



PARC
GAINSBOROUGH

ABERGELE, LL22 9AZ



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SET BETWEEN THE ROLLING GREEN HILLS OF NORTH WALES AND ITS SPECTACULAR GOLDEN COASTLINE, PARC GAINSBOROUGH OFFERS AN EXCEPTIONAL BALANCE OF TRANQUILITY, NATURAL BEAUTY, AND COASTAL SOPHISTICATION.

ENSCONCED WITHIN A PRIVATE, GATED COMMUNITY ON A PEACEFUL COUNTRY LANE, THIS EXCLUSIVE DEVELOPMENT ENJOYS THE SERENITY OF RURAL LIVING WHILE REMAINING JUST MOMENTS FROM ABERGELE'S HISTORIC TOWN CENTRE AND THE BREATHTAKING NORTH WALES COAST.



SCAN TO
VIEW OUR
VIDEO
TOURS.





Parc Gainsborough Development Plan

House Types

-  The Curig
3 Bed Semi Detached
-  The Glanwen
3 Bed Semi Detached
-  The Brenig
4 Bed Detached
-  The Afonwen
4 Bed Detached
-  The Penbryn
4 Bed Detached
-  The Beaumaris
5 Bed Detached
-  Awel Heights
Apartments
-  Celyn Court
Apartments

HBF Home
Builders
Federation



Please note the images are intended for illustrative purposes only, and no information contained within this document will form any part of a contract.

THE DEVELOPMENT

An exclusive collection of 47 beautifully constructed homes (broken down into 27 houses and 20 apartments in 2 low level buildings), in the heart of Abergele, where serene countryside meets contemporary sophistication. Thoughtfully designed to complement their picturesque surroundings, each home embodies a refined balance of space, light and modern comfort.

THE HOUSES

The houses offer a choice of six different layouts starting with spacious three-bedroom semi-detached homes that provide an ideal setting for growing families, combining open-plan layouts with private gardens that embrace the natural landscape. For those looking for something exceptional, the four and five-bedroom executive detached homes deliver a new level of luxury with expansive living spaces, refined finishes, and generous plots that celebrate both privacy and style.

Framed by landscaped gardens, communal green spaces and tranquil ponds alive with local wildlife, Parc Gainsborough is more than a place to live, it's a community designed for those who value style, space and a life connected to nature.



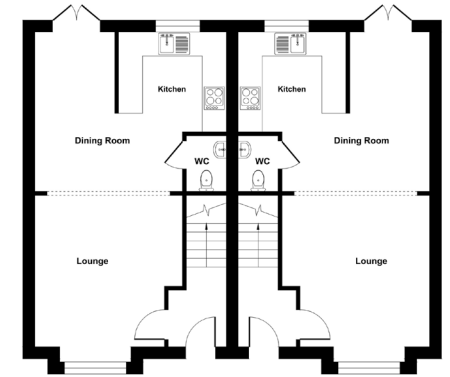
THE CURIG

Semi-Detached



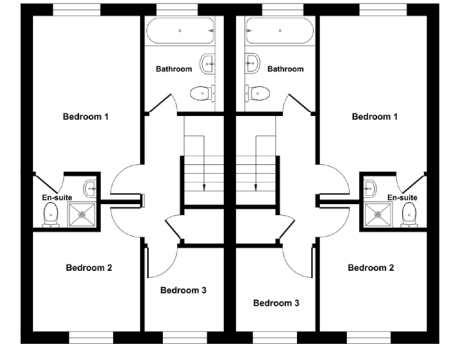
Offering a harmonious balance of style, comfort, and effortless living. Designed to a high specification, it features a bright, open-plan kitchen and dining area with luxury fittings and patio doors that frame the garden beyond. A welcoming lounge and thoughtful touches throughout create a home that feels both contemporary and inviting; perfect for those seeking a refined, low-maintenance lifestyle within a peaceful setting.

- 3 Bedrooms
- Family Bathroom
- Ensuite
Shower Room
- Cloakroom/WC
- Open Plan
Living Space
- Parking for
2 Vehicles



Ground Floor

Lounge : 3.8m x 3.7m
Dining : 4m x 3.7m
Kitchen : 2.5m x 2.7m



First Floor

Bedroom 1 : 3.8m x 3.7m
Bedroom 2 : 3.2m x 2.7m
Bedroom 3 : 2.1m x 2m
Bathroom : 2.4m x 2m
En-suite : 1.6m x 1.3m

* Please note: Images depicting interior and exteriors are guides, final finishes may change. Floor plans are indicative only and final dimensions may vary.

THE GLANWEN

Semi-Detached



A striking three-storey home that brings light and space to every level. The open-plan ground floor forms a vibrant heart of the home, ideal for family life, entertaining, or relaxed weekends. Two well-proportioned bedrooms and a family bathroom sit on the first floor, while the top floor is reserved for the luxurious primary suite, complete with dressing area and ensuite. This is a home that adapts beautifully to the rhythm of modern family living.

- **3 Bedrooms**
- **Family Bathroom**
- **Cloakroom/WC**
- **Large Open Plan Living Space**
- **Primary Bedroom with Ensuite & Walk-In Wardrobe**
- **Parking for 2 Vehicles**



Ground Floor
Kitchen / Diner / Lounge : 9.4m x 4.1m
WC : 1.9m x 0.9m



First Floor
Bedroom 2 : 4.1m x 3.9m
Bedroom 3 : 4.1m x 2.9m
Bathroom : 2.3m x 1.9m



Second Floor
Bedroom 1 : 5.5m x 3.1m
Dressing Room : 2.4m x 1.8m
En Suite : 2.4m x 2.1m

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THE BRENIG

Detached



A spacious home defined by elegance and innovation. Its expansive open-plan kitchen and dining area create a sociable hub for entertaining, complemented by a generous lounge for quieter moments. Premium fixtures, underfloor heating, and an energy-efficient air-source heat pump combine modern comfort with sustainability. Set within the exclusive gated grounds of Parc Gainsborough, The Brenig delivers exceptional style and serenity in equal measure.

- **4 Bedrooms**
- **Family Bathroom**
- **Multiple Reception Rooms**
- **Cloakroom / WC**
- **Separate Utility**
- **Primary Bedroom with Ensuite**
- **Parking for 2 Vehicles**



Ground Floor

Lounge : 4.6m x 3.4m
 Dining : 4.1m x 3m
 Kitchen : 3.1m x 3.4m
 TV Room : 4.6m x 2.9m



First Floor

Bedroom 1 : 5.1m x 2.9m
 Bedroom 2 : 3.4m x 3.4m
 Bedroom 3 : 4.1m x 2.4m
 Bedroom 4 / Study : 2.1m x 3.0m
 Bathroom : 3.1m x 1.9m
 En Suite : 1.9m x 1.9m



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THE PENBRYN

Detached



A sizable family home that embraces both connection and calm. The open-plan kitchen, dining, and family area opens through full-height bi-fold doors to the rear garden, creating effortless indoor-outdoor flow. A charming front balcony offers a private spot to enjoy morning coffee or evening views. Upstairs, the top floor primary suite, complete with dressing room and Juliet balcony, provides a tranquil retreat above three further spacious bedrooms. A home that feels as elegant as it is functional.

- **4 Bedrooms**
- **Family Bathroom**
- **Large Open Plan Living Space**
- **Utility & Store**
- **Separate Snug**
- **Primary Bedroom with Ensuite & Walk-In Wardrobe**
- **Parking for 4 Vehicles**



Ground Floor
 Dining Room / Family Room : 5.8m x 3.8m
 Kitchen : 4.3m x 3.27m
 WC : 3.3m x 3.2m



First Floor
 Bedroom 2 : 5.8m x 3.2m
 Bedroom 3 : 4.5m x 2.8m
 Bedroom 4 : 3.8m x 2.9m
 Bathroom : 2.8m x 2.0m



Second Floor
 Bedroom 1 : 5.8m x 5.8m
 Dressing Room : 3.3m x 1.6m
 En Suite : 2.4m x 2.7m

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THE AFONWEN

Detached



Pairs flexible spaces with contemporary flair. The open-plan kitchen, dining, and family area opens onto the garden through sleek bi-fold doors, while a generous lounge and separate snug offer distinct areas to unwind or entertain. Upstairs, three stylish bedrooms and a family bathroom ensure everyday comfort, with a private en-suite to bedroom two. The top floor hosts the serene primary suite, complete with en-suite and striking gable window, making this home both practical and beautifully poised.

- **4 Bedrooms**
- **Family & Ensuite Bathrooms**
- **Large Open Plan Living Space**
- **Separate Lounge**
- **Primary Bedroom with Ensuite & Walk-In Wardrobe**
- **Parking for 2 Vehicles**



Ground Floor
Kitchen / Diner /
Lounge : 9.4m x 4.1m
WC : 1.9m x 0.9m



First Floor
Bedroom 2 : 4.1m x 3.9m
Bedroom 3 : 4.1m x 2.9m
Bathroom : 2.3m x 1.9m



Second Floor
Bedroom 1 : 5.5m x 3.1m
Dressing Room : 2.4m x 1.8m
En Suite : 2.4m x 2.1m

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THE BEAUMARIS

Detached



An executive home that combines timeless architecture with understated luxury. A grand open-plan kitchen, dining, and family area opens onto the garden, perfect for gatherings that flow from indoors to out. A separate lounge offers elegant retreat, while the spacious double garage adds convenience and curb appeal. Upstairs, the master suite features a dressing area and en-suite, with a second en-suite bedroom enhancing the sense of space and sophistication. The Beaumaris redefines modern family living, graceful, generous, and built to impress.

- **5 Bedrooms**
- **Family & 2 Ensuite Bathrooms**
- **Large Open Plan Living Space**
- **Separate Lounge**
- **Cloakroom/WC**
- **Bifold Doors**
- **Separate Utility**
- **Integral Garage**



Ground Floor

Kitchen/Dining/Family Room : 11.3m x 3.9m
 Living Room : 5.6m x 3.2m
 WC : 2.3m x 1.1m
 Utility : 3.8m x 1.7m



First Floor

Bedroom 1 : 6.8m x 4.9m Bedroom 3 : 4.0m x 3.6m
 En-Suite 1 : 2.2m x 2.2m Bedroom 4 : 3.6m x 3.09m
 Bedroom 2 : 4.4m x 3.0m Bedroom 5 : 3.0m x 2.3m
 En-suite 2 : 2.6m x 2.1m Bathroom : 2.8m x 2.2m

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THE APARTMENTS

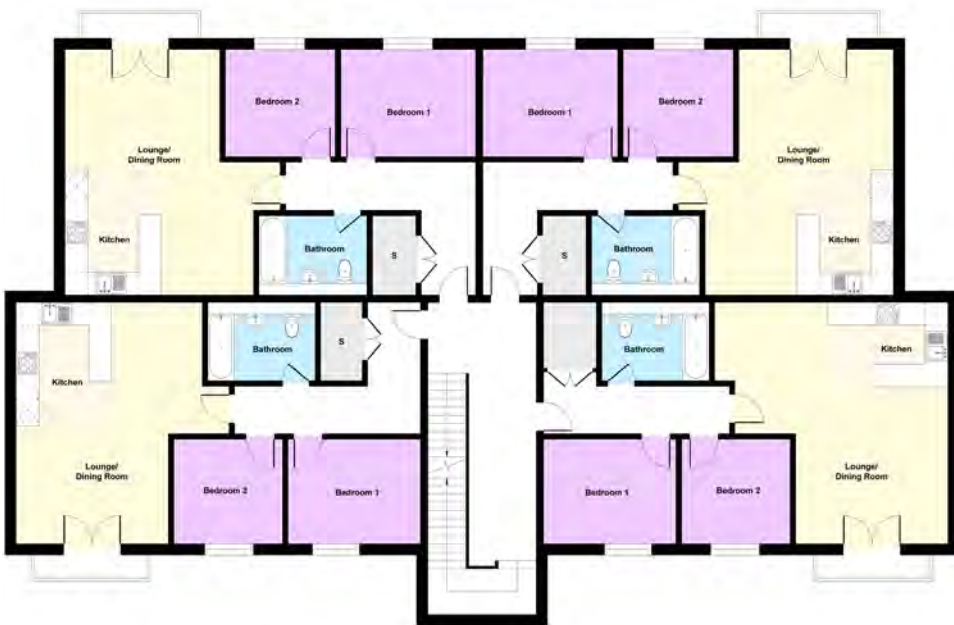
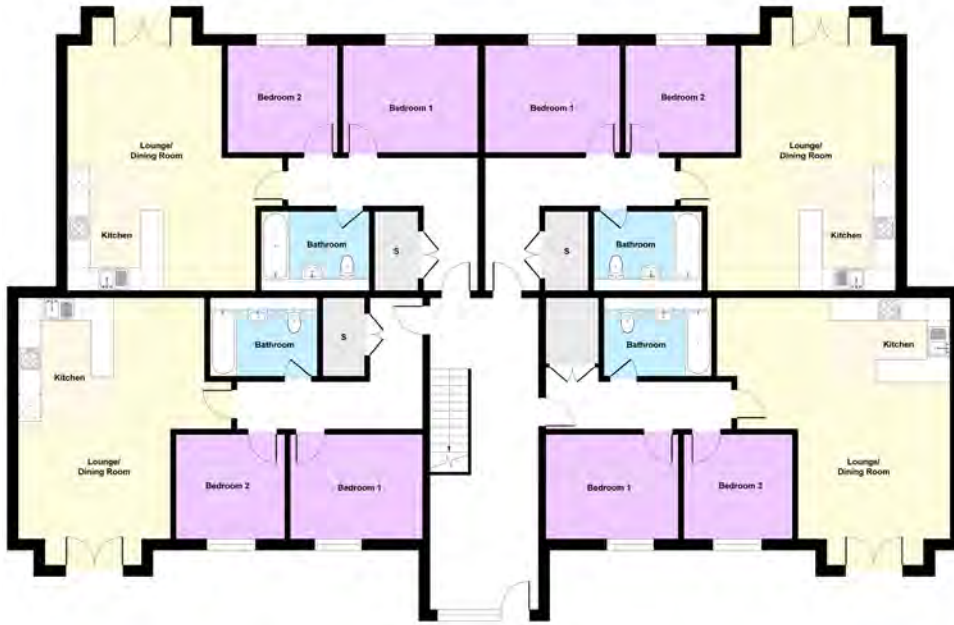
At the heart of Parc Gainsborough sit two elegant low-level apartment buildings, thoughtfully designed to offer modern comfort and style within a peaceful, gated setting.

The first building features two storeys of spacious two-bedroom apartments (approximately 70 sqm each), available with either one bathroom or two bathrooms including an ensuite. Each apartment enjoys a bright open plan living, kitchen and dining area, complete with a separate storeroom. Ground-floor apartments open directly onto private terraces, while first-floor homes feature Juliet balconies that frame views of the landscaped surroundings.

The second apartment building offers a charming three-storey design. The ground and first-floor apartments each span around 61 sqm, providing two bedrooms, one bathroom, and contemporary open-plan living spaces. Above, two beautifully appointed attic apartments offer around 57 sqm of stylish one-bedroom accommodation, with open-plan layouts, modern kitchens, and private storage.

Together, these apartments combine sleek design, practical living, and a sense of space rarely found in such an exclusive coastal development.





ATTIC FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.





GROUND FLOOR



FIRST FLOOR

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GENERAL SPECIFICATION SUMMARY

Every home at Parc Gainsborough is built to exacting standards, combining craftsmanship, comfort, and contemporary design.

Interiors feature high-quality kitchens with *Urban Symphony* cabinetry, premium worktops, and AEG integrated appliances, while modern bathrooms are finished with elegant tiling and chrome fittings. Energy-efficient air-source heat pumps, underfloor heating, and EV chargers come as standard, with the option to upgrade to solar panels for an A-rated EPC and a further option to upgrade to a bespoke package.


Exteriors blend classic **red brick and Portland stone** detailing with **anthracite finishes and paved driveways** ensuring every detail reflects both style and sustainability.

Gardens will have 100mm of soil as standard, with an upgrade package available.

* Please note: Specification summary is general and is for guidance and may not be applicable to every house or apartment.





An aerial photograph of a large stone castle with multiple towers and battlements, situated on a lush green hillside. The castle is surrounded by dense forests and a well-maintained lawn. In the background, a coastline with a beach and a bay is visible under a blue sky with scattered white clouds. The overall scene is a mix of natural beauty and historical architecture.

ABOUT THE AREA

From leisurely strolls along the North Wales Coastal Path to invigorating hikes in Snowdonia National Park, this location brings together the best of both coast and country. Whether it's a morning coffee overlooking the hills, an afternoon walk along the beach, or dinner at one of the region's award-winning restaurants, life at Parc Gainsborough invites you to slow down, breathe deeply, and embrace a richer way of living.

PLACES OF INTEREST

HERITAGE & CASTLES

- **Gwrych Castle, Abergele** – A captivating 19th-century landmark, featured on ITV's I'm a Celebrity, set against dramatic wooded hillsides.
- **Conwy Castle & Town Walls** – A UNESCO World Heritage fortress offering panoramic coastal and mountain views.
- **Caernarfon Castle** – A grand medieval stronghold, rich in Welsh history and culture.

NATURAL BEAUTY & LANDSCAPES

- **Snowdonia National Park** – Rugged peaks, glacial lakes and some of Britain's most inspiring scenery.
- **Aber Falls** – A magnificent waterfall framed by forested trails and mountain views.
- **Great Orme, Llandudno** – Dramatic headland with tram rides, cable cars, and breathtaking vistas.
- **Bodnant Gardens** – World-renowned National Trust gardens with seasonal floral displays and woodland walks.
- **Llanberis & Llyn Padarn** – A lakeside haven for walking, kayaking, and rail journeys into Snowdonia.
- **South Stack Lighthouse** – Iconic cliffs and lighthouse with spectacular sunset views.

SPA & WELLNESS

- **Kinmel & Kinspa, Abergele** – Luxury spa hotel and wellness retreat just a short stroll from Parc Gainsborough.
- **The White Spa, St George** – Modern spa and fitness destination for rejuvenation and relaxation.
- **The Marian Spa, Colwyn Bay** – Elegant wellness sanctuary offering premium treatments and state-of-the-art facilities.

DINING & GASTRONOMY

- **Kinmel Arms, Abergele** – An award-winning gastropub renowned for fine dining and local seasonal produce.
- **Pen y Bryn, Colwyn Heights** – Stylish country dining with sweeping coastal views.
- **Dishes, Prestatyn** – Contemporary restaurant and cocktail lounge led by rising star chef Andrew Sheridan.
- **Bryn Williams at Porth Eirias, Colwyn Bay** – Seafront dining from one of Wales' most celebrated chefs.
- **Oystercatcher, Anglesey** – Coastal chic restaurant serving modern Welsh cuisine and fresh local seafood.
- **Alfredos, Conwy** – Authentic family-run Italian in the heart of the medieval walled town.

GOLF

- **Abergele Golf Club** – Picturesque parkland course beneath the backdrop of Gwrych Castle.
- **Conwy Golf Club** – Championship links course with estuary views and world-class reputation.
- **Llandudno Golf Club** – Traditional seaside course overlooking Snowdonia.
- **Prestatyn Golf Club** – One of Wales' longest and most scenic championship links courses.

FAMILY & LEISURE

- **Manorafon Farm Park, Abergele** – Family favourite offering hands-on experiences and outdoor play.
- **Knightly's Fun Park, Towyn** – Classic seaside amusements and entertainment.
- **Welsh Mountain Zoo, Colwyn Bay** – A wildlife haven home to snow leopards, red pandas and exotic species.
- **GreenWood Family Park, Gwynedd** – Eco-adventure park set in lush woodland.
- **Llandudno Pier** – A timeless Victorian pier with arcades, shops and sea views.
- **Anglesey Sea Zoo** – Wales' largest marine aquarium celebrating local sea life.



TRANSPORT

Perfectly positioned for both convenience and tranquillity, Parc Gainsborough offers excellent transport connections. The nearby A55 North Wales Expressway provides swift links to Chester, Liverpool, and Manchester, while Abergele & Pensarn Railway Station, just a few minutes away offers regular services along the North Wales Coast Line. Local bus routes connect the development to surrounding towns, shops, and amenities, and for travel further afield, Liverpool John Lennon Airport is about an hour away and Manchester Airport around two hours drive.

SCHOOLS

Families at **Parc Gainsborough** benefit from an excellent choice of local schools. For younger children, **Ysgol Glan Gele Infant** and **Ysgol Sant Elfod Junior** schools provide highly regarded English-medium education within Abergele, while **Ysgol Glan Morfa** offers a popular Welsh-medium alternative. Older students are served by the well-established **Ysgol Emrys ap Iwan**, the town's main secondary school, just minutes away. For independent education, **Rydal Penrhos** in Colwyn Bay and **St David's College** in Llandudno both offer exceptional facilities and strong academic reputations within easy reach.



PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Electric, Underfloor heating via Air-sourced heat pump, Double glazing, EVC point, Solar panel package offered as an upgrade (extra charges apply).

Community Charge: See insert. To include security gates, communal gardens, refuse collection, roads and street lighting.

EPC: B rated. With solar panels, A Rated.

Council Tax Band: TBC - dependent on property type and size.

Local Authority:
Conwy County Borough Council
Tel: 01492 574000

Viewing: Strictly by appointment.
Tel: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com





DELIVERING RESULTS
FOR PREMIUM HOMES.

Contact me to arrange
your personal viewing.

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W.W. DEVELOPMENTS

Woods & Woodford is a family-led boutique residential developer operating across the North West and North Wales. Our background spans three generations of hands-on construction experience, a heritage that continues to shape the way we approach residential development today, with discipline, integrity and pride in the end result.

We are intentionally not a volume housebuilder. Every home we deliver is personally designed, reviewed, and overseen by those directly involved in the business, ensuring a consistent standard of workmanship, considered detailing and lasting quality. This level of involvement allows us to maintain control at every stage and deliver homes with a clear sense of purpose and longevity.

At Parc Gainsborough, our focus is simple: to create well-designed, enduring homes, supported by a team that is approachable, accountable, and committed to doing things properly, without compromise.

Louis Woodford
Managing Director
W.W. Developments Ltd