

# Material Property Information

**Greenbank,  
Bryn-sannan,  
Holywell, Brynford,  
UK, CH8 8AX**

MARKETED BY

**Fine & Country North  
Wales**

2, Trinity Square, Llandudno,  
Wales, Wales, LL30 2PY

Tel: -



## Part A Material Information

### Property Information

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<b>Address Line 1</b>	Greenbank	<b>Asking Price</b>	-
<b>Address Line 2</b>	Bryn-Sannan	<b>Price Type</b>	-
<b>Address Line 3</b>	Brynford	<b>Council Tax Band</b>	-
<b>Town/City</b>	Flintshire	<b>Council tax annual charge</b>	-
<b>Postcode</b>	CH8 8AX	<b>Local authority</b>	Flintshire
<b>UPRN</b>	10013710893		

### Tenure Information

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**Tenure**  
Freehold

### General Notes

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## Part B Material Information

### Physical characteristics of property

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Property Type	Flats/Maisonettes
Bedrooms	6
Bathrooms	-
Outdoor space	-
Floor area	166 square metres
Roof description	-
Windows description	-
Glazed area	-
Glazed type	-
Walls description	-
Is the property built in a standard form of construction?	-

### Utilities

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Mains Electricity	-
Solar Panels	-
Does the property have any other sources of electricity?	-
Mains Gas	-
Heating Supply	-
Heating description	-
What other heating features does the property have?	-
Mains water supply	-
Hot water description	-
Mains sewerage	-
Additional information	-

### Broadband Type / Speeds

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Broadband type

### Parking

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Parking arrangements	-
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### General Notes

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## Part C Material Information

### Additional Property Information

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Floors / Stories	-	Flood risk	-
Year built	-	Conservation area	Not known

### Building Safety

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Are there any known defects/hazards?

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### Restrictions and rights

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Is the property listed?

-

Are you aware of any local planning?

-

Are there restrictive covenants?

-

Does the property have any communal areas?

-

Are there any easements or wayleaves?

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Is there a public right of way?

-

Is there restriction on permitted development?

-

Are there tree preservation orders?

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### Flood and Coastal Erosion Risk

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Is the property at risk of flooding?

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Has any part of the property ever been flooded?

-

Is the property at risk of coastal erosion?

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## **Coalfield or Mining Area**

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**Is the property impacted by coal mining?**

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**Is the property impacted by types of mining other than coal?**

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## **Accessibility**

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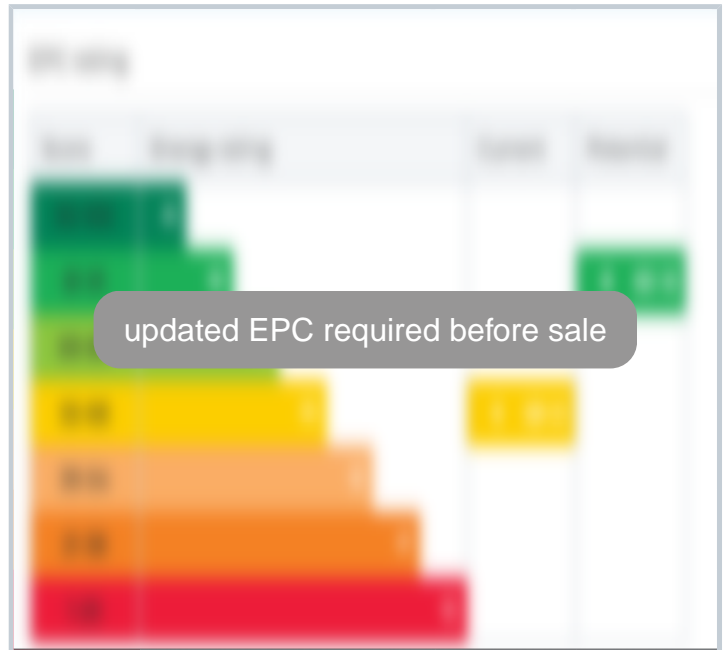
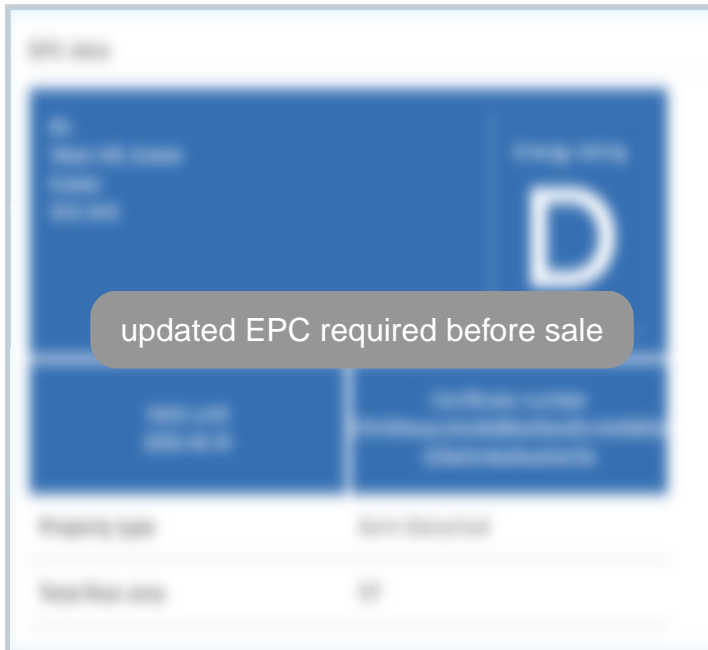
**Are there any adaptations or features that provide easier access to or within the property?**

-

**Is there disabled parking?**

-

## Energy Performance Certificates



### Additional EPC Data

Extension	-
Flat story	-
Flat top story	-
Floor height	-
Floor level	-
Glazed area	-
Glazed type	-
Hot water	-
Main fuel	-

Main heating	-
Main gas	-
Habitable rooms	-
Heated rooms	-
Roof	-
Wall	-
Wind turbine	-
Window	-

### General Notes

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## Local area information - Nearby schools

### Brynford Cp

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<b>School type</b>	Nursery / Primary
<b>Office for Standards in Education</b>	Other
<b>Distance</b>	0.3 miles

### St Winefrides

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<b>School type</b>	Nursery / Primary
<b>Office for Standards in Education</b>	Other
<b>Distance</b>	1.1 miles

### Ysgol Gwenffrwd

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<b>School type</b>	Nursery / Primary
<b>Office for Standards in Education</b>	Other
<b>Distance</b>	1.1 miles

### Ysgol Maes Y Felin

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<b>School type</b>	Nursery / Primary
<b>Office for Standards in Education</b>	Other
<b>Distance</b>	1.2 miles

### Ysgol Bro Carmel

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<b>School type</b>	Nursery / Primary
<b>Office for Standards in Education</b>	Other
<b>Distance</b>	1.8 miles

## Ysgol Treffynnon

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<b>School type</b>	Secondary
<b>Office for Standards in Education</b>	Other
<b>Distance</b>	1.2 miles

## Options Kinsale

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<b>School type</b>	Independent
<b>Office for Standards in Education</b>	Other
<b>Distance</b>	2.8 miles



## Local area information - Nearby transport

### Bus stop/station

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<b>Name</b>	Brynford Crossroads South, A5119
<b>Distance</b>	0.3 miles
<b>Longitude</b>	-3.2331
<b>Latitude</b>	53.2613

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<b>Name</b>	Brynford Crossroads North, B5121
<b>Distance</b>	0.3 miles
<b>Longitude</b>	-3.2328
<b>Latitude</b>	53.2619

### National rail station

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<b>Name</b>	Flint Rail Station
<b>Distance</b>	3.9 miles
<b>Longitude</b>	-3.1326
<b>Latitude</b>	53.2497

## Planning Applications

### On-site Planning Applications

**No planning application found**

It appears there are no records of planning applications for this property.

## Nearby Planning Applications

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**No planning application found**

It appears there are no records of planning applications for this property.