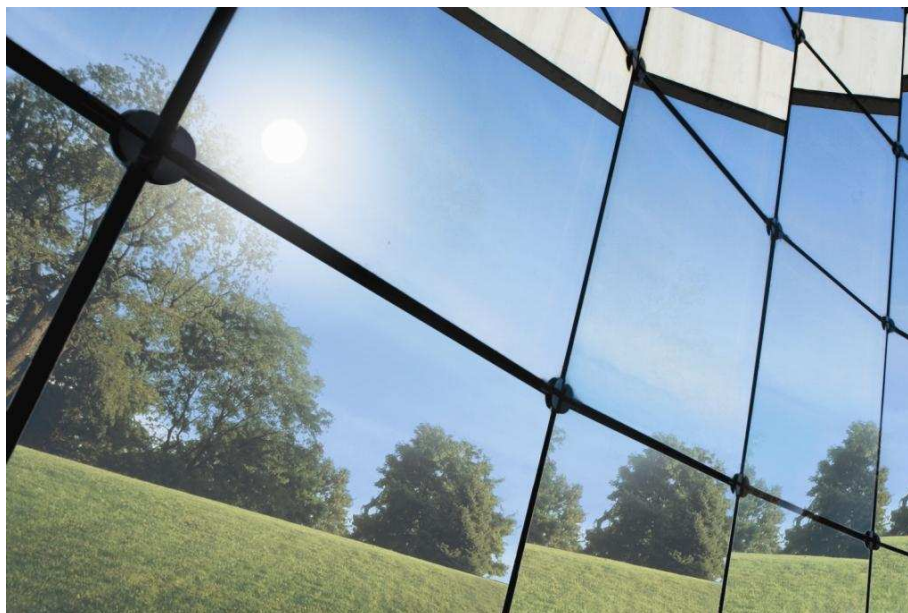


creating a setting for investment



Research Action 4.1 Land Values

University of Liege – Belgium

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Creating a Setting for Investment (CSI) is an international collaborative research programme aiming to demonstrate the impact of environmental improvements on economic growth. The project explores the links between the quality of the landscape, the value of land at commercial property development locations and the location decisions of investors and occupiers. The project partners are:

- South Yorkshire Forest Partnership, Sheffield City Council (UK)
- Services Promotion Initiatives en province de Liège (SPI+), Belgium
- Université de Liège, Belgium
- Institut für Landes und Stadtentwicklungsforschung GmbH (ILS), Germany
- Montan-Grundstücksgesellschaft mbH (MGG), Germany
- University of Sheffield, UK

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Abstract

This technical report presents the results of the CSI research action 4.1. "Land Values" carried-out by SEGEFA-ULg. Our work is based on a methodology similar to the methodology developed by the University of Sheffield for the action 4.1. Therefore, we recommend to read the University of Sheffield report before the present one.

The report presents the results of a survey of land valuers established in Wallonia. It provides a quantitative evaluation of the impact of one aspect of landscape quality (the greening of the boundary of a site and the adjoining land) on land values. This survey compares brownfield sites that have been "greened" (the green sites) to sites that have been cleared without landscape improvements (the brown sites). An off-line website has been used to conduct the experiment.

The analysis confirms the results of the University of Sheffield on this action 4.1., with the fact that no statistically significant relationship can be identified between site greening and land values. The comparison between the province of Liege and the province of Walloon Brabant also shows that landscape quality has not a different impact on land value in different types of market. The present work also tends to confirm other CSI conclusions on the fact that a landscape intervention at the scale of the setting is preferable to an intervention limited at the site scale.

Key words

Brownfield site, land value, land valuers, landscape quality, business park.

1. Research aims and objectives

This module is based on a quantitative approach, with the aim to analyse the relationships between one aspect of landscape quality (the greening of the boundary of a site and the adjoining land) and land values for industrial-business sites. The central hypothesis is the following: improving the landscape quality of a development site or of its surroundings has an impact on land values.

Our analyses have been conducted in both, the province of Liege and the province of Walloon Brabant. The comparison between the two provinces allows studying the differences between two regional contexts where land demands and economic evolutions are dissimilar.

The work is based on an Internet survey of Belgian land and property valuers (questionnaire in Annex 1). In fact, the methodology is similar to the methodology used by Sheffield University for this Action 4.1. The Belgian results should therefore bring comparative materials to enhance the international dimension of the Action. As the approach followed by the Belgian team is based on the English methodology, we recommend to read the Sheffield University reports before the present one; this should facilitate the comprehension.

Some modifications were introduced to the UK approach. They were necessary in order to adapt the method to a different national context. One of these changes is related with the considered types of property developments. While the UK approach was focussed on business parks and office developments, we choose to investigate on business parks, but also on developments related to small-sized industries. Another difference between the Sheffield and the Liege methodology relates to the Internet survey. While the English partners were able to apply an online survey, the potential number of competent valuers in Wallonia constrained us to work with an off-line survey.

It has been previously stated in the Stage 3 Report that, in Wallonia, most of land developments for economic activities result from public initiatives. In this region, most of the economic estates are, in fact, developed by Development agencies such as SPI⁺ (Intercommunales de Développement Economique or IDE). These agencies being greatly granted by Walloon authorities, land prices are rather low and it is difficult for private developers to launch competitive projects. Although land prices for economic activities strongly depend on IDE decisions, there are significant price differences between sub-regions in Wallonia. For instance, land values are significantly higher in the Brussels outskirts than in Liege or in more rural locations¹. This shows that market responses are also dependent on supply and demand interactions and that the general hypothesis on landscape quality and land values can also be tested in Wallonia.

¹ The data compiled by Statistics Belgium show that land prices for economic estates in the province of Walloon Brabant are on average 30% higher than in the province of Liege: for the period 2000-2007, the mean value represents $\pm 45 \text{ €/m}^2$ in Walloon Brabant and $\pm 30 \text{ €/m}^2$ in the province of Liege.

2. Methodology

2.1. Producing images and text

As just mention in the above section, the methodology has been developed by our colleagues from the University of Sheffield. Its key idea is to use an internet based survey of professional land valuers to identify the impact of landscape quality on land values. Using computer modified site images and descriptive texts, professional valuers are presented with hypothetical sites to value. Using two pairs of sites based on an original brownfield site with its “greened” equivalent, the methodology compares the value of the brown sites with the greened sites (see the images in Annex 2). All factors, with the exception of landscape quality (more precisely the greening of the boundary of a site and the adjoining land), remain constant, allowing the distinct impact of landscape quality on land value to be identified.

Land valuers were not asked to asses real sites. In fact, the sites were fictitious, but located in real locations. To choose a real location was necessary to give a base to the evaluation. Thanks to this approach, it is possible to use the same presentation and the same images as those used by the Sheffield team. In parallel, it was also possible to propose the same images in both, the province of Liege and the province of Walloon Brabant.

From a technical point of view, the pages of the Internet website were written in HTML and PHP. Concerning the presentation of the questionnaire on the laptop, we used the EasyPHP program and the visualization of the website pages was done by using Internet Explorer.

Almost the same images as the Sheffield team have been used. These are related to pictures taken in South Yorkshire (more precisely in Wath and Grimethorpe). For each image, the original “brown” version and its “greened” equivalent were first designed by Sheffield University. Afterwards, some minor characteristics were modified in Liege (by LEMA) to limit the “British flavour” (for instance cars driving on the left).

Three views of each site were shown to the valuers:

- A view across the site from a point near the boundary.
- A view of the entrance and into the site.
- A view into the site from the entrance.

The text accompanying the sites was based on the same informations for the Belgian and the English surveys. They were organised into the following headings:

- Overview
- Planning Permission
- Location and Access
- Irregular costs and services
- Other information

The headings are now described in more detail:

- A general *overview* of the brownfield site: a description of the site, the development scheme and the location, together with an aerial image.
- *Planning permission*: a description of permitted development on the site including the use and the total unit size.
- *Location and access*: an image of the main access to the site was accompanied by a detailed description of the location, including main transport links, distance from public transport and a link to a map of location provided by Viamichelin.fr.
- *Abnormal costs and services*: a description of the services available on the site and a statement that there were no abnormal costs of development.
- *Other information*: information on grant funding and the legal interest available for purchase.

These headings provided all the information and images necessary for a land valuer to produce a valuation. By placing the hypothetical sites in real locations the valuer is able to evaluate the quality of the location and to collect data on similar transactions.

2.2. The main questions

The survey aimed to determine the impact of the landscape quality (more precisely the greening) of the development site or of its surroundings on land values. As described above, images and text were developed for two pairs of sites; a brown site and its greened (landscape designed) version. Real locations were assigned to these sites in order to provide a spatial basis for valuation. A real location allows valuers to use comparable data on rents and land values, making the whole exercise much more realistic. The survey explicitly stated that the images were related to hypothetical sites placed in real locations. Of course, in such circumstances, the sites' characteristics did not match the actual conditions of the real locations. At the image of the University of Sheffield methodology, the experts were asked to complete two estimations related to two different sites.

The research was focussed on two provinces: the province of Liege and the province of Walloon Brabant. The province of Liege, which is the Belgian focus of CSI, has a rather weak economic position. The demand for office space is low in the Liege region, because it is still suffering from its character of region of traditional industries. By contrast, the province of Walloon Brabant is being more and more integrated into the Brussels metropolitan dynamic. It is one of the most prosperous areas of Belgium, with a rather high demand for office spaces. The choice of a high and a mid-to-low demand region was made to provide evidence on whether landscape quality has a different impact on land value in different types of market.

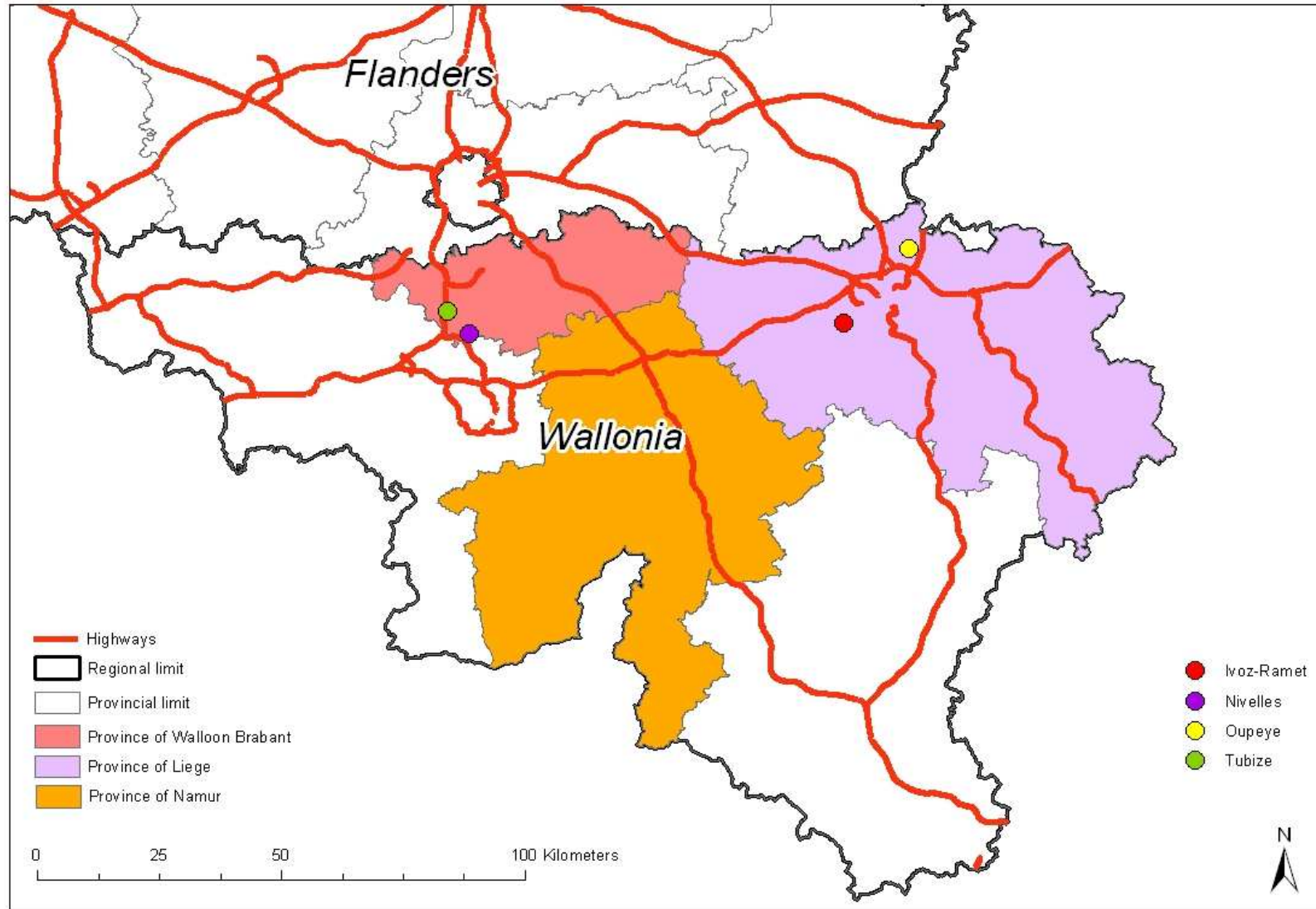
By contrast to England, the survey is not purely based on office spaces valuation. We chose to precise in the questionnaire that the sites have a planning permission for office and also for small-sized industrial companies. This choice is justified by the fact that office demand is very weak for brownfield sites in the Liege area. Therefore, allowing small-sized industrial companies to locate on the sites has reinforced the realistic character of the questionnaire.

In the Province of Liege, both sites are located in the Liege agglomeration: in Oupeye and Ivoz-Ramet (figure 1). Ivoz-Ramet is a location associated with the main industrial valley of the Liege region. Its social and environmental image is rather bad and influenced by the steelwork tradition of the Liege industrial basin. The image of Oupeye is better. Oupeye is located in the north of Liege. This municipality is not located in the most affluent section of the Liege urban region, but the regional accessibility is very good and important economic developments are currently taking place around Oupeye. As regards the province of Walloon Brabant, we have selected the two towns of Nivelles and Tubize. Although Tubize also has a steelwork tradition, they both represent good location opportunities for industrial and service companies willing to profit from the Brussels metropolitan dynamic.

After the first design of the survey, a meeting with two ABEX (Association Belge des Experts Immobiliers²) representatives was organized. Those experts gave their point of view on the questionnaire and their reactions were largely positive. Some of their remarks were although taken into account to improve the credibility of the survey.

² Belgian association of property valuers.

Figure 1. Location of the sites in the Walloon Region



2.3. Conducting the survey

At the start of the survey, the respondent was asked to specify the province within which he mostly operates; either the province of Liege or the province of Walloon Brabant. This determines the regional sets from which the sites are drawn. Both sets contain “greened” and/or “brown” variants of sites, and respondents are presented with one of each kind in a random order. This allowed the testing of the effect of the greening independently of both the order in which the sites were evaluated and the nature of the sites. The text accompanying the site graphics depended on the chosen province. It is important to notice that the experts never had to evaluate the green and the brown version of a same site. Indeed, land valuers had not to know that the interest of the survey relates to the impact of landscape quality on land values.

The respondents were asked to provide a minimum and a maximum estimation. Like in England, it was felt that it would be easier for respondents to provide a range of values, rather than a single value; and that this might be more likely to reveal any affect of greening. Respondents also had the opportunity to make additional, free-form comments at the valuation stage. After this stage, the experts have valued a second set in the second province, which allowed to somehow augmenting the number of answers.

At the end of the survey, respondents were asked three qualitative questions about the impact of landscape quality on land values. The experts could choose a response from a five point scale. The questions were the following:

- How does the landscape quality of the site affect its value?
- How does the landscape quality of the setting affect values?
- In general terms, what is your personal position concerning the environmental problems?

The interviews usually lasted half an hour. Some meetings lasted longer because the land valuers were interested in the research theme. At the end of the survey, it was requested from the experts to confirm their email, telephone number and addresses in order to send them a version of the research results.

2.4. Identification of the valuers to survey

By contrast to the work of the University of Sheffield, our survey was realised off-line instead of on-line. In fact, we chose to personally interview the valuers and to present the questionnaire on a laptop. As regards the limited number of competent valuers in Wallonia (compared to England), this choice was justified to improve the answer rate. For the researcher, this method requires to be in the same room as the interviewed person. From a methodological point of view, in order to remain as close as possible to the Sheffield University method, the researcher has interfered as little as possible when the land valuers were completing the questionnaire.

The identification of the people to survey was based on three Internet websites of valuers associations:

- ABEX – Association Belge des Experts Immobiliers³ (www.abex.be)
- CIBEX – Chambre des Experts Immobiliers de Belgique⁴ (www.cibex.be)
- UBG – Union Belge des Géomètres-experts⁵ (www.ubg-bul.be)

We have identified 184 experts supposed to be qualified for our survey on the basis of these websites. This number is of course much lower than the 3,000 persons identified in England

³ Belgian association of property valuers.

⁴ Chamber of Belgian property experts.

⁵ Belgian union of land surveyors.

(see the Sheffield University report). In fact, our selection was based on two factors. The first factor is the address of the experts, with the idea that experts located in the provinces of Liege, Walloon Brabant and Namur (figure 1) should be competent for the chosen locations. Also, we only selected experts supposed to be qualified in commercial valuation and not only in residential valuation.

At the image of other CSI research actions, there were huge difficulties in arranging the interviews. We have decided to contact the experts directly by telephone rather than by e-mail. This option was motivated by our previous experience on this field. It is indeed very difficult to obtain responses from property valuers when the first contact is made via e-mail. Concerning the phone calls, a key problem was to speak directly to the valuers. Most firms or independent valuers employ a secretary to answer the phone. After the purpose of the call had been explained, the secretary would either transfer the researcher to the surveyor or would send him a message directly.

From the 184 experts, 43 could not be reached by telephone and 125 refused to take part in the survey. The principal reasons of their refusals were:

- 50 (40%) did not want to provide an expertise for free.
- 41 (33%) were only competent for residential valuations.
- 30 (24%) were not competent because the sites to be valuated were not in their geographical area.
- 4 (3%) were retired.

16 valuers agreed to take part in the survey. Out of the 16 interviewed valuers, 2 persons agreed to complete 4 valuations (i.e. 2 supplementary estimations for the province where they are less active). Finally, 32 valid valuations were obtained as 4 outliers were removed from the analysis (table 1).

Compared to the on-line method used by the University of Sheffield, our off-line approach has allowed to improve the participation rate, with a final figure of 8,7% (16 interviews compared to 184 potential experts). This can be compared with the figure of 2,0% obtained in England (59 reactions on the basis of a population of 3,000 surveyors). Unfortunately, due to the limited size of the population, the size of the sample has remained rather small despite our efforts and our numerous telephone calls.

Table 1. Responses

Version of site	Province of Liege		Province of Walloon Brabant		Total
	Oupeye	Ivoz-Ramet	Nivelles	Tubize	
Green	4	3	4	4	15
Brown	4	5	4	4	17
Total	8	8	8	8	32

3. Results and discussions

3.1. Characteristics of the valuers

All the interviewed experts were men. Only 3 women belonged to the initial population of 184 experts, but all three refused to participate.

Concerning the experts' status, 14 were independent workers and the other 2 were managers of their own small firms (between 10 and 20 employees). Three different professions are represented in the sample:

- 2 are "architectes" (architects).
- 6 are known as "experts immobiliers" (property valuers).
- 8 are "géomètres-experts" (land surveyors).

Almost all of the experts (15 out of 16) had more than 20 years of experience in the real estate domain. There was only one expert with less than 10 years practice (6 years). On average, the experts have a 29 years experience, which is certainly an indicator of their professional know-how.

3.2. Key factors in the valuation process

It is clear from our meetings with the valuers that two factors are fundamental in a valuation process related to a site with planning permissions for economic estates. The first is the general location. Indeed, the maps were immediately asked and, usually, the valuers rapidly talked about the distances between the sites to be valued and the major motorways and national roads.

The second factor is the kind of activities which is authorized for the sites. What kind of economic activity can be developed? What is the ratio between the land surface and the surfaces to be built? These two questions were frequently asked before the experts read the descriptive text.

Land valuers actually took more time for location maps and planning informations than for the images. This statement probably illustrates the idea that the landscape is a secondary factor compared to the general location and the planning requirements.

The experts were also interested by the topography of the site: it was important to know if the ground was flat or not. This characteristic was considered to be less important than the location or the legal requirements, but more important than the landscape treatment.

3.3. Impact of landscape treatment on land values

The following statistics in table 2 (see also the figure 2) shows the land values for the brown and green versions of all sites. This first analysis does not consider the differentiation between the 4 sites and the 2 provinces. The result has been calculated on the basis of a mean where each of the 32 valuations has an identical weight⁶.

The difference between the green and the brown sites is 2.7%, which is not significant⁷. Therefore, at the image of the English results, we cannot confirm the general idea that the

⁶ Mean land values were calculated by identifying the mid-point of the value range given by each respondent and then calculating the average of each set of mid-points.

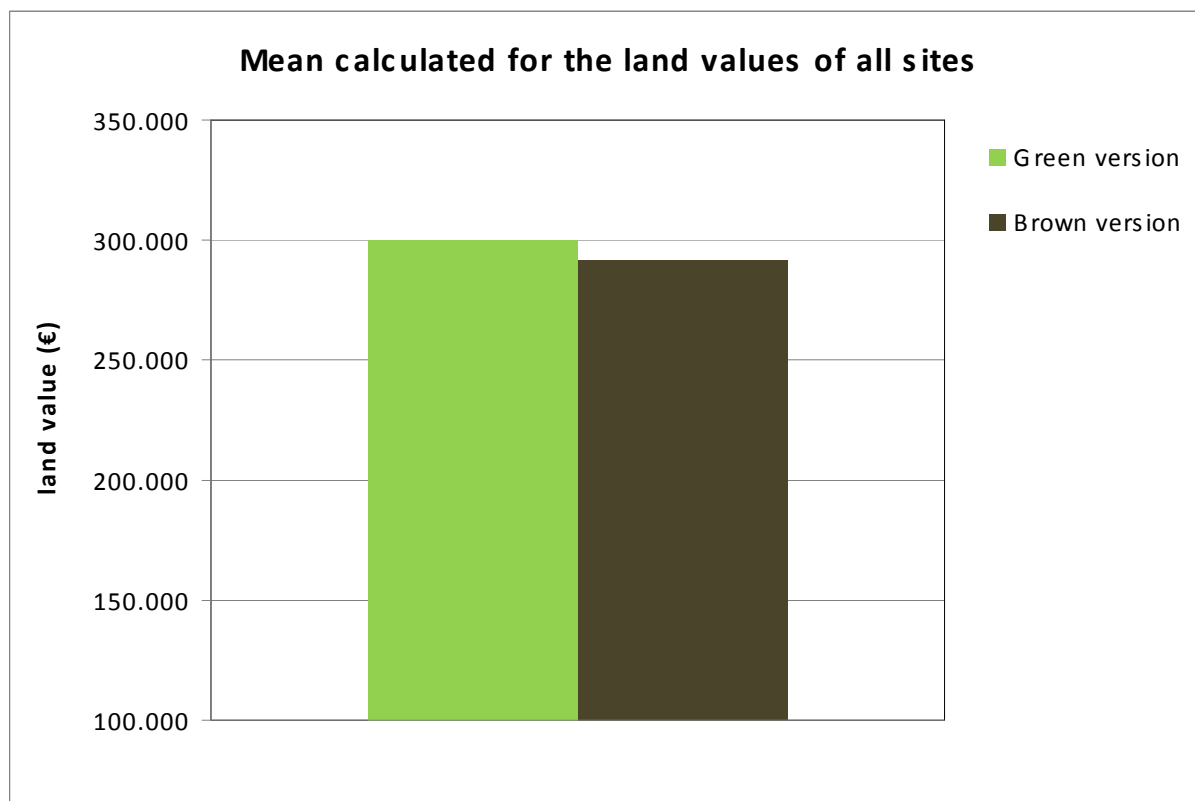
⁷ Statistics: ANOVA of landscape (green vs. brown, repeated measures), after removal of outliers, shows: $F(1,14)=0.152$, $p=0.704$ not significant.

landscape quality of a development site or of its surroundings has a significant impact on land values.

Table 2. Land values (rounded)

	Green version	Brown version	Difference
All the sites	300,000 €	292,000 €	+2.7%

Figure 2. Mean calculated for the land values of all sites



The following statistics in table 3 (see also the figure 3) show the results for the green and brown versions of all the sites. To interpret these data, it is necessary to consider the surfaces of the sites indicated in the questionnaires: 5000 m² for Ivoz-Ramet and Tubize; 7500 m² for Oupeye and Nivelles. On this basis, it appears that the values per square meters are very similar for Oupeye, Tubize and Nivelles. Concerning those three sites, we also see similarities concerning the differences between green and brown sites, which tend to show that landscape quality has not a different impact on land value in different types of regional markets. Although the green values for Tubize and Nivelles are slightly higher than their brown values, the difference is so small that it cannot be concluded that the landscape quality is a more important factor in Walloon Brabant than in the Liege region.

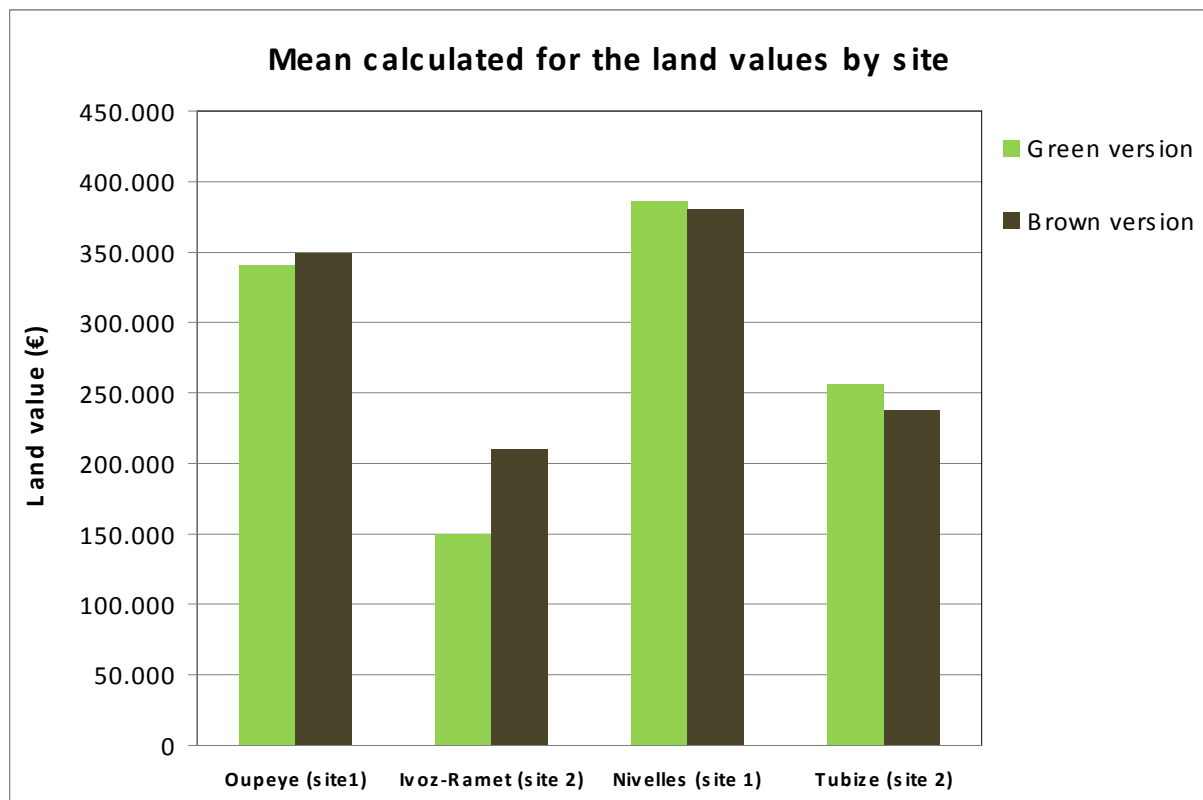
The results for Ivoz-Ramet are dissimilar to the results obtained for the three other sites: the valorisation of the brown sites is more important than the valorisation of the green sites! This counter-intuitive result is based on 3 valuations for the green option and 5 for the brown one. Concerning Ivoz-Ramet, we can also notice that we have been obliged to remove an outlier for the green option. Indeed, this estimation only represents a fourth of the three other values. Together with the counter-intuitive conclusion about the impact of greening, we

believe that this element can be related with the image of Ivoz-Ramet. As previously mentioned, Ivoz-Ramet is located in the main industrial valley of the Liege region. Therefore, its bad image clashes with the qualitative landscape treatments and it is particularly difficult for valuers to produce a robust evaluation in such circumstances. In parallel, these results also confirm the idea that, in the Liege main industrial valley, greening at the scale of the site is not sufficient to significantly improve the image; or, in other words, to create a setting for investment.

Table 3. Land values (rounded)

	Green version	Brown version	Difference
Oupeye (site 1)	341,000	350,000	-2.6%
Ivoz-Ramet (site 2)	150,000	211,000	-41.0%
Nivelles (site 1)	386,000	380,000	+1.6%
Tubize (site 2)	257,000	239,000	+7.5%

Figure 3. Mean calculated for the land values by site



3.4. Qualitative questions

As mentioned above, valuers were asked the three following questions at the end of the survey:

- How does the landscape quality of the site affect its value?
- How does the landscape quality of the setting affect the site value?
- In general terms, what is your personal position concerning the environmental problems?

The experts had the choice between 5 options for the first two questions:

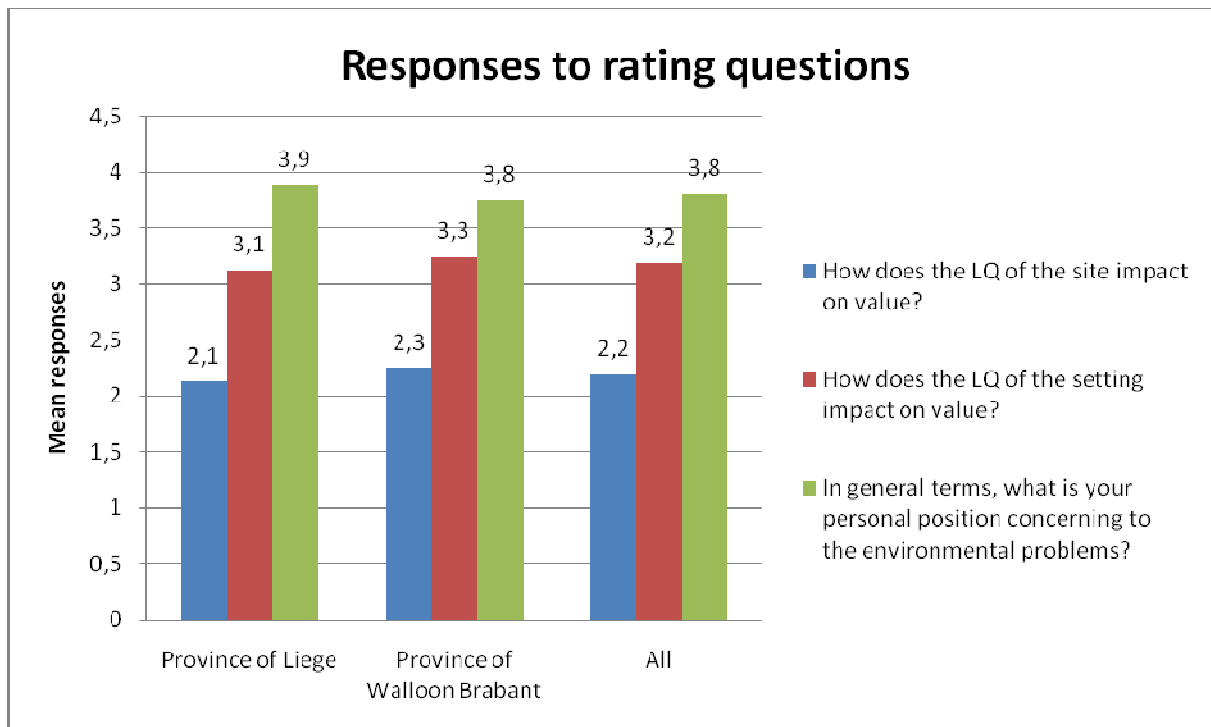
1. No impact
2. Little impact
3. Moderate impact
4. High impact
5. Very significant impact

For the third question, the experts also had the choice between 5 options:

1. Not concerned
2. Not very concerned
3. Fairly concerned
4. Strongly concerned
5. Extremely concerned

Figure 4 describes the results with a distinction between the provinces where the valuers are mostly active.

Figure 4. Responses to rating questions



The qualitative approach confirms the quantitative results, with the fact that the landscape quality at the scale of the site has no significant impacts on land values. In parallel, it also confirms the idea that there is no difference between the province of Walloon Brabant and the province of Liege. The results are different as regards the setting scale: if the impact of the landscape treatment on the site scale is usually considered to be “weak”, on the other hand, the impact on the setting scale is usually considered to be “moderate”. This result confirms other CSI conclusions on the fact that a landscape intervention at the scale of the setting is preferable to an intervention limited at the site scale.

Compared to the results brought by the English analysis, we observe dissimilarities concerning the “site” versus “setting” comparison. As observed in the Sheffield University report, the distinction between the site and the setting impact is very low for UK valuers: the

mean values are respectively 2.9 and 3.2, compared to 2.2 and 3.2 in Belgium. Although this difference can hardly be explained, it is possible that the off-line character of the survey realised in Wallonia has helped the valuers to better understand the nuance between “site” and “setting” (“site” and “environs” in French).

4. Conclusions

Despite the efforts undertaken to meet as much respondents as possible, only 16 respondents (8.7% of the valuers asked) agreed taking part in the survey. As a consequence, the quantitative aspect of the valuation answers cannot be putted forward. Nevertheless, some results allow making temporary conclusions which worth being reinforced in the future by more quantitative surveys.

At the image of the English results, the general hypothesis that the landscape quality (more precisely the greening of the boundary of a site and the adjoining land) has a significant impact on land values cannot be confirmed. Indeed, the difference between the green and the brown sites is not significant (2.7% more expensive for the green sites). Rather than the site greening, two factors seem to be fundamental for the sites values. The first is the general location (including car accessibility) and the second one is the kind of activities which are authorized for the sites. In addition, the comparison between the two regions cannot lead to the conclusion that the landscape quality is a more important factor in Walloon Brabant than in the province of Liege.

5. Recommendations and discussion

Our results also emphasize the fact that a landscape intervention at the scale of the setting is preferable than an intervention limited at the site scale. The case of Ivoz-Ramet perfectly illustrates this conclusion. More precisely, the case of Ivoz-Ramet show that a punctual site improvement in a bad image context is not sufficient to create a “setting for investment”. This idea has relevance for public interventions as it reinforces the argument that, to improve the image of areas suffering from their industrial tradition, a global strategy as well as an intervention scale which goes beyond the site scale are needed.

The present work confirms the idea that the landscape quality at the scale of the site has no significant impact on land values. This result confirms the Sheffield work on this action 4.1, as well as the retrospective analysis realized in the Ruhr area⁸. This conclusion is somehow in contradiction with the first results from the action 4.4.3, where we see that green sites can be rented on higher prices than brown sites. On action 4.4.3, the preliminary results show that the renting added value represent $\pm 5\%$. This increase is in fact probably too small to significantly impact land market. In contrast, it is likely that a higher increase in rental levels (maybe above 15%?) could be related with different land valuations. Our results have therefore to do with the fact that land markets are not perfect and with the fact that valuers have to face many uncertainties when they appraise a property such as a site with planning permissions for economic estates.

7. Word count

4600 words + annexes of 20 words

⁸ Mielke B., 2007.- *Costs and Benefits of Landscape Quality in Business Parks on Brownfield land in the Ruhr Area*, unpublished CSI report, p. 39.

Annex 1 : Questionnaire

Evaluation de la valeur foncière de deux sites d'activité économique



Merci d'avance d'avoir accepté de prendre part à notre enquête, laquelle est supportée par l'ABEX. Le but de notre recherche est de percevoir comment différents éléments d'un site d'activités économiques déterminent ou expliquent sa valeur. **Ceci n'est pas un exercice** portant sur l'exactitude de l'évaluation d'un site et toutes les réponses sont confidentielles.

Notre travail n'est pas commercial, mais s'inscrit dans une recherche européenne. Cette enquête est élaborée par le SEGEFA (Service d'Etude en Géographie Economique Fondamentale et Appliquée) de l'Université de Liège.

Nous souhaiterions que vous estimiez la valeur foncière de 4 sites, lesquels recevront différentes activités économiques. Des détails utiles et des images sont inclus dans l'enquête afin de vous aider à remplir la tâche demandée. Dans un premier temps, vous allez évaluer 2 sites de la région de votre choix. Ensuite et si vous le désirez, il vous sera demandé d'évaluer les mêmes sites mais localisés dans une autre région. Enfin, pour terminer l'enquête, une série de quelques questions vous sera posée.

Nous ne vous demandons pas de fournir une évaluation foncière de sites réels en des localisations réelles. Les sites sont fictifs et situés en des lieux existants. Les localisations sont utilisées dans le but de donner une base pour l'évaluation des valeurs foncières.

A la fin du formulaire, nous pouvons vous fournir plus de détails concernant la recherche. Si vous le souhaitez, vous serez informé de l'évolution de l'étude européenne menée.

Toutes les réponses et informations personnelles resteront strictement confidentielles.

Pour commencer, veuillez cliquer sur la région où vous travaillez le plus

Province de Liège >>

ou

Province du Brabant wallon >>

Premier site en Province de Liège

[Vue d'ensemble](#)

[Types d'aménagement](#)

[Localisation et accès](#)

[Coûts anormaux et services](#)

[Autres informations](#)

[Cliquez ici pour estimer la valeur foncière du site](#)

Vue d'ensemble

Le site est localisé à proximité de Liège. Il est desservi par une nationale, les autoroutes étant toutes proches.

Le site a une superficie de 1.4 hectare. Les autorités locales encouragent le développement de petits parcs de bureaux ou d'activités industrielles légères.

Le site est immédiatement disponible pour commencer le développement d'un parc d'activité. Auparavant, il était occupé par diverses activités économiques liées à l'industrie du charbon. Il n'y a aucun problème de pollution.

De plus amples détails concernant le site sont disponibles dans les différentes rubriques, lesquelles sont accessibles par un simple clic sur les liens rouges ci-dessus. Une fois que vous êtes prêt à fournir une estimation de la valeur immobilière du site (l'évaluation portant sur l'ensemble du site), vous pouvez cliquer sur le lien en haut à droite de l'écran.



Cette recherche n'a pas d'application commerciale. Ce site a été réalisé en utilisant des techniques de visualisation par ordinateur ne représentant pas l'état actuel ou futur du site en question. La localisation du site est donnée à titre indicatif dans le but de fournir une base à cet exercice.

Premier site en Province de Liège

[Vue d'ensemble](#)[Types d'aménagement](#)[Localisation et accès](#)[Coûts anormaux et services](#)[Autres informations](#)[Cliquez ici pour estimer la valeur foncière du site](#)

Types d'aménagement

Au niveau du plan de secteur, le site se situe en zone d'activité économique mixte. Cette zone est destinée aux activités d'artisanat, de service, de distribution, de recherche ou de petite industrie (article 30 du CWATUP). Par ailleurs, le plan communal d'aménagement mentionne que :

- ce site est dévolu plus précisément aux activités de bureaux, de recherche et/ou de petites industries. Les entreprises engendrant des rejets à caractère polluants importants (odeur, fumée, bruit, rejets à l'égout) sont exclues ;
- les bâtiments peuvent être érigés en un ou plusieurs volumes par la disposition ou l'imbrication de formes simples. La hauteur maximale des bâtiments ne peut être supérieure à deux étages pour des bureaux et à 10 mètres pour toute autre activité permise ;
- des emplacements de parcage de véhicules sont prévus en nombre suffisant en fonction de l'activité développée et conformément à la législation en la matière ;
- la division définitive en parcelles n'est pas prédéfinie. Elle sera réalisée à la demande et répond au besoin de chaque demandeur. La superficie exacte des parcelles est fixée par un mesurage et le bornage réalisé par un géomètre-expert ;
- la superficie totale des bâtiments et parkings ne peut excéder la moitié de la superficie du site, soit 7500 m² au sol.



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Localisation et accès

Le site est localisé à proximité d'Oupeye dans la commune du même nom. Il est plus précisément situé dans la vallée de la Meuse (rive gauche) à approximativement 5 kilomètres au nord de Liège.

Le site est desservi par la N671, nationale joignant, entre autres, Liège, Herstal et Maastricht.

Outre la N671, la liaison autoroutière E25 [Maastricht – Liège] se situe à environ 2 kilomètres du site et l'échangeur de Cheratte (carrefour autoroutier entre la E25 [Maastricht – Liège] et la E40 [Bruxelles – Liège – Aachen]), se situe à environ 3 kilomètres du site.


D'un point de vue local, le site est accessible par un rond-point, lequel est déjà en place sur la N671.

En ce qui concerne les transports en commun, le site est à environ un kilomètre d'un arrêt de bus (ligne 7 joignant l'hypercentre de Liège à Hermée).

Enfin, vous pouvez cliquer sur le lien rouge suivant afin de localiser sur une carte le site [ici](#).



Premier site en Province de Liège

Afin de localiser de manière optimale le site en question, trois images à différentes échelles vous sont présentées ci-dessous. Le pointeur  localise le site sur la carte.

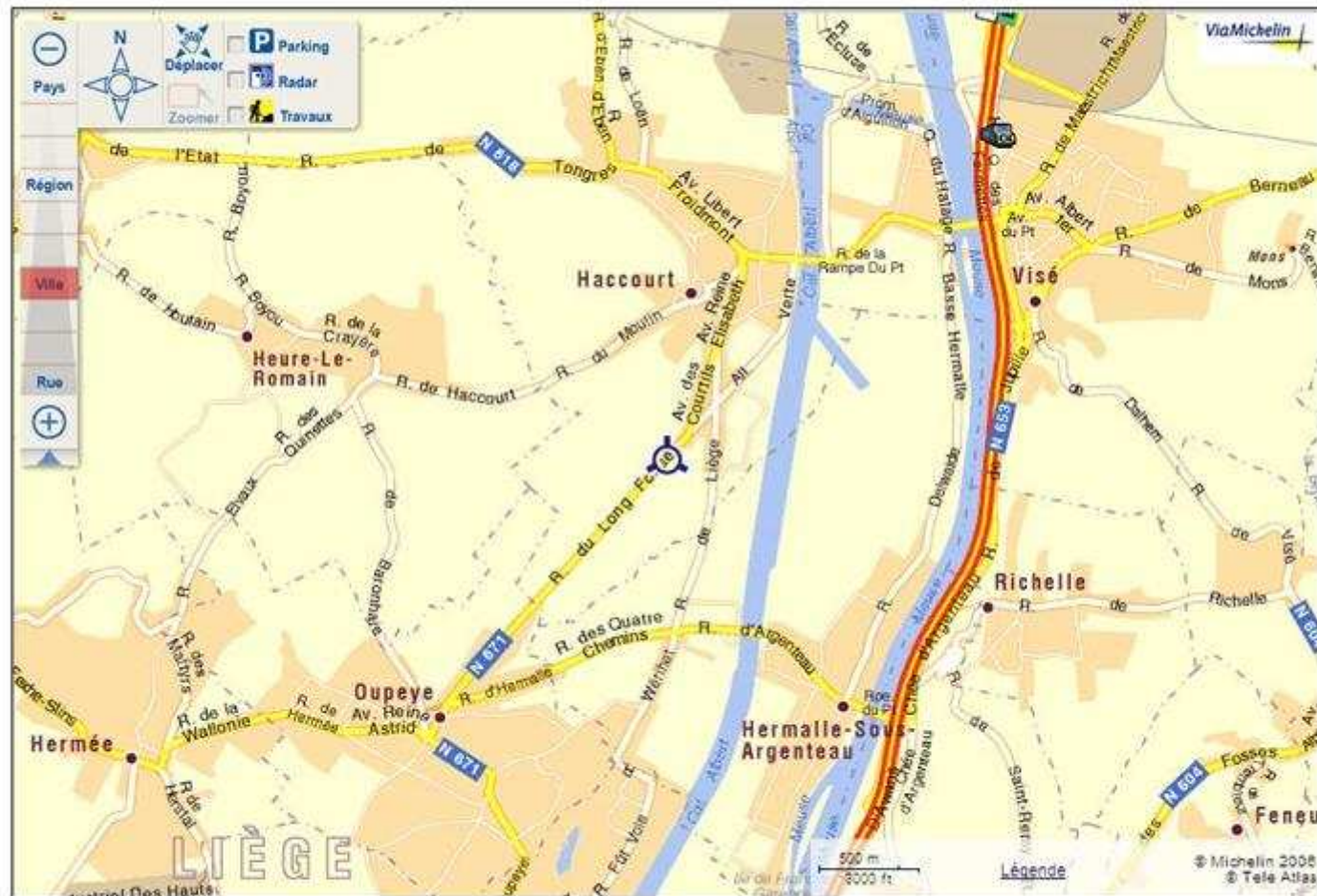
Petite précision



Précision moyenne



Grande précision



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Coûts anormaux et services

Les derniers bâtiments industriels présents sur le site ont été rasés. Le site a par ailleurs été totalement nettoyé et assaini. Il est ainsi prêt pour l'aménagement et le développement d'activités économiques.

Le relief du site est totalement plat et n'engendrera pas de surcoûts tant du point de vue du drainage que des infrastructures (égouttage, électricité, eau, accès à internet et téléphonie).



Cette recherche n'a pas d'application commerciale. Ce site a été réalisé en utilisant des techniques de visualisation par ordinateur ne représentant pas l'état actuel ou futur du site en question. La localisation du site est donnée à titre indicatif dans le but de fournir une base à cet exercice.

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Autres informations

Le site est prêt pour un développement immobilier immédiat. Le propriétaire souhaite une vente rapide.



Cette recherche n'a pas d'application commerciale. Ce site a été réalisé en utilisant des techniques de visualisation par ordinateur ne représentant pas l'état actuel ou futur du site en question. La localisation du site est donnée à titre indicatif dans le but de fournir une base à cet exercice.

Premier site en Province de Liège

Estimation de la valeur foncière

Veillez encoder vos estimations minimale et maximale (par m²) de la valeur foncière de ce site (pour les décimales, veuillez utiliser le "." et non la virgule):

Minimum : € Maximum : €

Pour voir cette estimation en hectares:

Valeur par hectare : Minimum : € Maximum : €

Commentaires additionnels (facultatif) :

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Vue d'ensemble

Le site est localisé à proximité de Liège. Il est desservi par une nationale, les autoroutes étant toutes proches.

Le site a une superficie de 1 hectare. Les autorités locales encouragent le développement de petits parcs de bureaux ou d'activités industrielles légères.

Le site est immédiatement disponible pour commencer le développement d'un parc d'activité. Auparavant, il s'agissait d'un site charbonnier. Il n'y a aucun problème de pollution.

De plus amples détails concernant le site sont disponibles dans les différentes rubriques, lesquelles sont accessibles par un simple clic sur les liens rouges ci-dessus. Une fois que vous êtes prêt à fournir une estimation de la valeur immobilière du site (l'évaluation portant sur l'ensemble du site), vous pouvez cliquer sur le lien en haut à droite de l'écran.



Cette recherche n'a pas d'application commerciale. Ce site a été réalisé en utilisant des techniques de visualisation par ordinateur ne représentant pas l'état actuel ou futur du site en question. La localisation du site est donnée à titre indicatif dans le but de fournir une base à cet exercice.

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Types d'aménagement

Au niveau du plan de secteur, le site se situe en zone d'activité économique mixte. Cette zone est destinée aux activités d'artisanat, de service, de distribution, de recherche ou de petite industrie (article 30 du CWATUP). Par ailleurs, le plan communal d'aménagement mentionne que :

- ce site est dévolu plus précisément aux activités de bureaux, de recherche et/ou de petites industries. Les entreprises engendrant des rejets à caractère polluants importants (odeur, fumée, bruit, rejets à l'égout) sont exclues ;
- les bâtiments peuvent être érigés en un ou plusieurs volumes par la disposition ou l'imbrication de formes simples. La hauteur maximale des bâtiments ne peut être supérieure à deux étages pour des bureaux et à 10 mètres pour toute autre activité permise ;
- des emplacements de parage de véhicules sont prévus en nombre suffisant en fonction de l'activité développée et conformément à la législation en la matière ;
- la division définitive en parcelles n'est pas prédéfinie. Elle sera réalisée à la demande et répond au besoin de chaque demandeur. La superficie exacte des parcelles est fixée par un mesurage et le bornage réalisé par un géomètre-expert ;
- la superficie totale des bâtiments et parkings ne peut excéder la moitié de la superficie du site, soit 5000 m² au sol.



Deuxième site en Province de Liège

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Localisation et accès

Le site est localisé à proximité d'Ivoz-Ramet dans l'entité de Flémalle. Il est plus précisément situé dans la vallée de la Meuse (rive droite) à approximativement une dizaine de kilomètres au sud-ouest de Liège.

Le site est très proche (une centaine de mètres) de la N90, nationale joignant, entre autres, Huy à Liège. Il est en outre situé le long de la Chaussée de Ramioul à Ivoz-Ramet.

Outre la N90, la liaison autoroutière A604, joignant en 5 minutes l'échangeur de Loncin (carrefour autoroutier entre la E42 [Namur – Liège – Verviers], E25 [Maastricht – Liège] et E40 [Bruxelles – Liège – Aachen]), se situe à environ 5 kilomètres du site.


D'un point de vue local, le site est accessible par un rond-point, lequel est déjà en place sur la N90.

En ce qui concerne les transports en commun, le site est à proximité directe d'un arrêt de bus (ligne 45 joignant Huy à Liège et vice-versa).

Enfin, vous pouvez cliquer sur le lien rouge suivant afin de localiser sur une carte le site [ici](#).



Deuxième site en Province de Liège

Afin de localiser de manière optimale le site en question, trois images à différentes échelles vous sont présentées ci-dessous. Le pointeur  localise le site sur la carte.

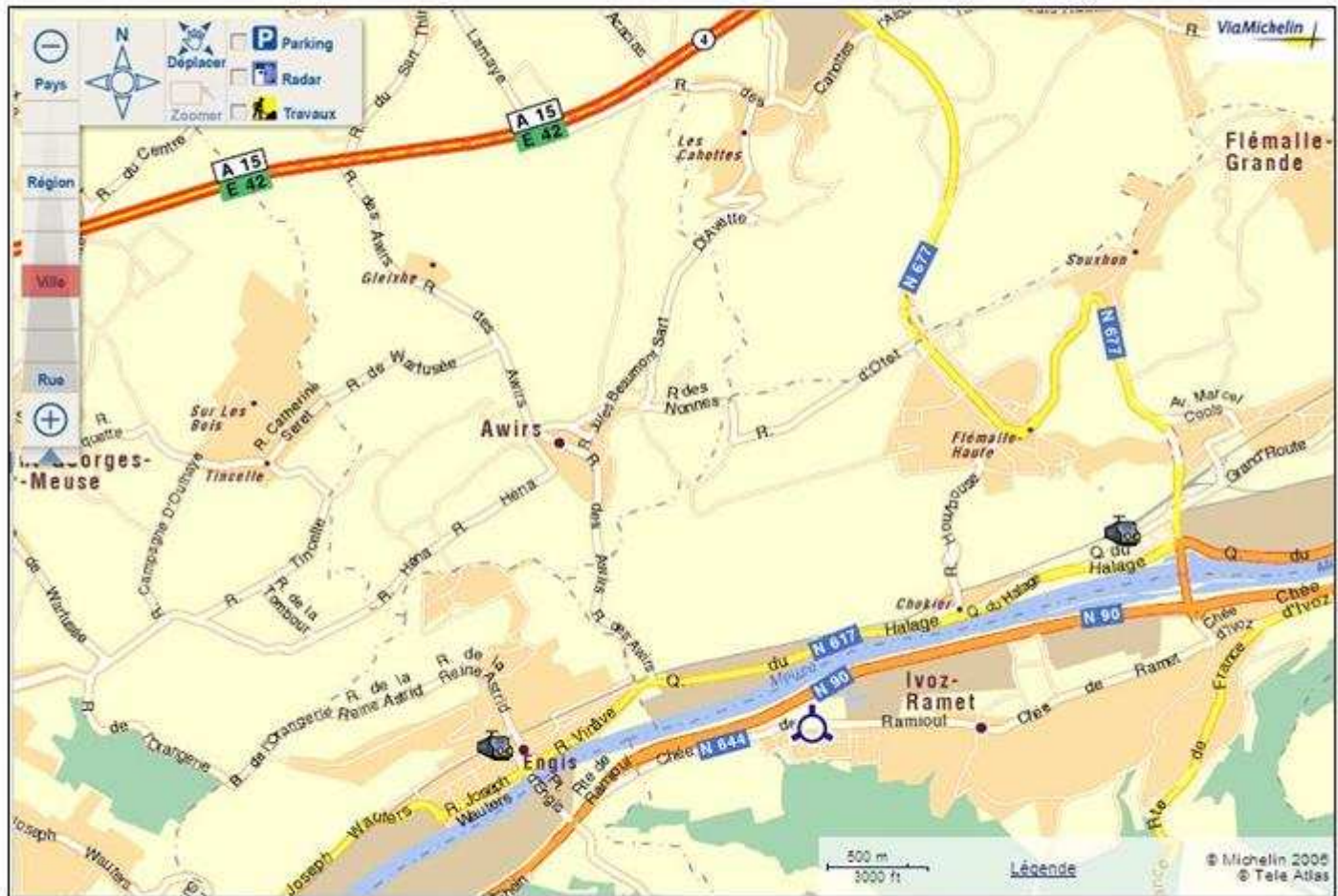
Petite précision



Précision moyenne



Grande précision



Deuxième site en Province de Liège

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Coûts anormaux et services

Les derniers bâtiments industriels présents sur le site ont été rasés. Le site a par ailleurs été totalement nettoyé et assaini. Il est ainsi prêt pour l'aménagement et le développement d'activités économiques.

Le relief du site est totalement plat et n'engendrera pas de surcoûts tant du point de vue du drainage que des infrastructures (égouttage, électricité, eau, accès à internet et téléphonie).



Cette recherche n'a pas d'application commerciale. Ce site a été réalisé en utilisant des techniques de visualisation par ordinateur ne représentant pas l'état actuel ou futur du site en question. La localisation du site est donnée à titre indicatif dans le but de fournir une base à cet exercice.

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Autres informations

Le site est prêt pour un développement immobilier immédiat. Le propriétaire souhaite une vente rapide.



Cette recherche n'a pas d'application commerciale. Ce site a été réalisé en utilisant des techniques de visualisation par ordinateur ne représentant pas l'état actuel ou futur du site en question. La localisation du site est donnée à titre indicatif dans le but de fournir une base à cet exercice.

Deuxième site en Province de Liège

Estimation de la valeur foncière

Veillez encoder vos estimations minimale et maximale (par m²) de la valeur foncière de ce site (pour les décimales, veuillez utiliser le "." et non la virgule) :

Minimum : € Maximum : €

Pour voir cette estimation en hectares, [cliquez ici](#)

Valeur par hectare : Minimum : € Maximum : €

Commentaires additionnels (facultatif) :

Veuillez compléter le formulaire suivant s'il-vous-plait:

Sexe: Homme Femme

Nombre d'années d'expérience:

Description de votre métier (facultatif):

Quelle est la taille de l'organisation dans laquelle vous travaillez?

- Petite (1-9 personnes)
- Moyenne (10-39 personnes)
- Grande (40 personnes et +)

Comment la qualité paysagère du développement d'un site influence sa valeur foncière?

- Pas d'impact
- Peu d'impact
- Impact modéré
- Impact élevé
- Impact très significatif

Comment la qualité paysagère des environs d'un site influence la valeur foncière?

- Pas d'impact
- Peu d'impact
- Impact modéré
- Impact élevé
- Impact très significatif

Terminé

Internet

100%

Dans la vie de tous les jours, comment vous sentez-vous concerné par les questions environnementales?

- Pas concerné du tout
- Pas très concerné
- Moyennement concerné
- Fort concerné
- Extrêmement concerné

Validez

Annex 2 : Images
SITE 1

SI



SI



SI



SITE 1

SI

