

KATY POORE

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Property Information Report

# Bull Lane

St. Ives, PE27

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Report compiled

31st May 2024

# Your Property

## Bull Lane

St. Ives, PE27



### Property Details

|                    |   |
|--------------------|---|
| Type of Home       | Terraced                                  |
| Tenure             | Freehold                                  |
| Number of Bedrooms | 3<br><i>Actual</i>                        |
| Title Number       | CB322295                                  |
| Local Authority    | Huntingdonshire                           |
| Constituency       | -   |
| Ward               | St Ives South                             |
| Energy Performance | D   |
| Council Tax        | Band A<br>Current Annual Charge – £1,461* |

\* May vary slightly for local parish council differences

### Mobile Coverage

|       |      |          |      |
|-------|------|----------|------|
| EE    | Poor | O2       | Okay |
| Three | Okay | Vodafone | Good |

### Estimated Broadband Speeds

|                  |                |
|------------------|----------------|
| 16Mb Basic       | 80Mb 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%)

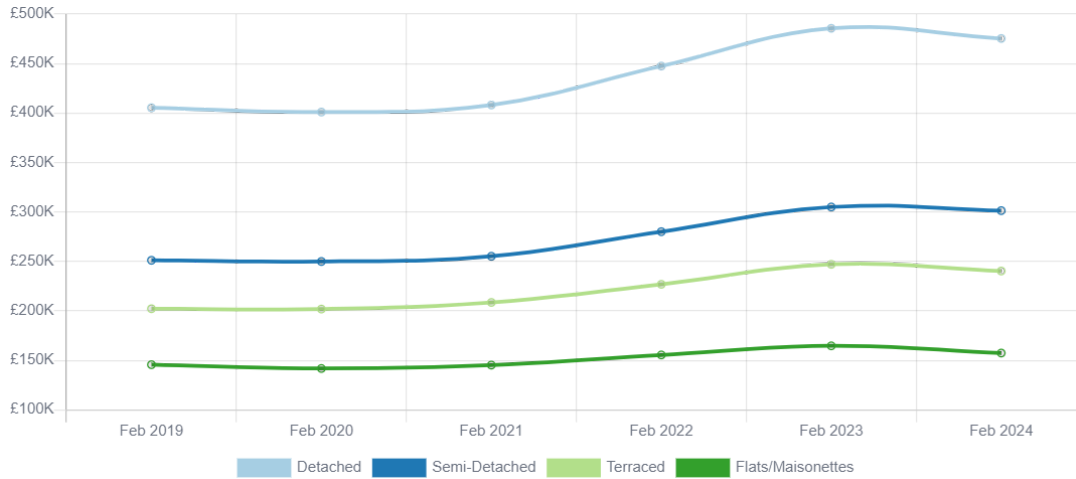
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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 2019



**£284,700**

Average price for a Terraced property in PE27

**2,675**

Number of Terraced properties in PE27

**£293,632**

Average price for a Terraced property in England

**£43,585** ↑ 17%

Average Price Change since 2019

**£35,862** ↑ 18%

Terraced Price Change

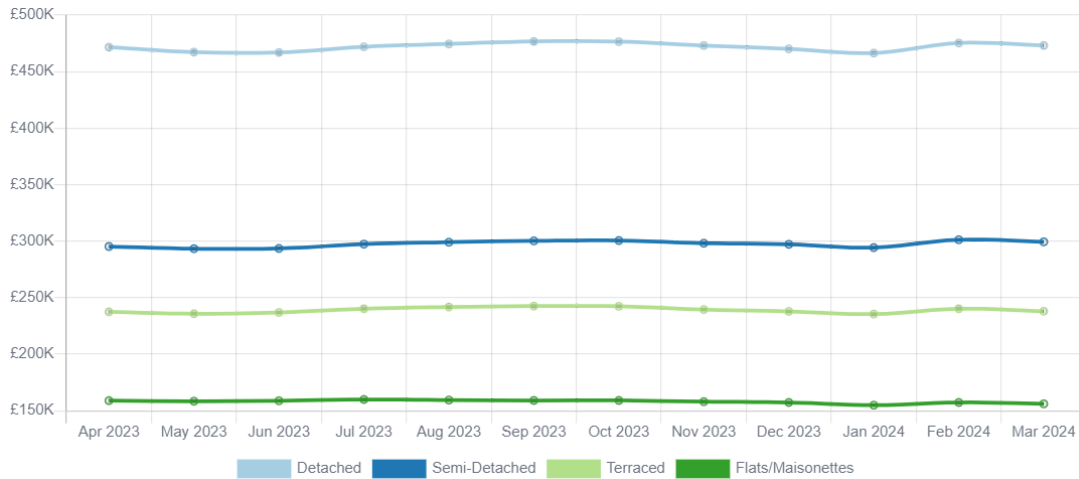
**4336**

Number of Terraced Transactions

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£334,864**

Average price for property in PE27

**10,371**

Number of properties in PE27

**£387,775**

Average price for a property in England

**£3,949** ↓ 1%

Average Price Change  
Last 12 Months

**£3,668** ↓ 2%

Terraced Price Change  
Last 12 Months

**33**

Number of Terraced Transactions  
Last 12 Months

# Local Sales Activity



ON MARKET 6 MONTHS

Free Church Passage

**£390,000**

Offers over

📏 23 metres

🏠 3 🏠 Terraced



ON MARKET 1 YEAR

Free Church Passage

**£270,000**

Offers over

📏 23 metres

🏠 2 🏠 Flats/Maisonettes



ON MARKET 1 WEEK

Chapel Court

**£215,000**

Offers over

📏 87 metres

🏠 2 🏠 Terraced



ON MARKET 5 MONTHS

Bridgefoot

**£269,500**

Offers over

📏 0.11 km

🏠 2 🏠 Flats/Maisonettes



ON MARKET 8 MONTHS

Bridgefoot

**£269,500**

Offers over

📏 0.11 km

🏠 2 🏠 Flats/Maisonettes



ON MARKET 1 YEAR

Bridgefoot

**£269,500**

Offers over

📏 0.11 km

🏠 2 🏠 Flats/Maisonettes

# Local Lettings Activity

ON MARKET 1 MONTH



Chapel Court **£1,200**  
PCM

📏 76 metres 🛏 2 🏠 Terraced

ON MARKET 1 WEEK



Bridgefoot **£1,050**  
PCM

📏 0.10 km 🛏 2 🏠 Flats/Maisonettes


ON MARKET 3 WEEKS



Cow and Hare Passage **£795**  
PCM

📏 0.18 km 🛏 1 🏠 Flats/Maisonettes


ON MARKET 1 MONTH



Osborne Court **£1,100**  
PCM

📏 0.20 km 🛏 2 🏠 Flats/Maisonettes

ON MARKET 1 MONTH



10e East Street **£895**  
PCM

📏 0.21 km 🛏 1 🏠 Flats/Maisonettes

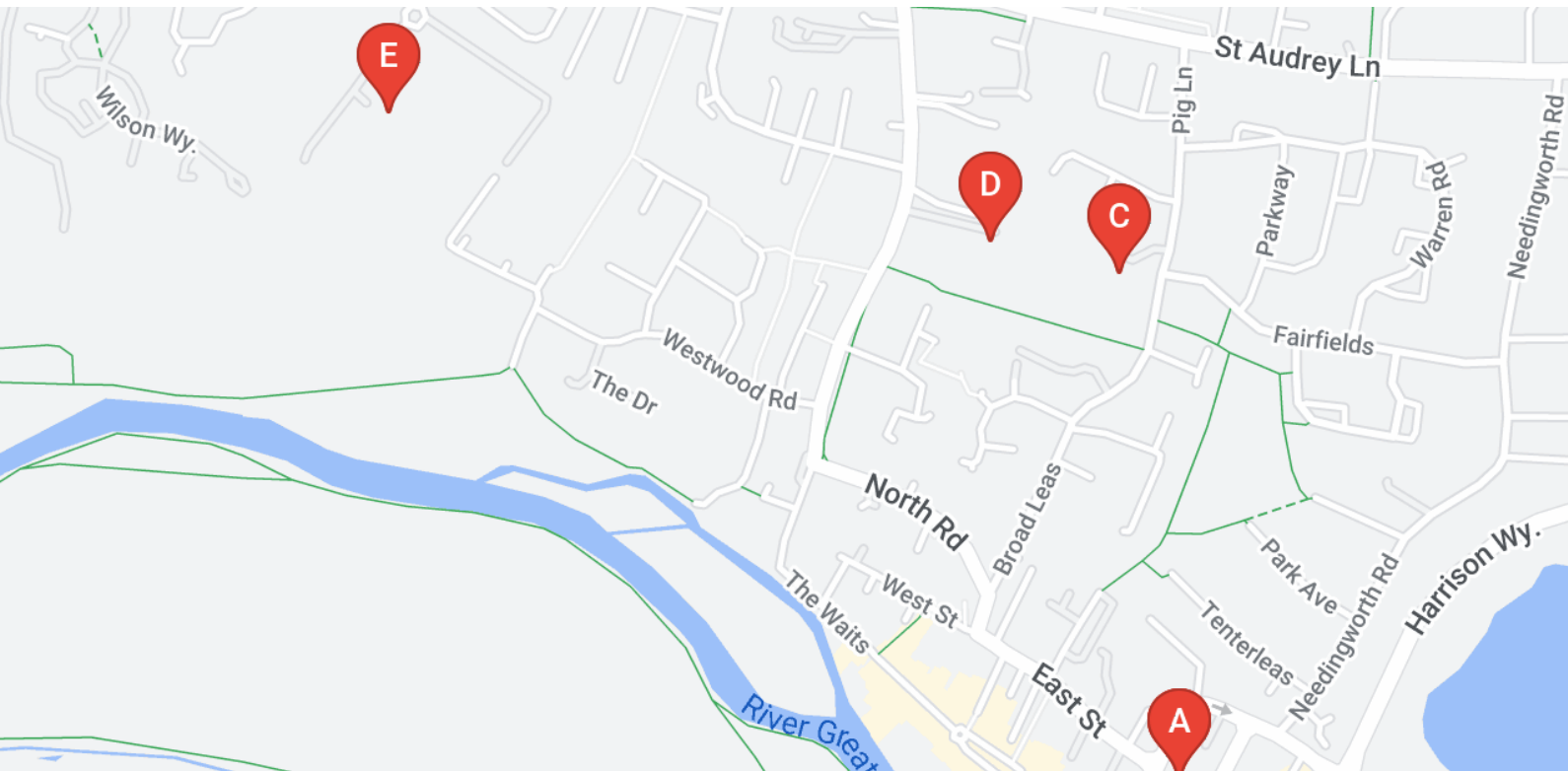
ON MARKET 1 MONTH



East Street **£1,200**  
PCM

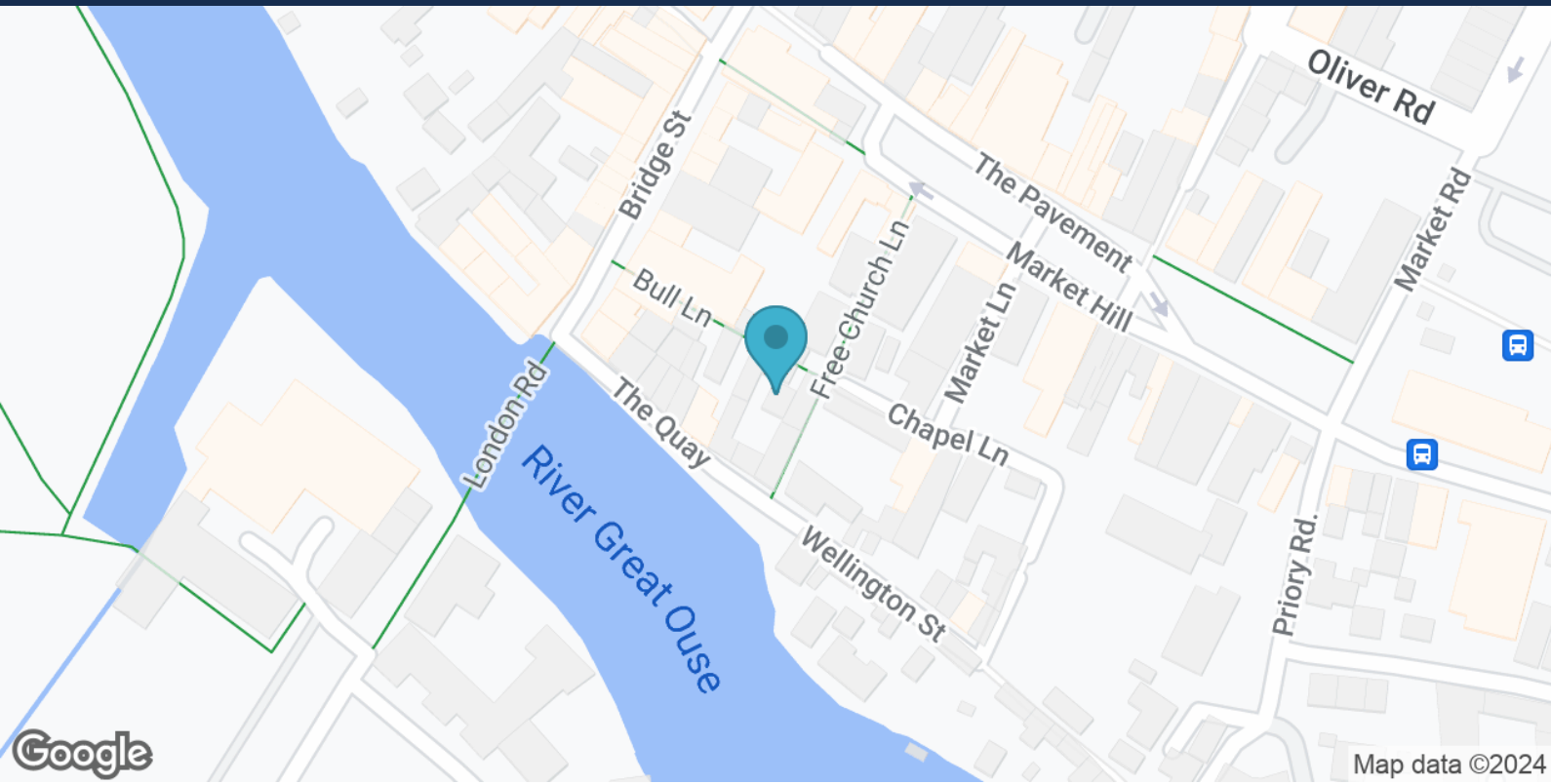
📏 0.24 km 🛏 2 🏠 Flats/Maisonettes

# Nearby Schools



| NAME   | POSTCODE | EDUCATION LEVEL    | DISTANCE | RATING    |
|--|----------|--------------------|----------|-----------|
| <b>A</b> Thorndown Primary School            | PE27 6SE | Nursery, Primary   | 0.21 km  | Good      |
| <b>B</b> Wheatfields Primary School          | PE27 3WF | Primary            | 0.21 km  | Good      |
| <b>C</b> Eastfield Infant and Nursery School | PE27 5QT | Nursery, Primary   | 0.72 km  | Good      |
| <b>D</b> Westfield Junior School             | PE27 5RG | Primary            | 0.75 km  | Good      |
| <b>E</b> St Ivo Academy                      | PE27 6RR | Secondary, Post 16 | 1.18 km  | Not rated |

# Transport Links



## Nearest Motorway Junction \*

| NAME         | DISTANCE |
|--------------|----------|
| J13 of A1(M) | 13.06 km |

## Nearest Train Station \*

| NAME                    | DISTANCE |
|-------------------------|----------|
| Huntingdon Rail Station | 8.04 km  |

## Nearby Airports \*

| NAME              | DISTANCE |
|-------------------|----------|
| Cambridge Airport | 21.05 km |

\*Details provided by Department for Transport



# Your Agent

## Katy Poore

Owner

### Email Address

[katy.poore@exp.uk.com](mailto:katy.poore@exp.uk.com)

### Mobile Number

07930019620

### Office

99 Needingworth Road  
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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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