VIA TERRA

POWERED LAND

VIA TERRA

TerraNova Site Report

Verified site readiness assessment | Tier 2

SITE: Site Aurore (sample)

Auvergne-Rhône-Alpes, France
45 MW IT | Cloud use case | Semi-Powerland

REFERENCE	VT-T2-SAMPLE-001	DATE	2026-10-21
DEVELOPMENT PROFILE	Cloud	GRID ROUTE	Apply to RTE, the national transmission operator.
ASSET TYPE	Powered land	PREPARED BY	Via Terra, TerraNova engine, reviewed before release

COMPOSITE SCORE	DATA QUALITY	VERDICT
67.6	**71%**	**Further investigation**
/ 100 · rating B	share of the applicable criteria that could be scored	

CONFIDENTIAL

This report contains proprietary methodology and analysis prepared for the client named on the order. It is not a substitute for a technical or legal due diligence. Sources: client documents, due diligence reports, geospatial measurements and public registries, each named in the report with the date it was read. SAMPLE REPORT. Site Aurore is a fictional site: a former logistics platform east of Lyon. The owner, documents, figures and comparables are invented to show the format and depth of a Via Terra T2 report. The registers named are the ones a live report uses.

Executive Summary

Site Aurore (sample) (France) scores 67.6/100, rating B, under the TerraNova rubric. A strong, serviced brownfield site held back by two things: the RTE energisation date (2031 at the earliest) and a permit pathway that has not started. Both can be framed as conditions in the land contract. The strongest domain is Site (82/100). The outcome turns on Permitting and Planning (48/100).

STRENGTHS	RISKS TO RESOLVE
Grid and Power: RTE 225 kV substation 1.6 km from the boundary, RTE route confirmed.	Grid and Power: full RTE energisation 2031 at the earliest.
Site: 7.2 ha buildable, enough for about 144 MW, three times phase 1.	Grid and Power: RTE capacity today (45 MW) is below the phase 1 draw (58.5 MW).
Site: outside any flood zone; no protected area on or next to the site.	Permitting and Planning: environmental assessment likely; permit work not started.
Market and Community: fully serviced industrial park with direct heavy goods access, motorway 3 km.	Site: possible soil contamination from the former logistics use.
Fibre and Connectivity: Lyon market at 24 km, under 5 ms to the regional internet exchange.	Fibre and Connectivity: only two carriers and no dark fibre quoted yet.

MUST DO BEFORE COMMITMENT

1. Get the RTE connection offer (PTF) and its capacity for the full 58.5 MW.
2. Replace the 9-month exclusivity with a promesse de vente conditional on grid, permit and soil.
3. Start the environmental screening and soil survey in the next 60 days.

TerraNova Scorecard: domain summary

	DOMAIN	SCORE	FLAG	WHAT DRIVES IT
D1	Grid and Power	70	GREEN	225 kV substation at 1.6 km; 45 MW today, full 58.5 MW draw in 2031 at the earliest; PTF requested.
D2	Permitting and Planning	48	AMBER	Industrial zone UI; ICPE registration likely; environmental assessment likely and not started.
D3	Site	82	GREEN	7.2 ha buildable, outside flood zones, brownfield with soil to check; exclusivity to June 2027.
D4	Fibre and Connectivity	63	AMBER	Lyon internet exchange 24 km, under 5 ms; two carriers, lit services only, duct 400 m from the boundary.
D5	Heat and Water	70	GREEN	Grid over 90% low-carbon; heat network 7 km west; water capacity for cooling open.
D6	Market and Community	78	GREEN	Lyon market 24 km; fully serviced park; asking price about EUR 95 per sqm.
D7	ESG and Energy Efficiency	64	AMBER	Over 90% low-carbon power; nearest houses 450 m; no biodiversity survey or DNSH assessment yet.
	Composite	**67.6**	**B**	Further investigation

Scores out of 100 per domain, weighted into the composite. Rating A 70-100 DC play recommended | B 40-69 further investigation | C 0-39 not recommended.

Data quality 71%: the share of the assessment criteria applicable to this site profile that could be scored; a criterion without evidence lowers this figure, not the score. Not assessed: ground investigation and soil quality.

Recommended immediate actions

#	ACTION	DOM.	EST. COST	TIMELINE	UPLIFT	PRIORITY
1	Obtain and accept the RTE PTF	D1	Low	3 to 9 months	+1.9	High
2	RTE offer to cover the full 58.5 MW	D1	Within grid works	3 to 9 months	+1.9	High
3	Three carriers on two separate routes	D4	EUR 0.3 to 1 M	3 to 6 months	+1.5	High
4	Dark fibre quotes from two carriers	D4	Low	1 to 3 months	+1.5	Medium
5	Formal carrier enquiry with routes and costs	D4	Low	1 to 2 months	+1.5	High
6	Complete the environmental assessment	D2	EUR 150k to 300k	12 to 18 months	+1.5	High
7	Water capacity letter or closed-loop design	D5	Low	1 to 3 months	+1.1	Medium
8	Heat programme with the intermunicipal authority	D5	Low	6 to 12 months	+1.1	Low
9	Preliminary EU Taxonomy (DNSH) assessment	D7	EUR 15k to 30k	1 to 2 months	+0.9	Medium
10	Four-season biodiversity baseline	D7	EUR 30k to 60k	12 months	+0.9	Medium

Development profile assessed

Development profile assessed: Cloud (30 to 200 MW IT), declared by the client

GRID ROUTE

Phase 1 IT load 45 MW, design PUE 1.3, grid draw about 58.5 MW at the grid. Apply to RTE, the national transmission operator. Indicative lead times: Via Terra reference (July 2026): Enedis about 2 years below about 15 MW; RTE about 5 to 8 years from acceptance of the connection offer, around 6 in the middle of the range. A first tranche of up to 12 MW at the grid could go through Enedis while the RTE request runs.

Where the figure sits between the two operators, or the country is not yet covered, the route question is not assessed until an operator answers.

Binding commitments

A site is only as strong as what has been signed. The five dimensions below decide whether the score is backed by commitments or by intentions. Stage 0 to 1: no engagement or pre-application only. Stage 2: preliminary study or non-binding discussion. Stage 3: formal application filed or letter of intent. Stage 4: binding offer received, subject to acceptance. Stage 5: signed agreement.

DIMENSION	STAGE	STATUS	EVIDENCE	NEXT MILESTONE	TARGET
Grid connection	Stage 3	AMBER	RTE exploratory study received (May 2026): 45 MW at 225 kV, energisation 2031 at the earliest. PTF request acknowledged September 2026.	RTE connection offer (PTF) issued and accepted	Q2 2027
Permit	Stage 0-1	RED	One pre-application meeting with the commune (June 2026). No permit or ICPE file, no environmental screening request.	Environmental screening decision	Q2 2027

DIMENSION	STAGE	STATUS	EVIDENCE	NEXT MILESTONE	TARGET
Land control	Stage 3	AMBER	Exclusivity agreement with the single owner, signed September 2026 for 9 months. Due diligence open.	Promesse de vente with grid, permit and soil conditions	Q2 2027
Heat offtake	Stage 2	AMBER-	Preliminary discussion with the heat network operator 7 km west; no demand estimate yet.	Letter of intent on heat offtake	Q4 2027
Anchor tenant	Stage 0-1	RED	No tenant committed. For an owner-operator, this is the buyer's own demand and does not block the deal.	Buyer decision: own use or pre-let	Buyer

Domain 1: Grid and Power

D1 score 70 / 100 Sources: RTE network map (ODRÉ); RTE exploratory study and PTF acknowledgement (data room) **GREEN**

Grid is the deciding domain for this site and it is mixed. The physical position is excellent: a 225 kV RTE substation sits 1.6 km from the boundary and the RTE route is clear for a 58.5 MW draw. The commercial position is weaker. RTE's exploratory study offers 45 MW without reinforcement, so phase 1 does not fit in full today, and it places energisation in 2031 at the earliest. The PTF (proposition technique et financière, the operator's connection offer) request was acknowledged in September 2026, which puts the grid at stage 3: in the queue, nothing binding yet. The step that changes the picture is the PTF itself: once RTE issues an offer and it is accepted, the site moves to stage 4. Until then, the land price should not reflect a powered site.

VERIFIED KEY DATA

VARIABLE	VALUE	FLAG	SOURCE
Substation	225 kV RTE substation 1.6 km from the boundary	GREEN	RTE network map (ODRÉ)
Capacity today	45 MW without reinforcement	AMBER	RTE exploratory study (data room)
Grid draw, phase 1	58.5 MW at the grid (45 MW IT x PUE 1.3)		Calculated
Operator	RTE, transmission route	GREEN	RTE exploratory study
Earliest energisation	2031	RED	RTE exploratory study
PTF	Requested, acknowledged September 2026	AMBER	Data room, doc 2.2

UPGRADE PATH

1. Obtain the RTE PTF and accept it within the acceptance window (stage 3 to 4).
2. Ask RTE to study the full 58.5 MW, with the reinforcement option and its date.
3. Open a parallel Enedis request for a first tranche of up to 12 MW.
4. Make the RTE offer a condition of the land purchase.

Further investigation

Domain 2: Permitting and Planning

D2 score 48 / 100 Sources: Géoportail de l'urbanisme; Géorisques; seller design note (data room) **AMBER**

The site sits in an industrial and logistics zone (UI). The local plan does not name data centres, so the use is consistent but should be confirmed in writing by the commune. The project size and backup generators point to an ICPE (installation classée pour la protection de l'environnement, the environmental permit regime) registration regime and, very likely, an environmental assessment, neither of which has started. Constraints found in the registers are minor: medium shrink-swell clay and low radon, no flood zone, no listed monument nearby. Permitting will take 12 to 24 months once the studies are done. Because the grid will not arrive before 2031, there is time, but only if the environmental work starts in the next quarter.

VERIFIED KEY DATA

VARIABLE	VALUE	FLAG	SOURCE
Zoning	UI, industrial and logistics; data centres not named	AMBER	Local plan (Géoportail de l'urbanisme)

VARIABLE	VALUE	FLAG	SOURCE
ICPE regime	Registration (likely)	AMBER	Seller design note
Environmental assessment	Likely, not started	RED	To verify
Constraints	Shrink-swell clay medium, radon low, no flood zone, no listed monument	AMBER	Géorisques
Fast-track zone		AMBER	Registers

UPGRADE PATH

1. Request the environmental screening decision (cas par cas) now.
2. Get written confirmation from the commune that zone UI allows a data centre.
3. Size the backup generators to stay in the ICPE registration regime.
4. Hold a second pre-application meeting with the commune and prefecture.

Further investigation

Domain 3: Site

D3 score 82 / 100 Sources: Géoportail de l'urbanisme; Géorisques; cadastre; exclusivity agreement (data room) **GREEN**

A good programming site. The 14.4 ha plot gives 7.2 ha buildable under the local plan coverage rule, which supports about 144 MW, three times phase 1, so expansion stays on the same land. It is outside any flood zone and has direct heavy goods access, with a motorway junction 3 km away. Two points remain open. The former logistics use is listed in the register of former industrial sites, so soil quality must be checked before purchase. No ground investigation is in the data room. Land control is an exclusivity agreement with a single owner (stage 3), which expires in June 2027, before the RTE offer is likely to be accepted.

VERIFIED KEY DATA

VARIABLE	VALUE	FLAG	SOURCE
Plot	14.4 ha		Cadastre
Buildable	7.2 ha (50% coverage rule)	GREEN	Local plan
Flood	Outside flood zones	GREEN	Géorisques
Former use	Logistics platform, listed in the register of former industrial sites	AMBER	Géorisques
Access	Direct heavy goods access, motorway junction 3 km	GREEN	Site plan
Land control	Exclusivity to June 2027, single owner	AMBER	Data room, doc 4.1

UPGRADE PATH

1. Commission a soil survey (phase 1 and 2) before the promesse de vente.
2. Commission a ground investigation for the shrink-swell clay.
3. Extend exclusivity to 18 months or sign a promesse de vente with conditions.
4. Map easements and networks crossing the plot.

Domain 4: Fibre and Connectivity

D4 score 63 / 100 Sources: ARCEP fibre maps; carriers' network maps; Via Terra latency calculation **AMBER**

Connectivity is adequate for cloud but not yet diverse. The site is 24 km from the regional internet exchange in Lyon, under 5 ms round trip. Two carriers run along the departmental road according to their published maps, and the seller reports lit services only. A duct along the access road ends about 400 m from the boundary. This is enough for phase 1 planning but below what an operator will need at contract stage: three carriers on two separate routes and dark fibre quotes. A formal carrier enquiry is the single most useful step, and it costs little.

VERIFIED KEY DATA

VARIABLE	VALUE	FLAG	SOURCE
Internet exchange	Lyon, 24 km	AMBER	Via Terra directory of internet exchanges
Latency	Under 5 ms round trip	GREEN	Calculated
Carriers	Two, along the departmental road	AMBER	Carriers' network maps
Dark fibre	Not quoted; lit services only	AMBER	Seller
Duct	Ends about 400 m from the boundary	AMBER	To verify

UPGRADE PATH

1. Send a formal enquiry to at least three carriers for routes and costs.
2. Ask for dark fibre quotes on two separate routes.
3. Price the 400 m duct extension to the boundary.
4. Confirm latency to Lyon and Paris points of presence.

Further investigation

Domain 5: Heat and Water

D5 score 70 / 100 Sources: France Chaleur Urbaine; intermunicipal climate plan; water utility network map — **GREEN**

The French grid is over 90% low-carbon, which is a strong starting point for reporting. Renewable assets within 50 km give room for a power purchase agreement. A heat network runs 7 km to the west and the intermunicipal climate plan mentions waste heat recovery, but there is no programme yet. Heat reuse is an option to keep open, not a reason to buy. Water is the open question: municipal supply reaches the boundary but capacity for cooling is not confirmed. A closed-loop or air-cooled design would remove the issue.

VERIFIED KEY DATA

VARIABLE	VALUE	FLAG	SOURCE
Heat network	7 km west; no programme yet	AMBER	France Chaleur Urbaine
Water	Municipal supply at the boundary; capacity for cooling open	AMBER	Water utility network map
Grid carbon	Under 100 gCO2 per kWh	GREEN	RTE eco2mix
Renewables within 50 km	Hydro and solar assets	GREEN	National register

UPGRADE PATH

1. Get a capacity letter from the water utility, or choose a closed-loop design.
2. Open talks with the heat network operator on a 7 km connection.
3. Ask the intermunicipal authority about a waste heat programme.
4. Short-list renewable assets within 50 km for a power purchase agreement.

Domain 6: Market and Community

D6 score 78 / 100 Sources: Seller asking price (data room); public market reports; local plan — **GREEN**

The market case is solid. Lyon is France's second data centre market and the site is 24 km from it. Several land deals for data centres have been reported in the region, and competing capacity in the area is in the 100 to 500 MW range, active but not saturated. The asking price of about EUR 95 per sqm (about EUR 13.7 M) is in line with serviced industrial land, but it is a price for land, not for power. With energisation in 2031, the price should be staged or conditioned on the RTE offer. No specific local incentive applies.

VERIFIED KEY DATA

VARIABLE	VALUE	FLAG	SOURCE
Asking price	About EUR 95 per sqm, about EUR 13.7 M	AMBER	Data room, doc 1.3
Lyon market	24 km	GREEN	Calculated
Competing capacity	100 to 500 MW within 50 km	AMBER	Public market reports (indicative)
Servicing	Fully serviced park to the boundary	GREEN	Site plan

UPGRADE PATH

1. Stage the price: a lower price now, with a top-up once the RTE offer is accepted.
2. Benchmark the asking price against recent regional land deals.
3. Check the local business tax position with the commune.
4. Confirm competing projects within 50 km and their grid dates.

Domain 7: ESG and Energy Efficiency

D7 score 64 / 100 Sources: RTE eco2mix and annual report; INPN protected areas; local press and registers — **AMBER**

Environmental and social risk is low to moderate. Power is over 90% low-carbon and there is no protected area on or next to the site. The nearest houses are about 450 m away and no objection was found in the local press or registers, but noise from generators and cooling will be a topic at public consultation. No biodiversity survey or EU Taxonomy (DNSH) assessment exists yet. Both are inexpensive to start and will be needed for the environmental assessment and for financing.

VERIFIED KEY DATA

VARIABLE	VALUE	FLAG	SOURCE
Low-carbon power	Over 90%	GREEN	RTE annual report
Nearest houses	About 450 m	AMBER	Cadastre and aerial view
Protected areas	None on or next to the site	GREEN	INPN
DNSH assessment	Not yet done	AMBER	Indicative

UPGRADE PATH

1. Start a four-season biodiversity survey.
2. Run a preliminary EU Taxonomy (DNSH) assessment.
3. Commission an acoustic study for the houses at 450 m.
4. Meet the mayor before the public consultation.

Further investigation

Critical path to energisation and permit

The grid sets the pace. RTE energisation in 2031 at the earliest is the end date; everything else should be finished before it. The permit and environmental work take about two years and should start now, so that the permit is in hand long before the power. The land purchase should complete only once the RTE offer is accepted and the permit has cleared its appeal period.

MILESTONE	WORKSTREAM	OWNER	EARLIEST	LATEST	DEPENDS ON
Data room Q&A closed	Due diligence	Buyer	Nov 2026	Dec 2026	
Promesse de vente signed with conditions	Land	Buyer and seller	Q1 2027	Q2 2027	Q&A closed
Environmental screening decision	Permitting	Prefecture	Q1 2027	Q2 2027	Screening request
RTE PTF received	Grid	RTE	Q1 2027	Q2 2027	PTF request (Sept 2026)
RTE PTF accepted	Grid	Buyer	Q2 2027	Q3 2027	PTF received
Impact study and ICPE file submitted	Permitting	Buyer	Q4 2027	Q1 2028	Four-season surveys
Permit and ICPE decision	Permitting	Commune and prefecture	Q4 2028	Q2 2029	Public consultation
Land purchase completed	Land	Buyer	Q1 2029	Q3 2029	PTF accepted, permit cleared
First tranche through Enedis (up to 12 MW)	Grid	Enedis	2028	2029	Separate Enedis request
Full RTE energisation (58.5 MW)	Grid	RTE	2031	2032	PTF accepted, RTE works

90-day plan

WEEKS	ACTION	OWNER	OUTPUT
1 to 2	Close data room Q&A on grid, soil and land	Buyer with Via Terra	Q&A log, open points list
1 to 4	Formal enquiry to three carriers	Buyer	Routes, dark fibre quotes, costs
2 to 6	Phase 1 soil survey and ground investigation brief	Buyer	Soil report, scope for phase 2
2 to 8	Request the environmental screening decision	Buyer	Screening file submitted
3 to 8	Negotiate promesse de vente with conditions	Buyer and seller	Signed promesse de vente
4 to 10	Follow up RTE on the PTF and full 58.5 MW	Seller, then buyer	PTF timetable confirmed
6 to 12	Water capacity letter and cooling design choice	Buyer	Utility letter or closed-loop decision
8 to 13	Start biodiversity survey; meet the mayor	Buyer	Survey under way, meeting note

Comparable sites

Illustrative comparables for this sample. In a live report, comparable sites are anonymised: capacity bands, region rather than town, no dates, and at least three sites per market.

SITE	MARKET	CAPACITY	GRID POSITION	SCORE	OUTCOME
Comparable 1	Auvergne-Rhône-Alpes	20 to 50 MW	RTE offer accepted	72 (A)	Under construction
Comparable 2	Auvergne-Rhône-Alpes	50 to 100 MW	RTE study stage	61 (B)	Permit filed
Comparable 3	Provence-Alpes-Côte d'Azur	50 to 100 MW	Enedis first tranche, RTE queue	58 (B)	Land under option

Annex A: Sources and evidence

Every figure in this report traces to one of the sources below. Data Quality 71%: Data Quality is the share of the assessment criteria applicable to this site profile that could be scored. A criterion without evidence lowers this figure, not the score. Official registers and pages are cited as VERIFIED with the date they were read; market benchmarks and estimates are labelled INDICATIVE.

VERIFIED SOURCES USED IN THIS ASSESSMENT

1. RTE: transmission network map and open data (ODRÉ), eco2mix and annual electricity report.
2. Géoportail de l'urbanisme: local plan, zone UI rules and buildable coverage.
3. Géorisques: flood risk plan, shrink-swell clay, radon, register of former industrial sites.
4. ARCEP fibre maps and carriers' published network maps.
5. France Chaleur Urbaine (national heat network map) and the intermunicipal climate plan.
6. Seller data room: RTE exploratory study, PTF acknowledgement, exclusivity agreement, asking price.

SOURCES BY DOMAIN

DOMAIN	SOURCES
D1 Grid and Power	RTE network map (ODRÉ) | RTE exploratory study and PTF acknowledgement (data room)
D2 Permitting and Planning	Géoportail de l'urbanisme | Géorisques | seller design note (data room)
D3 Site	Géoportail de l'urbanisme | Géorisques | cadastre | exclusivity agreement (data room)
D4 Fibre and Connectivity	ARCEP fibre maps | carriers' network maps | Via Terra latency calculation
D5 Heat and Water	France Chaleur Urbaine | intermunicipal climate plan | water utility network map
D6 Market and Community	Seller asking price (data room) | public market reports | local plan
D7 ESG and Energy Efficiency	RTE eco2mix and annual report | INPN protected areas | local press and registers

Retrieved 2026-10-21. Registry data changes; figures should be re-checked before any commitment.

Annex B: Verification log

Every data point used in this report, with its source, reference and the date it was retrieved, so that any figure can be traced and re-checked.

#	DATA POINT	VALUE	SOURCE	REFERENCE	READ ON	STATUS
1	Grid and Power: nearest 225 kV substation	1.6 km	RTE network map	odre.opendatasoft.com	21 Oct 2026	CONFIRMED
2	Grid and Power: capacity without reinforcement	45 MW	RTE exploratory study	Data room, doc 2.1	21 Oct 2026	CONFIRMED

#	DATA POINT	VALUE	SOURCE	REFERENCE	READ ON	STATUS
3	Grid and Power: earliest energisation	2031	RTE exploratory study	Data room, doc 2.1	21 Oct 2026	CONFIRMED
4	Grid and Power: PTF request	Acknowledged September 2026	RTE letter	Data room, doc 2.2	21 Oct 2026	CONFIRMED
5	Permitting and Planning: zoning	UI, industrial and logistics	Local plan	geoportail-urbanisme.gouv.fr	21 Oct 2026	CONFIRMED
6	Site: buildable coverage	50% of plot, 7.2 ha	Local plan	geoportail-urbanisme.gouv.fr	21 Oct 2026	CONFIRMED
7	Site: plot area	14.4 ha	Cadastre	cadastre.gouv.fr	21 Oct 2026	CONFIRMED
8	Site: flood risk	Outside flood zones	Flood risk plan	georisques.gouv.fr	21 Oct 2026	CONFIRMED
9	Site: shrink-swell clay	Medium	Géorisques	georisques.gouv.fr	21 Oct 2026	CONFIRMED
10	Site: former industrial use	Logistics, listed	Register of former industrial sites	georisques.gouv.fr	21 Oct 2026	CONFIRMED
11	Site: land control	Exclusivity to June 2027	Exclusivity agreement	Data room, doc 4.1	21 Oct 2026	CONFIRMED
12	Market and Community: asking price	About EUR 95 per sqm	Seller	Data room, doc 1.3	21 Oct 2026	CONFIRMED
13	Fibre and Connectivity: internet exchange distance	24 km (Lyon)	Via Terra directory	Calculated	21 Oct 2026	CONFIRMED
14	Fibre and Connectivity: carriers on the road	Two	Carrier network maps	Carriers' websites	21 Oct 2026	TO VERIFY
15	Heat and Water: heat network	7 km west	National heat network map	france-chaleur-urbaine.beta.gouv.fr	21 Oct 2026	CONFIRMED
16	Heat and Water: water supply	Municipal, capacity open	Water utility network map	Data room, doc 3.4	21 Oct 2026	TO VERIFY
17	ESG and Energy Efficiency: grid carbon intensity	Under 100 gCO2 per kWh	RTE eco2mix	rte-france.com	21 Oct 2026	CONFIRMED
18	ESG and Energy Efficiency: protected areas	None on or next to the site	INPN	inpn.mnhn.fr	21 Oct 2026	CONFIRMED
19	ESG and Energy Efficiency: nearest houses	About 450 m	Cadastre and aerial view	cadastre.gouv.fr	21 Oct 2026	CONFIRMED
20	Market and Community: competing capacity	100 to 500 MW	Public market reports	Various	21 Oct 2026	INDICATIVE

How to Read this Report

Rating. A (70 to 100): data centre play recommended. B (40 to 69): further investigation required. C (0 to 39): not recommended. A documented knock-out from Via Terra's signed list gives C whatever the other domains show; the cover names it.

Flags. GREEN: verified, no adverse finding. AMBER (with a plus or a minus): verified with reservations. RED: adverse finding. Not assessed: no evidence either way; the criterion is left out of the score and counted against data quality.

Data Quality. The share of the assessment criteria applicable to this site profile that could be scored. Estimates and seller statements are shown but hold a criterion between the amber bands; only a document or an official register, cited with the date it was read, makes it green or red.

Development profile. The site type, location and use case the site is assessed against. It decides which criteria matter most for this site.

French terms. Regulatory names are kept in the language of the source (PLU, ICPE, PPRI, DAR, PTF) with a short explanation in brackets the first time they appear.

RATING	SCORE	READING	THIS SITE
A	70 to 100	DC play recommended. Proceed to exclusivity and embed conditions precedent in the land contract.	
B	40 to 69	Further investigation required. Close the AMBER and RED items before commitment.	THIS SITE 67.6 / 100
C	0 to 39	Not recommended. Fundamental improvement in grid or permitting needed; consider substitution.	

Three grades. The rating follows the weighted composite score; a documented knock-out from Via Terra's signed list overrides it and gives C.

Data Sources and Methodology. Expert-weighted composite score: each domain scores 0 to 100 from its assessment criteria, weighted by the site profile; the composite is the weighted mean across the seven domains. The scoring rules, weights and cut-offs are the property of Via Terra SAS and are not disclosed.