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KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 26th March 2026



**3, IVOR COTTAGES, VICTORIA ROAD, BRYNTEG,
WREXHAM, LL11 6NF**

Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL
02087993880

phillip@philliparnoldauctions.co.uk

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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.04 acres
Council Tax :	Band B
Annual Estimate:	£1,706
Title Number:	CYM919933
UPRN:	100100856360
Restrictive Covenants:	No

Latest FENSA Work:	27/03/2022 - 3 Ivor Cottages windows, Victoria Victoria Road doors
	12/12/2021 - 3 Ivor Cottages windows, Victoria Road doors
	28/11/2021 - 3 Ivor Cottages windows, Victoria Road doors

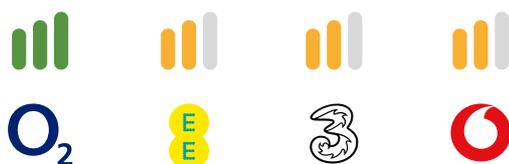
Local Area

Local Authority:	Wrexham
Conservation Area:	No
Flood Risk:	
• Rivers	Very low
• Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



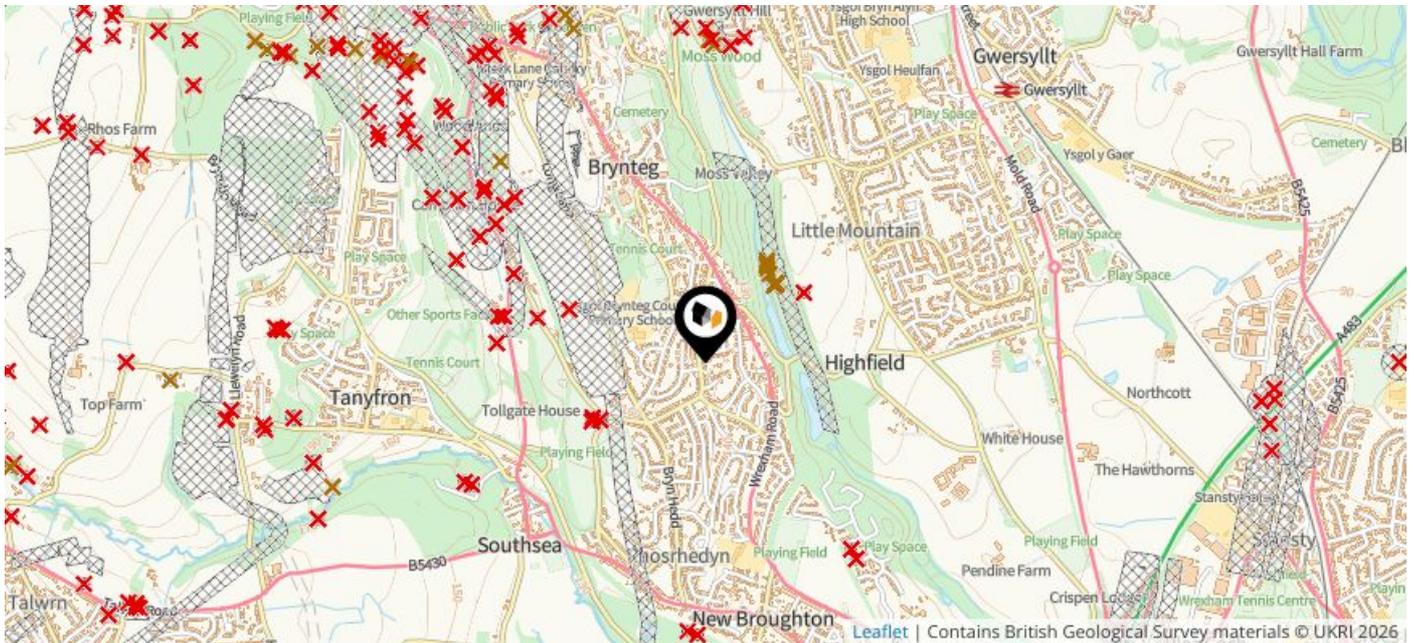
Property EPC - Certificate

3 Ivor Cottages Victoria Road Brynteg WREXHAM LL11 6NF		Energy rating C	
Valid until 20.08.2035		Certificate number 39106075510208280602	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Sandstone, as built, no insulation (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 m ²

This map displays nearby coal mine entrances and their classifications.



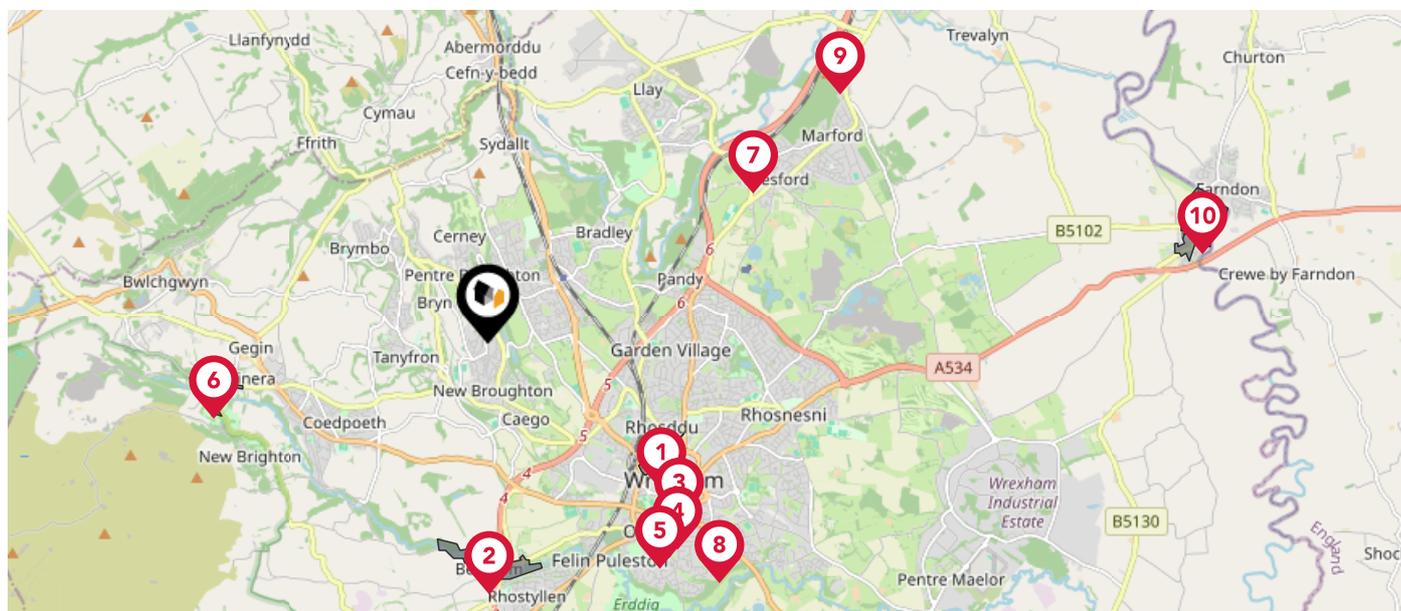
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1 Grosvenor Road, Wrexham.

2 Bersham

3 Wrexham Town

4 Salisbury Park

5 Fairy Road

6 Minera

7 Gresford

8 Hightown Barracks

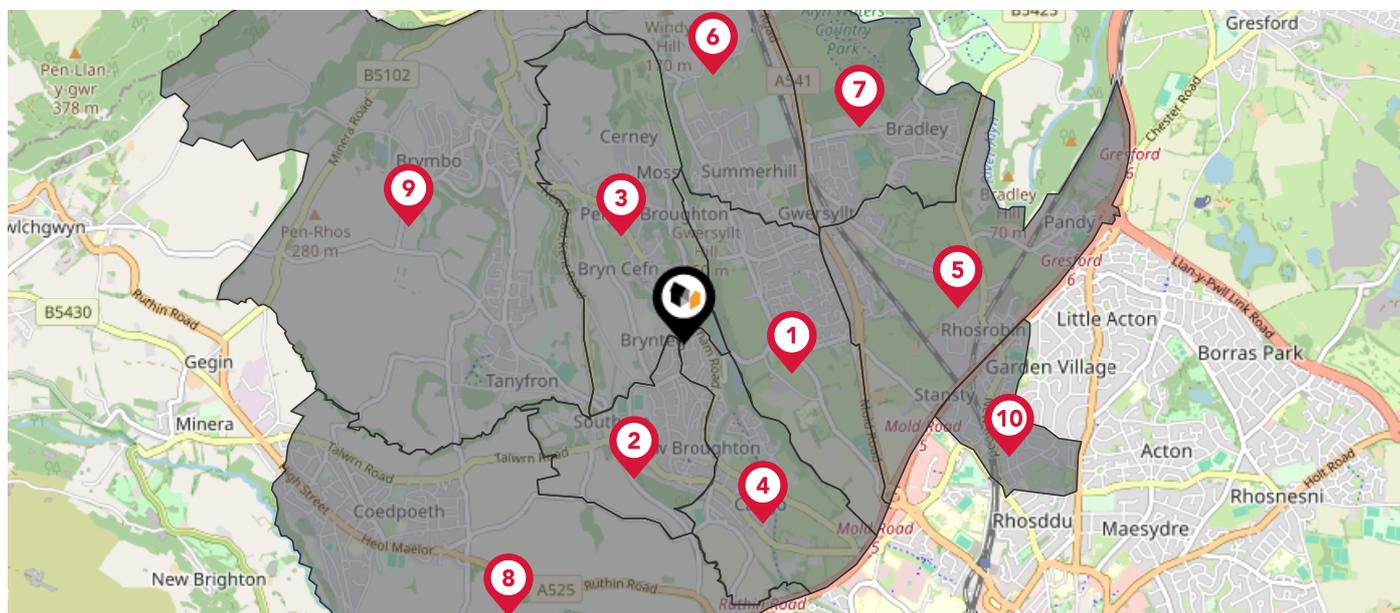
9 Marford

10 Holt

Maps

Council Wards

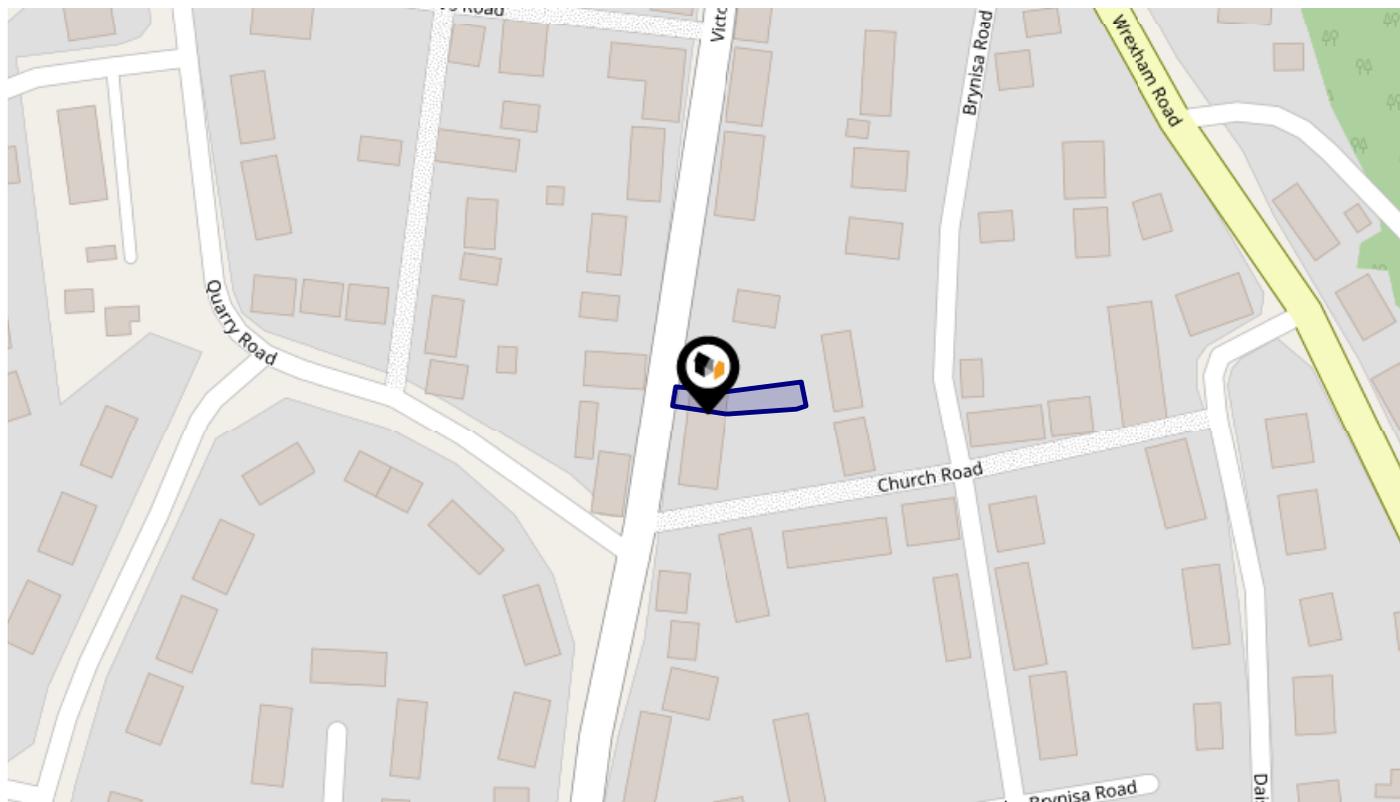
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Gweryllt West ED
-  2 Gwenfro ED
-  3 Bryn Cefn ED
-  4 New Broughton ED
-  5 Gweryllt South ED
-  6 Gweryllt North ED
-  7 Gweryllt East ED
-  8 Coedpoeth ED
-  9 Brymbo ED
-  10 Stansty ED

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

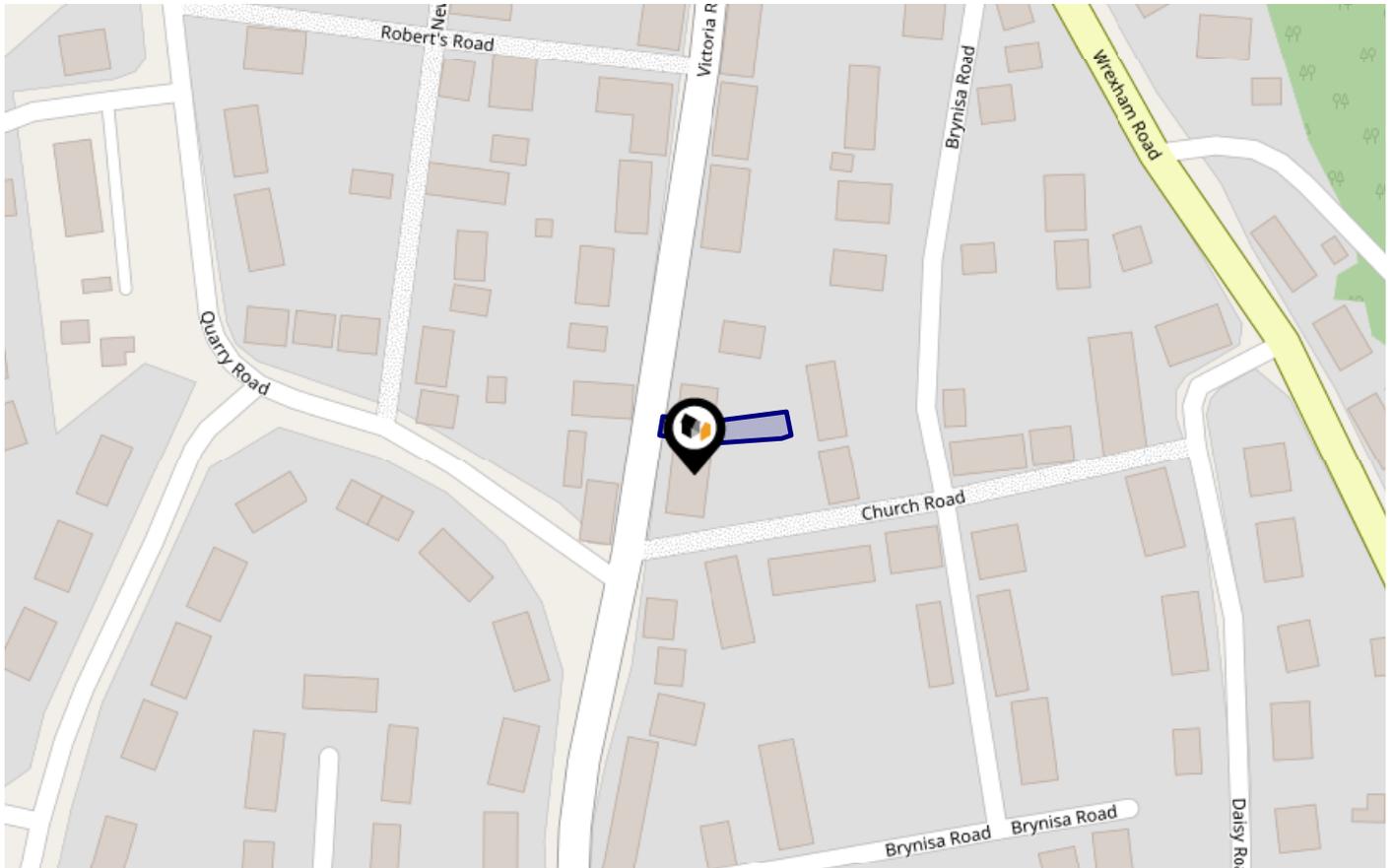
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers Flood Risk

This map shows the chance of flooding from rivers, taking into account flood defences and their condition.



Risk Rating: Very low

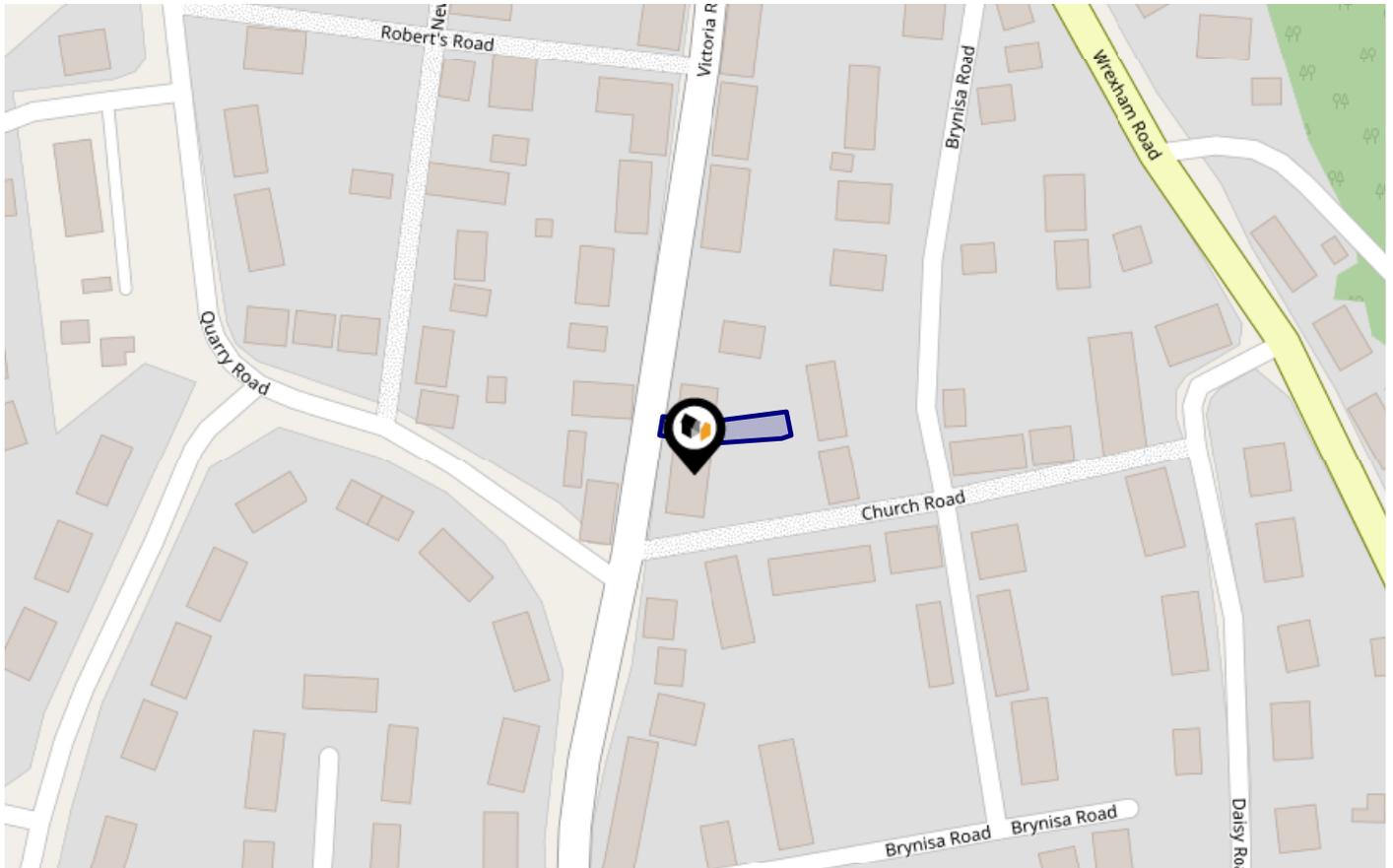
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Flood Risk

Seas Flood Risk

This map shows the chance of flooding from the sea, taking into account flood defences and their condition.



Risk Rating: Very low

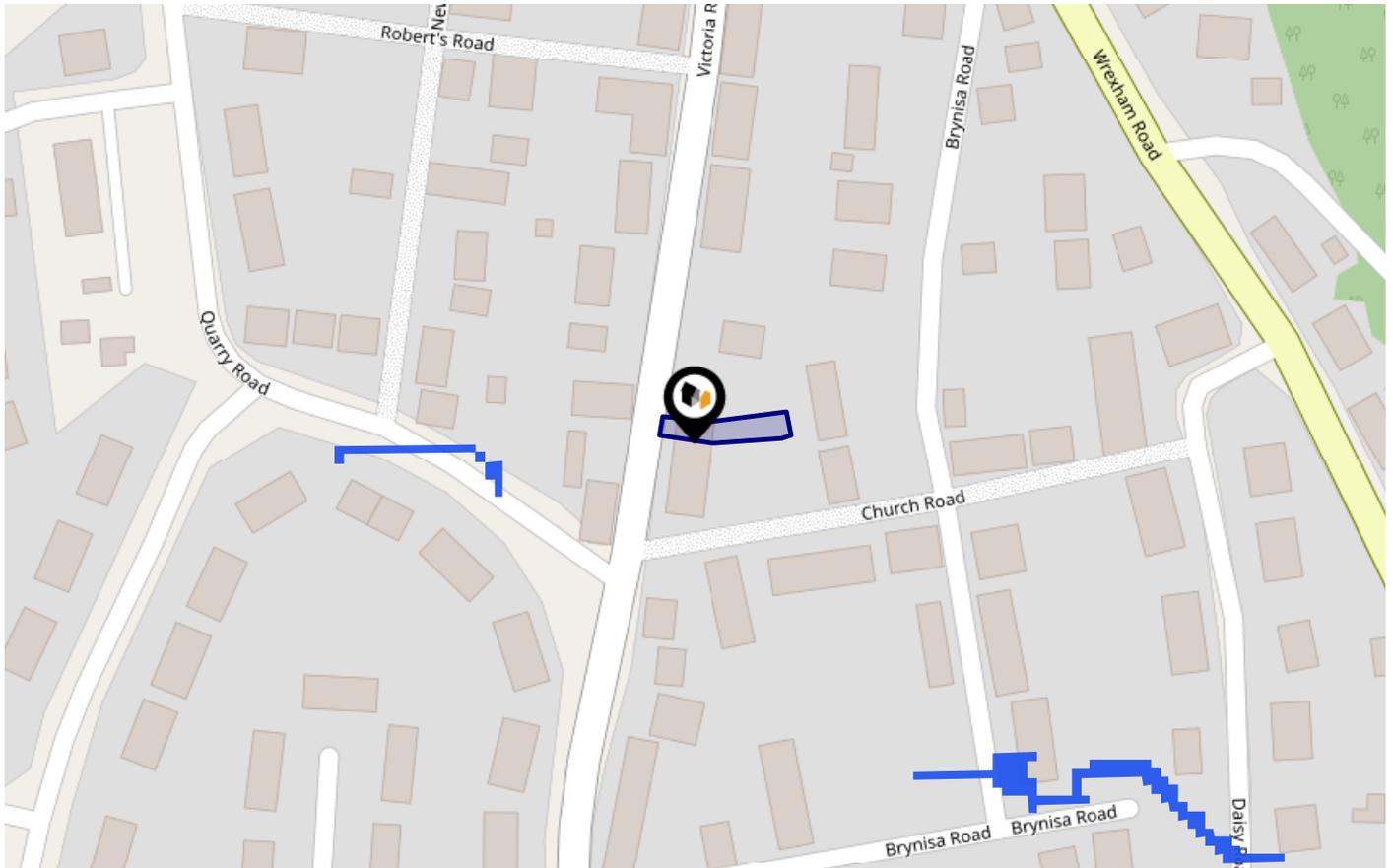
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Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

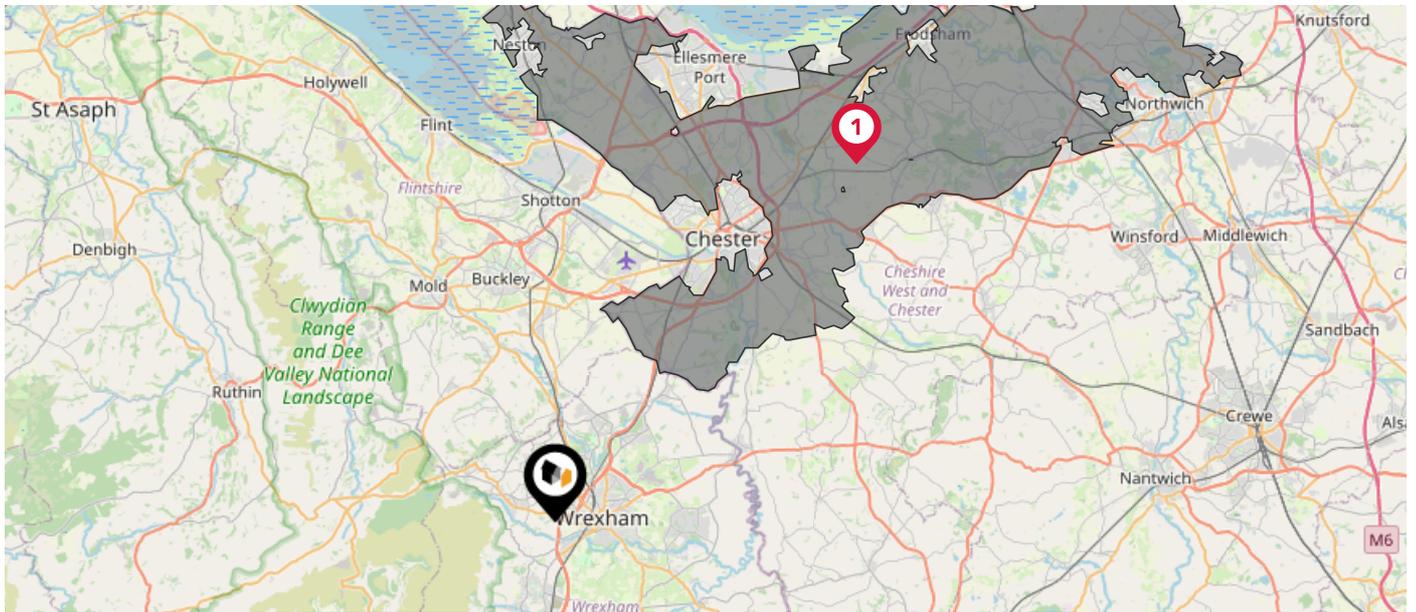
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

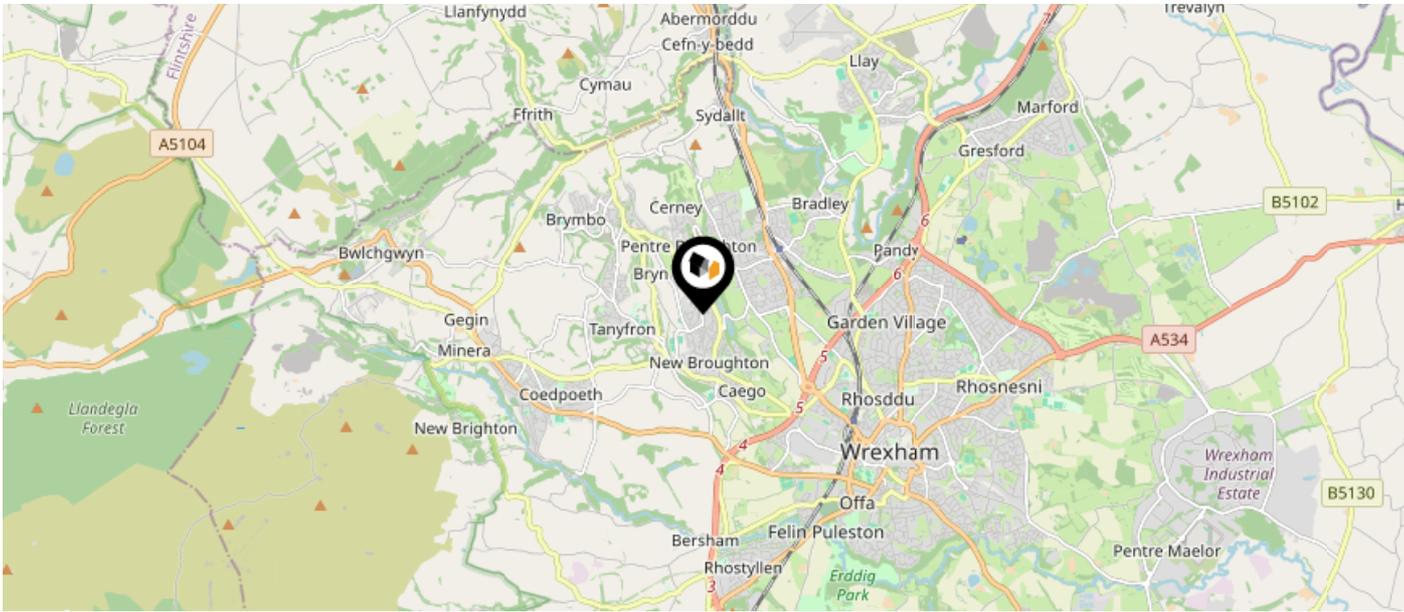


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



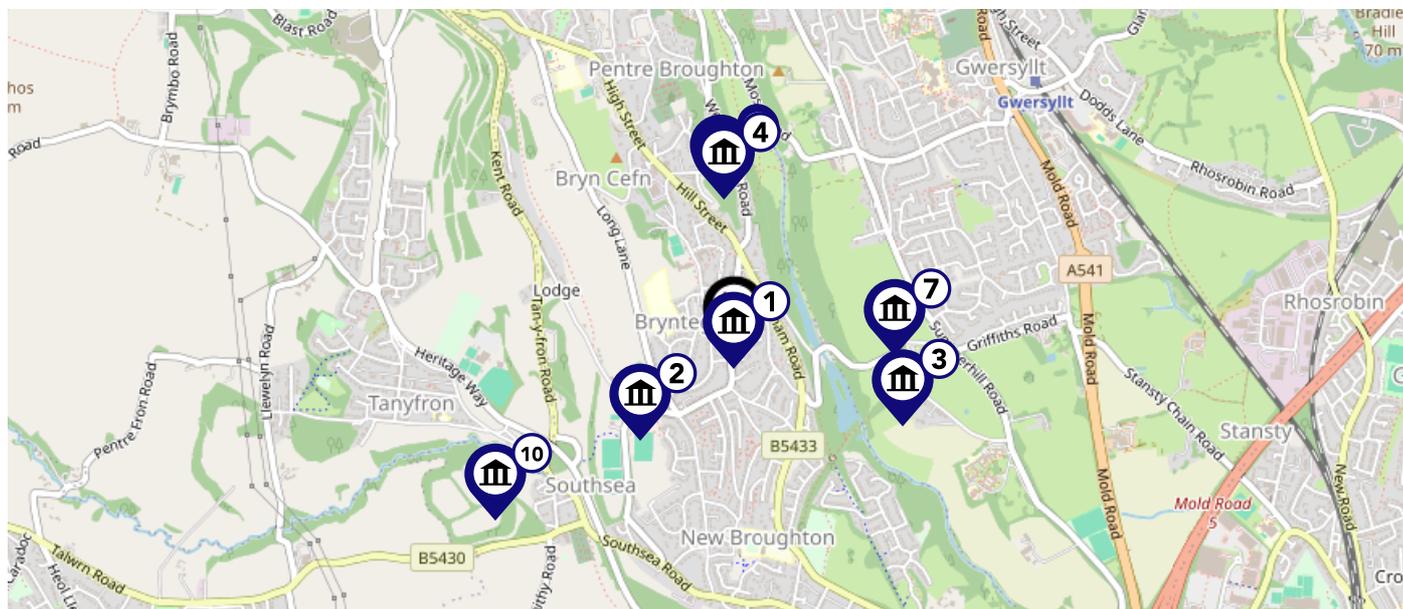
Nearby Landfill Sites

No data available.

Maps

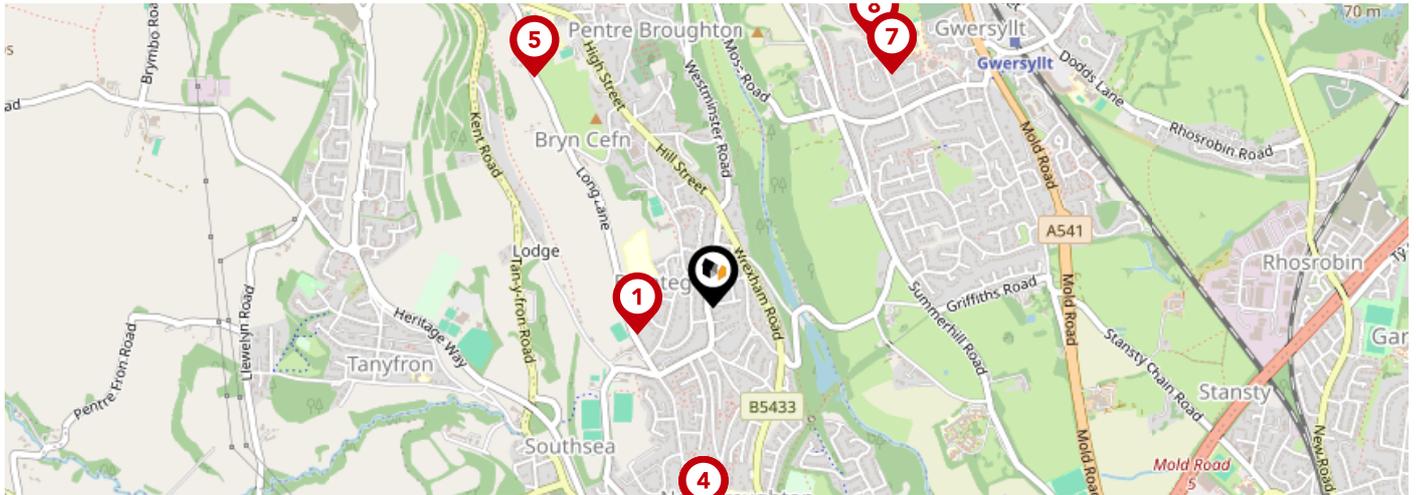
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



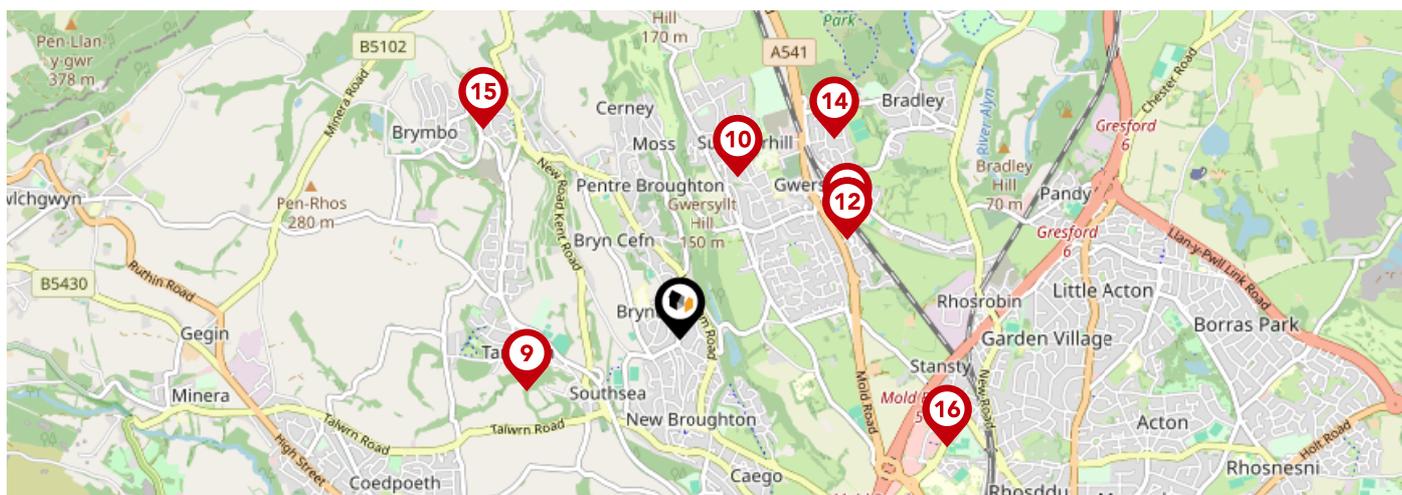
Listed Buildings in the local district	Grade	Distance
 6633 - Church Of St Peter	Grade II	0.0 miles
 1569 - Broughton Hall And Broughton Hall Farmhouse	Grade II	0.3 miles
 16535 - Bridge Over Former Railway	Grade II	0.4 miles
 16528 - 41 Westminster Road	Grade II	0.4 miles
 16532 - 45 Westminster Road	Grade II	0.4 miles
 16531 - 44 Westminster Road	Grade II	0.4 miles
 16536 - Henblas	Grade II	0.4 miles
 16530 - 43 Westminster	Grade II	0.4 miles
 16529 - 42 Westminster Road	Grade II	0.4 miles
 15824 - Former Plas Power Colliery Heapstead	Grade II	0.6 miles

Area Schools



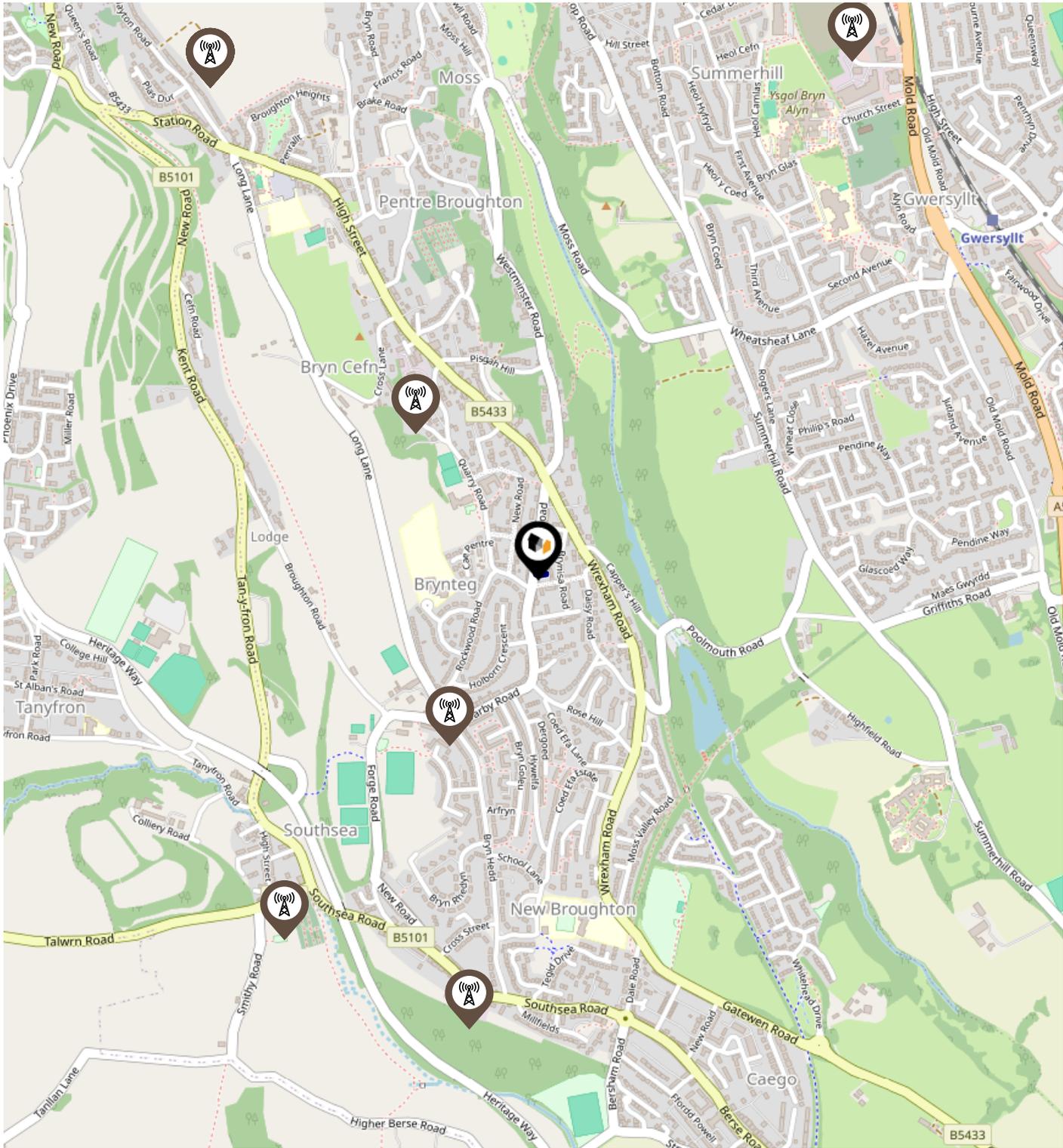
	Nursery	Primary	Secondary	College	Private
<p>1 Brynteg County School Ofsted Rating: Good Pupils:0 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Ysgol Penrhyn New Broughton Primary Ofsted Rating: Adequate Pupils:0 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ysgol Penrhyn New Broughton Ofsted Rating: Not Rated Pupils:0 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Ysgol Penrhyn New Broughton Infants Ofsted Rating: Not Rated Pupils:0 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Black Lane C.P. School Ofsted Rating: Adequate Pupils:0 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Bryn Golau Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.65</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ysgol Heulfan Ofsted Rating: Excellent Pupils:0 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Ysgol Bryn Alyn Ofsted Rating: Not Rated Pupils:0 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
 Tanyfron C.P. School Ofsted Rating: Adequate Pupils:0 Distance:0.71		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ysgol Y Drindod School Ofsted Rating: Not Rated Pupils:0 Distance:0.77		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Gwersyllt Junior C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:0.87		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Gwersyllt Community Primary School Ofsted Rating: Good Pupils:0 Distance:0.87		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ysgol Y Gaer Ofsted Rating: Not Rated Pupils:0 Distance:0.9		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ysgol Bro Alun Ofsted Rating: Not Rated Pupils:0 Distance:1.13		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary's Aided Primary School Ofsted Rating: Adequate Pupils:0 Distance:1.28		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ysgol Plas Coch Ofsted Rating: Good Pupils:0 Distance:1.28		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

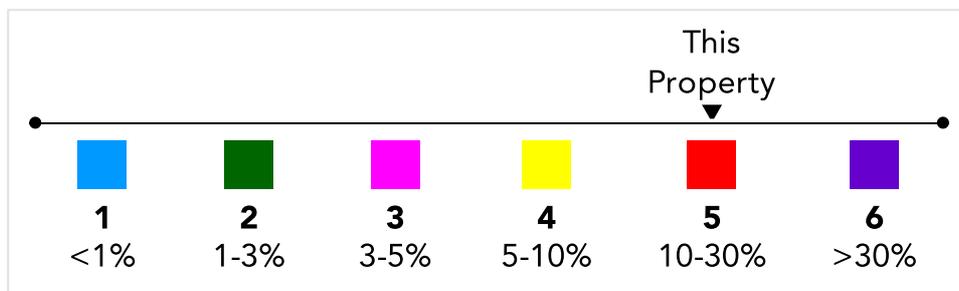
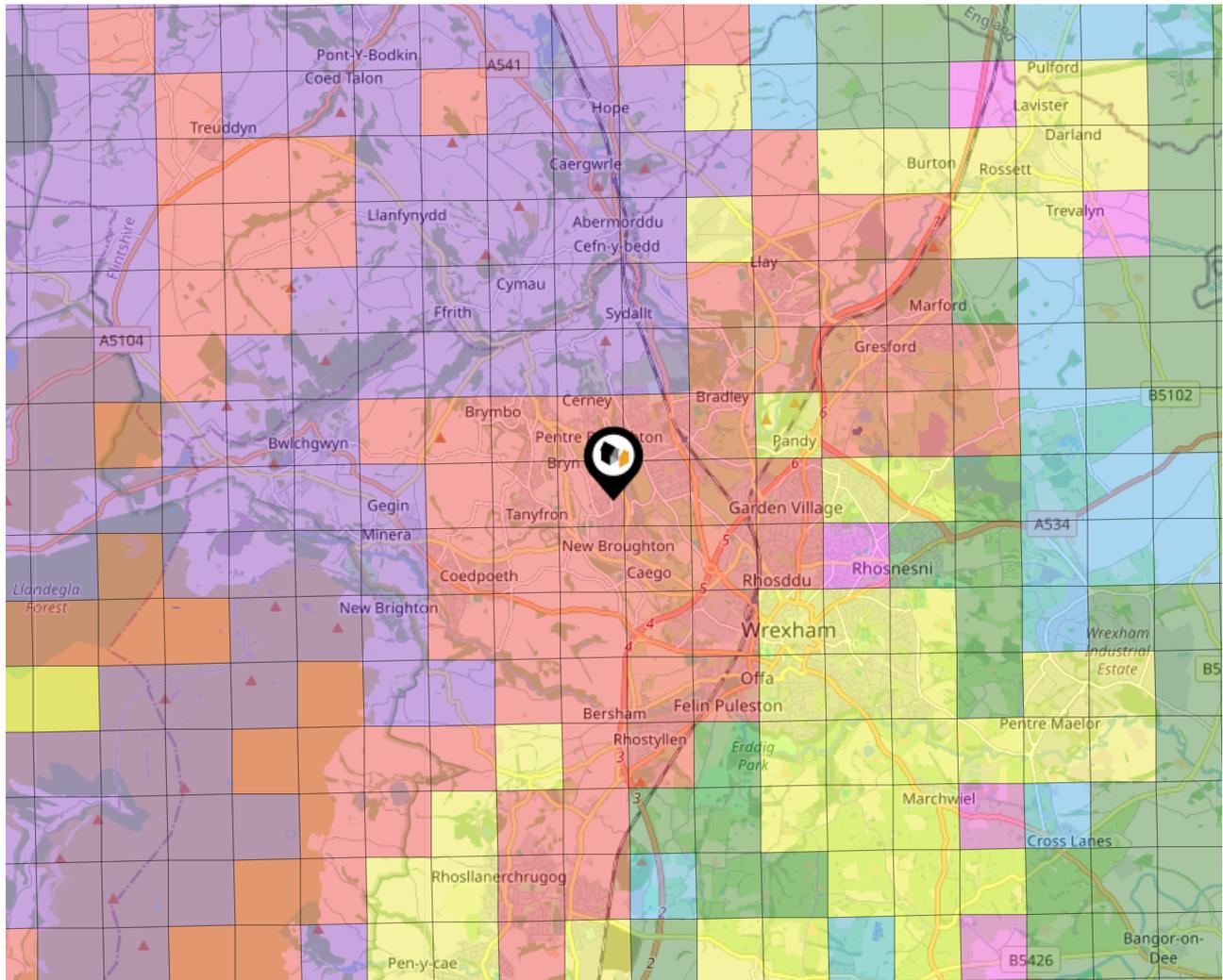
Local Area Masts & Pylons



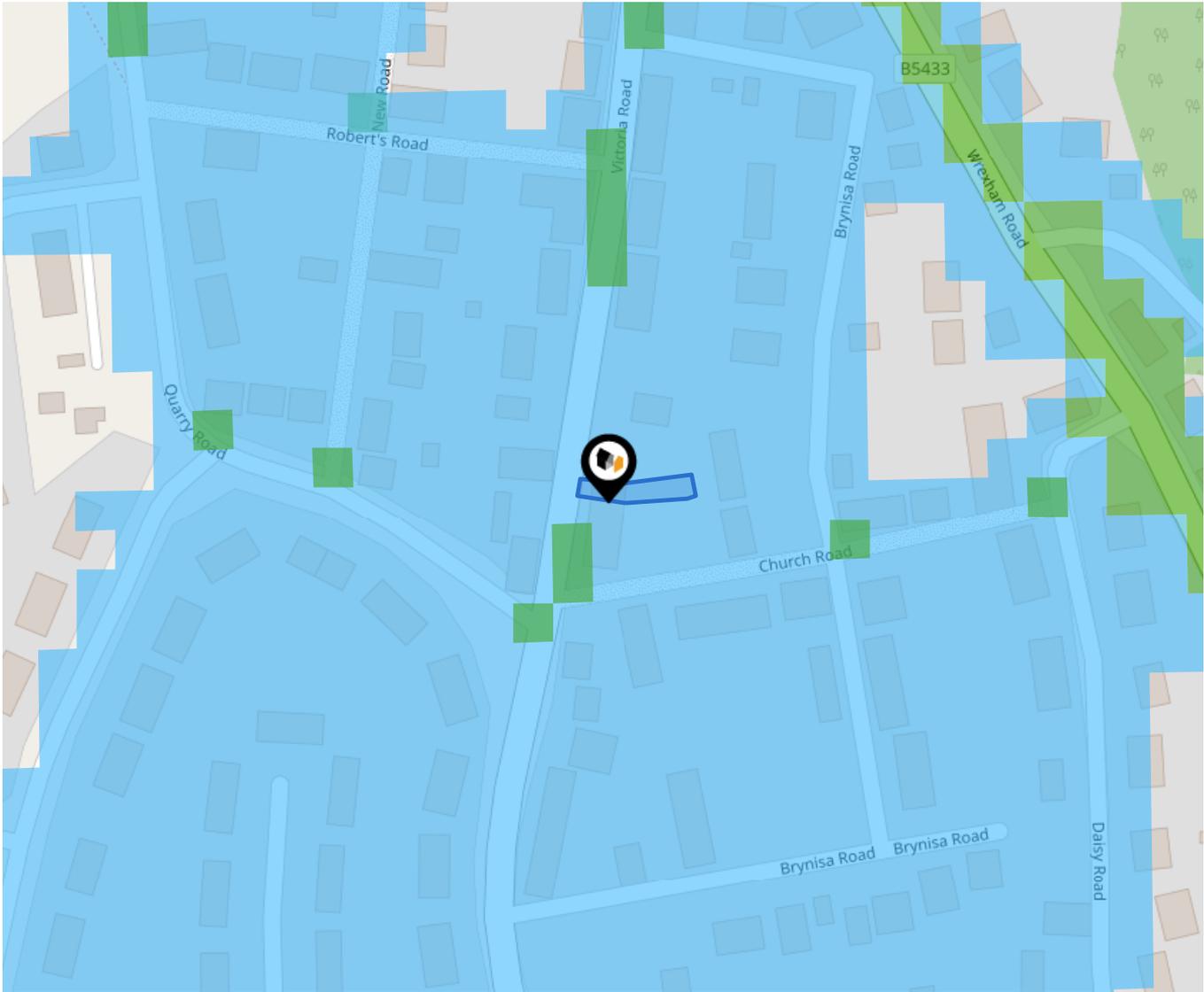
- Key:**
-  Power Pylons
 -  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

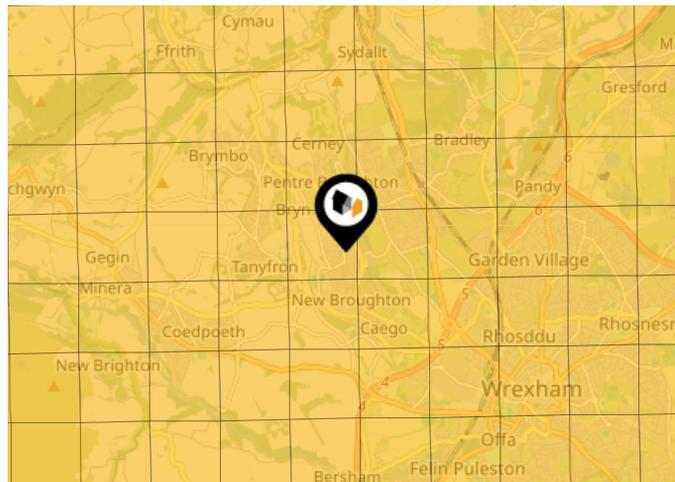


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

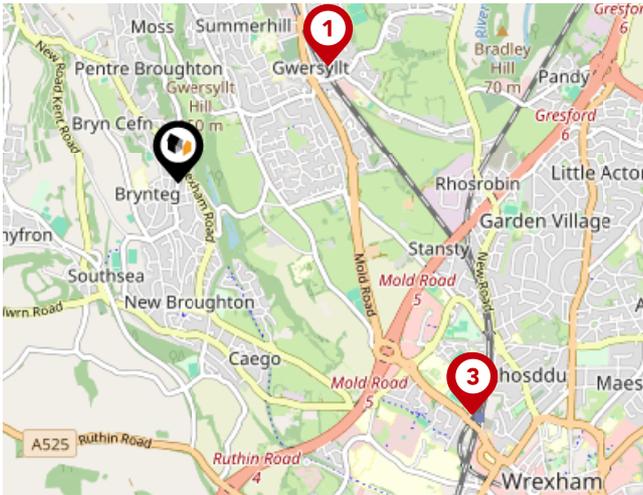


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

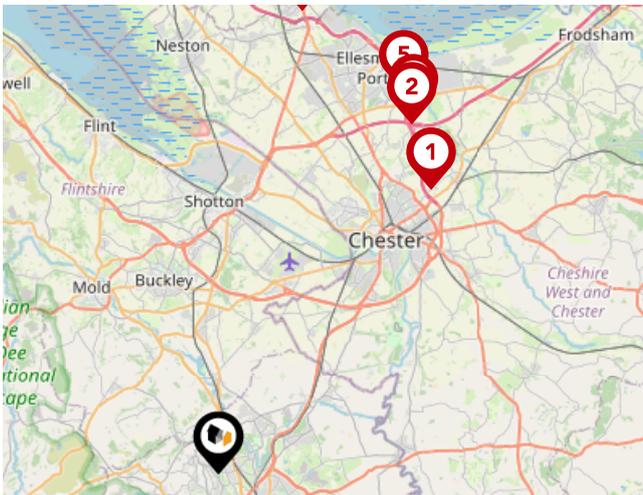
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Gwersyllt Rail Station	0.84 miles
2	Wrexham General Rail Station	1.66 miles
3	Wrexham General Rail Station	1.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	12.61 miles
2	M53 J11	14.25 miles
3	M56 J15	14.53 miles
4	M53 J5	16.78 miles
5	M53 J10	15.11 miles

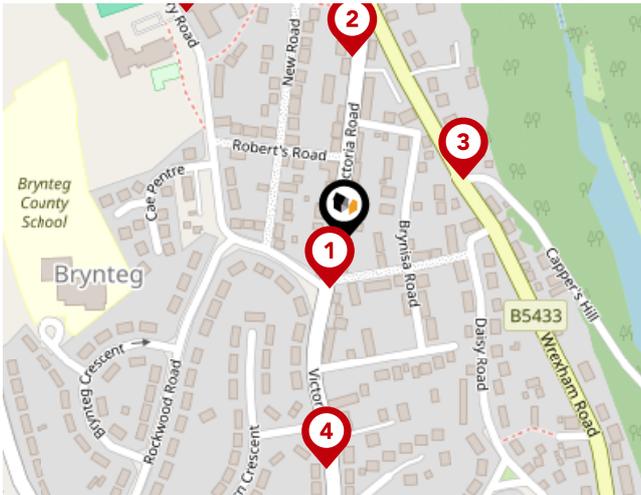


Airports/Helipads

Pin	Name	Distance
1	Speke	20.25 miles
2	Highfield	49.31 miles
3	Manchester Airport	37.6 miles
4	Penrhyn	63.59 miles

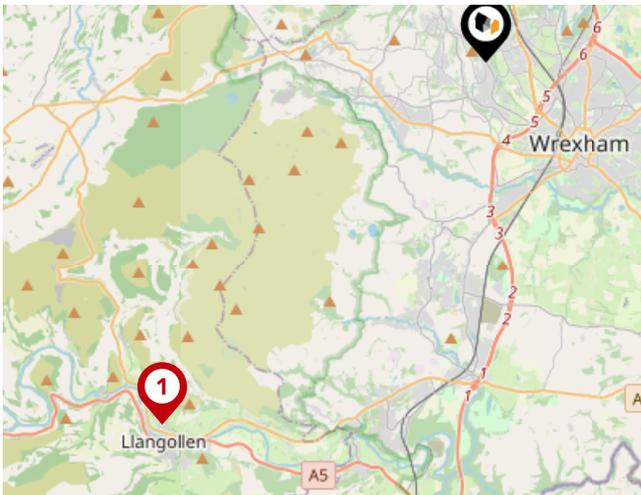
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Road	0.03 miles
2	Robert's Road	0.1 miles
3	Cappers Hill	0.08 miles
4	Bakery Fields	0.13 miles
5	Broughton Library	0.16 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	8.65 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Birkenhead Ferry Terminal	22.83 miles



Phillip Arnold Auctions

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We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



Phillip Arnold

frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

Testimonial 1



I was recommended to Philip Arnold by my solicitor for a probate valuation. Initial contact was good and a very swift reply secured a meeting. Philip was very amenable and spot on time, he carried out the valuation of the property in a very professional manner, explaining every point as he went round. The in depth report came within a few days. It was good to deal at all levels with an honest and professional team. I would have no problem in recommending.

Testimonial 2



A very professional and friendly service. Philip was recommended to us and the service provided was prompt and Philip friendly and courteous. We expected to wait several days to receive the info we required and to our surprise an email with the file was provided within a couple of days although during our appointment he had shared he was very busy. All in all a great service and would recommend Philip Arnold Auctions.

Testimonial 3



Philip Arnold was very helpful in providing a probate valuation for my mother's house. A prompt and efficient response in providing the report and very helpful when when HMRC wanted to verify the value. It all went smoothly.

Testimonial 4



Phillip is a professional person who has done several valuations for us over the years. He is a friendly and helpful gentleman. Julie is very efficient in sending us the invoice.



/philliparnoldauctions



/arnoldauctions



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/company/brendons-auctioneers

Phillip Arnold Auctions

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road,
Ealing, London W5 5SL
02087993880
phillip@philliparnoldauctions.co.uk
philliparnoldauctions.co.uk

