



Rural Property Buyer's Checklist

Granada Province, Andalucia

Everything you need to check before you
commit to your dream property

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surrounding areas

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Before You Sign Anything...

Rural properties across Granada province offer extraordinary value and lifestyle. But they come with legal and practical considerations that don't apply to urban homes. Use this checklist to ensure you've covered all the essentials.

1. Land Registry vs. Cadastral Records

- Request Nota Simple from Land Registry (Registro de la Propiedad)
- Obtain Cadastral reference and certificate (Catastro)
- Compare both documents for discrepancies in size, boundaries or ownership
- Resolve any differences before proceeding with sale
- Do NOT accept Cadastral record alone as legal proof of ownership

Tip: The Cadastral is a public record but NOT the legal record. Many people confuse the two - always insist on the Nota Simple from the Land Registry.

2. Water Supply and Rights

- Identify supply type: mains, community (acequia/deposit), or private well
- For mains: confirm active connection and bills are up to date
- For community supply: clarify shared rights and any fees/obligations
- For private well: verify water concession from Confederacion Hidrografica
- Check legality of any wells - illegal wells are common in the area
- Confirm water bills and community charges are fully paid

Tip: There are many illegal wells in the Granada area. Always ask for documented proof of the water concession before committing.

3. Access Roads

- Check that a formal right of access is registered in the title deeds
- Confirm whether the track is maintained by the municipality
- If privately maintained, review agreements with neighbouring landowners
- Walk or drive the access route to assess condition

4. Planning History & Building Legalisation

- Verify all construction has a valid building licence (licencia de obra)
 - Request end-of-works certificate (certificado de final de obras)
 - Check extensions, outbuildings, pools and terraces are all licensed
 - Ask legal advisor to request urban planning report (informe urbanistico)
 - Understand that unlicensed works may need demolition or legalisation at your cost
- Tip: Always request the informe urbanistico from the local town hall. This will reveal any planning issues that the seller may not have disclosed.

5. AFO Certificates

- Ask if an AFO (Asimilado Fuera de Ordenacion) certificate exists
 - Understand AFO does not make a building fully legal but regularises it
 - Verify the AFO has been correctly registered if already obtained
 - If no AFO exists, check whether the building qualifies for one
- Tip: An AFO certificate allows older rural buildings to be properly documented for sale, even if they can't be fully legalised.

6. Community & Shared Services

- Check if the property shares a road, water deposit or waste system
- Review community obligations, fees and maintenance responsibilities
- Confirm there are no outstanding community debts
- Request documentation of any community agreements

7. General Due Diligence

- Commission a full property survey
- Engage an independent legal advisor experienced in rural property
- Check for any outstanding debts or charges on the property
- Verify the seller's identity and ownership rights
- Understand all taxes and costs associated with the purchase

Have a rural property in mind?

Talk to us first.

We can help with property surveys and legal checks
on any property - not just those for sale with us.

www.holaproperties.com

info@holaproperties.com