

PropVer · Ground and surroundings report

Observations of public records as at 2026-10-23 · Not a certificate of absence of risk · Informational, not legal advice

1 · IDENTIFICATION

Avenida Axpeko Erribera Etorbidea 2, Erandio

Foral cadastral reference 902-1019-9003 · Parcel ES-48902-1019-9003 · Erandio (Bizkaia) · 43.310742, -2.978458



Orthophoto 2025 (GeoEuskadi) · 600 m window · red = parcel boundary (cadastre)

PHYSICAL FACTS (BIZKAIA FORAL CADASTRE, EDITION 2026-10)

PARCEL AREA

2,727 m²

BUILDINGS

1 · built 1978

CADASTRAL ELEMENTS

10 (6 industrial, 4 offices)

LAND

urban · economic activities

Zoning: industrial (foral zoning 10-2026) · PGOU area: Area de Uso Mixto Industrial - Terciario

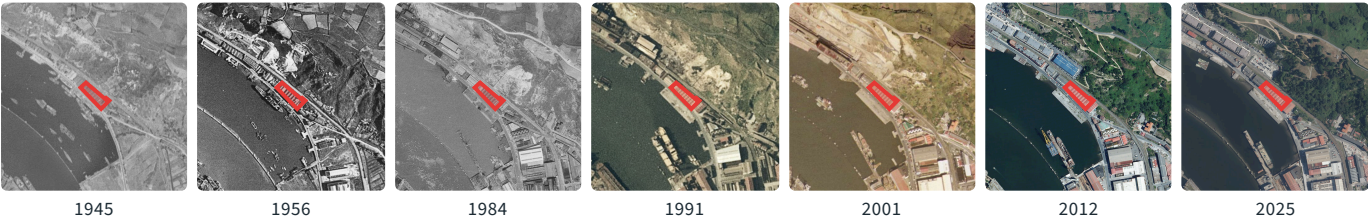
Building inspection (ITE): Etorbidea/Avenida Axpeko Erribera 2 (Erandio, built 1978), at 14 m from the centroid: building not yet subject to ITE (first ITE 2029-12-31). Use and maintenance plan: no.

7 PROPERTY UNITS — WHAT IS SOLD AND ADVERTISED · cadastre 2026-10; confirm against the nota simple — not proof of ownership

Cadastral ID	Floor · side · use · m ²	m ²	Cadastral ID	Floor · side · use · m ²	m ²
902 1019 09003 0001	1st floor · office in industrial building 28 + ground floor · industrial workshop 237	265	902 1019 09003 0005	ground floor · industrial workshop 1,447 + 1st floor · office in industrial building 565	2,012
902 1019 09003 0002	1st floor · office in industrial building 28 + ground floor · industrial workshop 240	268	902 1019 09003 0006	1st floor · office in industrial building 33	33
902 1019 09003 0003	ground floor · industrial workshop 255	255	902 1019 09003 0007	ground floor · industrial workshop 276	276
902 1019 09003 0004	ground floor · industrial workshop 273	273			

Condition grade from the cadastre (1 normal – 4 ruin). Oldest building 1978: built before the 2002 asbestos ban — fibre-cement possible by age, not verified.

HISTORY OF THE GROUND · AERIAL PHOTOS 1945–2025



PropVer reading of the images (2026-10-16) — interpretation, labelled as such: 1945: an elongated industrial shed already on the parcel, between the estuary road and the railway, with the quay in front. 1956: the parcel shows a multi-bay shed with a saw-tooth roof, with the same footprint as today; on the slope behind, bare light surfaces consistent with quarrying or tipping. 1984–1991: the same multi-bay shed (reddish roof in 1991); the slope behind still has bare light patches. 2001–2025: the same shed footprint with a reddish multi-bay roof; an open port esplanade in front; behind, the railway and a slope that is wooded from 2012. Sequence: an industrial shed on the parcel since at least 1945–1956 with the same footprint to this day (the cadastre dates the building to 1978, which suggests a rebuild or a later registration rather than a new building on a different footprint); no fill surfaces visible on the parcel itself; continuous industrial port surroundings.



2 · Findings and attention points

Avenida Axpeko Erribera Etorbidea 2, Erandio · 1 finding · 2 attention · data as at 2026-10-23

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VALUE

1 finding · 1 attention · 2 no findings · 2 informational

HEALTH

1 finding · 0 attention · 3 no findings · 1 informational

QUALITY OF LIVING

0 finding · 1 attention · 2 no findings · 1 informational

FINDINGS AND ATTENTION POINTS



Parcel inside an inventoried potentially-contaminated-soil site

FINDING

What the record shows: Ihobe inventory 2022, site 48902-00050 (industrial, Erandio); the aerial photos show an industrial shed on the parcel since at least 1945–1956.

What it means: a soil-quality procedure (Law 4/2015) applies on a change of use, excavation or end of the activity; the transfer deed carries the owner's declaration (art. 17).

Who to ask: the notary (art. 17 declaration); the seller (any soil investigation); a soil consultant before any change of use.

Source: Ihobe / GeoEuskadi, inventory of soils with potentially contaminating activities 2022; EU Registry on Industri · GeoEuskadi orthophotos



Flood zone 28 m from the centroid

ATTENTION

What the record shows: URA 2025: T10, T100, T500 and the preferential-flow zone start 28 m from the parcel centroid.

What it means: the building footprint may reach the mapped zone; insurers and lenders may take it into account.

Who to ask: the seller for past claims; your insurer; URA for the zone at the footprint.

Source: URA / GeoEuskadi, flood and preferential-flow mapping 2025 (CC BY)



Night-time noise $L_n \geq 50$ dB(A)

ATTENTION

What the record shows: Strategic noise map round 4 (Metro Bilbao (CTB): the centroid is inside the night-time contour.

What it means: at the residential objective; above the WHO guideline (45 dB).

Who to ask: visit in the evening; ask about glazing.

Source: Strategic noise maps (SICA/MITECO, L_n contours): Metro Bilbao (CTB) (SICA round 4)



Dense industrial surroundings

ATTENTION

What the record shows: 15 inventoried industrial-soil sites within 250 m, 33 within 500 m.

What it means: a long-standing industrial port area.

Source: Ihobe / GeoEuskadi, inventory of soils with potentially contaminating activities 2022; EU Registry on Industri

NOT CONSULTED FOR THIS PARCEL

Municipal drainage (no public source) · **Urban noise** beyond the strategic maps. This report is not a certificate of absence of risk.



3 · Attributes · Value

One register per row · icon · status scale · what the record shows, what it means, who to ask · source and date

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⊖ **Not consulted** — no public source, or outside coverage
⌚ **Attention** — worth a question before signing

✓ **No findings** — nothing in the layers consulted; not a certificate
⚠ **Finding** — on the record, affects value, health or living



Urban planning

Record shows: Classification urban; global use economic activities; zoning industrial (foral zoning 10-2026). No development area or general system on the parcel.

Bulletins: latest 2025-07-09: general plan (PGOU) revision under way; the applicable rules can change before signing; this reading is not binding.

Ask: the town hall for the *cédula urbanística* (binding planning certificate) and the status of the plan revision.

Diputación Foral de Bizkaia — harmonised urban planning (GIS), version 20261015 · Official bulletins of Bizkaia (BOB), Gipuzkoa (BOG) and Álava (BOTH), automatic reading of the daily summarie



Flood

Record shows: Parcel centroid outside the flood polygons; the T10, T100, T500 bands and the preferential-flow zone (ZFP) start 28 m away.

Means: the building may sit partly inside the mapped zone even if the centroid does not; insurers and lenders may take it into account.

Ask: the seller for past water claims; your insurer for the premium; URA for the zone limits at the building footprint.

URA / GeoEuskadi, flood and preferential-flow mapping 2025 (CC BY)



Potentially contaminated soils

Record shows: The parcel lies inside a site in the Ihobe inventory of soils that hosted potentially contaminating activities: 48902-00050 (industrial, Erandio).

Means: under Basque Law 4/2015 a soil-quality procedure applies on a change of use, excavation or end of activity; the declaration on transfer appears in the deed (art. 17).

Ask: the notary about the art. 17 declaration; the seller for any soil investigation already done; the Basque Government soil register for the site file.

Ihobe / GeoEuskadi, inventory of soils with potentially contaminating activities 2022; EU Registry on Industri



Auction records

Record shows: No auction of this parcel in PropVer's records (BOE, AEAT and foral alerts; coverage from 2026-09). On the same street: a commercial unit at Av. Axpeko Erribera 28B went to a Bizkaia foral tax auction twice (closing 21-05-2025 and 22-10-2025), starting price €99,745, sin cargas.

Means: nearby forced sales are a market signal, not a fact about this parcel.

PropVer auction records (BOE Portal de Subastas, AEAT, Diputación Foral de Bizkaia) · 2026-10-23



Rules that apply to this parcel

Record shows: 7 rules in the PropVer register for this municipality, Bizkaia, Euskadi and Spain (1 apply to this parcel's current use); full text on page 5b.

PropVer regulation register · each rule checked against its official source · last check 2026-10-22



Price history of this area PRO

On record: 12 distinct asking-price listings of industrial units in Erandio (2026-06-18 → 2026-10-09), municipal transaction statistics, auction valuations.

Included in the Pro report, together with a second verification pass of every row against its source. Not a valuation.



4 • Attributes • Health

Factors on record that affect health — what the record holds, not a health assessment

⊖ Not consulted — no public source, or outside coverage ⌚ Attention — worth a question before signing ✓ No findings — nothing in the layers consulted; not a certificate ⚠ Finding — on the record, affects value, health or living	
 ⌚ ATTENTION	Industrial surroundings Record shows: 15 inventoried industrial-soil sites within 250 m and 33 within 500 m (nearest 49 m); landfill at 463 m; incinerator EDAR GALINDO at 1335 m. Means: a long-standing industrial area; the inventory records past activities, not measured contamination. Ihobe / GeoEuskadi, inventory of soils with potentially contaminating activities 2022; EU Registry on Industri
 ⓘ INFORMATIONAL	Air quality Record shows: Nearest station ERANDIO (Erandio), 0.9 km: NO₂ 18.2 µg/m³, PM10 15.2 µg/m³ (2025 partial annual means). Means: within the EU limit (40) and the 2030 target (20); above the WHO guideline for NO₂ and PM10 (NO₂ 10, PM10 15). The station measures its own point, not the parcel. Basque Air Quality Network (Basque Government, api.euskadi.eus/air-quality)
 ⓘ INFORMATIONAL	Mobile masts and power lines Record shows: 6 registered mobile-phone sites within 300 m (nearest 158 m); highest certified measured level nearby 21.53 µW/cm² against a legal limit of 450–1,000 (RD 1066/2001). Power lines: 220–400 kV at 1,901 m, 45–132 kV at 1,830 m. Means: distances and published measurements only; no field level is inferred from distance. Infoantenas (Ministry, VCTEL geoportal): sites and certified measured levels · Base Topográfica Armonizada 1:5,000 (GeoEuskadi, December 2025, CC BY 4.0): power lines by voltage, substation
 ✓ NO FINDINGS	Radon Record shows: Municipality not listed in appendix B of CTE DB-HS6 (no specific radon-protection requirement). This does not imply absence of radon: the CSN mapping is municipal, not per parcel. Means: municipal classification, not a parcel measurement. CTE DB-HS6 Health — Radon protection, appendix B (municipal list, CSN measurements); RD 1029/2022 · Parcel centroid coordinates; planar distances ETRS89/UTM30. Noise: per-building level from the DFB map in Bizk
 ✓ NO FINDINGS	Authorised discharges Record shows: No authorised discharge point within 500 m of the centroid, neither in the URA census (internal basins) nor in the National Discharge Census 2024 (basins of the CHC/CHE river-basin authorities). URA Basque Water Agency — Census of authorised discharge points as of 31/12/2025 (Censo_Vertidos_2025_web_v1.x · National Discharge Census 2024 (MITECO; CHC/CHE basins in Bizkaia and Gipuzkoa; ETRS89 coord)



5 · Attributes · Quality of living

Noise, transport, water and surroundings

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⚠ **Finding** — on the record, affects value, health or living



Night-time noise

Record shows: Inside the night-time contour $L_n \geq 50$ dB(A) of the strategic noise map (Metro Bilbao (CTB); acoustic easement zone at 322 m.

Means: at the residential objective (55 dB, RD 1367/2007); above the WHO guideline (45 dB). Maps cover the mapped sources only, not local ones.

Ask: visit on a weekday evening; check window glazing on the rail side.

Noise maps of Bizkaia foral roads (DFB, CC BY 4.0, WFS; in force since 06-2024): night-time façade level per b · Strategic noise maps (SICA/MITECO, L_n contours): Metro Bilbao (CTB) (SICA round 4)



Public transport

Record shows: Metro Bilbao Astrabudua at 802 m; Renfe commuter rail Sestao at 1282 m; Euskotren (train) Lutzana-Erandio at 2271 m

Means: straight-line distances from the parcel centroid.

Public GTFS timetables (Open Data Euskadi / moveuskadi): Metro Bilbao, Euskotren (train and trams), Renfe comm



Services nearby

Record shows:

Town hall: Ayuntamiento de Erandio — 908 m

Police: Ertzaintza Erandio — 1.1 km

Health centre: Centro de Salud de Astrabudua — 725 m

Hospital with A&E: HOSPITAL QUIRONSALUD BIZKAIA — 1.4 km

School (infant/primary): EIC ERANDIOKO HAURRESKOLA-ASTRABUDUA — 536 m

Supermarket: Simply Market — 672 m

Means: straight-line distances from the parcel centroid to the nearest facility of each kind in the sources listed; walking or driving distance is longer. Official registers are used where they cover the province; OpenStreetMap elsewhere.

Osakidetza / Basque Government health centres (edition 2026-10-18); Basque Government pharmacy register (edition 2026-10-10); Basque Education Department school directory (edition 2026-10-19); Basque public-sector directory (edition 2026-10-22); OpenStreetMap contributors (ODbL) (edition 2026-10-22); Ministry of Health — national register of health centres and pharmacies (REGCESS) (edition 2026-10-01)

Police: Udaltzaingoa (municipal police) — 871 m

Pharmacy: Farmacia, Meso Kalea/Calle 24 — 676 m

Hospital: Hospital de Día de Erandio — 901 m

Urgent primary care: PAC DEL HOSPITAL SAN ELOY - BARAKALDO — 1.9 km

School (secondary): CIFP TARTANGA — 527 m



Water supply

Record shows: Supply system Sistema Zadorra (Bilbao Bizkaia) (Consorcio de Aguas Bilbao Bizkaia); reservoirs Ullivarri 62 %, Urrunaga 58 %, Ordunte 50 % on 2026-10-06; none below 30 % at the end of summer since 2015.

MITECO — weekly hydrological bulletin, historical reservoir database 1988–2026 (hm^3 per reservoir and week); W



Rivers, wetlands, abstractions

Record shows: Nearest watercourse IBAIZABAL TRANSICIÓN (289.9 m); no inventoried wetland, abstraction or nitrate-vulnerable zone in the radii consulted.

URA: rivers, wetlands, nitrate-vulnerable zones, abstractions, bathing zones (CC BY)



Bathing waters

Record shows: No census bathing zone within 1.5 km of the centroid.

Means: straight-line distances to the Health Department sampling points; walking access is longer.

Basque Government Health Department — Sanitary status of Basque beaches (opendata.euskadi.eus, CC BY; NÁYADE n



Heritage

Record shows: Listed cultural heritage: none within 300 m; Archaeological presumption zone: none within 300 m

Basque Government, cultural and archaeological heritage (via URA, 2023)



5 · Attributes · Quality of living (continued)

Noise, transport, water and surroundings

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ⓘ **INFORMATIONAL**

Street context

Record shows: Energy certificates on the street (2016→): 81; mix A:1, D:34, E:27, F:17, G:2. On this parcel: 2 (E); Street with 1950–1975 residential buildings and no refurbishment registered in the cadastre: AV ZIRGARIAK ETORBIDEA

Means: certificates in the energy register are issued per dwelling or unit; the building-level rating, where shown, comes from the ITE register — the two can differ.

Basque energy-performance certificate register (CC BY, weekly), joined by fixed number



5b · Rules that apply to this parcel

From the PropVer regulation register · each rule checked against its official source · not legal or tax advice

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⌚ **Attention** — worth a question before signing

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Rules that apply to this parcel

Applies: Transfer tax (ITP), Bizkaia — Second-hand purchase of non-residential property (commercial units, industrial units, offices, independent garages): 7%. Dwellings: 4%, or 2.5% for a habitual home under conditions; since April 2025 the 4% also depends on how many dwellings the buyer already owns. (NF 1/2011 art. 13 (Bizkaia) · NF 2/2025)

Dwellings only: no dwelling on this parcel in the cadastre; these apply only if the use changes to residential: Stressed residential market area (zona tensionada); State housing decree-law 29/2026; Minimum price for company buyers of dwellings; Tourist-stay tax, Bizkaia; Basque urgent housing measures.

In the municipality: Planning activity in the municipality — Regeneration of the former Cables y Alambres site in Altzaga (about 356 homes, part of them protected housing); revised plan in public consultation since July 2026, final approval pending. It is not on this parcel. (BOB 08-07-2026)

Ask: your tax adviser for the rate that applies to your purchase; the town hall for municipal ordinances and the status of anything still in process.

PropVer regulation register · each rule checked against its official source · last check 2026-10-22



① **INFORMATIONAL**



6 • Documents to request before signing

Who to ask · what to ask for · which row of this report it follows from

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Each item follows from a row in this report. Tick what you receive; what you cannot obtain is itself information. PropVer does not contact these parties on your behalf.

Who	What to ask for	Why (row in this report)
☐ Notary	Confirmation that the art. 17 (Law 4/2015) declaration on potentially contaminating activity will appear in the deed	parcel inside Ihobe site 48902-00050
☐ Seller	Any soil investigation or soil-quality declaration already done for the site	soils row (page 3)
☐ Seller	Past water-damage claims; current insurance policy	flood zone 28 m away
☐ Town hall	Cédula urbanística and the status of the general plan revision	planning row; bulletin notice 2025-07-09
☐ Property Register	Nota simple (less than 30 days old)	charges, ownership and the registered description of the unit and any soil note in the margin
☐ Seller	Energy certificate of the unit; last IBI receipt	street context row
☐ Technician (optional)	Survey of the 1978 building, including whether any fibre-cement (asbestos) elements remain	building row (built before 2002)

ALWAYS, FOR ANY PURCHASE

- ☐ Community of owners — no public authority publishes a community's debts or special levies (derramas); the only valid document is the certificate of debts issued by the administrator, which the seller must hand over at the notary (art. 9.1.e of the Horizontal Property Act). The buyer is liable for unpaid fees of the current year and the three previous ones. Also ask for the minutes of the last three general meetings (levies approved or under discussion, pending works, litigation), the budget and reserve fund, and the result of the building's ITE/IEE inspection (an unfavourable or expired inspection anticipates a levy).
- ☐ Charges on the property — request an up-to-date nota simple from the Land Registry (mortgages, embargoes, tax liens, easements); it is not open data and costs about €10. Check that the registry description matches the cadastre and what you see.
- ☐ Licences and legality — planning certificate (cédula urbanística) or municipal planning report (classification, zoning, constraints, enforcement files); first-occupation licence or responsible declaration; a valid energy performance certificate; the building book if built after 2000.
- ☐ Utilities and services — latest water, electricity, gas and waste-tax bills; property tax (IBI) up to date and the municipal capital-gains tax (plusvalía) on the transfer.



7 • Annex for the notary • records consulted

Informational • arranged by the declarations in the deed • one source per row

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What this annex is. A list of the public records consulted for this parcel, with dates, arranged by the declarations a deed in Euskadi usually contains. It is informational. It does not replace the notary's own checks, the Property Register or a soil investigation, and it carries no opinion on whether the sale should proceed. If a declaration is questioned, the answer is the data source named in the row.

Declaration in the deed	Legal basis	What the public record shows	Source • date
Potentially soil-contaminating activity on the parcel	Law 7/2022 art. 98.3; Basque Law 4/2015 art. 17	Parcel inside Ihobe inventory site 48902-00050 (industrial).	Ihobe / GeoEuskadi, inventory of soils with potentially contaminating activities 2022; EU Registry on Industri • GeoEuskadi orthophotos
Soil-quality declaration on change of use	Basque Law 4/2015 art. 23.1(d)	Applies if the transfer is followed by a change of use of the site; the record does not say whether one is planned.	Basque Law 4/2015
Flood zone	RD 903/2010; Basque PTS Rivers	Centroid outside; T10/T100/T500 and ZFP from 28 m.	URA / GeoEuskadi, flood and preferential-flow mapping 2025 (CC BY)
Planning status	Law 2/2006 (Basque land and urban planning)	urban land, economic activities; general plan revision in progress (bulletin 2025-07-09). Cédula urbanística not obtained.	Diputación Foral de Bizkaia — harmonised urban planning (GIS), version 20261015
Building inspection (ITE)	Basque Decree 117/2018	Etorbidea/Avenida Axpeko Erribera 2 (Erandio, built 1978), at 14 m from the centroid: building not yet subject to ITE (first ITE 2029-12-31). Use and maintenance plan: no.	Euskoregite — Registro de Inspecciones Técnicas de Edificios de Euskadi (Gobierno Vasco, CC BY 4.0, opendata.e
Energy certificate	RD 390/2021	Certificate(s) registered on the street; unit certificate to be requested.	Basque energy-performance certificate register (CC BY, weekly), joined by fixed number

Method. Each row is a read of a public record on the date stated; records change. Nothing here is a certificate of absence, a soil investigation or legal advice. **Who answers questions.** On any row, the source named in it; the notary and the buyer's adviser interpret the law for the transaction.

