09.2025, and an 18,600 m² starpgabals note on unit 0044). A clean subject entry in an actively maintained register is a finding, not an absence of data — no boundary dispute, access-lock or dereliction annotation attaches to this parcel.

8A.4 Holding-cost synthesis

Total register-derived carry is **~€0.6k/yr** against §7's agricultural lease income of €8–13k/yr: the land pays its own taxes roughly thirteen to twenty times over while options mature. The one discipline the numbers impose: keep the arable farmed (or leased to a farmer) so the uncultivated surcharge never triggers.

ZEMESGRĀMATA — PENDING ACCESS

The Land Book folio (ownership title, mortgages, prohibition notes, servitude entries and any registered farm-lease agreements) is not yet connected to this pipeline — the access contract with the Court Administration is in progress. In the launch product this section prints the folio's division I–IV entries with dates and creditor names. Until then, treat the ownership, tenancy and encumbrance findings in this report as cadastre-side only, and verify the folio via zemesgramata.lv (€5.00) before any option or purchase agreement is signed.

9 Risk register

9.1 The three risks that matter most

Node capacity subscribed before application — RISK

FINDING — Firm consumption (~175 MW) and flexible generation headroom at the 330 kV node are allocated in application order, and the corridor is demonstrably active (§3). Likelihood medium, impact high.

WHAT IT MEANS — The parcel's defining value is its grid position; if another applicant books the headroom first, the §8 thesis degrades from generational to ordinary farmland at farmland prices.

YOUR PATH — File the free AST inquiry now, dual-track (generation and consumption cases simultaneously) — queue position, not land ownership, is what actually reserves megawatts.

Municipal plan / soil-quality rules constrain built uses — RISK

FINDING — This territory is absent from the national TAPIS dataset; the Smiltenes novads plan text and the parcel's soil-quality rating are unverified. Likelihood medium, impact high.

WHAT IT MEANS — These two documents decide which §8 branches are open: national rules tighten conversion of agricultural land as soil quality rises, and 51.6 ha of active arable will be judged on exactly that scale. Solar is treated more permissively than buildings.

YOUR PATH — Obtain the plan text and soil rating first (days, near-free); book a municipal pre-application conference before committing to any single use case.

Vecstaldoti contamination worse than a localised farmstead legacy — WORTH ATTENTION

FINDING — A registered potentially-contaminated site (former fuel point and agrochemical store) sits inside the parcel at the farmstead. Likelihood low–medium, impact medium.

WHAT IT MEANS — Exposure is bounded — the plausibly affected footprint is the ~1–2 ha farmstead, not the fields — but lenders will require a scoped file, and remediation duty can attach to the owner where the polluter no longer exists (§6).

YOUR PATH — Phase I assessment (€2–4k) plus targeted Phase II sampling before exchange; use registered status as a price instrument with seller warranties in the purchase agreement.

9.2 Remaining register

#	RISK	LIKELIHOOD	IMPACT	MITIGATION / NEXT ACTION
4	Connection-route cost (9.4 km at 110 kV) sinks standalone solar economics	Medium	Medium	Corridor aggregation; hybrid sizing; or default to anchor strategy
5	Farm tenancy complicates possession timing	Medium	Low	Zemesgrāmata lease check; align completion with harvest
6	Unregistered utilities at the farmstead (no ADTI sheet)	Low	Low–Med	Operator confirmations + 1:500 survey before works

10 Recommended actions — what, why, how

1. **AST connection inquiry, dual-track** (weeks, free). File a generation case (20–45 MW flexible, 110 kV) and a consumption case (up to 150 MW firm, 330 kV) simultaneously. This converts the published headroom of §3.2 into operator-confirmed figures and a queue position — the single cheapest uncertainty-reduction available.
2. **Municipal gates** (days). Obtain the Smiltenes novads plan text for this territory and the parcel's soil-quality rating; book a pre-application consultation. Together these decide which §8 branches are open.
3. **Owner approach** (weeks). Identify the owner via Zemesgrāmata; test appetite for an option or conditional purchase at €200–280k with a contamination-adjusted structure. An option here costs little and controls the whole decision tree.
4. **Phase I environmental assessment** (2–4 weeks, €2–4k) over the Vecstaldoti footprint, with targeted Phase II sampling if indicated — the file lenders will ask for (§6).
5. **Assembly scan** (days). Screen adjoining parcels for a 150–250 ha cluster feeding the 330 kV case — the same registers used here answer it.
6. **ST verification** (days, free). Confirm the farmstead connection status and 20 kV tap options — the construction-power position of §3.2.
7. **Layout and route sketches**. ~50 ha envelope excluding the farmstead and line setback; cable-route studies toward both the 110 kV and 330 kV corridors.

A Appendix — data sources and limitations

DOMAIN	SOURCE	VINTAGE
Cadastre, purpose, explication, encumbrances	VZD open data + encumbrance register (124 records in block 9476 008*)	08.2026 / snapshot 01.2025
Zoning	TAPIS — no coverage for this territory; municipal plan check required	—
Grid: firm capacity by direction, flexible offers	AST network model + flexible-service publication; Sadales tīkls weekly feed	25.08.2026
Contaminated sites	LVĢMC register (2,877 entries) — on-parcel entry found	25.08.2026
Elevation / slope	LĢIA 20 m national DTM (CC-BY), computed on site window	2026
Wetness / groundwater / canopy	LVMI Silava + LVM LIDAR models	current service
Geology	LVĢMC Quaternary 1:200 000	current service
Orthophotography	LĢIA cycles 1 (1994–99) and 8 (2022–25)	as stated
Telecom corridors	VZD Cadastre encumbrance register	snapshot 01.2025
Construction activity	BIS (BVKB) open data — 6 cases within 4 km	25.08.2026
Protected areas	DAP ĪADT open data	08.2026
Roads / rail	OpenStreetMap (Geofabrik)	08.2026
Land transactions	VZD registered transactions	rolling
Cadastral values (fisc / prog / univ)	VZD valuation open data (ingest, per-object)	30.08.2026
Cadastre marks (atzīmes)	VZD marks open data — no marks on the subject; 3 in block 9476 008*	30.08.2026
Property tax (NĪN)	Computed from registered fiscal values, law "Par nekustamā īpašuma nodokli" national default rates	30.08.2026

Limitations. Screening-level desk study. Register data carry the vintages stated; operator capacity figures are indicative until confirmed by connection study and change with allocation; planning-route durations, cost, yield and capacity figures are calibration-level indications drawn from Baltic practice, not project estimates; remote-sensing models are terrain-derived estimates, not measurements; the absence of records (encumbrances, ADTI sheets, contamination entries) is evidence of registration status, not of physical absence. Nothing in this report replaces operator technical conditions, intrusive investigation, certified survey, certified valuation or legal due diligence. Liability for excavation without operator sign-off rests with the party undertaking works irrespective of any map or register content.