



LAND REPORT · PORTUGAL

VERDICT

Quinta da Encosta, Vila Nova da Serra

AMBER

PLOT	Rustic land · 4 270 m ² (cadastre)
PREPARED FOR	Estate agent · acting for the buyer
DATE	30 October 2026
SOURCES	25 official datasets and documents, each cited

PAGE 1 IS ALL YOU NEED BEFORE THE CALL

The agent brief

What this plot is, what it isn't, and what to say on each side of the table.

AMBER

Rustic land. No new house. An existing building could become up to 250 m².

4 270 m² of agroforestry land, clear of RAN, REN, flood zones and heritage. The municipal plan only allows a new house on 40 000 m² or more. Its value hinges on one question: is the small building on site a legal dwelling? [S1][S10][S15][S19]

THE THREE THINGS THAT DECIDE THIS DEAL

- 01 A new house is not allowed.** The PDM requires 40 000 m² for a new dwelling in agroforestry areas; this plot is about a tenth of that [S15]. Anyone selling it as a "building plot" is wrong.
- 02 The small building on site is the key.** If it's a legal dwelling, art. 46.º n.º 2 allows rebuilding and extending to 250 m², plus farm annexes up to 350 m² [S19]. If it isn't, this is bare rustic land.
- 03 The urban zone touches the south boundary, and the PDM is under review.** No change today, but a reclassification is possible. Not a promise, an option worth asking the Câmara about [S1][S21].

IF YOU ACT FOR THE BUYER

"It's rustic land with no right to build a new house. We're pricing it as land, not as a building plot."

Rustic listings in this parish ask a median of 8 €/m² [A1-A3].

"88 % of the plot sits in a fire fuel-management strip. Clearing it is an annual cost."

SGIFR, secondary network [S9].

"Show us the licence for the building, or it doesn't count."

The 250 m² right only exists for a legal dwelling [S19].

IF YOU ACT FOR THE SELLER

"No RAN, no REN, no flood zone, no heritage, low fire risk. It's a clean file."

Checked across the whole parcel, 22 layers [S2-S9][S23][S25].

"There's a building on it. With its licence, it can grow to 250 m² plus 350 m² of annexes."

Get the licence before listing. It changes the price conversation [S19].

"It borders the urban zone, and the PDM is under review."

Say "under review", never "will become urban" [S21].

BEFORE
ANYONE SIGNS

☐ Licence or pre-1951 proof for the existing building

☐ Caderneta + land registry match the cadastre (4 270 m²)

☐ Ask the Câmara what the PDM review proposes here

THE FILE AT A GLANCE

Key facts

Every number below has a source you can check.

<div>ZONING (PDM)</div> <div>Rustic</div> <div>100 % agroforestry area [S1]</div>	<div>AREA (CADASTRE)</div> <div>4 270 m²</div> <div>≈ 40 × 107 m, official SNIC parcel [S10]</div>	<div>NEW HOUSE</div> <div>Not allowed</div> <div>needs 40 000 m² [S15]</div>
<div>EXISTING BUILDING</div> <div>Up to 250 m²</div> <div>only if it's a legal dwelling [S19]</div>	<div>RESTRICTIONS THAT BITE</div> <div>1 of 22</div> <div>fuel-management strip, 88 % of the plot [S9]</div>	<div>RUSTIC ASKING PRICES</div> <div>8 €/m²</div> <div>median of 3 listings, same parish [A1-A3]</div>

What the land allows

- ✓ Farming and forestry, the uses the plan protects [\[S15\]](#).
- ✓ Rebuild or extend an existing legal dwelling up to 250 m²; farm annexes up to 350 m² [\[S19\]](#).
- ✓ Rural tourism, greenhouses, wineries and renewable energy, subject to approval [\[S20\]](#).
- ✓ A small farm support building: index 0.005, about 21 m² [\[S15\]](#).

What it doesn't

- ✗ A new house: the plan requires 40 000 m². This plot has 4 270 m² [\[S15\]](#).
- ✗ More than one dwelling per property [\[S15\]](#).
- ✗ Uses that reduce farming or forestry potential [\[S15\]](#).
- ✗ Leaving the fuel-management strip uncleared [\[S9\]](#).

WHAT'S INSIDE THIS FILE			
Aerial view & the whole parcel	4–5	Market & price arguments	9
What the municipal plan says	6	Due-diligence checklist	10
Restrictions, 22 layers checked	7	Sources	11
Terrain, slope & land use	8	The plan's own words & glossary	12

THE PLOT AND ITS SURROUNDINGS

Aerial view

Cadastre, zoning, reserves and terrain in one frame.



- Requested point
- The plot
- Cadastral parcels
- Municipal road
- Contours
- Urban zone
- RAN
- REN

- The point and the whole parcel are "Rustic land, agroforestry area" [s1].
- The urban zone (red hatch) meets the plot's south side, across the municipal road [s1].
- A small building stands on the plot; its legal status is the open question of this file [s11].
- The RAN (green) and REN along the stream (blue) stay outside the plot [s2][s3].

NOT JUST THE PIN

The whole parcel

Every layer read across the full plot, not only at the point you clicked.

We tested 1 068 points on a 2 m grid inside the official cadastral boundary, covering 99 % of the plot [\[S10\]](#). For each official layer, we measured what share of the plot falls in each class.

LAYER	RESULT ON THE PLOT	SHARE
PDM category	Agroforestry area	<div><div></div></div> 100 %
Fuel-management strip	Secondary network	<div><div></div><div></div></div> 88 %
Wildfire hazard	Low	<div><div></div></div> 100 %
REN · ecological reserve	None	0 %
RAN · agricultural reserve	None	0 %
Natura 2000 & protected areas	None	0 %

Distances from the plot boundary

WHAT	DISTANCE	SOURCE
Urban zone (PDM)	0 m — touches the south side	[S1]
RAN	≈ 64 m	[S2]
REN	≈ 120 m	[S3]
High or very high wildfire hazard	≈ 410 m	[S4]
National road easement	≈ 540 m	[S6]
High-voltage line easement	≈ 900 m	[S8]
Classified heritage and protection zones	≈ 1.6 km	[S25]
Flood zone (downstream river)	≈ 3.1 km	[S23]

WHY THIS MATTERS

Most quick checks look at a single point. A plot can be clean at the pin and in REN at its far corner. Here, the whole parcel is clean, and the urban edge is right on the boundary: that's the detail an agent can use.

What the plan says

Vila Nova da Serra PDM, read with every amendment published to date.

Rustic land · Agroforestry area

Farming and forestry coexist, neither dominates. A new house is only admitted on large properties [\[S1\]](#)[\[S15\]](#).

In principle allowed

- ✓ New build, alteration or extension of farm and forestry support buildings, rural tourism, greenhouses, wineries and renewables (art. 45.º n.º 4, 2019 wording) [\[S20\]](#).
- ✓ Rebuild and extend an existing dwelling to 250 m²; farm annexes to 350 m² (art. 46.º n.º 2, 2014 wording) [\[S19\]](#).

In principle not allowed

- ✗ A new house on a property under 40 000 m² (art. 46.º n.º 1) [\[S15\]](#).
- ✗ More than one dwelling per property [\[S15\]](#).

THE PLAN

Name	Vila Nova da Serra PDM, 1st revision
Status	In force · under review
DGT record	00.00.00/000/2008/PDM/03 (sample)
Regulation	RCM 000/2007 (sample)
Amendments to these rules	Two notices, 2014 (arts. 45–46) and 2019 (art. 45)

2015 LAW (RJIGT ART. 199)

The PDM hasn't been adapted yet. The rules for "urbanisable" areas are suspended until it is [\[S21\]](#). It doesn't affect this plot, which is rustic.

What we checked

We read all 14 publications in the PDM's history on the Câmara's website [\[S21\]](#). Only the 2014 and 2019 amendments change the agroforestry rules. The others are corrections, suspensions and site-specific changes elsewhere.

WHAT WE COULDN'T CHECK

- The content of the PDM review proposal, not yet published for consultation.
- Municipal-only constraints (noise, local watercourses) beyond the national maps.

EASEMENTS & NATIONAL RESTRICTIONS

Restrictions

National rules that sit above the municipal plan and can stop works or uses.

Fuel-management strip · secondary network

YES · 88 %

88 % of the plot is in a secondary fuel-management strip. Vegetation must be kept cleared every year.

Sub-regional wildfire management programme under DL 82/2021 [\[S9\]](#).

Next step: ask the Câmara who must clear the strip and how wide it is.

Rural wildfire hazard

LOW · 100 %

The whole plot is class "Low". High and very high classes, which block construction, start about 410 m away [\[S4\]](#).

CHECKED AND NOT FOUND ON THE PLOT

Each line is an official layer we queried that came back "no". Outside mapped areas, "no" means "not mapped".

NO	RAN · agricultural reserve (≈ 64 m)	NO	REN · ecological reserve (≈ 120 m)
NO	Flood zone, Floods Directive 2nd cycle (≈ 3.1 km)	NO	Significant flood-risk area (ARPSI)
NO	Coastal programme (POC)	NO	Classified heritage (≈ 1.6 km)
NO	Heritage protection zones (general / special)	NO	Archaeological site (≈ 1.6 km)
NO	Natura 2000 · birds (ZPE)	NO	Natura 2000 · habitats (ZEC)
NO	Protected area (RNAP)	NO	National road easement (≈ 540 m)
NO	Power line easement (≈ 900 m)	NO	Railway easement (none within 3 km)
NO	Aeronautical easement	NO	Military & defence zones
NO	Water-catchment protection perimeter	NO	Trees of public interest
NO	Geodetic marker	NO	Public reservoir

THE PHYSICAL PLOT

Terrain & land use

Relief across the whole parcel (Copernicus 30 m model), land cover and risks.

<p>ALTITUDE</p> <p>112–124 m</p> <p>Median 118 m across the plot [S22]</p>	<p>SLOPE</p> <p>≈ 9 %</p> <p>Median; 90 % of the plot under 12 %. Gentle: little earthwork needed [S22]</p>	<p>ASPECT</p> <p>South-east</p> <p>≈ 140°, consistent across the plot. Good morning sun [S22]</p>
<p>LAND COVER TODAY</p> <p>Pasture</p> <p>Spontaneous pasture (COS 2025). What's on the ground, not what's allowed [S13]</p>	<p>URBAN EDGE</p> <p>0 m</p> <p>The PDM urban zone touches the south side, across the road [S1]</p>	<p>FLOODS</p> <p>3.1 km</p> <p>Nearest mapped flood zone, downstream [S23]</p>

In short

A long, narrow plot of about 40 × 107 m, between 112 and 124 m altitude, gentle slope around 9 %, facing south-east, with frontage on a municipal road [\[S10\]](#) [\[S22\]](#). Covered in spontaneous pasture [\[S13\]](#). Low wildfire hazard everywhere [\[S4\]](#). No mapped flood zone nearby [\[S23\]](#).

LIMITS OF THIS DATA

- The Copernicus model measures the surface, including trees and buildings; under canopy the slope may differ.
- With ~30 m cells it doesn't see walls, terraces or ditches.
- Road frontage is visible on the cadastre; legal access should still be confirmed.
- Water, sewage and electricity aren't on these maps. Ask the Câmara and the utilities.

CONTEXT FOR THE NEGOTIATION, NOT A VALUATION

Market & price arguments

Public numbers to anchor the conversation. None of them is the value of this plot.

Rustic land for sale in the same parish (asking prices, not sales)

LISTING	TYPE	AREA	ASKING	€/m ²
1 · Rustic land, same parish	rustic	6 900 m ²	55 000 €	8
2 · Rustic land, same parish	rustic	28 400 m ²	142 000 €	5
3 · Rustic land with ruin, same parish	rustic	5 200 m ²	125 000 €	24

Median 8 €/m² (range 5–24) [\[A1–A3\]](#). Larger plots ask less per m². Listing 3 has a ruin on it, which is exactly the question for this plot.

Houses in the municipality (homes, not land)

INDICATOR	VALUE	SCOPE	PERIOD
Asking price for homes	2 150 €/m ²	municipality	Sep 2026 [S17]
Asking rent	9.80 €/m ²	municipality	Sep 2026 [S17]
Median sale price (INE)	2 264 €/m ²	Portugal	Q2 2026 [S18]

What the numbers say for this plot

AS BARE RUSTIC LAND

≈ 21 000 – 34 000 €

4 270 m² × 5–8 €/m², the bare-land listings in the parish.
The buyer's anchor if the building isn't legal.

WITH A LEGAL DWELLING

A different market

Up to 250 m² of house is allowed. Listing 3 (a plot with a ruin) already asks 24 €/m². That's the seller's case, and it only stands with the licence in hand.

Asking prices from listings and statistical medians, not sales of comparable plots and not a valuation. For a valuation, use a certified appraiser (avaliador CMVM).

FROM READING TO DECIDING

Due-diligence checklist

A short sequence to remove doubt before anyone spends money.

- 1 Get the **caderneta predial** from Finanças and the **land registry certificate** from the Conservatória. Check the area matches the cadastre: 4 270 m².
- 2 Ask the Câmara Municipal for the **location plan and plan extracts** (zoning and constraints) for this plot.
- 3 Confirm whether the building in the aerial photo is a **licensed dwelling** or predates the licensing requirement.
- 4 Ask about the **PDM review**: does the proposal change the classification next to the urban zone, and when is public consultation?
- 5 If the plan is to extend, file a **PIP** (prior information request). A favourable answer binds the Câmara for a year.
- 6 Ask who must clear the **fuel-management strip**, and how wide it is.

QUESTIONS FOR THE CÂMARA

- Does the PDM review change this plot's classification?
- Does the existing building count as an "edificação habitacional" under art. 46.º n.º 2?
- Do the water and sewage mains in the neighbouring urban zone reach this road?
- Which crops suit the soil and slope?

Still to confirm

- That the cadastral boundary matches the caderneta and the registry [\[S10\]](#).
- That the building is legal: it's the condition for the 250 m² extension [\[S19\]](#).
- The content of the PDM review [\[S21\]](#).
- Municipal constraints (noise, watercourses) on the Câmara's own constraints map.
- Utilities (water, sewage, power, road access): this report can't see them.

DATA CONFIDENCE

Medium-high

National maps queried live across the whole parcel; regulation read with its 2014 and 2019 amendments. Not a certificate, legal opinion or valuation.

AMBER

TRACEABILITY

Sources

Where every fact came from, and when it was read.

ID	SOURCE	READ
S1	DGT/SNIT · CRUS, land-use classification (PDM) ogcapi.dgteritorio.gov.pt/collections/crus	live, 30 Oct 2026
S2– S3	DGT/SNIT · SRUP, RAN and REN ogcapi.dgteritorio.gov.pt/collections/srup_ran · srup_ren_areal	live, 30 Oct 2026
S4	DGT/SNIT · SRUP, rural wildfire hazard ogcapi.dgteritorio.gov.pt/collections/srup_perigosidade_inc_rural	live, 30 Oct 2026
S5	DGT/SNIT · Natura 2000 (ZPE, ZEC) and protected areas ogcapi.dgteritorio.gov.pt/collections/srup_zec · srup_zpe · srup_areas_protegidas	live, 30 Oct 2026
S6– S8	DGT/SNIT · SRUP road, aeronautical, power, rail, defence, water, trees, markers, reservoirs ogcapi.dgteritorio.gov.pt/collections	live, 30 Oct 2026
S9	DGT/SNIT · SGIFR fuel-management network ogcapi.dgteritorio.gov.pt/collections/sgifr_areas	live, 30 Oct 2026
S10	SNIC · Digital Cadastral Map (DGT) ogcapi.dgteritorio.gov.pt/collections/cadastro	live, 30 Oct 2026
S11– S13	DGT · orthophotos, CAOP boundaries, COS 2025 land cover ogcapi.dgteritorio.gov.pt/collections/ortos-rgb · freguesias · cos2025v1	live, 30 Oct 2026
S15	Municipal PDM regulation (Diário da República) snit-mais.dgteritorio.gov.pt	official document
S17	Doutor Finanças real-estate observatory, Sep 2026	downloaded
S18	INE median sale price, via Observatório do Preço da Habitação	Q2 2026
S19	PDM amendment notice, 2014 (arts. 45–46) diariodarepublica.pt	official, read by hand
S20	PDM amendment notice, 2019 (art. 45) diariodarepublica.pt	official, read by hand
S21	Câmara Municipal · PDM in force and history (14 publications) municipal website	live, 30 Oct 2026
S22	Copernicus DEM GLO-30 copernicus-dem-30m.s3.amazonaws.com	live, 30 Oct 2026
S23– S24	APA/SNIAmb · Floods Directive, ARPSI, coastal programmes sniambgeogc.apambiente.pt	live, 30 Oct 2026
S25	Património Cultural, I.P. · heritage atlas and archaeological sites geo.patrimoniocultural.gov.pt	live, 30 Oct 2026
A1– A3	Property portals · rustic land in the same parish	manual, 30 Oct 2026

Orthophotos, CRUS, SRUP, CAOP, COS and cadastre © Direção-Geral do Território (CC BY 4.0). Relief: Copernicus DEM GLO-30.

ANNEX

The plan's own words

The articles this file relies on, quoted in the original Portuguese.

EXISTING DWELLINGS · ART. 46.º N.º 2 (2014 WORDING)

«Nas áreas agroflorestais, em parcelas inferiores a 40.000 m², onde já existam edificações habitacionais, são permitidas obras de reconstrução e ampliação desde que a área bruta de construção daí resultante não exceda 250 m², admitindo-se ainda a construção, reconstrução e ampliação de anexos agrícolas até um máximo de 350 m² [...]»

In short: on plots under 40 000 m² with an existing dwelling, rebuilding and extending is allowed up to 250 m²; farm annexes up to 350 m². 2014 amendment [\[S19\]](#).

RULE · ART. 46.º N.º 1 (2007)	WHAT IT SAYS
Minimum property size for a house	40 000 m ²
Maximum dwellings	One
Maximum height (cércea)	7 m
Gross building index, housing	0.01
Farm or forestry support · n.º 3	Index 0.005, unless technically justified

PDM regulation [\[S15\]](#). The 2014 and 2019 amendments kept these numbers.

Glossary

Câmara · the municipal council; decides on licences.

Caderneta predial · the tax record of a property, from Finanças.

CRUS · national map of every PDM's land categories.

COS · land-cover map: what's on the ground today.

PDM · Plano Diretor Municipal, the municipal zoning plan.

PIP · prior information request; a favourable reply binds the Câmara for a year.

RAN · national agricultural reserve; the best farmland, heavily restricted.

REN · national ecological reserve; water, slopes, risk areas.

SGIFR · national wildfire-management system (DL 82/2021).

SNIC · national cadastre, the official parcel map.

Get this file for any plot in Portugal.

Drop a pin, get the free quick check, open the full report for 30 €.

checkplot.io