

KATY POORE

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Property Information Report

# The Lanes

Houghton, Huntingdon, PE28

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Report compiled

19th July 2024

# Your Property

## The Lanes

Houghton, Huntingdon, PE28



### Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Estimated</i>
Title Number	CB279962
Local Authority	Huntingdonshire
Constituency	-
Ward	Hemingford Grey & Houghton
Council Tax	Band E Current Annual Charge – £2,679*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Good	O2	Good
Three	Good	Vodafone	Okay

### Estimated Broadband Speeds

3Mb Basic	47Mb Superfast
47Mb Overall	

### Flood Risk

**Low** – Each year, there is a chance of flooding of between 1 in 100 (1%) and 1 in 1000 (0.1%)

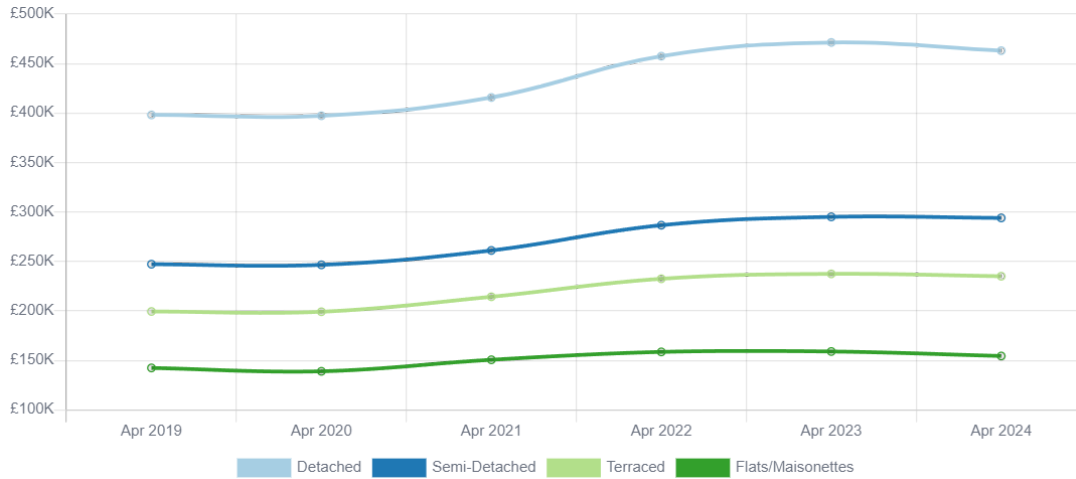
Katy Poore  
07930019620  
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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 2019



**£455,337**

Average price for a Detached property in PE28

**12,646**

Number of Detached properties in PE28

**£42,795** ↑ 17%

Average Price Change since 2019

**£64,928** ↑ 16%

Detached Price Change

**£533,588**

Average price for a Detached property in England

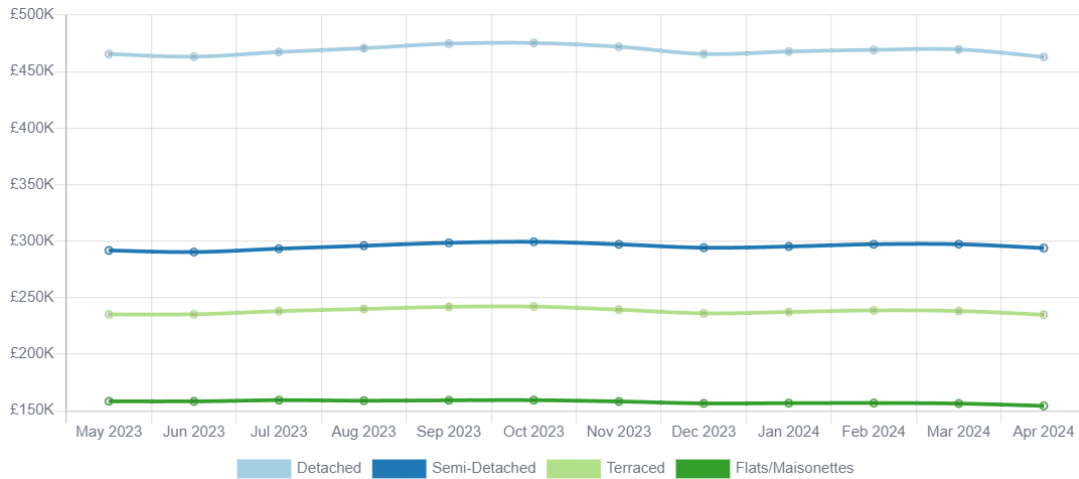
**14081**

Number of Detached Transactions

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£364,553**

Average price for property in PE28

**24,776**

Number of properties in PE28

**£382,155**

Average price for a property in England

**£4,064** ↓ 1%

Average Price Change  
Last 12 Months

**£8,282** ↓ 2%

Detached Price Change  
Last 12 Months

**185**

Number of Detached Transactions  
Last 12 Months



# Local Sales Activity



Church View

**£700,000**

Offers over

📏 0.25 km

🛏 5 🏠 Semi-Detached



Thicket Road

**£2,500,000**

Offers over

📏 0.25 km

🛏 7 🏠 Detached



Thicket Road

**£1,175,000**

Offers over

📏 0.30 km

🛏 5 🏠 Detached



Thicket Road

**£1,100,000**

Offers over

📏 0.51 km

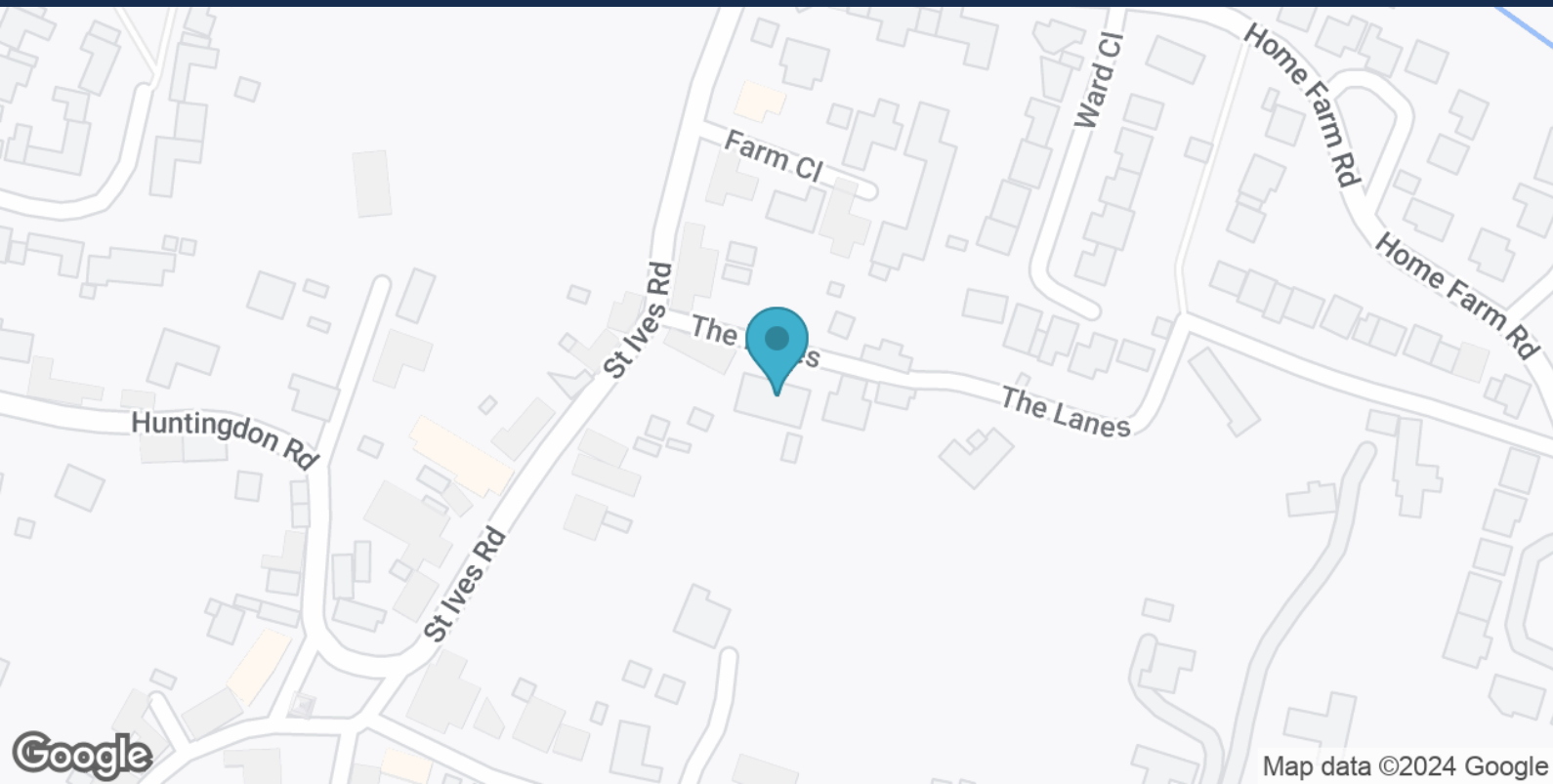
🛏 4 🏠 Detached

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Houghton Primary School	PE28 2AY	Primary	0.27 km	Good
<b>B</b> Wyton on the Hill Community Primary School	PE28 2JB	Nursery, Primary	1.25 km	Good
<b>C</b> Hemingford Grey Primary School	PE28 9DU	Primary	2.24 km	Good
<b>D</b> St Ivo Academy	PE27 6RR	Secondary, Post 16	2.27 km	Not rated
<b>E</b> Westfield Junior School	PE27 5RG	Primary	3.00 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J13 of A1(M)	9.82 km

## Nearest Train Station \*

NAME	DISTANCE
Huntingdon Rail Station	5.04 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	24.21 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

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



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