

KATY POORE

POWERED BY
exp[®] UK

**PRIORY HOLME
PRIORY ROAD,
ST. IVES.
PE27 5BB**

18th December 2025





Key Property Information

KATY POORE

exp[®] UK

3.35% annual rental yield

3 bedrooms, 2 bathrooms, 1,378 ft² | £370 pft² Detached Leasehold

Plot information

Title number CB115391

Plot size 0.13 acres

Parking (predicted) No

Council tax

Band F

£3,524 per year (est)

Huntingdonshire

Mobile coverage

EE



O2



Three



Vodafone



Broadband availability

Basic

15mb

Superfast

80mb

Ultrafast

1000mb

Overall

1000mb

⌚ Tree preservation orders

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

Tree type 1: Multiple

Tree type 2: Multiple

Tree type 3: Willow

Tree type 4: Unknown

Tree type 5: Birch

🏡 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

Moderate risk (3-5%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

☒ Restrictive covenants

No covenants

This property does not have any 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.

ⓘ 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



Rights and restrictions

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

Found

This property is 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



£450,000 listed price 381ft ⓘ

New Road, St. Ives, Cambridgeshire

6 Bed Detached



£500,000 listed price 1,654ft ⓘ

Tenterleas, PE27

4 Bed Detached
Freehold



£600,000 listed price 2,329ft ⓘ

London Road, PE27

4 Bed Detached
Freehold 1765ft² (£339....



£415,000 listed price 2,461ft ⓘ

Fairfields Crescent, St. Ives

3 Bed Detached



£600,000 listed price 1.0mi ⓘ

Hemingford Road, PE27

4 Bed Detached
Freehold 1690ft² (£355....



£440,000 listed price 1.0mi ⓘ

Warren Road, PE27

4 Bed Detached
Freehold 1335ft² (£329....



£475,000 listed price 1.0mi ⓘ

Elsworth Close, PE27

5 Bed Detached
Freehold 1701ft² (£279.25)



£485,000 listed price 1.0mi ⓘ

Nursery Gardens, PE27

4 Bed Detached
Freehold 1367ft² (£354....

Comparable Properties - Completed

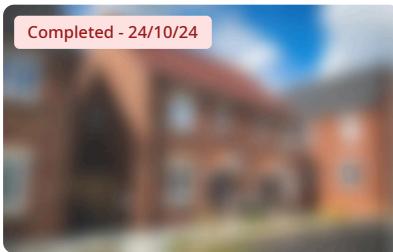
KATY POORE
POWERED BY **exp** UK



£425,000 sold price 1,991ft ⓘ

Park Road, PE27

🛏 2 Bed ⚒ Detached
◻ 1249ft² (£340....)



£437,500 sold price 2,329ft ⓘ

Needingworth Road, PE27

🛏 3 Bed ⚒ Detached
◻ 1270ft² (£344....)



£440,000 sold price 2,356ft ⓘ

Fairfields Crescent, PE27

🛏 4 Bed ⚒ Detached
◻ 1227ft² (£358.6....)



£450,000 sold price 2,569ft ⓘ

Warner's Grove, PE27

🛏 3 Bed ⚒ Detached
◻ 1141ft² (£394.39....)



£500,000 sold price 1.0mi ⓘ

Needingworth Road, PE27

🛏 4 Bed ⚒ Detached
◻ 1550ft² (£322....)



£412,500 sold price 1.0mi ⓘ

Queens Close, PE27

🛏 4 Bed ⚒ Detached
◻ 1163ft² (£354.6....)



£416,000 sold price 1.0mi ⓘ

Lammas Way, PE27

🛏 3 Bed ⚒ Detached
◻ 1087ft² (£382.7....)



£595,650 sold price 1.0mi ⓘ

Rookery Close, PE27

🛏 4 Bed ⚒ Detached
◻ 1453ft² (£409....)

Comparable Properties - Lettings

KATY POORE
POWERED BY **exp** UK



£1,300 pcm 1.0mi ⓘ

Pettis Road, St. Ives, PE27

🛏 3 Bed ⚒ Detached



£1,395 pcm 3.0mi ⓘ

Splash Lane, Wyton, PE28

🛏 2 Bed ⚒ Freehold ⚒ 980ft² (£1.42)



£1,525 pcm 4.0mi ⓘ

Owl Way, Hartford, PE29

🛏 3 Bed ⚒ Detached



£1,450 pcm 4.0mi ⓘ

Sapley Road, Huntingdon

🛏 3 Bed ⚒ Detached



£1,625 pcm 4.0mi ⓘ

Cross Street, Huntingdon, Cambs, ...

🛏 4 Bed ⚒ Freehold ⚒ 1195ft² (£1.36)



£1,700 pcm 4.0mi ⓘ

High Street, Pidley, Cambs, PE28

🛏 4 Bed ⚒ Detached ⚒ 1292ft² (£1.32)



£1,400 pcm 5.0mi ⓘ

Headlands, Huntingdon, Cambridg...

🛏 3 Bed ⚒ Detached



£1,600 pcm 5.0mi ⓘ

High Street, Knapwell, CB23

🛏 2 Bed ⚒ Freehold ⚒ 1313ft² (£1.22)

Local Education

KATY POORE

POWERED BY
exp UK



A Nursery · Primary

Eastfield Infant and Nursery School

Good

0.54mi

B Primary

Westfield Junior School

Good

0.58mi

C Secondary · Post-16

St Ivo Academy

Good

0.88mi

D Special · Independent

Aurora Fairway School

Good

0.89mi

E Primary

Hemingford Grey Primary School

Good

1.11mi

F Nursery · Primary

Wheatfields Primary School

Good

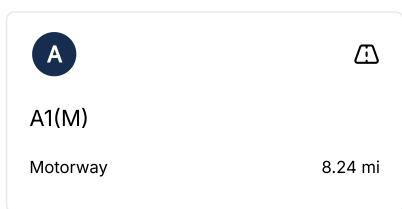
1.18mi

G Nursery · Primary

Thorndown Primary School

Good

1.28mi





A Monks Cottage Priory Road St Ives PE27 5BB

Extension to residential bungalow

Approved Ref: 17/02388/HHFUL 23-11-2017

B Monks Cottage Priory Road St Ives PE27 5BB

Proposed Side Extension.

Approved Ref: 18/02738/HHFUL 04-01-2019

C Priory Mews Site Priory Mews St Ives

Provision of 10 New Bollards

Refused Ref: 24/01514/FUL 03-09-2024

D Old Sub Station Priory Road St Ives

Erection of a dwelling following demolition of a former substation with planning permission for conversion...

Approved Ref: 20/02206/FUL 09-11-2020

E Old Sub Station Priory Road St Ives

Erection of enclosed garage (Retrospective)

Approved Ref: 23/02427/HHFUL 18-01-2024

F Old Sub Station Priory Road St Ives

Conversion and extension of former substation to create a 2 bedroom dwelling.

Approved Ref: 19/00447/FUL 04-03-2019

G 20 Wellington Street St Ives PE27 5AZ

Proposed Balcony

Approved Ref: 19/00026/HHFUL 11-03-2019

H 7 - 8 New Road St Ives

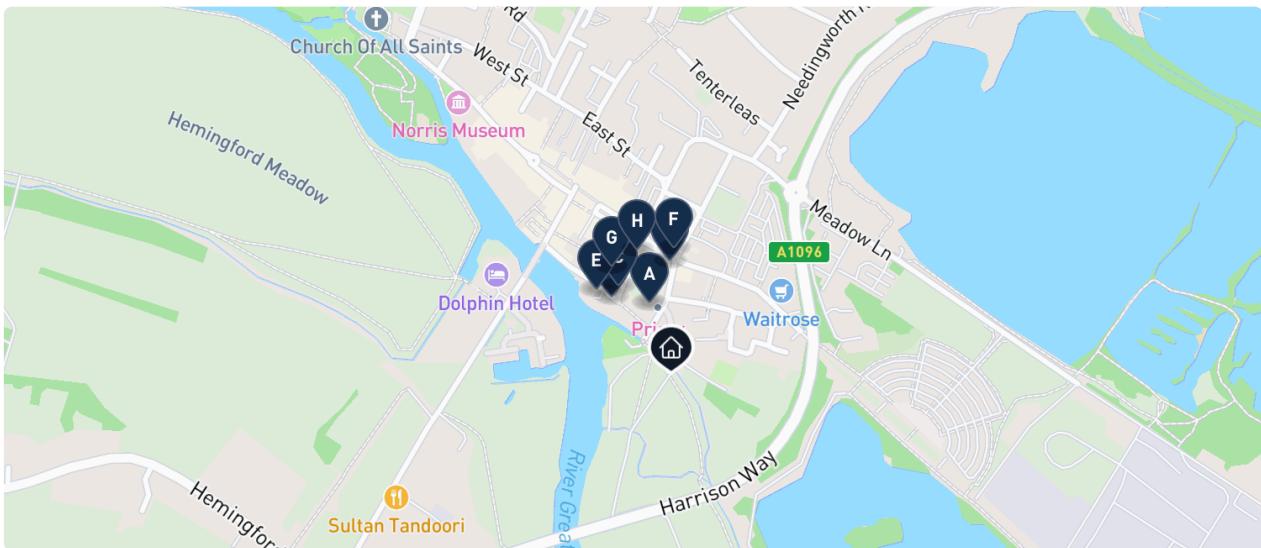
Demolition of office and erection of 14 x 1 & 2 bedroom apartments (alternative to existing plannin...

Approved Ref: 18/00556/FUL 13-03-2018

Nearby Listed Buildings

KATY POORE

exp[®] UK



A Grade II - Listed building 272ft

Remains of benedictine priory of st ivo in garden of priory house

List entry no: 1128670 29-09-2051

B Grade II - Listed building 436ft

Ouse cottage

List entry no: 1330678 24-03-1972

C Grade II - Listed building 453ft

Jersey cottage oliver cromwell inn

List entry no: 1128683 24-03-1972

D Grade II - Listed building 486ft

Premises occupied by totus limited

List entry no: 1128678 24-03-1972

E Grade II - Listed building 528ft

4, wellington street

List entry no: 1161754 24-03-1972

F Grade II - Listed building 554ft

Two k6 telephone kiosks

List entry no: 1330640 22-12-1988

G Grade II - Listed building 561ft

Gateway house

List entry no: 1330621 23-04-1972

H Grade II - Listed building 577ft

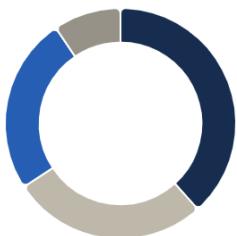
Robin hood public house

List entry no: 1128703 24-03-1972

Average house price changes in the last year (Huntingdonshire)

	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
Detached	£515k	£510k	£525k	£530k	£530k
Semi-Detached	£320k	£315k	£325k	£325k	£325k
Terraced	£265k	£260k	£270k	£270k	£275k
Flats/Maisonettes	£202k	£199k	£205k	£205k	£206k

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



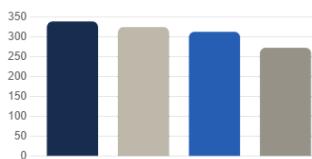
772
Detached sold (38%)

553
Semi-Detached sold (27%)

499
Terraced sold (25%)

191
Flats/Maisonettes sold (9%)

Average price per sqft (Huntingdonshire)



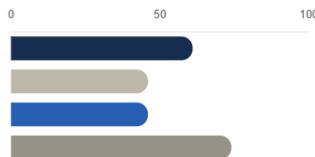
£338 ft²
Detached

£324 ft²
Semi-Detached

£312 ft²
Terraced

£272 ft²
Flats/Maisonettes

Average time on the sales market (Huntingdonshire)



61 days
Detached

46 days
Semi-Detached

46 days
Terraced

74 days
Flats/Maisonettes

Average rental price changes in the last year (Huntingdonshire)

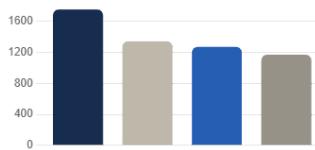
	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
Detached	£1871	£1832	£1728	£1959	£1745
Semi-Detached	£1279	£1337	£1419	£1324	£1456
Terraced	£1224	£1186	£1203	£1213	£1189
Flats/Maisonettes	£958	£925	£978	£944	£942

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



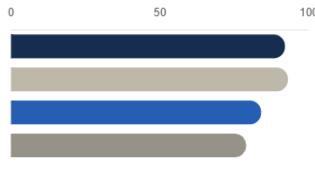
239 Detached sold (17%)	261 Semi-Detached sold (18%)
366 Terraced sold (26%)	566 Flats/Maisonettes sold (40%)

Average rental yield (Huntingdonshire)



£1750 3.98% annual yield	£1340 4.94% annual yield
£1268 5.58% annual yield	£1168 6.81% annual yield

Average time on the rental market (Huntingdonshire)



92 days Detached	93 days Semi-Detached
84 days Terraced	79 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

POWERED BY
exp[®] 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
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.