

KATY POORE

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Property Information Report

Greenfields

Earith, Huntingdon, PE28

Report compiled

25th March 2025

Your Property

Greenfields

Earith, Huntingdon, PE28



Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	CB96096
Local Authority	Huntingdonshire
Constituency	-
Ward	Holywell-cum-Needingworth
Energy Performance	D
Council Tax	Band C Current Annual Charge – £2,064*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Okay	O2	Good
Three	Poor	Vodafone	Okay

Estimated Broadband Speeds

3Mb Basic	31Mb Superfast
31Mb Overall	

Flood Risk

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

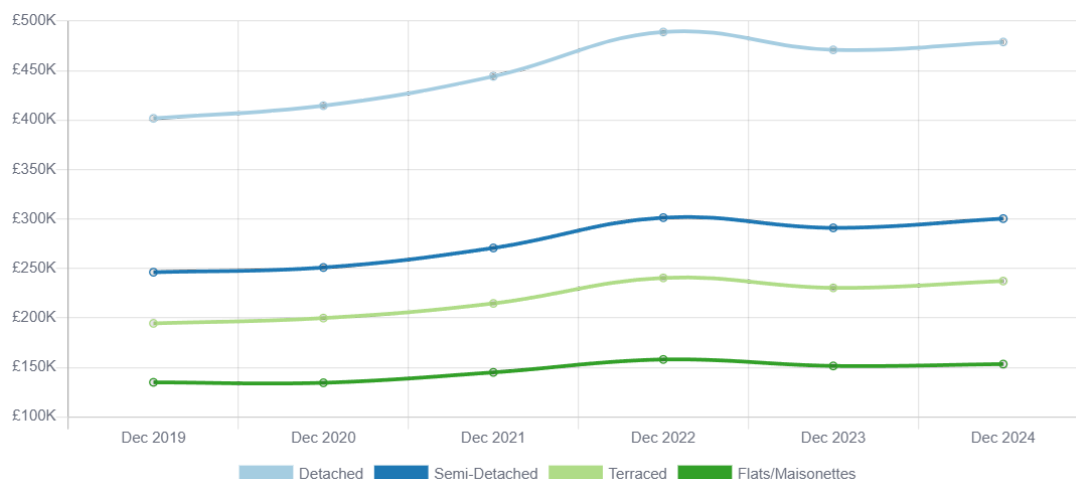
Katy Poore
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Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2019



£473,602

Average price for a Detached property in PE28

12,839

Number of Detached properties in PE28

£512,691

Average price for a Detached property in England

£51,392 ↑ 20%

Average Price Change since 2019

£77,167 ↑ 19%

Detached Price Change

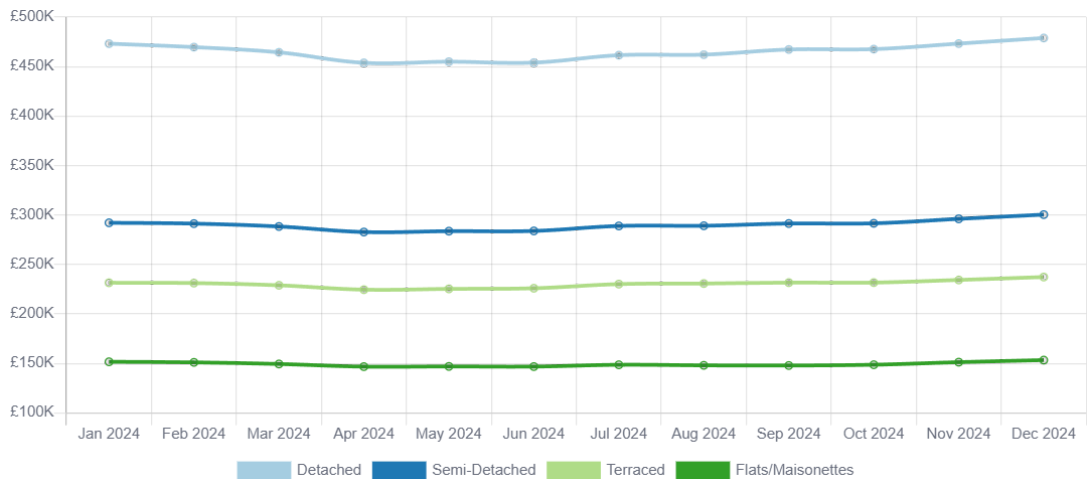
14149

Number of Detached Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£377,403

Average price for property in
PE28

25,034

Number of properties in PE28

£356,360

Average price for a property
in England

£7,020 ↑ 2%

Average Price Change
Last 12 Months

£7,950 ↑ 2%

Detached Price Change
Last 12 Months

228

Number of Detached Transactions
Last 12 Months

Local Sales Activity

LISTED 4 MONTHS AGO

SOLD STC



Greenfields

£335,000


Offers over

 60 metres

 4  Detached

LISTED 4 MONTHS AGO


SOLD STC





Greenfields


£290,000

Offers over

 68 metres

 3  Semi-Detached


ON MARKET 3 MONTHS





Greenfields


£340,000

Offers over

 99 metres

 3  Detached


ON MARKET 1 MONTH





Greenfields

£300,000

Offers over

 0.11 km

 3  Semi-Detached

ON MARKET 3 WEEKS



School Road

£310,000

Offers over

 0.20 km

 3  Semi-Detached

ON MARKET 6 DAYS



Vermuyden

£375,000

Offers over

 0.41 km

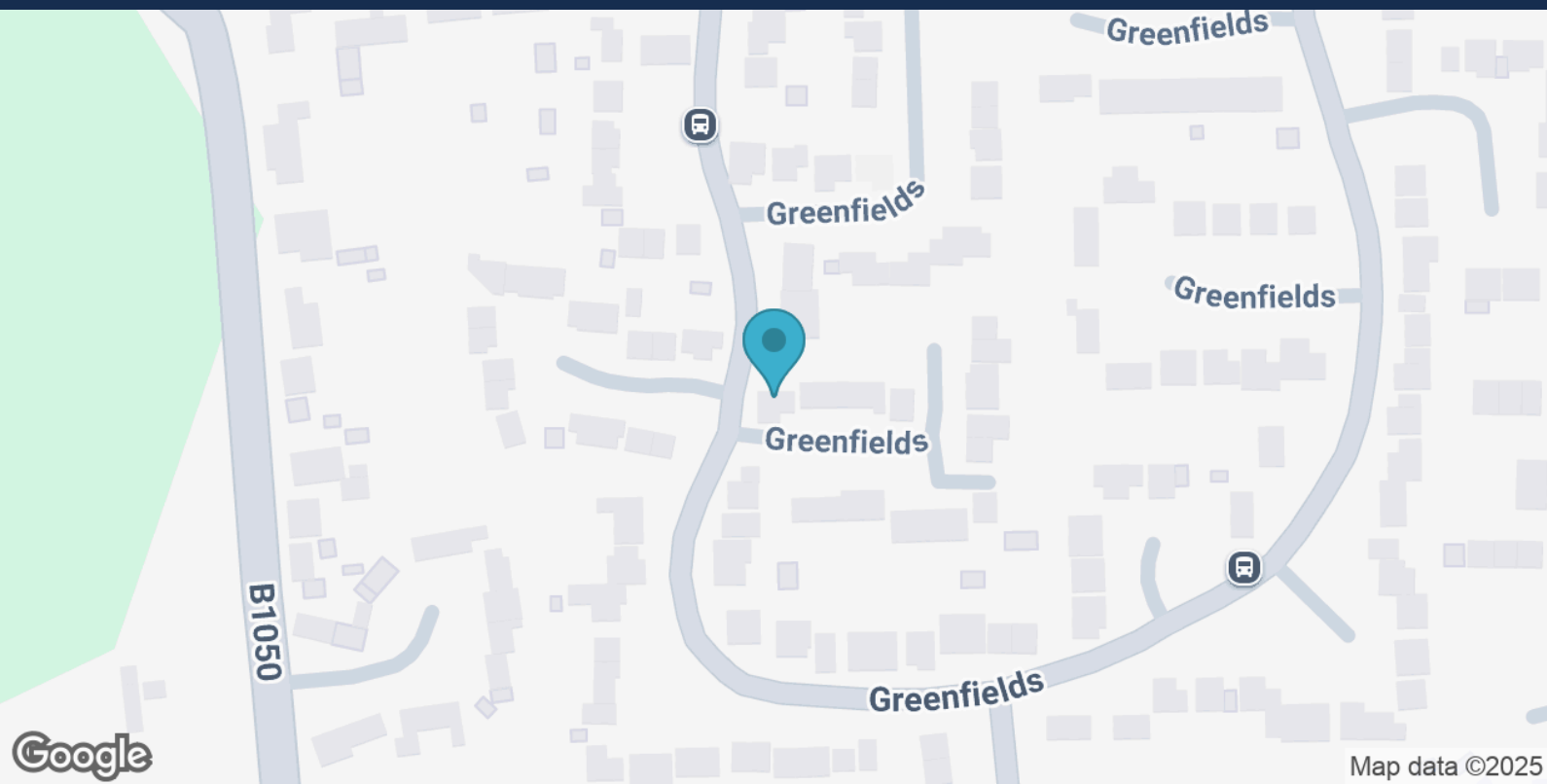
 4  Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Earith Primary School	PE28 3QB	Primary	0.19 km	Good
B St Helen's Primary School	PE28 3NY	Primary	1.52 km	Good
C Whitehall School	PE28 3EH	Independent, Nursery, Primary	3.79 km	Not rated
D Somersham Primary School	PE28 3EU	Primary	3.83 km	Outstanding
E Over Primary School	CB24 5PG	Primary	4.89 km	Not rated

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J14 of M11	13.92 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	18.98 km

*Details provided by Department for Transport

Your Agent

Katy Poore

Owner

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Mobile Number

07930019620

Office

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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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