

KATY POORE

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Property Information Report

Overcote Lane

Needingworth, St. Ives, PE27

Report compiled

11th April 2025

Your Property

Overcote Lane

Needingworth, St. Ives, PE27



Property Details

Type of Home	Terraced
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	CB368608
Local Authority	Huntingdonshire
Constituency	-
Ward	Holywell-cum-Needingworth
Energy Performance	B
Council Tax	Band C Current Annual Charge – £2,064*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Okay	O2	Good
Three	Good	Vodafone	Okay

Estimated Broadband Speeds

3Mb Basic	47Mb 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%)

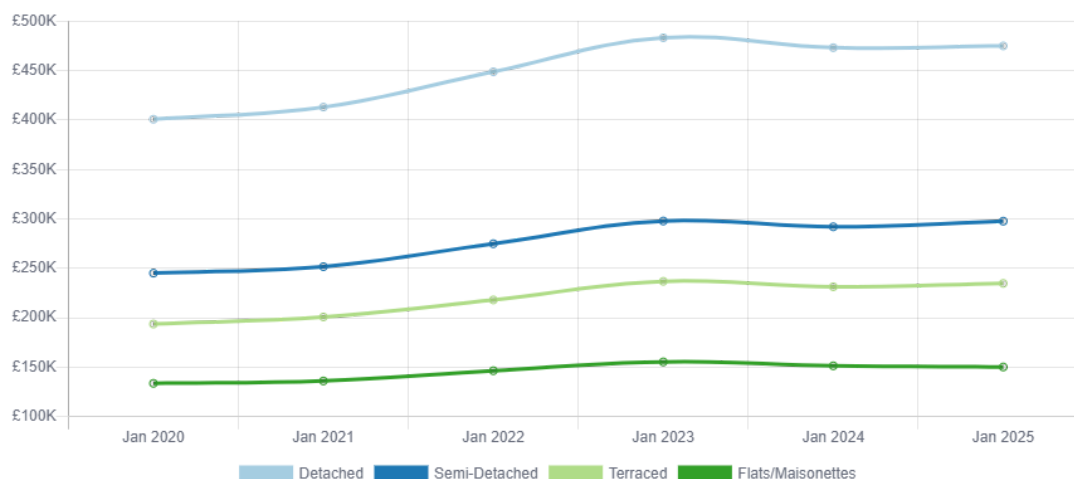
Katy Poore
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exp uk

Your Area

Average House Prices in the Huntingdonshire Local Authority

Since 2020



£236,424

Average price for a Terraced property in PE27

2,689

Number of Terraced properties in PE27

£301,407

Average price for a Terraced property in England

£49,229 ↑ 19%

Average Price Change since 2020

£41,070 ↑ 21%

Terraced Price Change

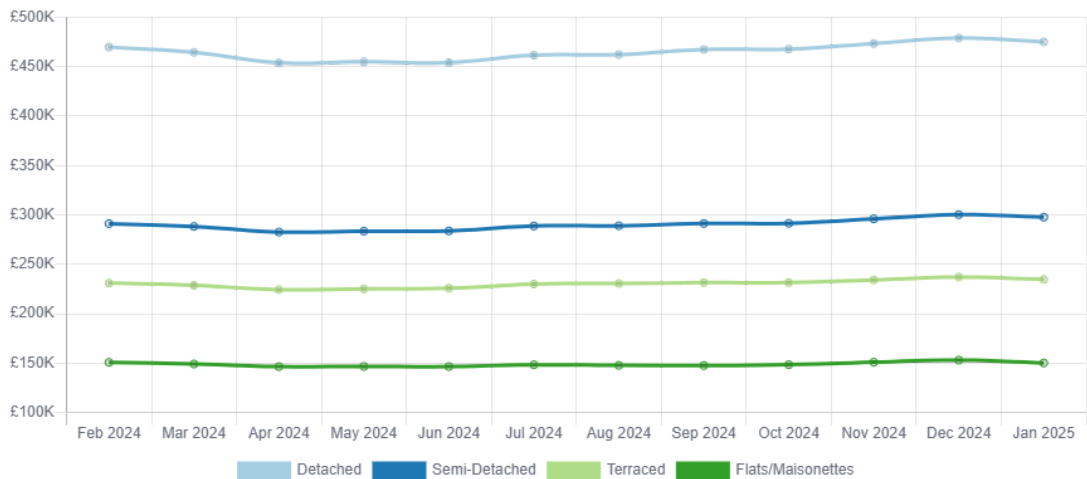
4387

Number of Terraced Transactions

Your Area

Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



£307,367

Average price for property in PE27

10,395

Number of properties in PE27

£358,423

Average price for a property in England

£2,759 ↑ 1%

Average Price Change
Last 12 Months

£3,365 ↑ 1%

Terraced Price Change
Last 12 Months


72

Number of Terraced Transactions
Last 12 Months

Local Sales Activity

LISTED 5 MONTHS AGO

SOLD STC



Overcote Lane

£650,000
Offers over

51 metres 4 Detached

ON MARKET 4 DAYS



High Street

£500,000
Offers over

0.11 km 3 Detached

LISTED 1 MONTH AGO

SOLD STC



Harris Crescent

£325,000
Offers over

0.13 km 3 Semi-Detached

ON MARKET 2 MONTHS

THOMAS MORRIS



Church Street

£600,000
Offers over

0.16 km 5 Detached

LISTED 1 YEAR AGO

SOLD STC



Chapel Close

£275,000
Offers over

0.17 km 3 Terraced

LISTED 1 MONTH AGO

SOLD STC

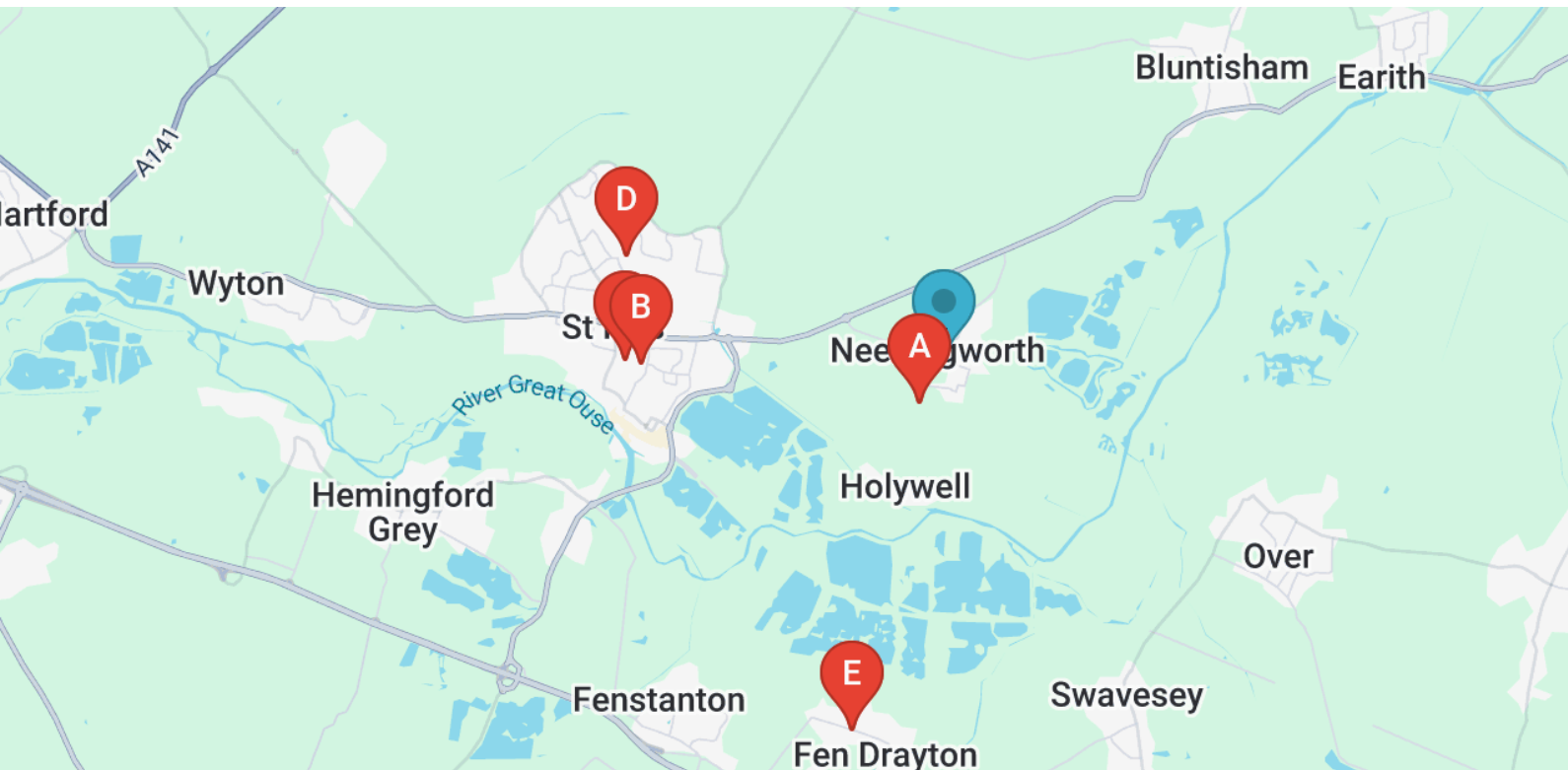


Overcote Lane

£300,000
Offers over

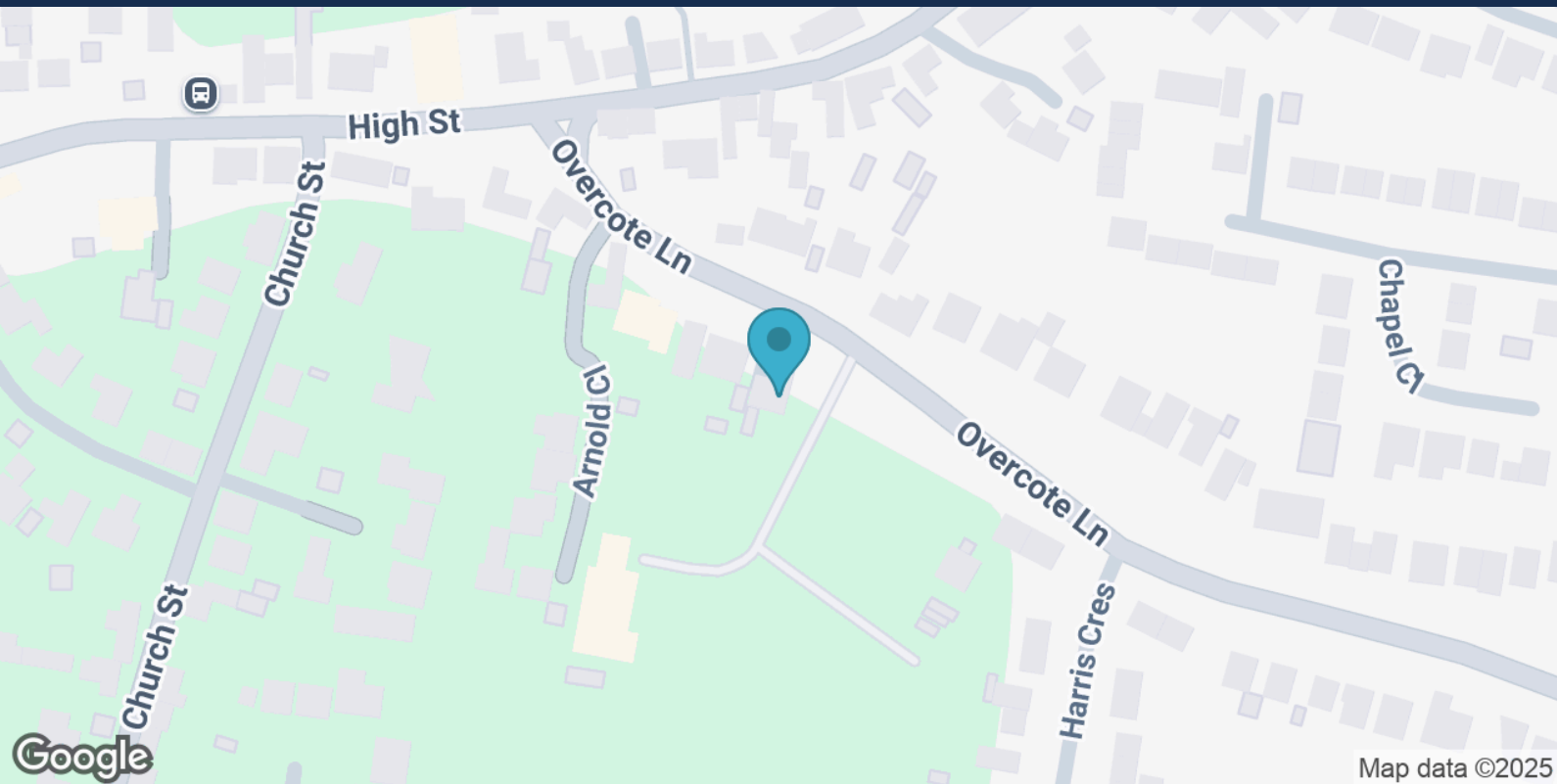
0.19 km 3 Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Holywell CofE Primary School	PE27 4TF	Primary	0.48 km	Outstanding
B Eastfield Infant and Nursery School	PE27 5QT	Nursery, Primary	2.88 km	Good
C Westfield Junior School	PE27 5RG	Primary	3.03 km	Good
D Wheatfields Primary School	PE27 3WF	Nursery, Primary	3.17 km	Good
E Fen Drayton Primary School	CB24 4SL	Primary	3.65 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J14 of M11	12.59 km

Nearby Airports *

NAME	DISTANCE
Cambridge Airport	19.26 km

*Details provided by Department for Transport

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