

KATY POORE

POWERED BY
exp UK

Property Information Report

Daintree

Needingworth, St. Ives, PE27

Report compiled

22nd October 2024

Your Property

Daintree

Needingworth, St. Ives, PE27



Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	5 <i>Actual</i>
Title Number	CB228409
Local Authority	Huntingdonshire
Constituency	-
Ward	Holywell-cum-Needingworth
Energy Performance	C
Council Tax	Band F Current Annual Charge – £3,353*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Good	O2	Good
Three	Good	Vodafone	Okay

Estimated Broadband Speeds

2Mb Basic	32Mb Superfast
930Mb Ultrafast	930Mb Overall

Flood Risk

Very Low – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

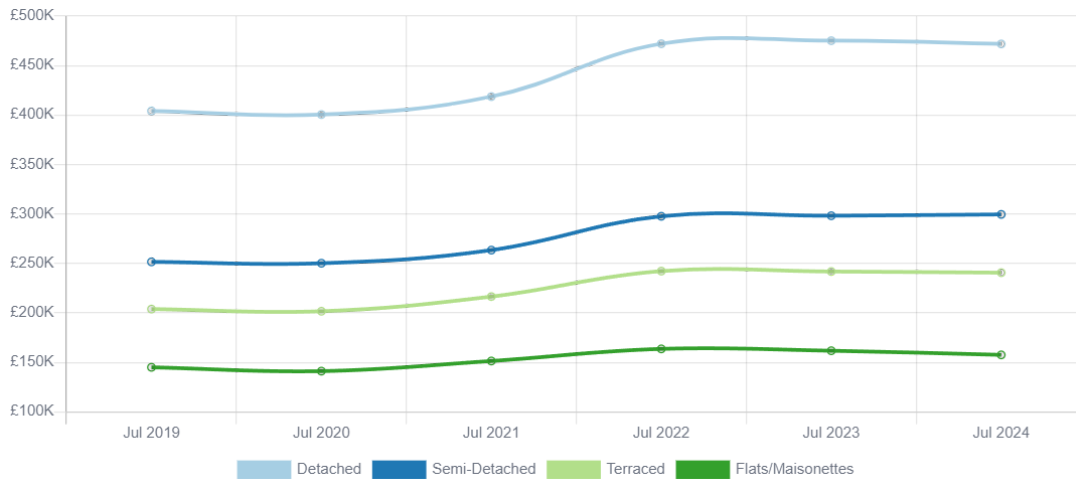
Katy Poore
07930019620
katy.poore@exp.uk.com

KATY POORE
exp uk

Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£464,533

Average price for a Detached property in PE27

2,985

Number of Detached properties in PE27

£520,594

Average price for a Detached property in England

£44,373 ↑ 17%

Average Price Change since 2019

£67,666 ↑ 17%

Detached Price Change

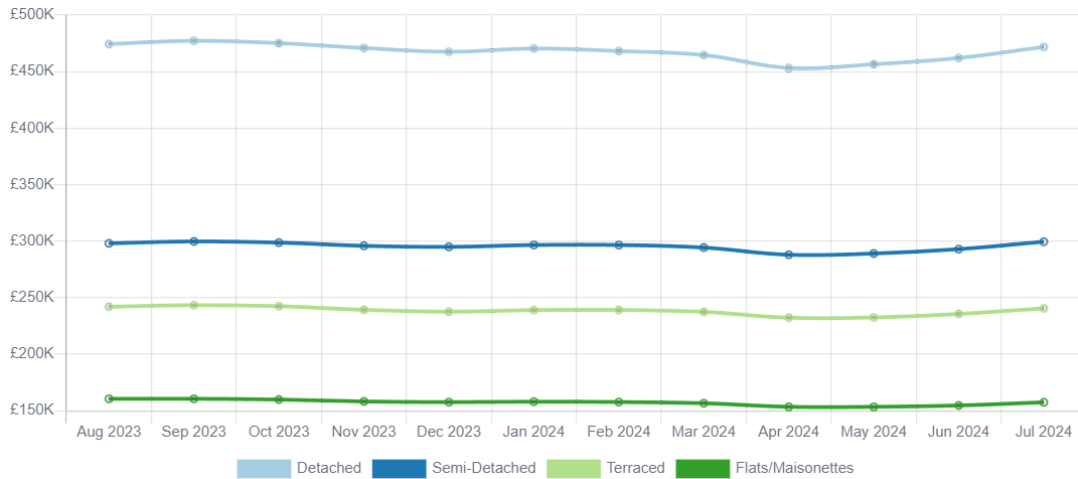
3722

Number of Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£327,269

Average price for property in PE27

10,373

Number of properties in PE27

£377,220

Average price for a property in England

£1,802 ↓ 1%

Average Price Change
Last 12 Months

£3,286 ↓ 1%

Detached Price Change
Last 12 Months

47

Number of Detached Transactions
Last 12 Months

Local Sales Activity

Property image unavailable
LISTED 8 MONTHS AGO
SOLD STC

Beldams **£520,000**
Offers over
0.22 km 4 Detached

ON MARKET 1 MONTH



Beldams **£499,950**
Offers over
0.27 km 4 Detached

ON MARKET 1 MONTH



Willow Green **£485,000**
Offers over
0.31 km 4 Detached

ON MARKET 3 MONTHS



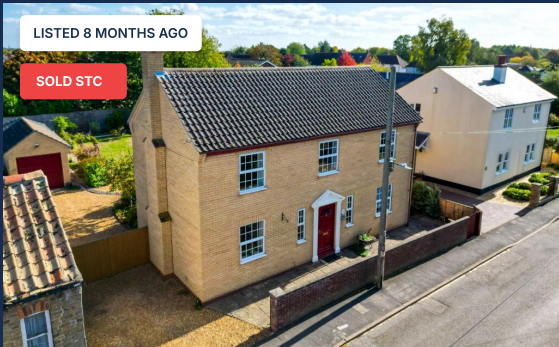
High Street **£900,000**
Offers over
0.31 km 4 Detached

ON MARKET 4 MONTHS



Turnpike Close **£650,000**
Offers over
0.42 km 5 Detached

LISTED 8 MONTHS AGO
SOLD STC



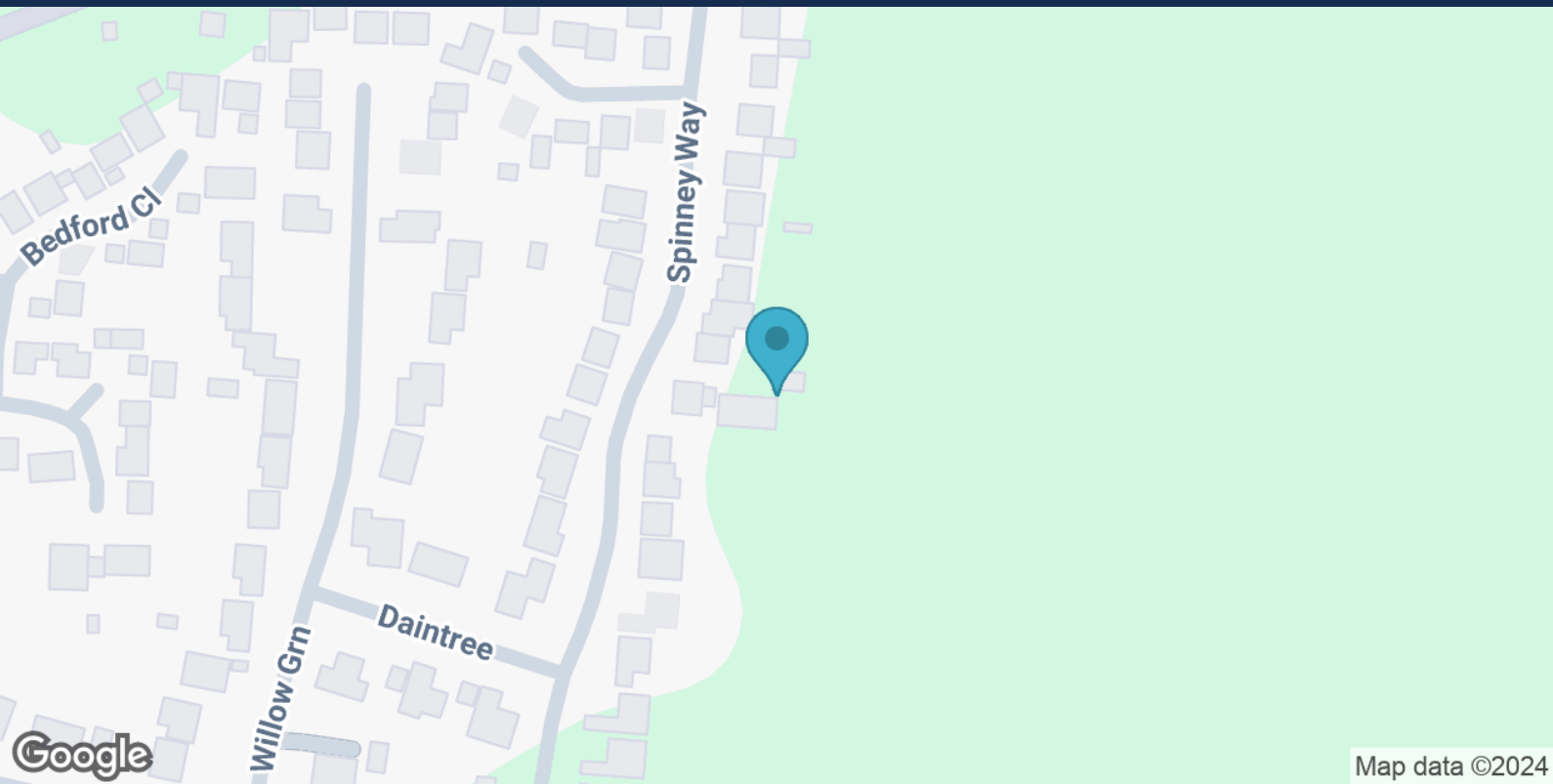
Church Street **£550,000**
Offers over
0.84 km 4 Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Holywell CofE Primary School	PE27 4TF	Primary	1.06 km	Outstanding
B Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	3.38 km	Good
C Over Primary School	CB24 5PG	Primary	3.48 km	Not rated
D Westfield Junior School	PE27 5RG	Primary	3.52 km	Good
E Wheatfields Primary School	PE27 3WF	Nursery, Primary	3.54 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J14 of M11	12.67 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	19.19 km

*Details provided by Department for Transport

Your Agent

Katy Poore

Owner

Email Address

katy.poore@exp.uk.com

Mobile Number

07930019620

Office

99 Needingworth Road

St. Ives
PE27 5JZ

07930019620

<https://katypoore.exp.uk.com/>



About Katy Poore

I've been in estate agency for nearly 20 years in the lovely town of St Ives and local villages.

With a humble approach and a focus on integrity, I've built a reputation for delivering great results for my clients.

Feel free to reach out anytime – I'm just a phone call (text or whatsapp whatever you prefer) away and always happy to help!

KATY POORE



Disclaimer

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact Katy Poore on 07930019620 or visit <https://katypoore.exp.uk.com/>. To opt out of future communication, contact Katy Poore.

Information produced by HM Land Registry. © Crown copyright and database rights 2022

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.