

KATY POORE



**5 PRINGLE FARM
MEWS PRINGLE
WAY, LITTLE
STUKELEY,
HUNTINGDON.
PE28 4BH**

15th October 2026

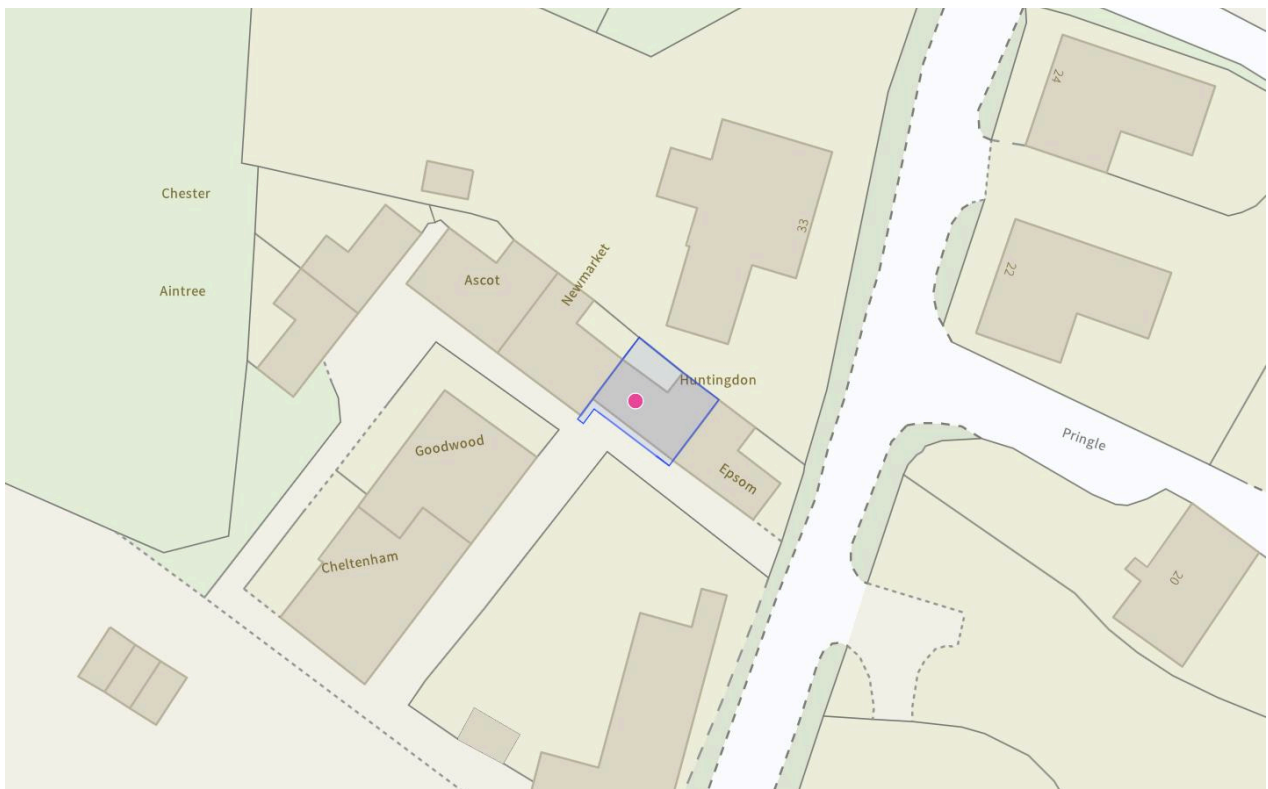
Property report



Introduction

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Key Property Information

 1

 1

 377ft²

 Terraced

 Freehold

 Plot information

Title numberCB498049

Plot size0.01 acres

Parking (predicted)No

 Build	 Utilities	 EPC	Valid until 26/02/2036
Other floors	 Mains gas	Efficiency rating (current)	77 C
High performance windows	 Wind turbines	Efficiency (potential)	131 A
Other walls	 Solar panels	Enviro impact (current)	79 C
Other roof	Mains fuel type Electric	Enviro impact (potential)	128 A
Year built 2025	Water Anglian Water		

 Council tax	 Mobile coverage	 Broadband availability
Huntingdonshire	 EE  O2  Three  Vodafone 	 Basic  Superfast  Ultrafast  Overall 2mb 41mb 1000mb 1000mb

 Flood risk

Rivers and sea
Very low risk for flooding by rivers and sea
Surface water
Very low risk for flooding by surface water



A Primary Ermine Street Church Academy Good 0.29mi	B Special · Nursery Prestley Wood Academy Not rated 0.41mi	C Primary Alconbury CofE Primary School Good 1.33mi
D Primary Abbots Ripton CofE Primary School Good 1.93mi	E Secondary · Post-16 St Peter's School Good 2.62mi	F Nursery · Primary Huntingdon Nursery School Good 2.82mi
G Secondary · Post-16 Hinchingbrooke School Good 2.87mi	H Nursery · Primary Thongsley Fields Primary and Nursery School Requires improvement 2.90mi	I Special · Nursery Spring Common Academy Outstanding 3.06mi



A Huntingdon Rail Station Train station3.07 mi	B Cambridge Airport Airport20 mi	C A1(M) Motorway1.30 mi
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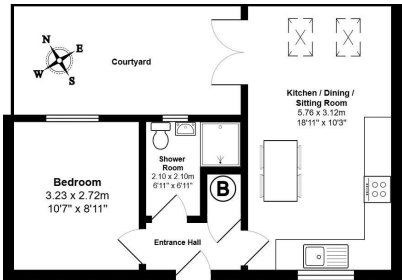
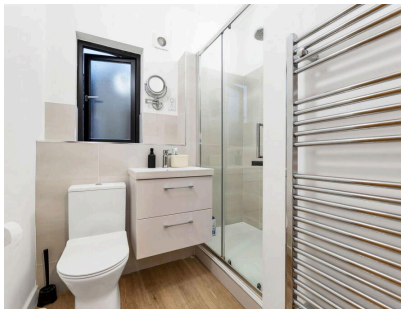
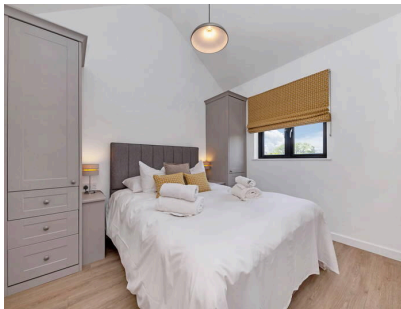
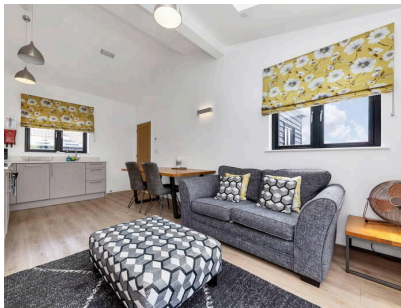


A Pringle Farm Pringle Way Little Stukeley Installation of low level air source heat pumps and associated timber protective louvred enclosures. Approved Ref: 19/00823/FUL 13-05-2019	B Pringle Farm Pringle Way Little Stukeley Agricultural barn Other Ref: 22/01053/AGDET 20-05-2022
C Pringle Farm Pringle Way Little Stukeley Alterations and refurbishment of listed building. Refurbishment, partial demolition and conversion of... Approved Ref: 18/00719/FUL 04-04-2018	D Pringle Farm Pringle Way Little Stukeley Erection of new barn building (Barn B) for agricultural storage Approved Ref: 25/00837/AGDET 15-05-2025
E Pringle Farm Pringle Way Little Stukeley Installation of new access gates Approved Ref: 19/02502/FUL 13-12-2019	F Pringle Farm Pringle Way Little Stukeley Alterations and refurbishment of listed building, demolition of timber stables (Barns A and D) and... Withdrawn Ref: 18/00011/FUL 04-01-2018
G Pringle Farm Pringle Way Little Stukeley Proposed single storey visitor reception, office and materials store Approved Ref: 22/01614/FUL 22-07-2022	H 11 Pringle Way Little Stukeley Huntingdon PE28 4BH Addition of entrance canopy and replacement of existing external materials Approved Ref: 26/00648/HHFUL 31-03-2026

Nearby Listed Buildings



A Grade II - Listed building 85ft Pringle farmhouse List entry no: 113016921-10-1983	B Grade II - Listed building 157ft Pinks cottage List entry no: 131731321-10-1983
C Grade II - Listed building 686ft The old rectory List entry no: 116542420-11-1981	D Grade II* - Listed building 801ft Church of st martin List entry no: 113016528-01-2058
E Grade II - Listed building 876ft Little stukeley war memorial List entry no: 143920601-11-2016	F Grade II - Listed building 912ft 11, church way List entry no: 113016621-10-1983
G Grade II - Listed building 951ft 9, church way List entry no: 133050221-10-1983	H Grade II - Listed building 1280ft 2, church way List entry no: 113017224-09-1990



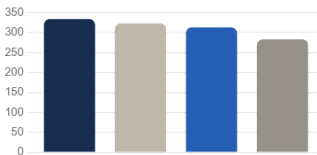
Average house price changes in the last year (Huntingdonshire)

	Oct '25	Jan '26	Apr '26	Jul '26	Sep '26
Detached	£520k	£520k	£525k	£530k	£530k
Semi-Detached	£315k	£315k	£320k	£320k	£320k
Terraced	£265k	£265k	£270k	£270k	£270k
Flats/Maisonettes	£202k	£201k	£203k	£203k	£202k



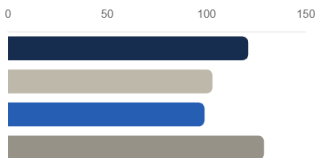
Volume of sold properties in the last 12 months (Huntingdonshire)

805 Detached sold (38%)	568 Semi-Detached sold (27%)
507 Terraced sold (24%)	236 Flats/Maisonettes sold (11%)



Average price per sqft (Huntingdonshire)

£334 ft² Detached	£323 ft² Semi-Detached
£313 ft² Terraced	£283 ft² Flats/Maisonettes



Average time on the sales market (Huntingdonshire)

121 days Detached	103 days Semi-Detached
99 days Terraced	129 days Flats/Maisonettes

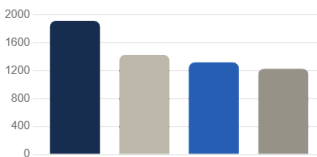
Average rental price changes in the last year (Huntingdonshire)

	Oct '25	Jan '26	Apr '26	Jul '26	Sep '26
Detached	£1872	£1804	£1887	£1603	£1630
Semi-Detached	£1414	£1432	£1401	£1458	£1423
Terraced	£1259	£1218	£1141	£1289	£1173
Flats/Maisonettes	£983	£939	£1013	£947	£1002



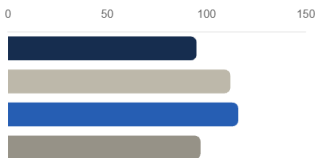
Volume of let properties in the last 12 months (Huntingdonshire)

166 Detached sold (16%)	175 Semi-Detached sold (17%)
282 Terraced sold (27%)	429 Flats/Maisonettes sold (41%)



Average rental yield (Huntingdonshire)

£1910 4.34% annual yield	£1424 5.33% annual yield
£1316 5.89% annual yield	£1224 7.26% annual yield



Average time on the rental market (Huntingdonshire)

95 days Detached	112 days Semi-Detached
116 days Terraced	97 days 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!

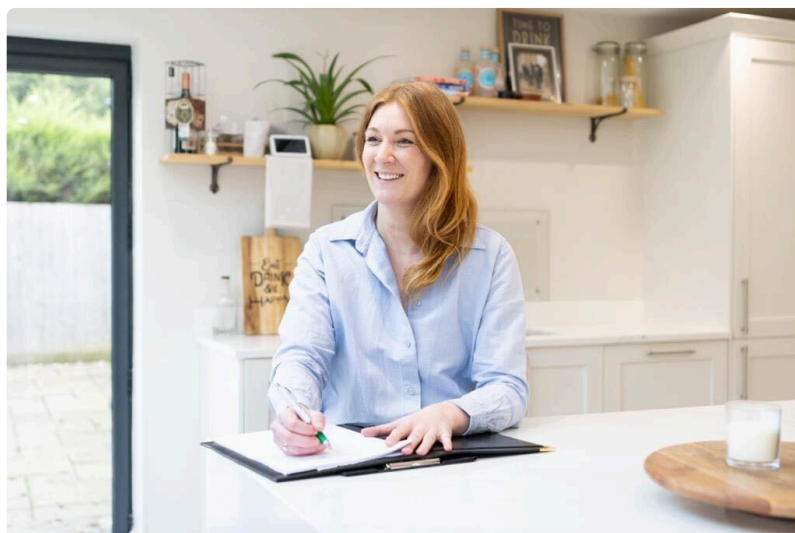
Katy Poore

Branch Manager

Your Agent

KATY POORE

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" 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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