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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03rd September 2026



**FAIRVIEW, ABBEY DRIVE, GRONANT, PRESTATYN, LL19
9TE**

Phillip Arnold Auctions

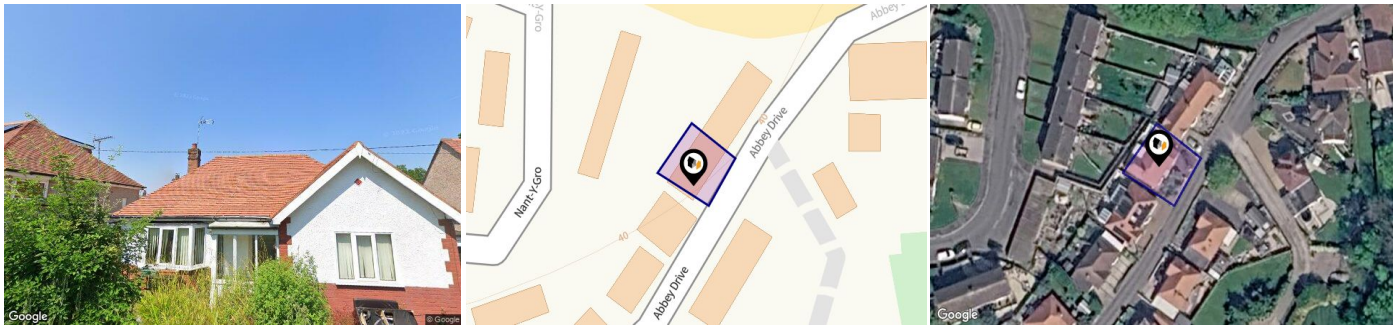
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.05 acres
Council Tax :	Band C
Annual Estimate:	£2,112
Title Number:	CYM11970
UPRN:	100100251564
Restrictive Covenants:	No

Last Sold Date:	22/12/2000
Last Sold Price:	£53,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

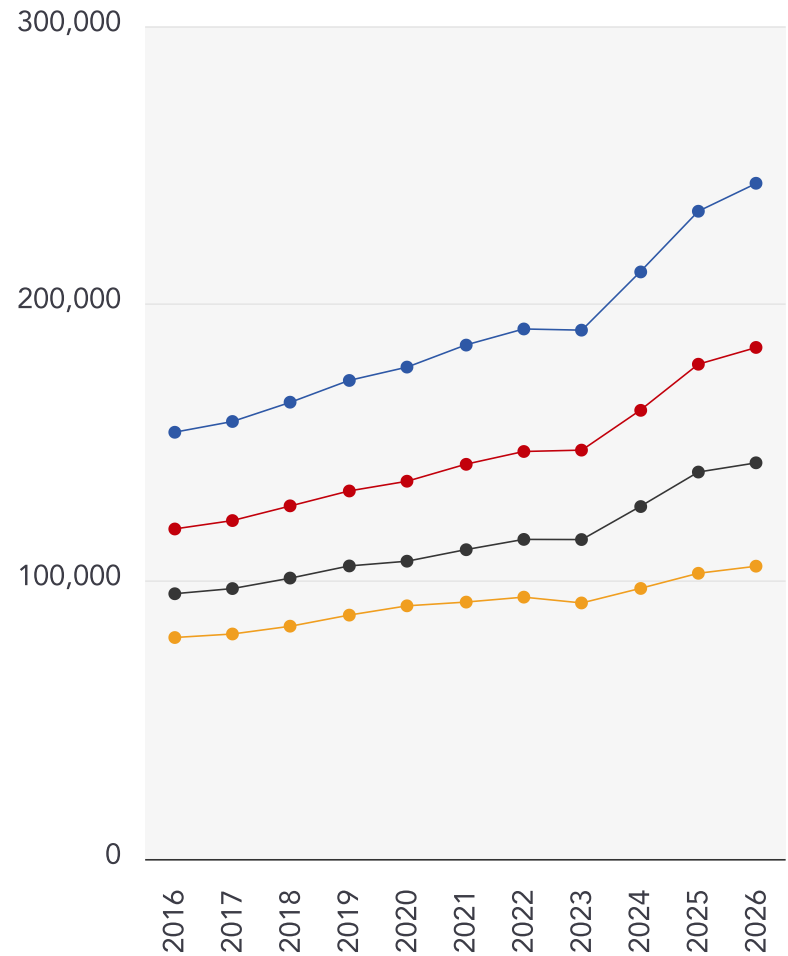
(based on calls indoors)



Satellite/Fibre TV Availability:



10 Year History of Average House Prices by Property Type in LL19



Detached

+58.35%

Semi-Detached

+55.01%

Terraced

+49.37%

Flat

+32.22%

[illegible]

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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.

Maps

Conservation Areas

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.



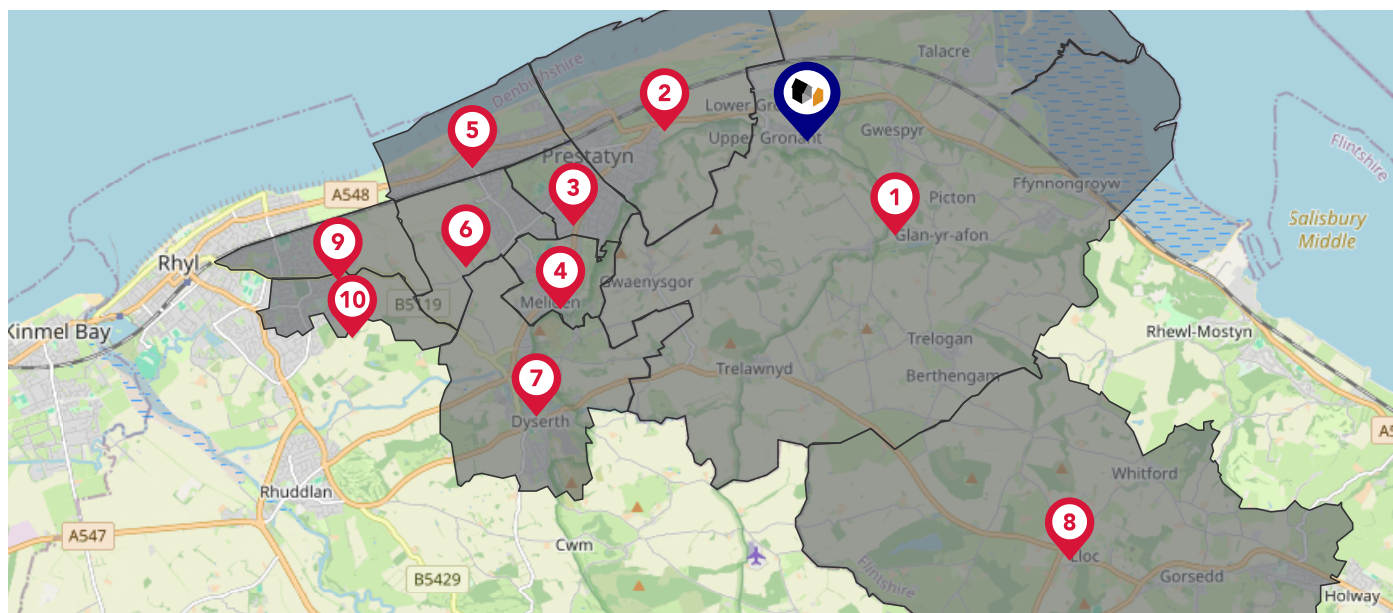
Nearby Conservation Areas

- | | |
|---|--------------------------------------|
|  | Talacre Abbey |
|  | Gwespyr |
|  | Llanasa |
|  | Glan yr Afon |
|  | Prestatyn Castle Mound and Nant Hill |
|  | Prestatyn Fforddlas |
|  | Gwaenysgor |
|  | Prestatyn High Street |
|  | Trelawnyd |
|  | Ffynnongroyw |

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



Llanasa and Trelawnyd ED



Prestatyn East ED



Prestatyn Central ED



Prestatyn Meliden ED



Prestatyn North ED



Prestatyn South West ED



Dyserth ED



Whitford ED

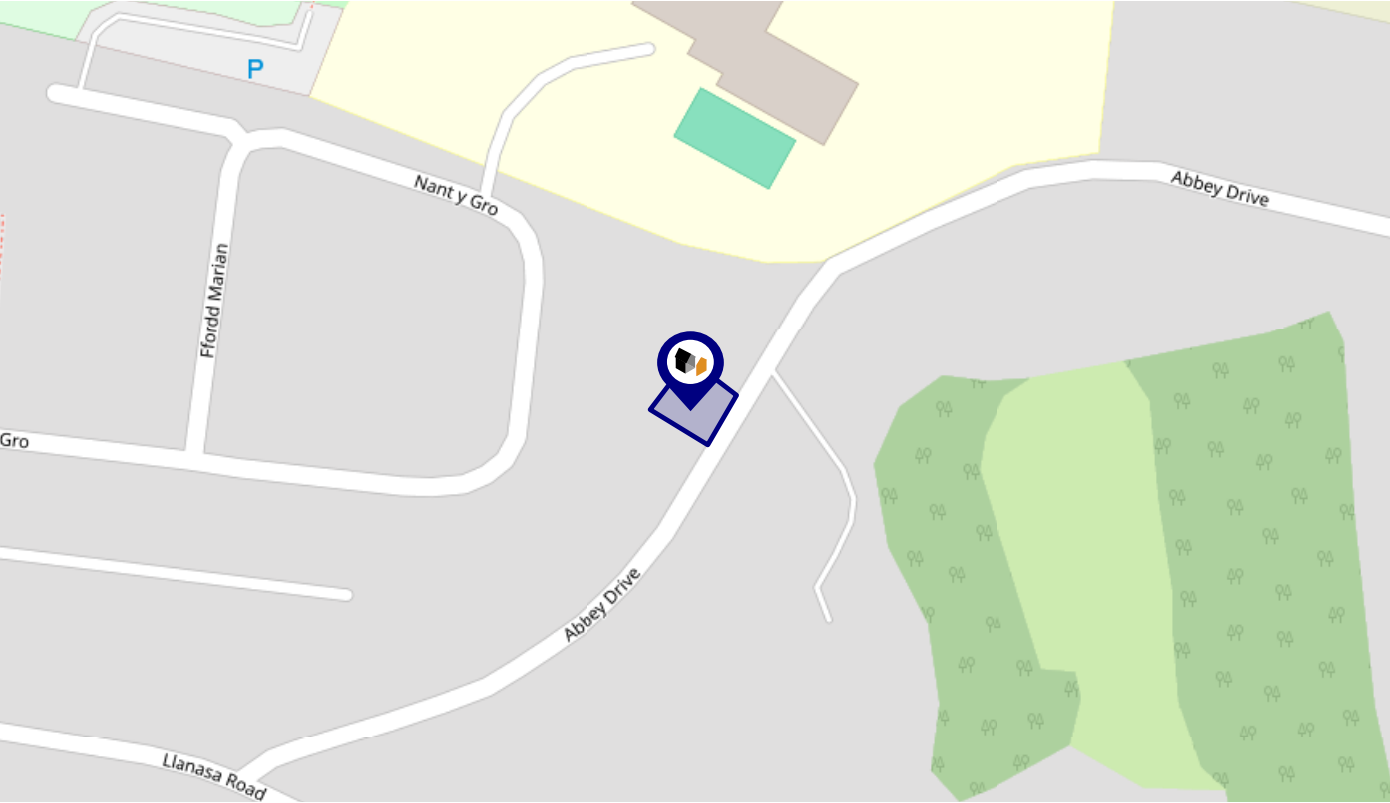


Rhyl Ty Newydd ED



Rhyl Trellewelyn 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.

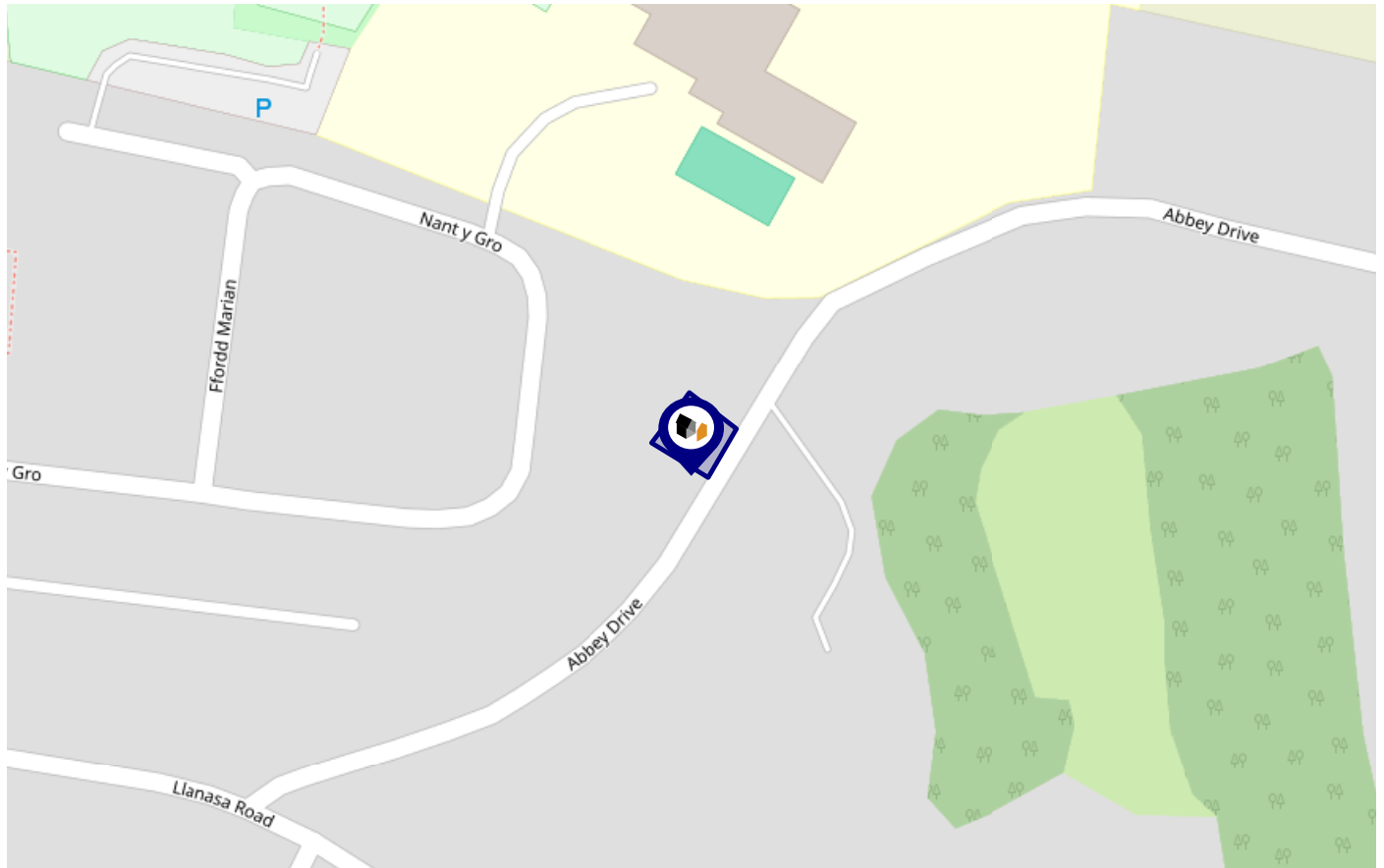
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

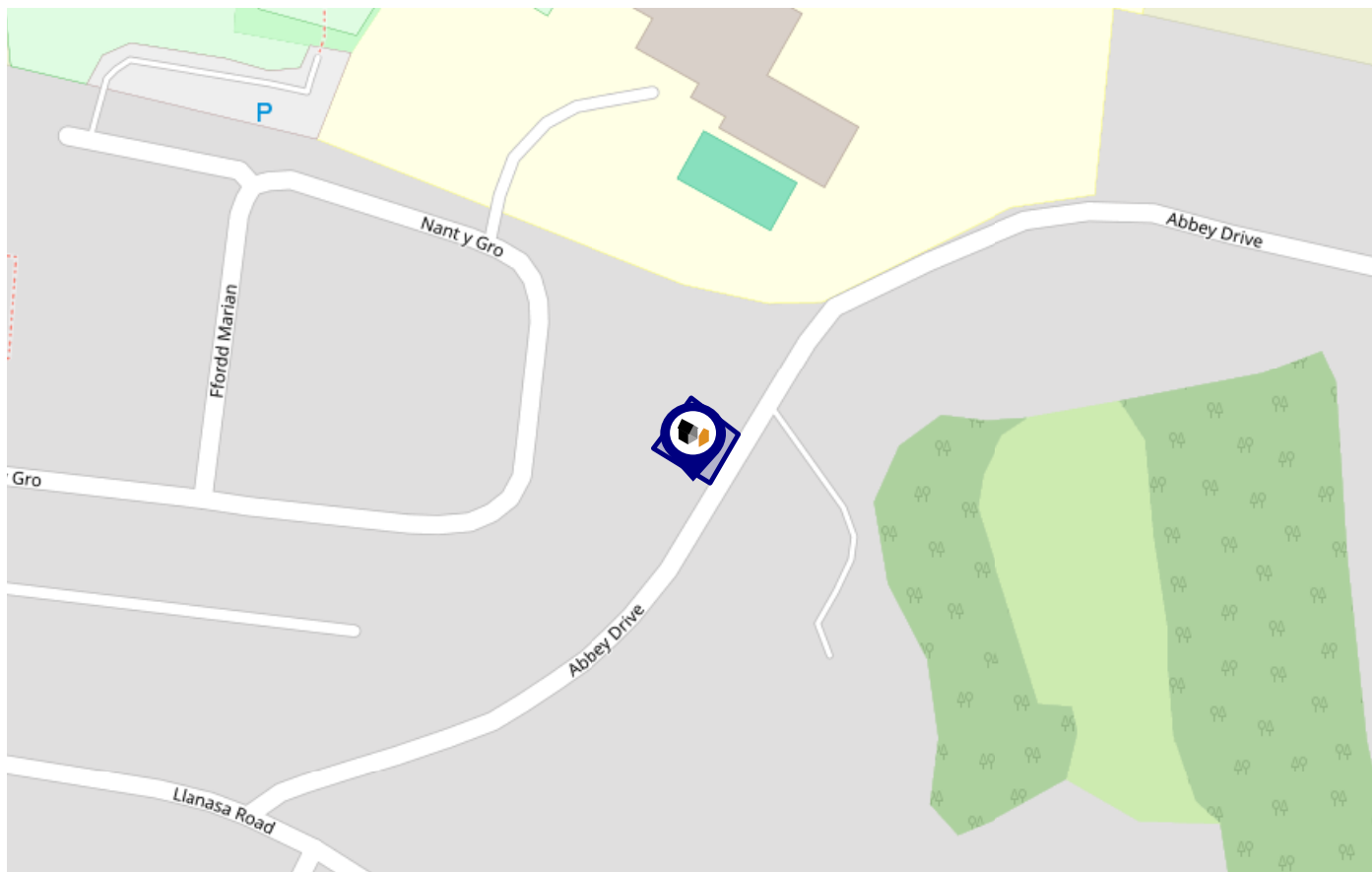
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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

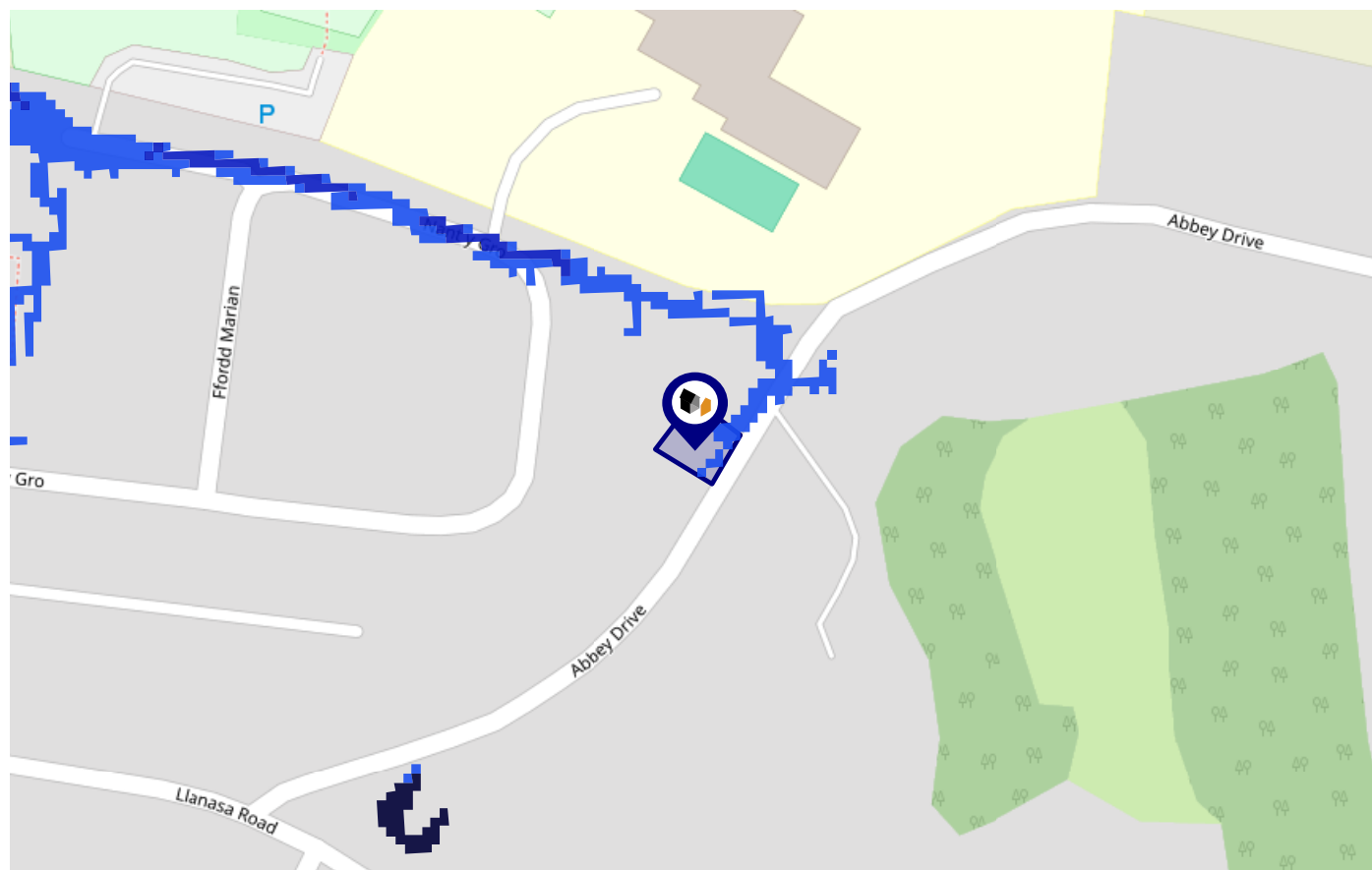
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Flood Risk

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.

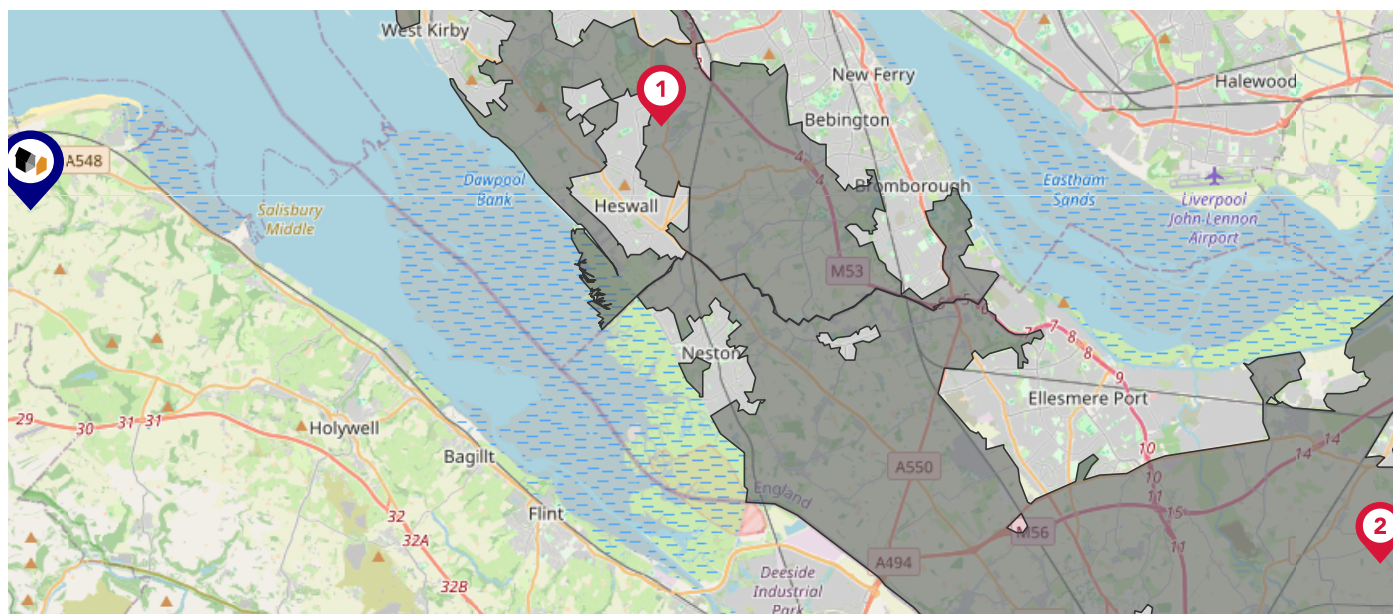


Risk Rating: Low

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



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Wirral

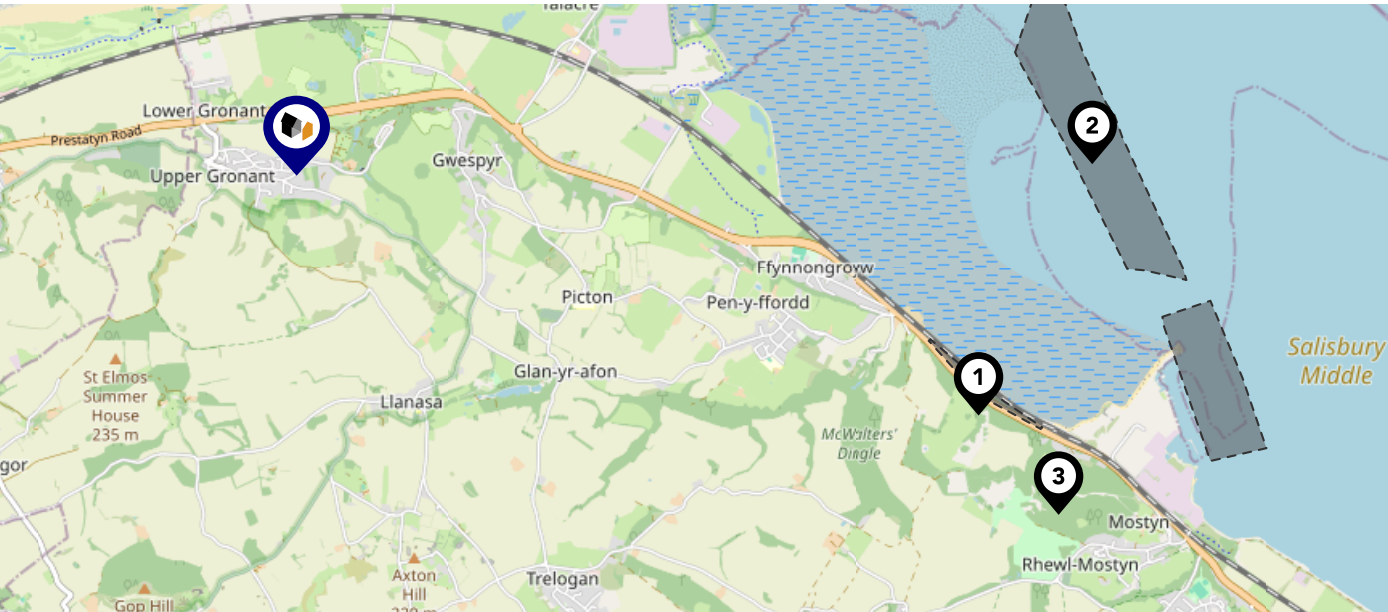


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

Maps

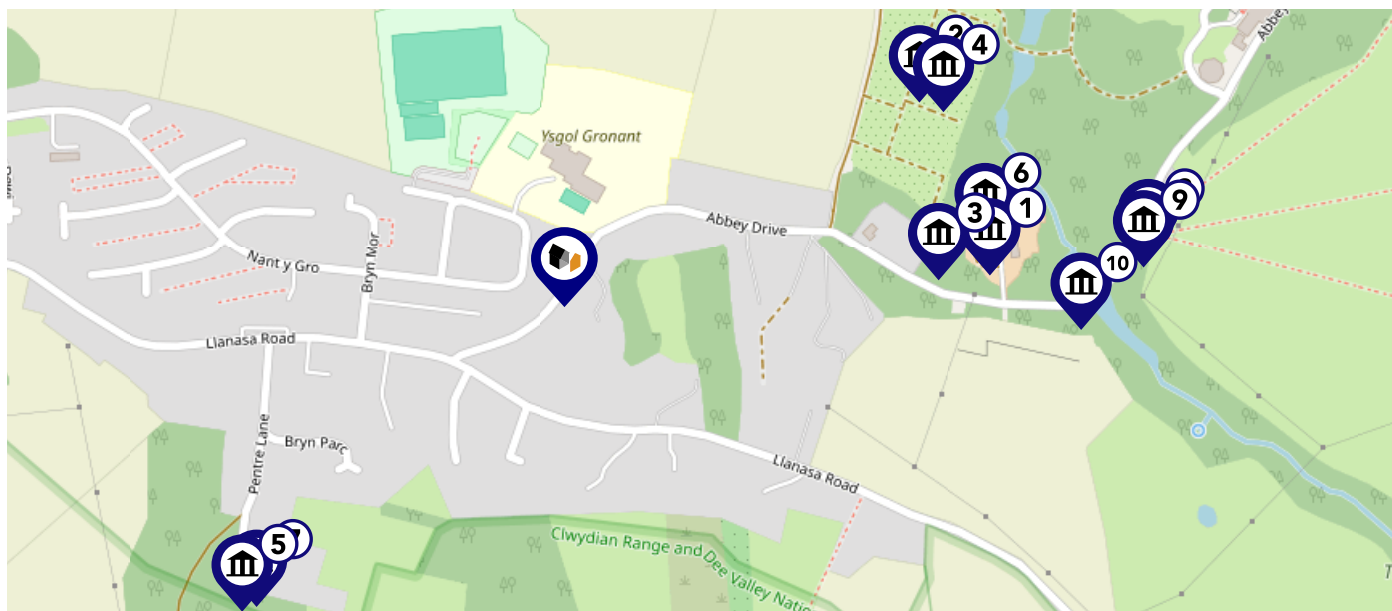
Landfill Sites

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.

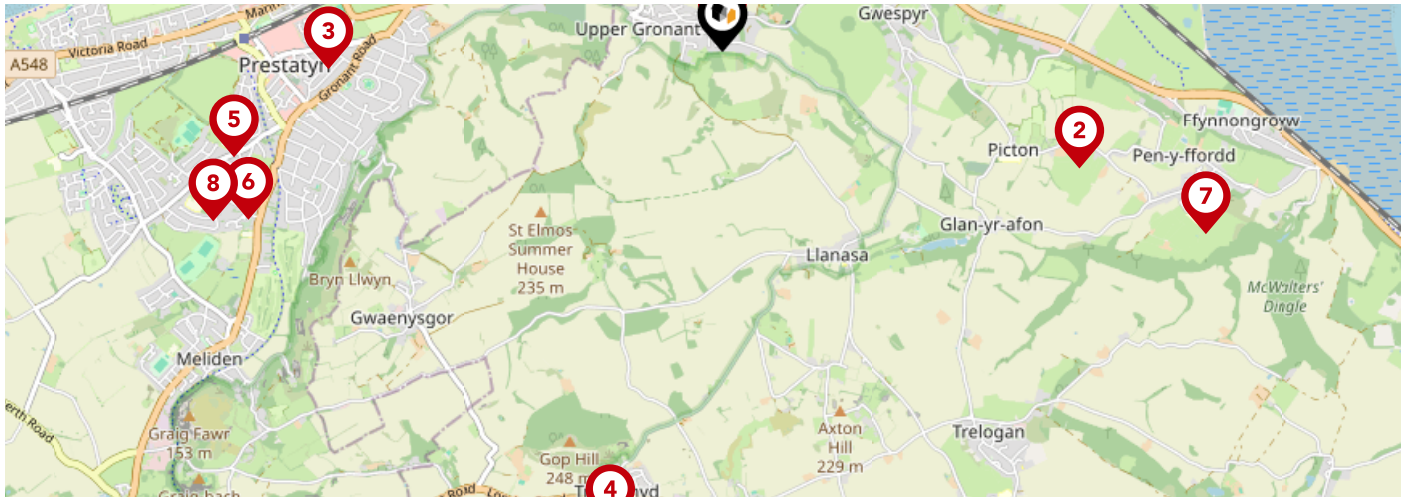


Nearby Landfill Sites		
	Mostyn Refuse Tip-Mostyn, Near Holywell, Clwyd	Historic Landfill 
	Mostyn Docks-Penyffordd, Holywell, Clwyd	Historic Landfill 
	Mostyn Estates-Mostyn	Historic Landfill 

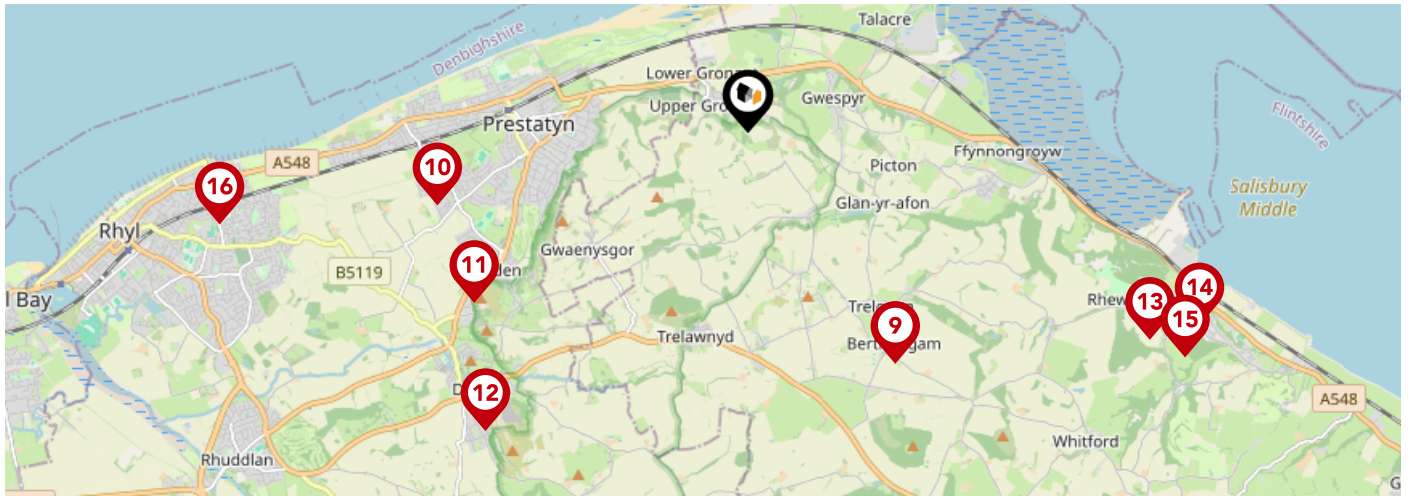
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	564 - Home Farm At Talacre Abbey	Grade II	0.2 miles
	560 - Banqueting House In Walled Garden At Talacre Abbey	Grade II	0.2 miles
	25126 - Outbuilding With Pigsties W Of Home Farm	Grade II	0.2 miles
	561 - Walled Garden With Attached Bothies And Greenhouses At Talacre Abbey	Grade II	0.2 miles
	25099 - Cow House With Attached Former Cart House At Pentre Farm	Grade II	0.2 miles
	565 - Stable Block At Home Farm	Grade II	0.2 miles
	288 - Pentre Farmhouse	Grade II	0.2 miles
	25100 - St Benedict's Lodge	Grade II	0.3 miles
	25129 - Gate Piers S Of St Benedict's Lodge	Grade II	0.3 miles
	566 - Kennels, Cottage And Saw Mill At Talacre Abbey (also Known As The Kennels)	Grade II	0.3 miles



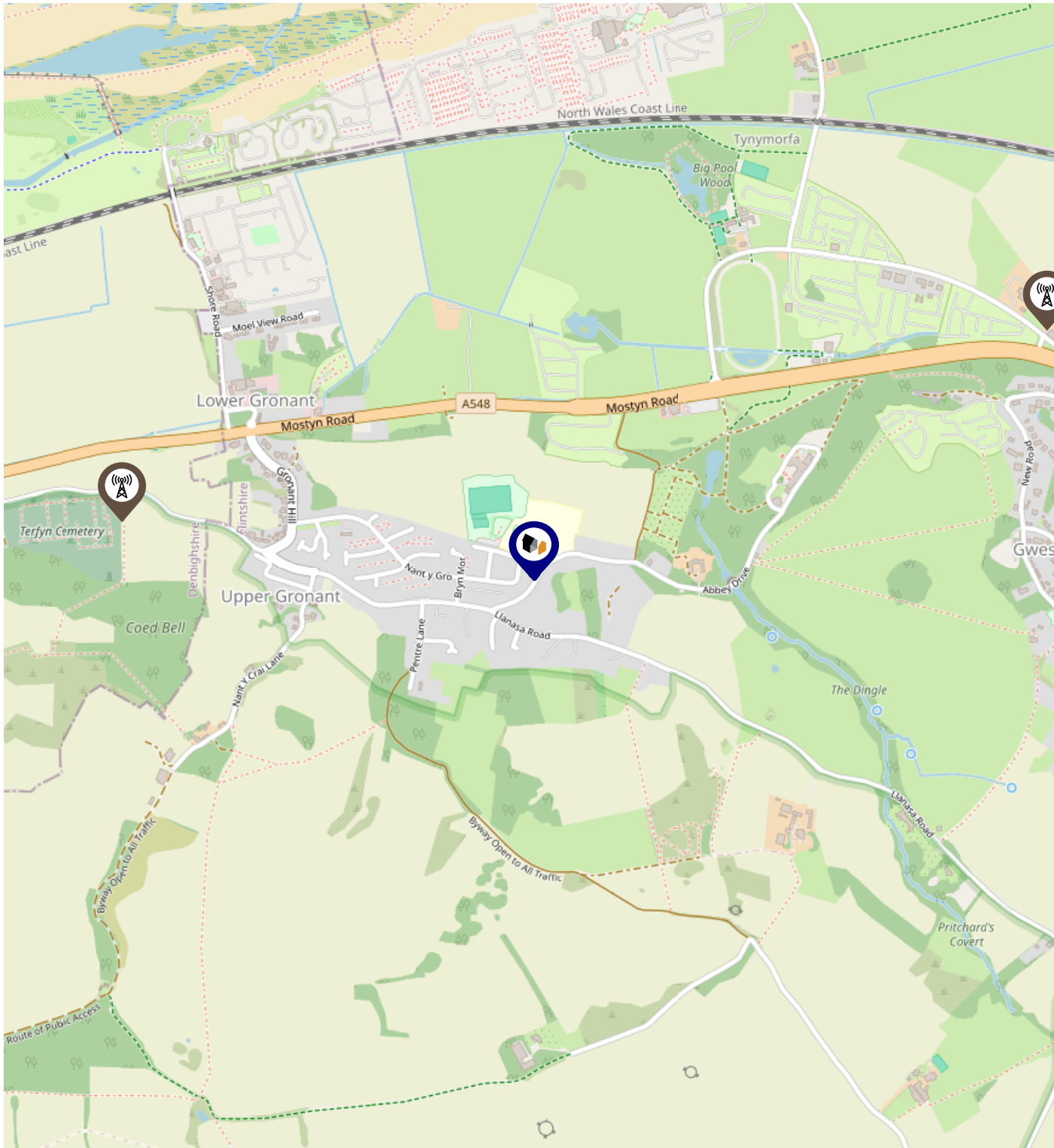
		Nursery	Primary	Secondary	College	Private
	Ysgol Gronant Ofsted Rating: Adequate Pupils:0 Distance:0.06	☐	☒	☐	☐	☐
	Ysgol Gymraeg Mornant Ofsted Rating: Good Pupils:0 Distance:1.66	☐	☒	☐	☐	☐
	Bodnant Community School Ofsted Rating: Good Pupils:0 Distance:1.75	☐	☒	☐	☐	☐
	Trelawnyd V.A. School Ofsted Rating: Not Rated Pupils:0 Distance:2.16	☐	☒	☒	☐	☐
	Ysgol Penmorfa Ofsted Rating: Good Pupils:0 Distance:2.21	☐	☒	☐	☐	☐
	Prestatyn High School Ofsted Rating: Adequate Pupils:0 Distance:2.23	☐	☐	☒	☐	☐
	Ysgol Bryn Garth Ofsted Rating: Adequate Pupils:0 Distance:2.29	☐	☒	☐	☐	☐
	Ysgol Y Llys Ofsted Rating: Good Pupils:0 Distance:2.37	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Ysgol Gynradd Trelogan Ofsted Rating: Not Rated Pupils:0 Distance:2.43	☐	☒	☐	☐	☐
	Ysgol Clawdd Offa Ofsted Rating: Not Rated Pupils:0 Distance:2.83	☐	☒	☐	☐	☐
	Ysgol Melyd Ofsted Rating: Good Pupils:0 Distance:2.86	☐	☒	☐	☐	☐
	Ysgol Hiraddug Ofsted Rating: Good Pupils:0 Distance:3.52	☐	☒	☐	☐	☐
	Ysgol Y Llan, Whitford V.P. Ofsted Rating: Good Pupils:0 Distance:4.01	☐	☒	☐	☐	☐
	The Clocktower School Ofsted Rating: Not Rated Pupils:0 Distance:4.34	☐	☒	☒	☐	☐
	Ysgol Bryn Pennant C.P. Ofsted Rating: Good Pupils:0 Distance:4.35	☐	☒	☐	☐	☐
	Bryn Hedydd C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:4.75	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

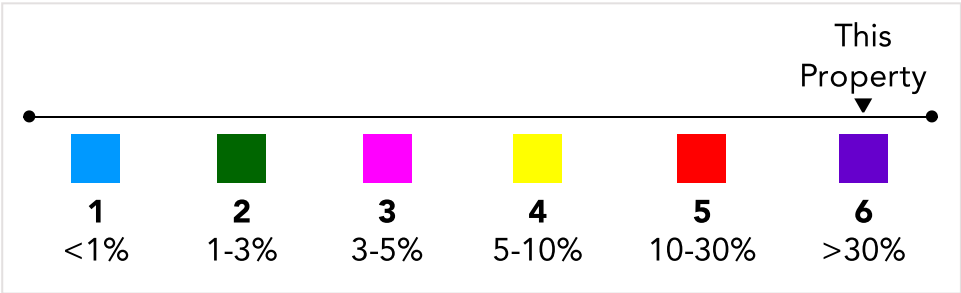
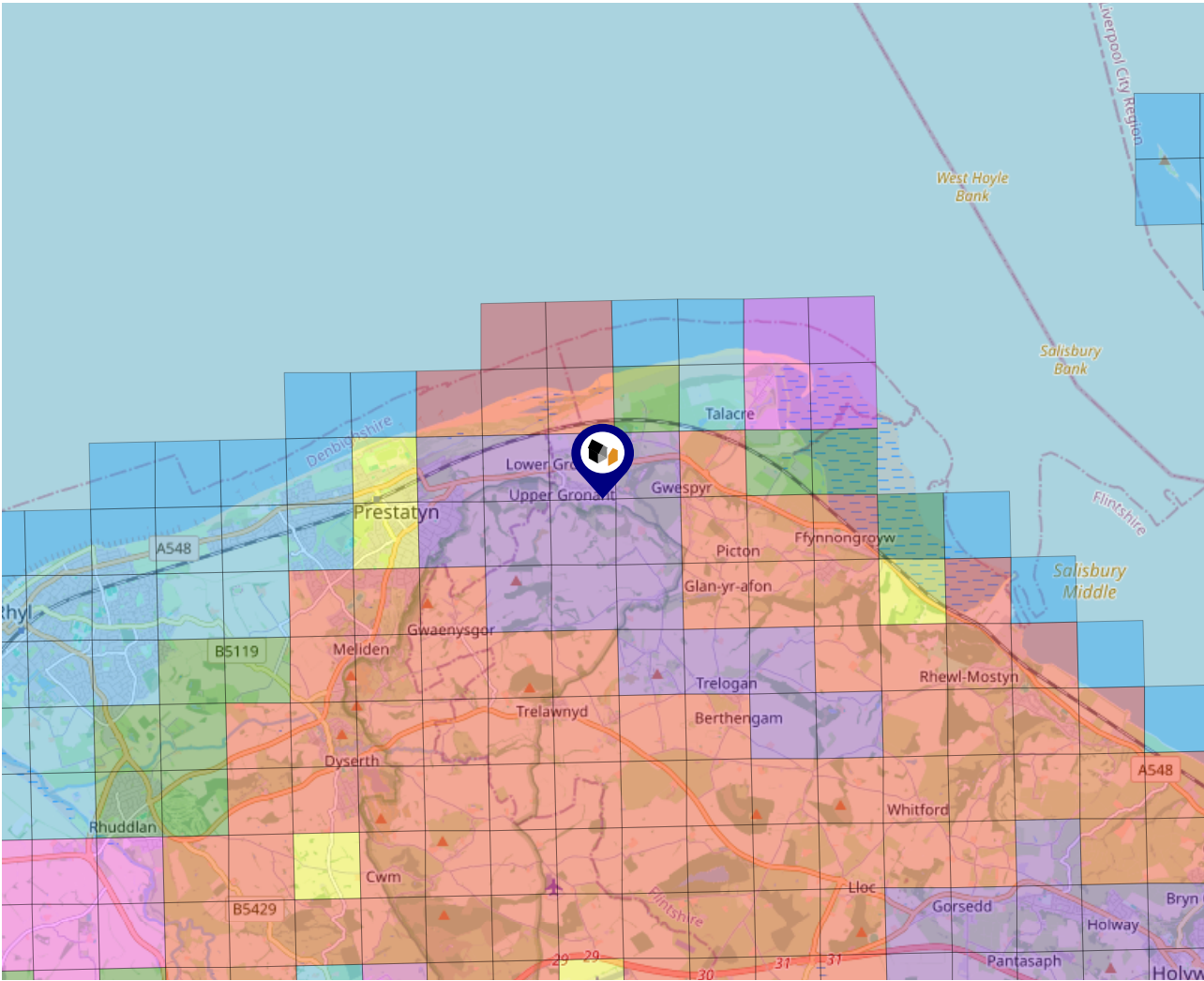


Key:

-  Power Pylons
-  Communication Masts

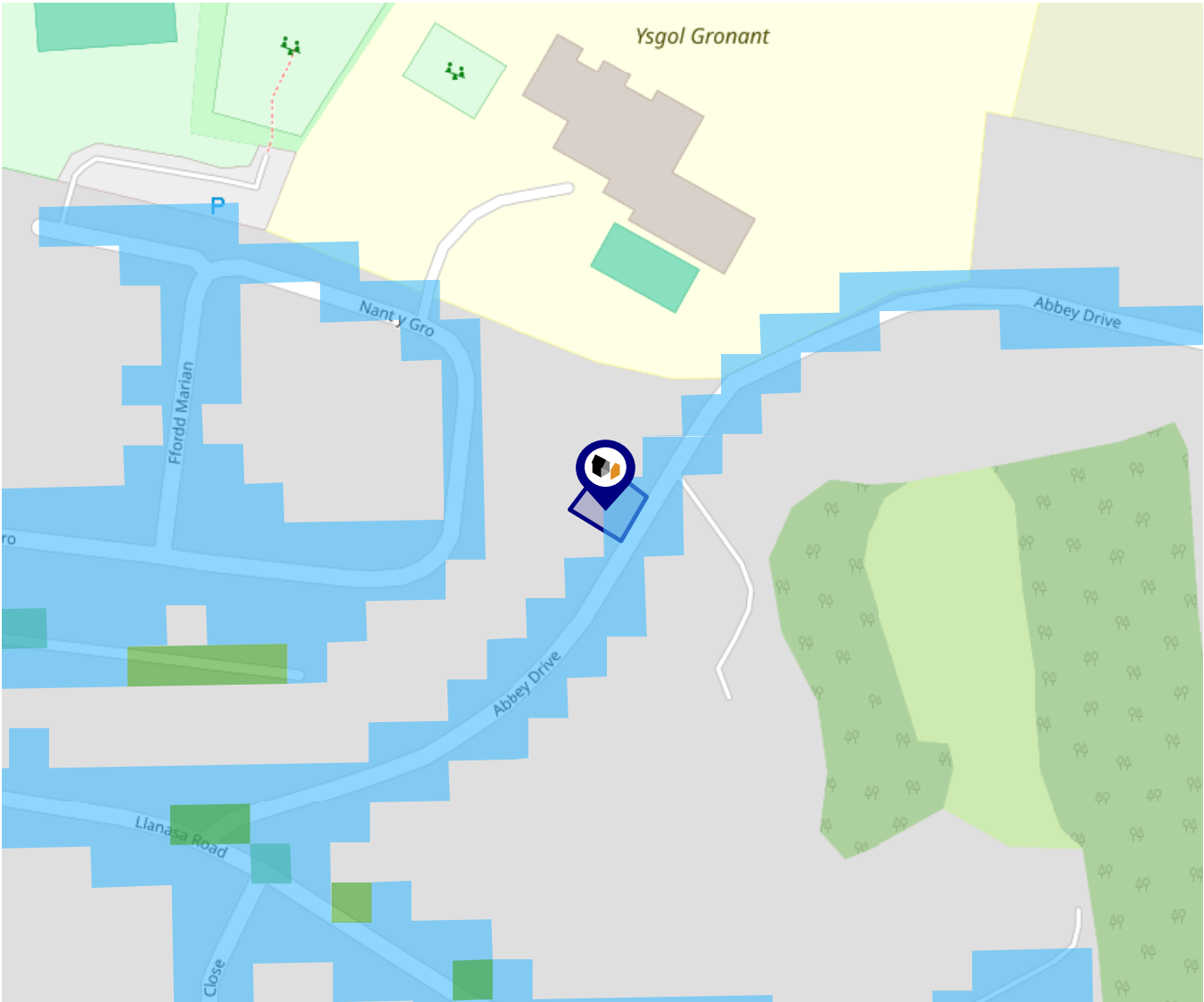
What is Radon?

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

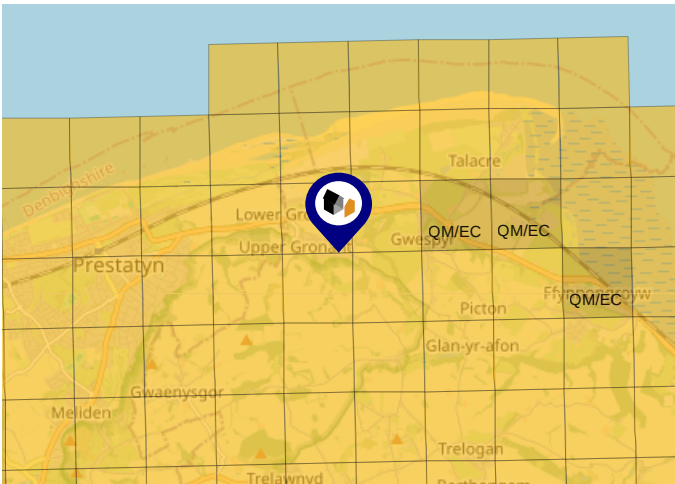


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

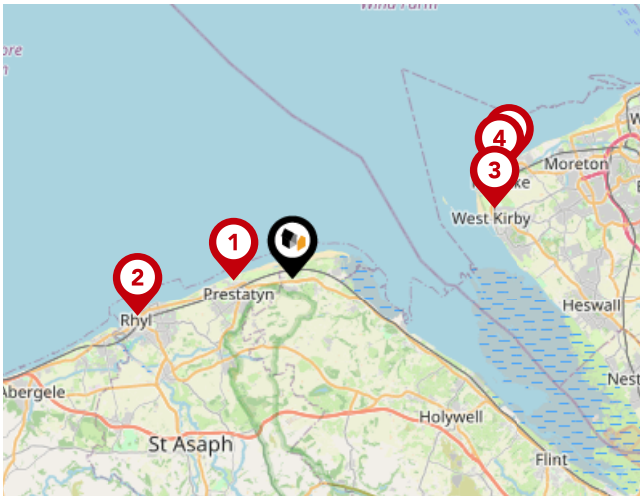


Primary Classifications (Most Common Clay Types)

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

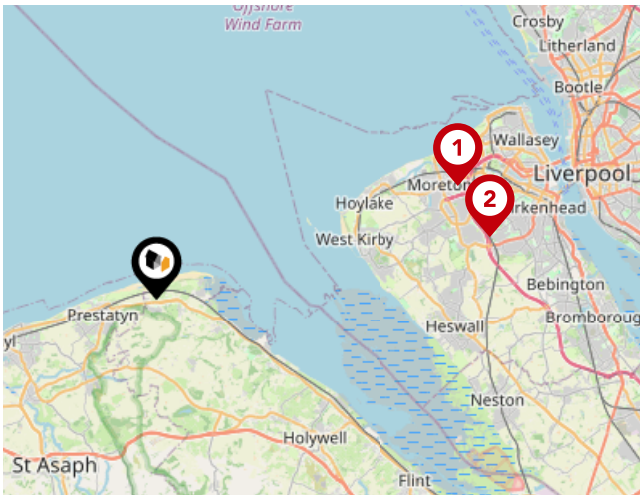
Area

Transport (National)



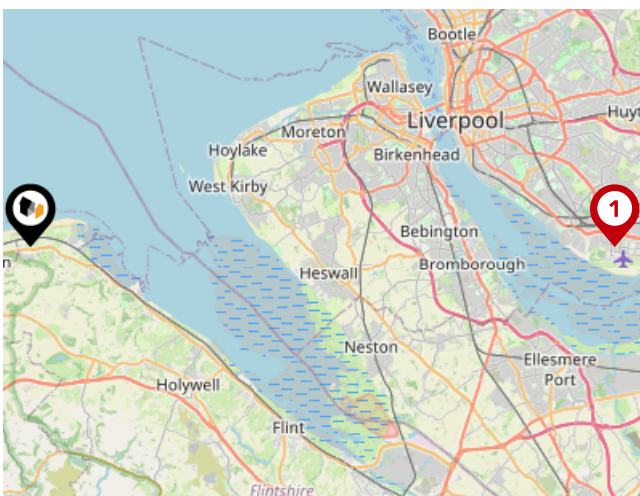
National Rail Stations

Pin	Name	Distance
1	Prestatyn Rail Station	2.11 miles
2	Rhyl Rail Station	5.64 miles
3	West Kirby Rail Station	7.52 miles
4	Hoylake Rail Station	8.16 miles
5	Manor Road Rail Station	8.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J2	11.38 miles
2	M53 J3	11.95 miles

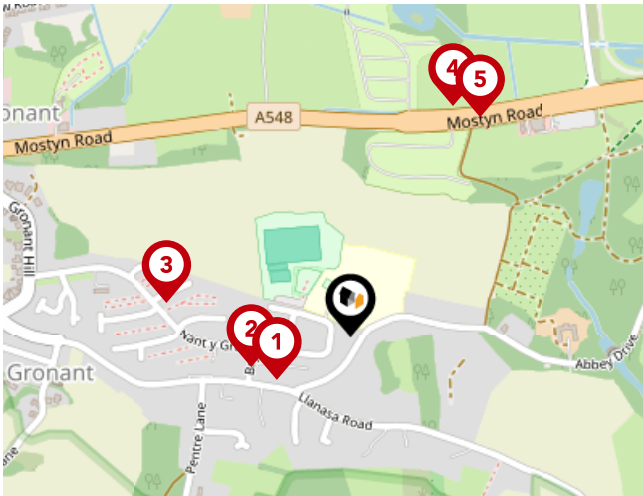


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	20.65 miles

Area

Transport (Local)

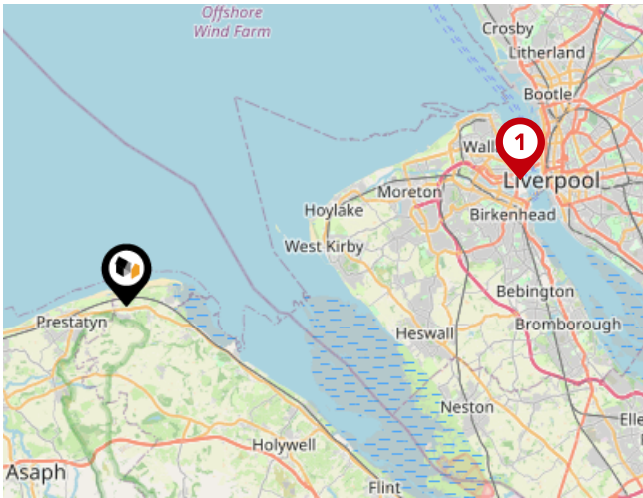


Bus Stops/Stations

Pin	Name	Distance
1	Abbey Stores	0.09 miles
2	Bryn Mor	0.11 miles
3	Llys Edward	0.2 miles
4	Bells of St Mary's	0.27 miles
5	Bells of St Mary's	0.28 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Birkenhead Ferry Terminal	14.64 miles



Phillip Arnold Auctions

Phillip Arnold Auctions is a well-established public auction house based in Ealing W5 offering a professional yet friendly auction service for the disposal of residential and commercial properties across the whole of the UK. We also have a Chartered Surveyors Division offering RICS valuations for probate or other purposes.

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



/philliparnoldauctions/



/arnoldauctions



/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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