

KATY POORE

POWERED BY  
**exp<sup>®</sup>** UK

**8 LAXTON  
GRANGE,  
BLUNTISHAM,  
HUNTINGDON.  
PE28 3XU**

6th January 2026

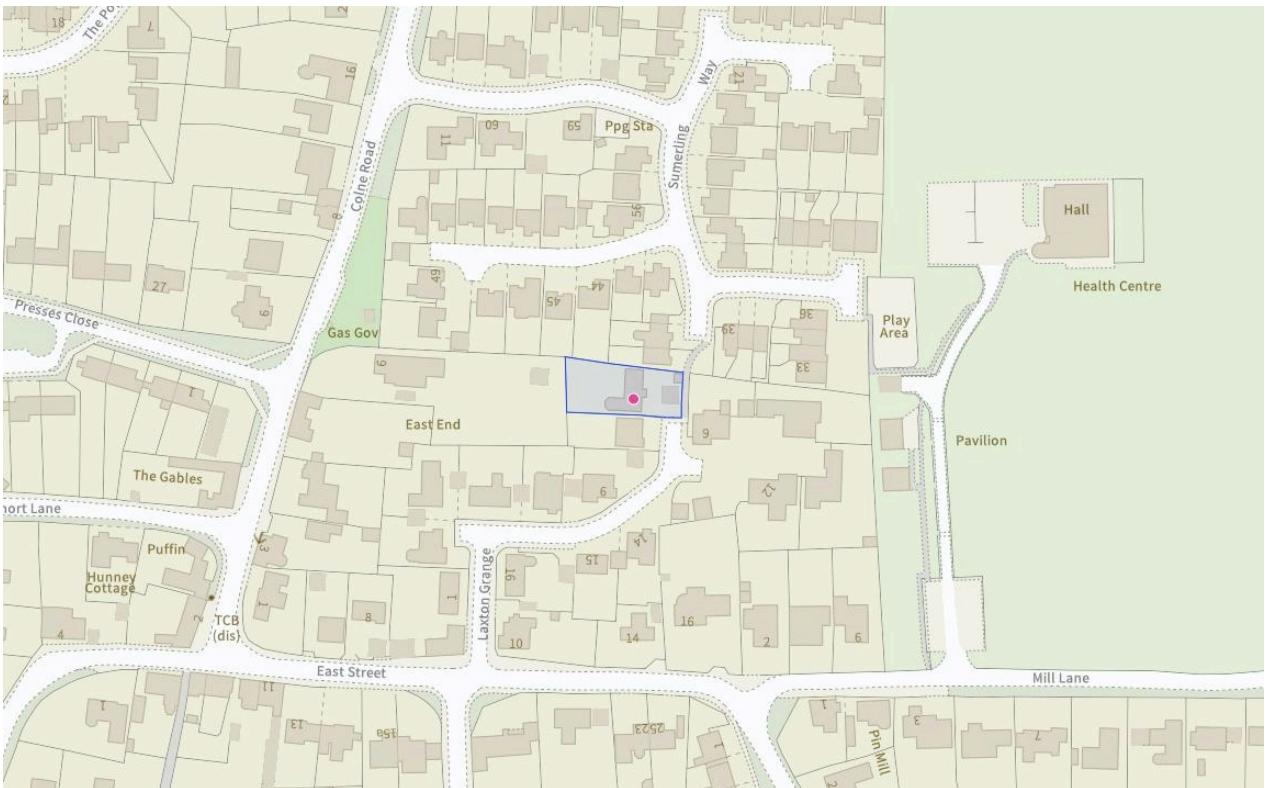
Property report



## Introduction

KATY POORE

POWERED BY  
**exp** UK



5 3 2,002ft<sup>2</sup> £317 pft<sup>2</sup> Detached Freehold

#### Market History

Last Sold	May 2012	£385,000
Sold	August 2004	£273,000
Sold	October 2002	£250,000
Sold	August 1999	£134,995

#### Plot information

Title number	CB226579
Plot size	0.16 acres
Garden direction	West
Outdoor area	0.13 acres
Parking (predicted)	Yes

#### Build

Suspended floors	<input checked="" type="checkbox"/> Mains gas	Efficiency rating (current)	75 C
Double glazed windows	<input checked="" type="checkbox"/> Wind turbines	Efficiency (potential)	81 B
Brick walls	<input checked="" type="checkbox"/> Solar panels	Enviro impact (current)	71 C
Pitched roof	Mains fuel type <b>Mains Gas</b>	Enviro impact (potential)	76 C
Year built 1999	Water <b>South Staffordshire Water</b>		

#### Utilities

#### EPC

Valid until 15/03/2032

#### Council tax

Band F
£3,524 per year (est)
Huntingdonshire

#### Mobile coverage

 EE	
 O2	
 Three	
 Vodafone	

#### Broadband availability

 Basic	5mb
 Superfast	80mb
 Ultrafast	1800mb
 Overall	1800mb

### 📍 Planning applications

Ref no. 22/02444/HHFUL

Single storey rear extension and french doors to replace existing rear window.

Approved

Date: 07-02-2023

### ↳ Tree preservation orders

One or more tree preservation orders have been found within the property.

Tree type 1: Multiple

Tree type 2: Oak

Tree type 3: Oak

### ↳ Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Very low risk for flooding by surface water

### 氡 Radon Gas

#### Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

### 契约 (Restrictive covenants)

Found

#### This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

##### Why it's important

###### Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

###### Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

###### Obligations and Compliance

It's crucial to understand any existing covenants before buying, as a breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

### 权利 (Rights of way)

#### There has been no rights of way found on the plot of this property

0 found **Footpaths**

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

0 found **Bridleways**

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

0 found **Restricted Byways**

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

0 found **Byways Open to All Traffic (BOATs)**

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land Registry



### National park

No restrictions found

#### **This property is not within a national park**

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

##### Why it's important

###### **Restrictions**

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

###### **Natural Beauty**

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

###### **Value Implications**

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

### Conservation area

No restrictions found

#### **This property is not within a conservation area**

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

##### Why it's important

###### **Preservation**

These areas maintain historical and architectural charm, potentially enhancing property values.

###### **Restrictions**

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

###### **Community and Environment**

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

### 🔗 Greenbelt land

No restrictions found

**This property is not on Greenbelt land**

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

#### ❓ Why it's important

##### Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

##### Environmental Appeal

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

##### Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## Comparable Properties - Sales

KATY POORE

POWERED BY  
**exp** UK



£675,000 listed price 243ft ⓘ

**Colne Road, Bluntisham, PE28**

4 Bed Detached  
Freehold 1744ft<sup>2</sup> (£387.0...



£695,000 listed price 282ft ⓘ

**Laxton Grange, Bluntisham, PE28**

4 Bed Detached  
Freehold



£650,000 listed price 1,142ft ⓘ

**Colne Road, Bluntisham, PE28**

5 Bed Detached  
Freehold 2260ft<sup>2</sup> (£287....



£585,000 listed price 1,220ft ⓘ

**Wood End, Bluntisham, PE28**

4 Bed Detached  
Freehold 1755ft<sup>2</sup> (£333....



£650,000 listed price 0.0mi ⓘ

**Meridian Close, Bluntisham, PE28**

4 Bed Detached  
Freehold 1722ft<sup>2</sup> (£377.4...



£650,000 listed price 1.0mi ⓘ

**High Street, Earith, PE28**

4 Bed Detached  
Freehold 2174ft<sup>2</sup> (£298....



£625,000 listed price 1.0mi ⓘ

**High Street, Colne, PE28**

4 Bed Detached  
Freehold 1776ft<sup>2</sup> (£351.91)



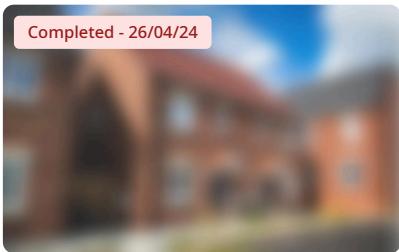
£585,000 listed price 1.0mi ⓘ

**Old Church Lane, Colne, PE28**

4 Bed Detached  
Freehold

## Comparable Properties - Completed

KATY POORE  
POWERED BY **exp** UK



£685,000 sold price 909ft ⓘ

**Hollidays Road, Bluntisham, PE28**

🛏 5 Bed ⚒ Detached  
◻ 2228ft<sup>2</sup> (£307....)



£575,000 sold price 1,358ft ⓘ

**Glebe Close, Bluntisham, PE28**

🛏 4 Bed ⚒ Detached  
◻ 1948ft<sup>2</sup> (£295.17)



£535,000 sold price 1,601ft ⓘ

**High Street, Bluntisham, PE28**

🛏 3 Bed ⚒ Detached  
◻ 1356ft<sup>2</sup> (£394....)



£510,000 sold price 2,425ft ⓘ

**Bluntisham Road, Colne, PE28**

🛏 4 Bed ⚒ Detached  
◻ 1496ft<sup>2</sup> (£340....)



£640,000 sold price 1.0mi ⓘ

**High Street, Earith, PE28**

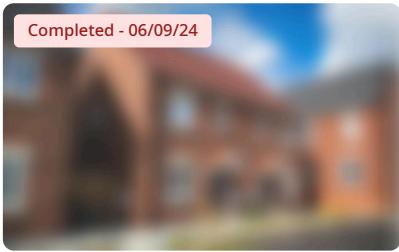
🛏 4 Bed ⚒ Detached  
◻ 2174ft<sup>2</sup> (£294....)



£730,000 sold price 1.0mi ⓘ

**High Street, Colne, PE28**

🛏 5 Bed ⚒ Detached  
◻ 2669ft<sup>2</sup> (£273....)



£700,000 sold price 1.0mi ⓘ

**Earith Road, Colne, PE28**

🛏 5 Bed ⚒ Detached  
◻ 2454ft<sup>2</sup> (£285....)



£740,000 sold price 1.0mi ⓘ

**The Waterhaven, Earith, PE28**

🛏 5 Bed ⚒ Detached  
◻ 2067ft<sup>2</sup> (£358....)

## Comparable Properties - Lettings

KATY POORE  
POWERED BY **exp** UK



£1,955 pcm

**4 Colne Road, Bluntisham, Huntingdon, PE28 3XU**

4 Bed

Detached



£2,000 pcm

**The Fairway, Bluntisham, PE28**

5 Bed

Freehold

Detached

1701ft<sup>2</sup> (£1.18)



£2,000 pcm

**High Street, Colne, Huntingdon, Cambridgeshire, PE28**

4 Bed

Detached



£1,995 pcm

**Willingham Road, Overton, St Ives, PE28**

4 Bed

Detached

1324ft<sup>2</sup> (£1.51)



£2,000 pcm

**Somersham Road, St Ives**

4 Bed

Detached

1755ft<sup>2</sup> (£1.14)



£2,100 pcm

**Fen Road, Pidley, Huntingdon, PE28**

5 Bed

Detached



£2,250 pcm

**Russet Close, St. Ives, PE27**

5 Bed

Detached

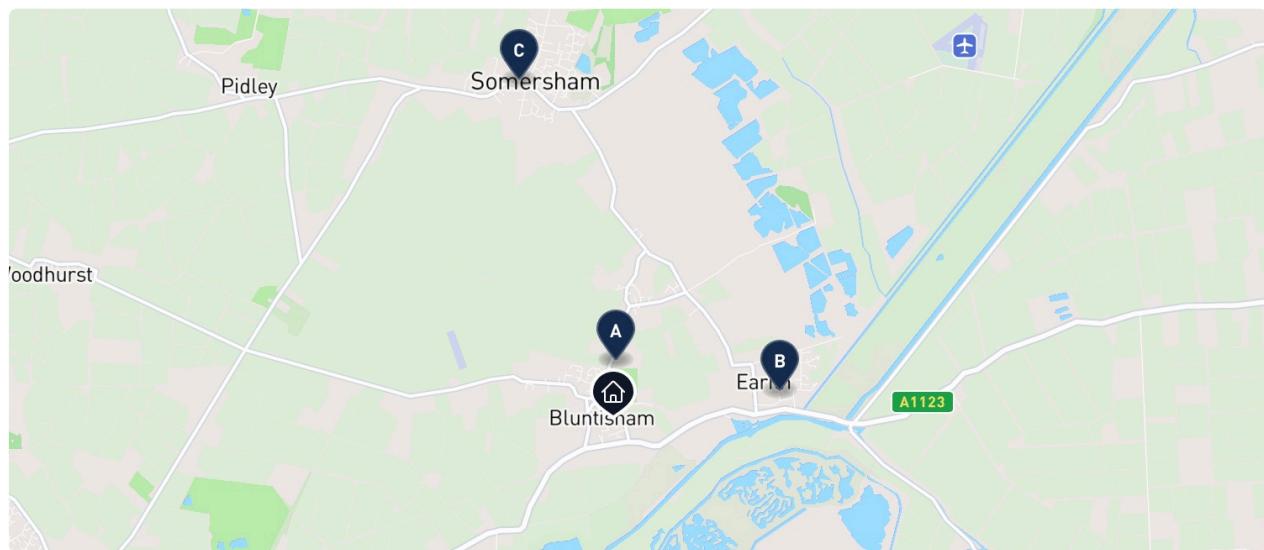


£1,890 pcm

**Vermuyden Way, Fen Drayton, CB24**

4 Bed

Detached



**A** Primary

St Helen's Primary School

Good

0.18mi

**B** Primary

Earith Primary School

Good

1.01mi

**C** Independent · Nursery · Primary

Whitehall School

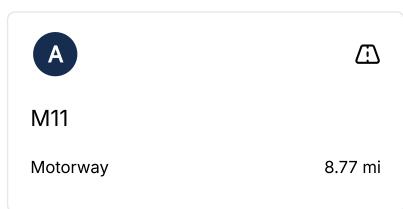
Not rated

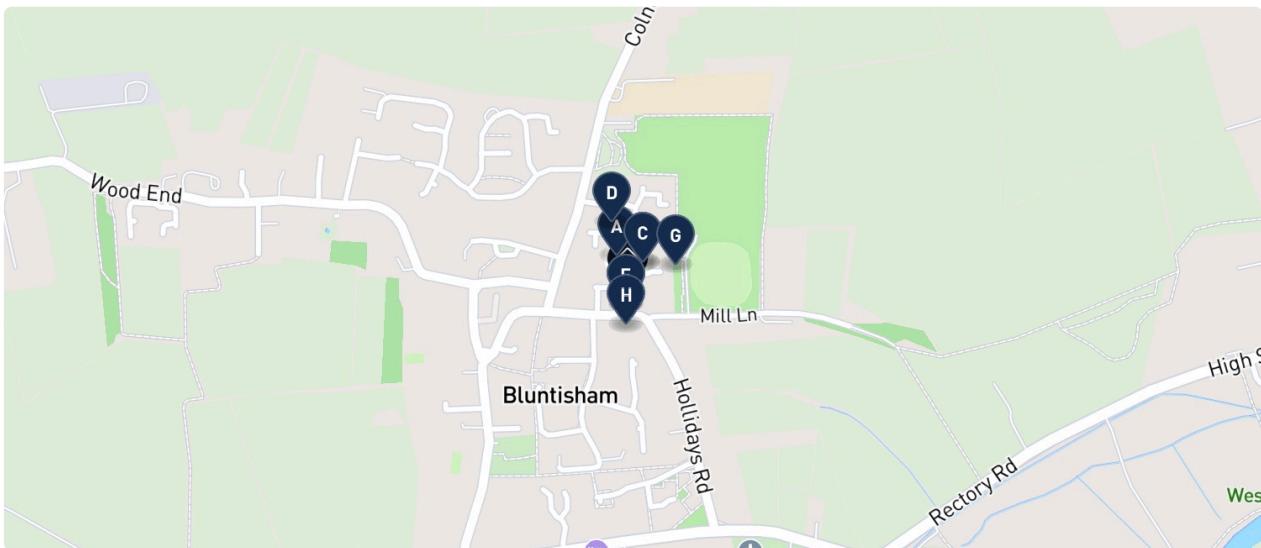
1.98mi

## Local Transport

KATY POORE

POWERED BY  
**exp<sup>®</sup>** UK





**A** 8 Laxton Grange Bluntisham Huntingdon PE28 3XU

Single storey rear extension and french doors to replace existing rear window.

Approved Ref: 22/02444/HHFUL 14-12-2022

**B** 9 Laxton Grange Bluntisham Huntingdon PE28 3XU

Side single storey extension with mono pitch roof

Approved Ref: 19/00531/HHFUL 29-03-2019

**C** 9 Laxton Grange Bluntisham Huntingdon PE28 3XU

Single storey rear extension

Approved Ref: 21/00484/HHFUL 13-05-2021

**D** 55 Sumerling Way Bluntisham Huntingdon PE28 3XT

Proposed rear single storey extension all within permitted development rights

Approved Ref: 22/00988/CLPD 29-04-2022

**E** 14 East Street Bluntisham Huntingdon PE28 3LS

To replace 20 rotting fence panels and 22 fence posts with new

Approved Ref: 22/00875/HHFUL 19-04-2022

**F** 14 East Street Bluntisham Huntingdon PE28 3LS

Erection of wooden log shed. Concrete base. Allowing for a gap from any boundary the structure...

Approved Ref: 24/00566/HHFUL 09-04-2024

**G** Bluntisham Village Hall Mill Lane Bluntisham Huntingdon PE28 3LR

Demolish existing timber structural storage building (old village hall), replace with three container units f...

Approved Ref: 22/00094/FUL 14-02-2022

**H** 23 East Street Bluntisham Huntingdon PE28 3LS

Single storey rear extension and conversion of garage

Approved Ref: 20/00595/HHFUL 24-03-2020

## Nearby Listed Buildings

KATY POORE

POWERED BY  
**exp** UK



**A** Grade II - Listed building

256ft

Barn to east of number 10 (the orchards)

List entry no: 1128551

04-11-1982

**B** Grade II - Listed building

351ft

Horseshoe cottage

List entry no: 1330731

04-11-1982

**C** Grade II - Listed building

456ft

The gables

List entry no: 1128549

04-11-1982

**D** Grade II - Listed building

515ft

K6 telephone kiosk

List entry no: 1330415

08-04-1992

**E** Grade II - Listed building

538ft

2, colne road

List entry no: 1128548

29-03-1976

**F** Grade II - Listed building

571ft

5 and 7, east street

List entry no: 1128550

04-11-1982

**G** Grade II - Listed building

942ft

Barham house

List entry no: 1309644

04-11-1982

**H** Grade II - Listed building

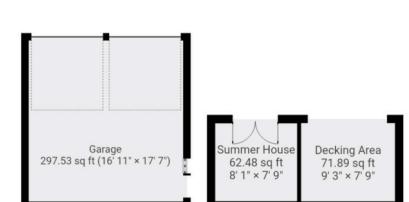
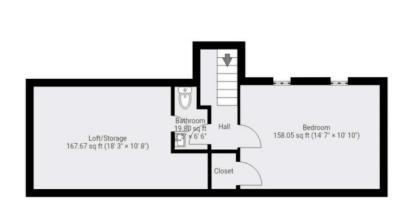
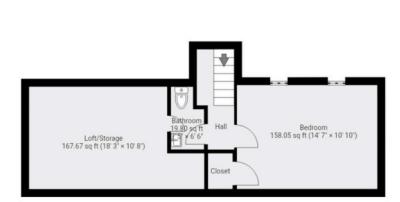
948ft

27 and 29, high street

List entry no: 1330733

04-11-1982





APPROXIMATE GROSS INTERNAL AREA GARAGE: 27 SQM/297 SQFT

INTERNAL AREA: 240 SQM/2587 SQFT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate and subject to individual specification. Please check all dimensions, shapes and compass bearings before relying on these details. Client to advise on any changes.

APPROXIMATE GROSS INTERNAL AREA GARAGE: 27 SQM/297 SQFT

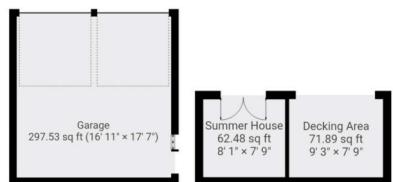
INTERNAL AREA: 240 SQM/2587 SQFT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate and subject to individual specification. Please check all dimensions, shapes and compass bearings before relying on these details. Client to advise on any changes.

APPROXIMATE GROSS INTERNAL AREA GARAGE: 27 SQM/297 SQFT

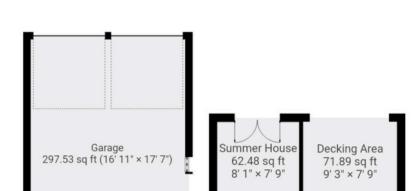
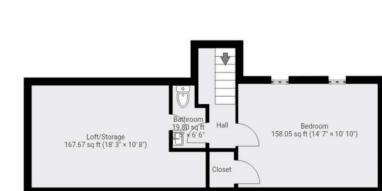
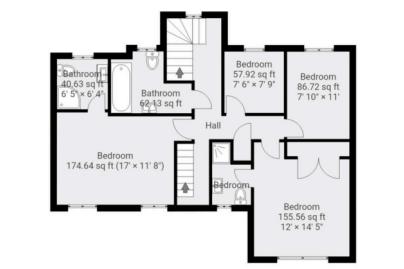
INTERNAL AREA: 240 SQM/2587 SQFT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate and subject to individual specification. Please check all dimensions, shapes and compass bearings before relying on these details. Client to advise on any changes.



APPROXIMATE GROSS Internal Area Garage: This plan is for layout guidance only. Not drawn to scale. Internal areas are approximate. Site areas are not to scale. While every care is taken in the preparation of these plans, no responsibility is accepted for any inaccuracies. Before making any decisions, relevant local authority planning regulations should be checked.











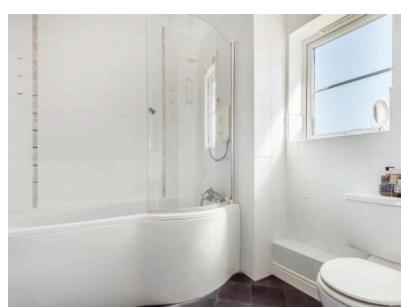
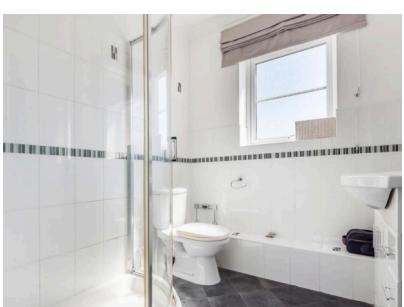






## Property images - previous listing

KATY POORE  
POWERED BY **exp** UK



Property images - previous listing

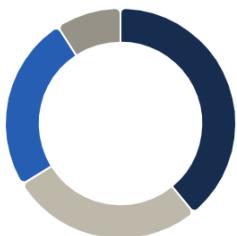
KATY POORE  
exp<sup>®</sup> UK



### Average house price changes in the last year (Huntingdonshire)

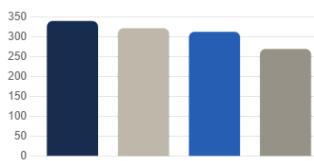
	Jan '25	Apr '25	Jul '25	Oct '25	Dec '25
<b>Detached</b>	£490k	£490k	£495k	£525k	£525k
<b>Semi-Detached</b>	£300k	£300k	£305k	£325k	£325k
<b>Terraced</b>	£250k	£250k	£255k	£270k	£270k
<b>Flats/Maisonettes</b>	£192k	£191k	£193k	£205k	£205k

### Volume of sold properties in the last 12 months (Huntingdonshire)



<b>846</b> Detached sold (39%)	<b>587</b> Semi-Detached sold (27%)
<b>534</b> Terraced sold (25%)	<b>198</b> Flats/Maisonettes sold (9%)

### Average price per sqft (Huntingdonshire)



**£339 ft<sup>2</sup>**

Detached

**£321 ft<sup>2</sup>**

Semi-Detached

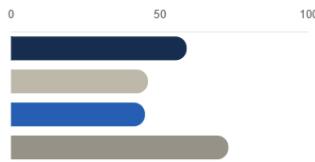
**£312 ft<sup>2</sup>**

Terraced

**£269 ft<sup>2</sup>**

Flats/Maisonettes

### Average time on the sales market (Huntingdonshire)



**59 days**

Detached

**46 days**

Semi-Detached

**45 days**

Terraced

**73 days**

Flats/Maisonettes

### Average rental price changes in the last year (Huntingdonshire)

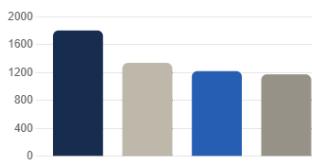
	Jan '25	Apr '25	Jul '25	Oct '25	Dec '25
<b>Detached</b>	£1883	£1723	£1770	£1881	£1903
<b>Semi-Detached</b>	£1355	£1313	£1396	£1418	£1400
<b>Terraced</b>	£1212	£1220	£1179	£1256	£1159
<b>Flats/Maisonettes</b>	£942	£957	£980	£988	£955

### Volume of let properties in the last 12 months (Huntingdonshire)



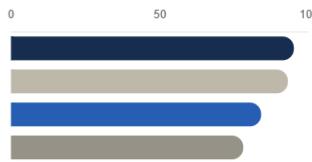
<b>243</b> Detached sold (17%)	<b>263</b> Semi-Detached sold (18%)
<b>384</b> Terraced sold (26%)	<b>573</b> Flats/Maisonettes sold (39%)

### Average rental yield (Huntingdonshire)



<b>£1802</b> 4.11% annual yield	<b>£1338</b> 4.97% annual yield
<b>£1220</b> 5.42% annual yield	<b>£1173</b> 6.86% annual yield

### Average time on the rental market (Huntingdonshire)



<b>95 days</b> Detached	<b>93 days</b> Semi-Detached
<b>84 days</b> Terraced	<b>78 days</b> Flats/Maisonettes

**For me...it's personal!**

Hi there, I'm Katy and I have devoted the last 18 years to estate agency right here in the quaint market town of St Ives, Cambridgeshire and surrounding areas. During this journey, I have built a formidable reputation for offering reliable and expert advice to my clients, and now I'm excited to offer my own personal service. Customer service is at the core of my approach. I'm not your typical "9 to 5" estate agent. I'm here whenever you need assistance, whether it's taking calls or responding to texts, WhatsApp's, Facebook messages, emails, calls, however you like to communicate you are not just a number to me, I've got your back and you've got my mobile number!

**Katy Poore**

Branch Manager

Your Agent

KATY POORE

POWERED BY  
**exp<sup>®</sup>** UK



" 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**

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

07930 019 620

## Contact Us

KATY POORE

POWERED BY  
**exp** UK

### eXp UK

✉ katy.poore@exp.uk.com

📞 07930 019 620



Scan here to view a digital  
version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact Katy Poore on 07930 019 620. To opt out of future communication, contact Katy Poore.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.