

KATY POORE

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Property Information Report

Mill Way

Needingworth, St. Ives, PE27

Report compiled

21st November 2024

Your Property

Mill Way

Needingworth, St. Ives, PE27

Property Details

Type of Home	Detached
Tenure	Leasehold
Number of Bedrooms	3 <i>Estimated</i>
Title Number	
Local Authority	Huntingdonshire
Constituency	-
Ward	Holywell-cum-Needingworth
Energy Performance	C
Council Tax	Band E Current Annual Charge – £2,837*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Okay	O2	Good
Three	Okay	Vodafone	Okay

Estimated Broadband Speeds

3Mb Basic	31Mb Superfast
1000Mb Ultrafast	1000Mb Overall

Flood Risk

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

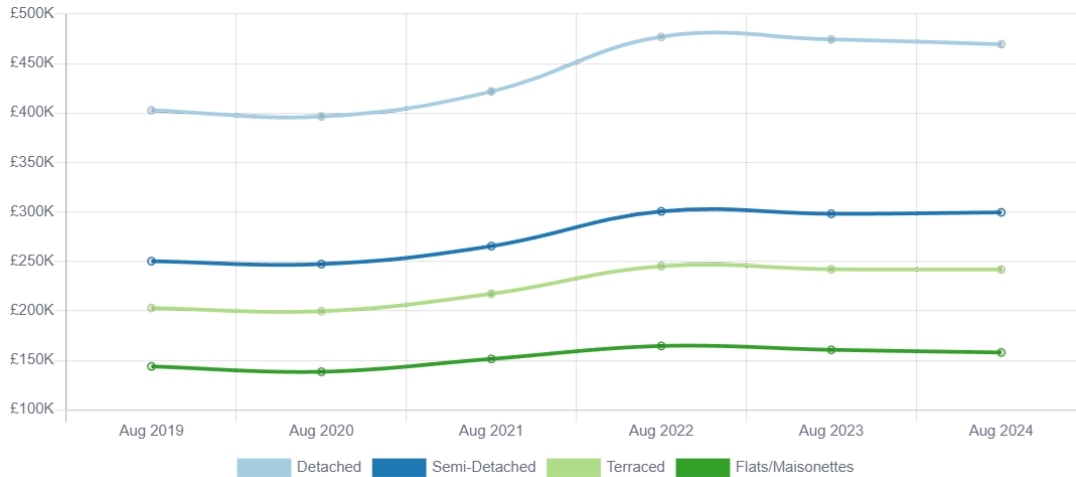
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£448,879

Average price for a Detached property in PE27

2,995

Number of Detached properties in PE27

£517,651

Average price for a Detached property in England

£45,524 ↑ 17%

Average Price Change since 2019

£66,741 ↑ 17%

Detached Price Change

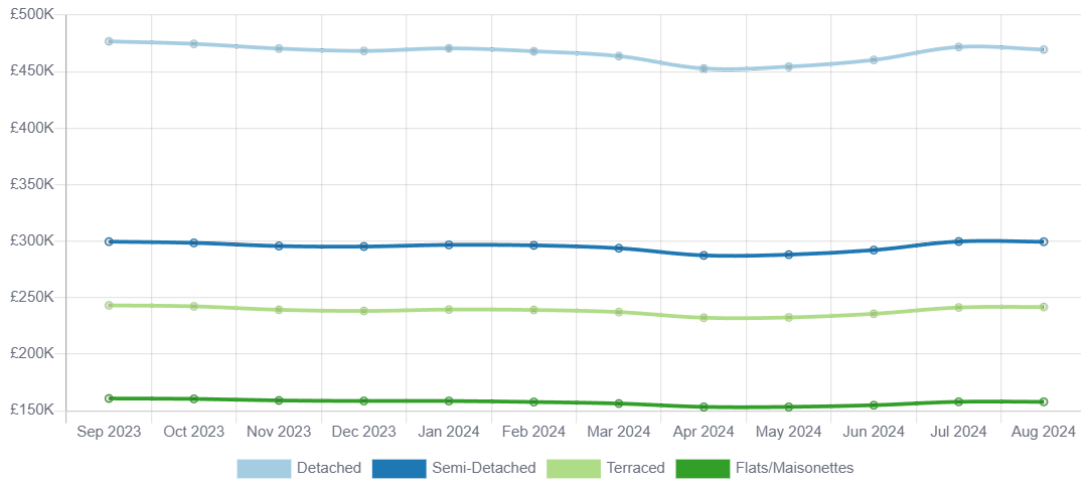
3722

Number of Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£322,436

Average price for property in PE27

10,386

Number of properties in PE27

£376,593

Average price for a property in England

£1,536 → 0%

Average Price Change
Last 12 Months

£4,917 ↓ 1%

Detached Price Change
Last 12 Months

41

Number of Detached Transactions
Last 12 Months

Local Sales Activity



ON MARKET 1 MONTH

Mill Way

£750,000

Offers over

📏 92 metres

🏠 4 🏠 Detached



ON MARKET 2 WEEKS

Overcote Lane

£695,000

Offers over

📏 0.60 km

🏠 4 🏠 Detached



LISTED 7 MONTHS AGO

SOLD STC

Holywell

£750,000

Offers over

📏 0.83 km

🏠 4 🏠 Detached



LISTED 2 MONTHS AGO

SOLD STC

Willow Green

£485,000

Offers over

📏 0.87 km

🏠 4 🏠 Detached



LISTED 1 MONTH AGO

SOLD STC

Beldams

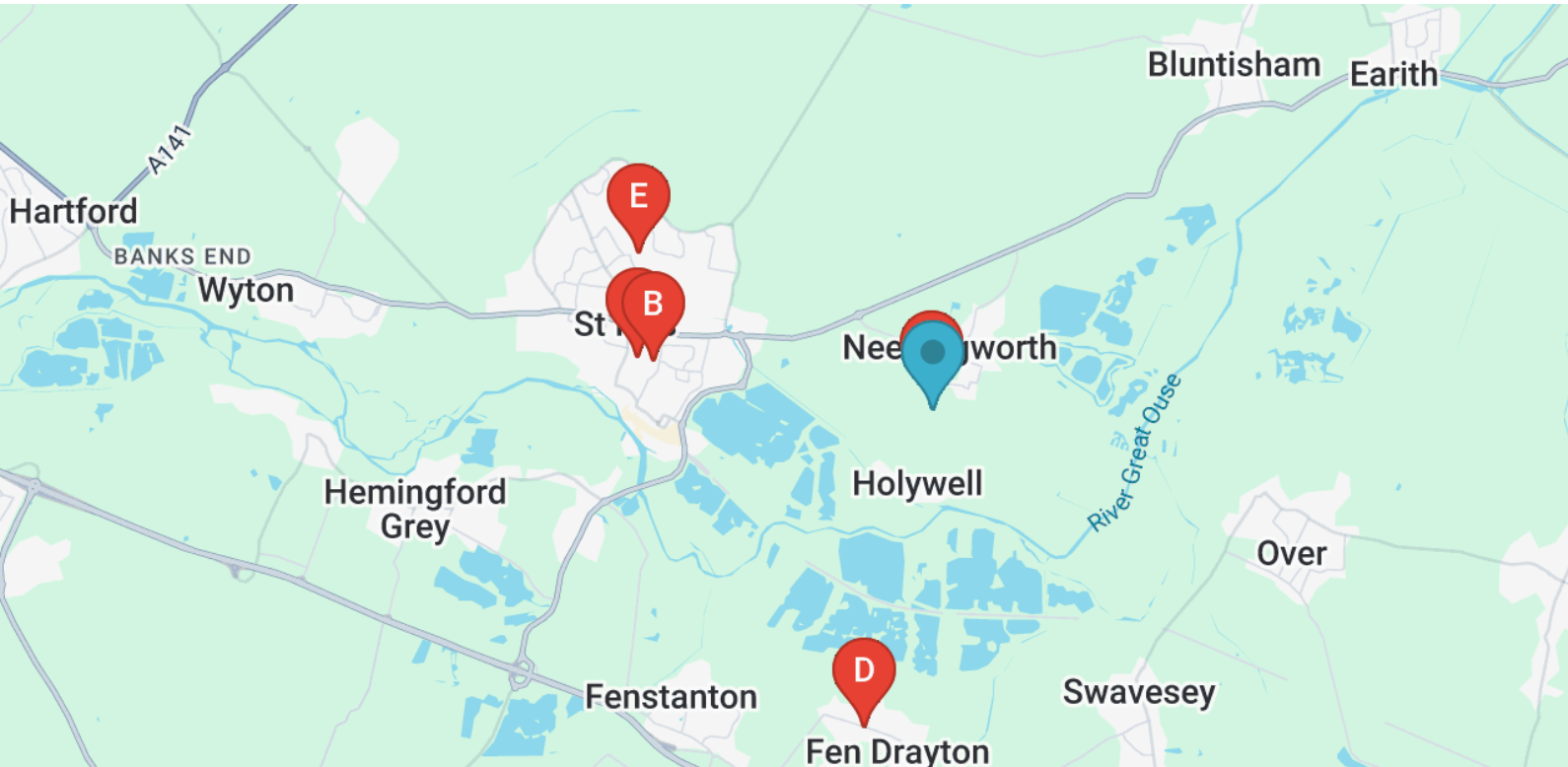
£770,000

Offers over

📏 0.89 km

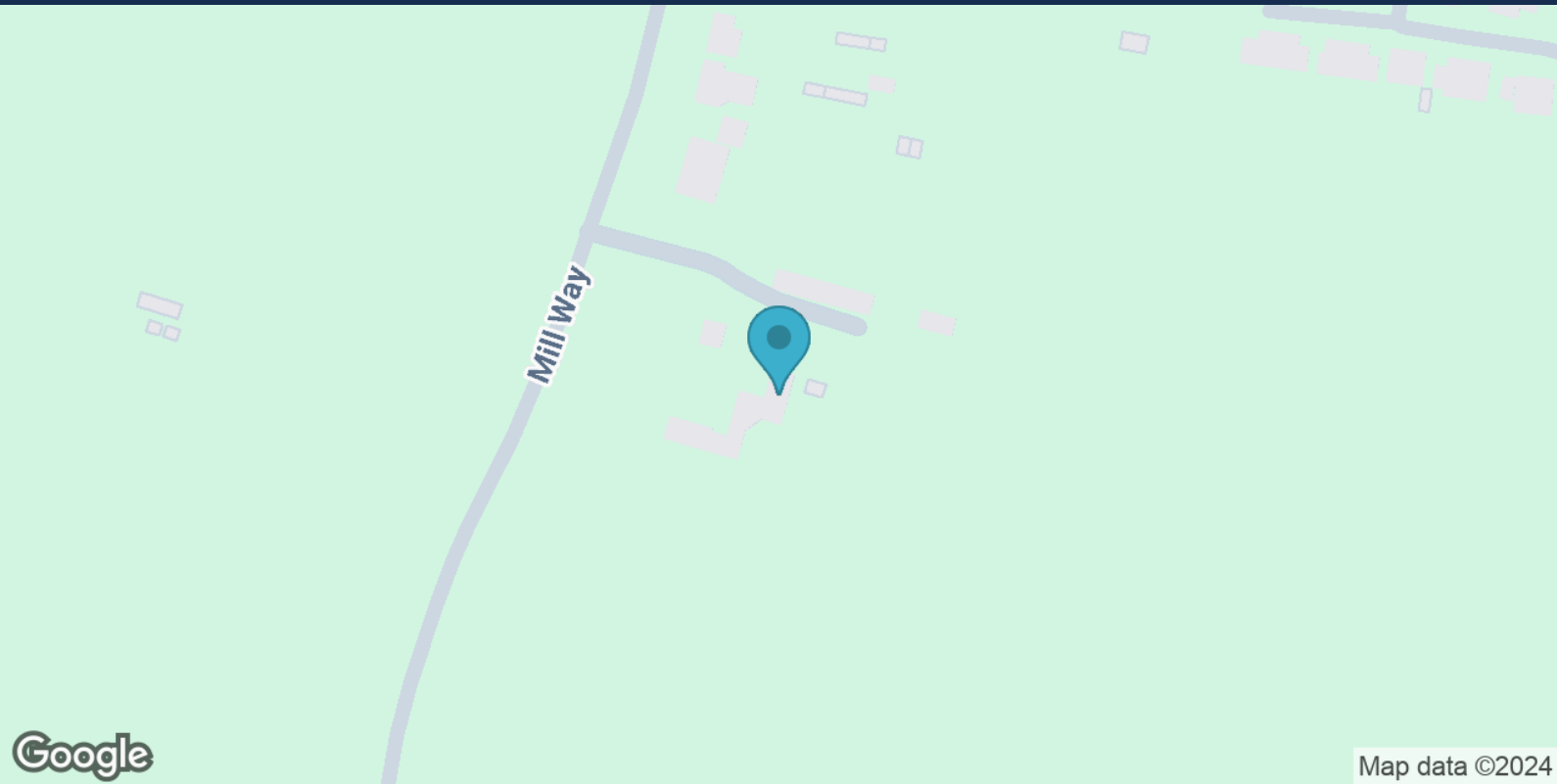
🏠 4 🏠 Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Holywell CofE Primary School	PE27 4TF	Primary	93 metres	Outstanding
B Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	2.70 km	Good
C Westfield Junior School	PE27 5RG	Primary	2.85 km	Good
D Fen Drayton Primary School	CB24 4SL	Primary	3.10 km	Good
E Wheatfields Primary School	PE27 3WF	Nursery, Primary	3.16 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J14 of M11	12.28 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	19.08 km

*Details provided by Department for Transport

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KATY POORE


Your Agent

Katy Poore

Owner

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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



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