

KATY POORE

POWERED BY  
**exp<sup>®</sup>** UK

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

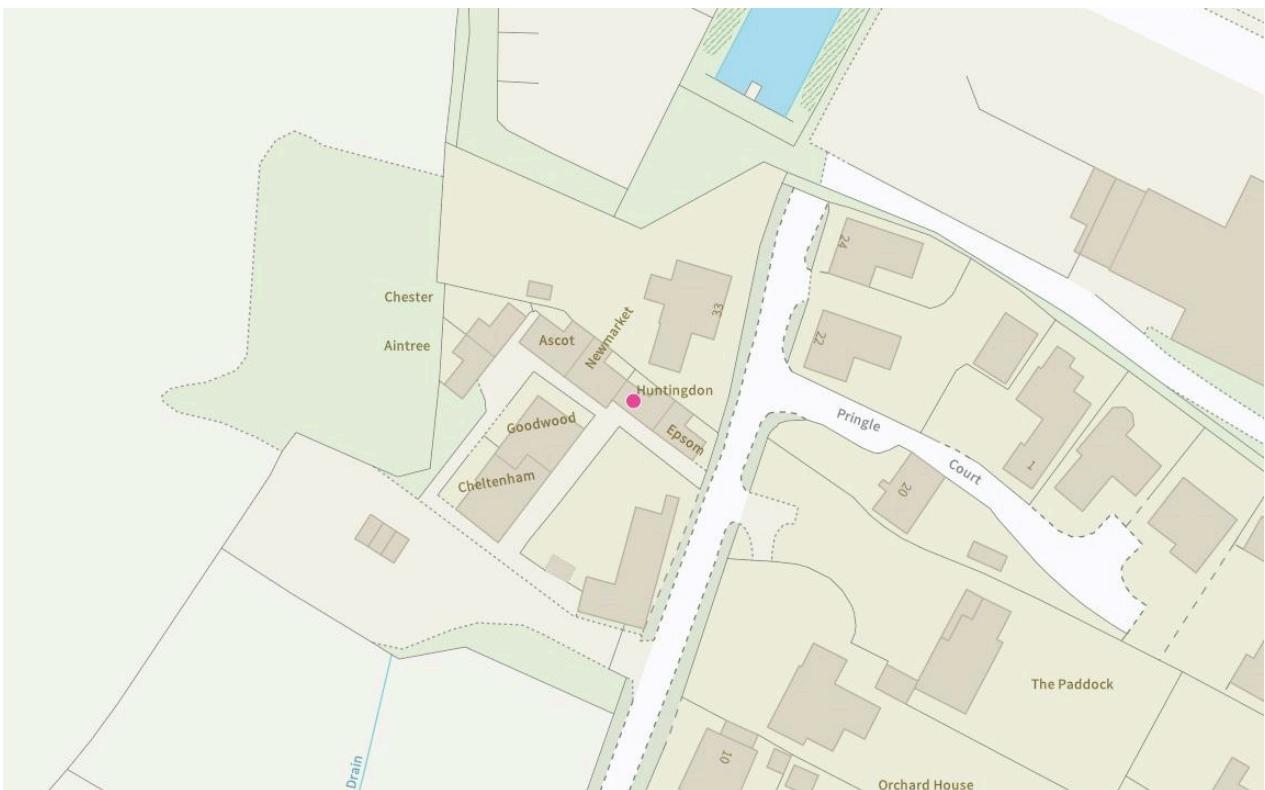
6th January 2026



## Introduction

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## Key Property Information

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3.68% annual rental yield

3 bedrooms | 2 bathrooms | 1,163 ft<sup>2</sup> | £266 pft<sup>2</sup> | Freehold

### Plot information

Plot size **acres**  
Parking (predicted) **No**

### Council tax

Huntingdonshire

### Mobile coverage

EE  
O2  
Three  
Vodafone



### Broadband availability

Basic	2mb
Superfast	41mb
Ultrafast	1000mb
Overall	1000mb

### ⌚ Tree preservation orders

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

Tree type 1: Cherry

Tree type 2: Ash

### 🏡 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.

### ☒ 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 

### 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  
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£340,000 listed price 1,706ft ⓘ

**Bayley Road, Alconbury Weald, PE28**

3 Bed Terraced  
850ft<sup>2</sup> (£400)



£350,000 listed price 1,988ft ⓘ

**Pople Drive, Alconbury Weald, Huntingdon, PE28**

5 Bed Terraced



£325,000 listed price 1,988ft ⓘ

**Pople Drive, Alconbury Weald, Huntingdon, PE28**

3 Bed Semi-Detached



£290,000 listed price 1,988ft ⓘ

**Pople Drive, Alconbury Weald, PE28**

3 Bed Semi-Detached  
764ft<sup>2</sup> (£379.58)



£350,000 listed price 2,123ft ⓘ

**Senliz Road, Alconbury Weald, PE28**

3 Bed Semi-Detached  
Freehold 947ft<sup>2</sup> (£369.59)



£359,750 listed price 2,133ft ⓘ

**Alconbury Weald, Senliz Road, Huntingdon, PE28**

3 Bed Other  
947ft<sup>2</sup> (£379.88)



£320,000 listed price 2,339ft ⓘ

**Senliz Road, Alconbury Weald, PE28**

3 Bed Terraced



£320,995 listed price 2,339ft ⓘ

**Senliz Road, Alconbury, Huntingdon, PE28**

3 Bed Semi-Detached

## Comparable Properties - Completed

KATY POORE  
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£300,000 sold price 771ft ⓘ

**Church Way, Little Stukeley, PE28**

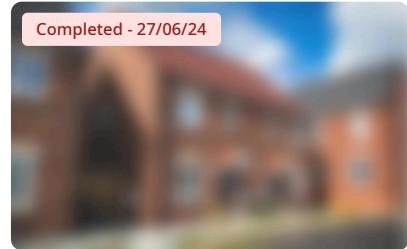
🛏 3 Bed ⚒ Detached  
◻ 1055ft<sup>2</sup> (£284....)



£338,000 sold price 1,286ft ⓘ

**Low Road, Little Stukeley, PE28**

🛏 3 Bed ⚒ Detached  
◻ 850ft<sup>2</sup> (£397.65)



£349,750 sold price 1,388ft ⓘ

**Woodward Close, Alconbury Weald...**

🛏 3 Bed ⚒ Detached  
◻ 926ft<sup>2</sup> (£377.7)



£360,000 sold price 1,647ft ⓘ

**Callycroft Drive, Alconbury Weald, ...**

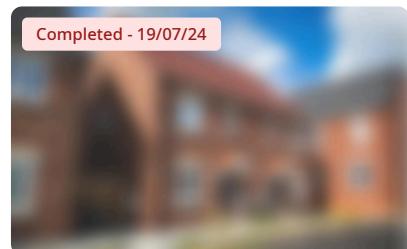
🛏 3 Bed ⚒ Semi-Detached  
◻ 969ft<sup>2</sup> (£371.52)



£350,000 sold price 1,699ft ⓘ

**Bayley Road, Alconbury Weald, PE...**

🛏 3 Bed ⚒ Detached  
◻ 1453ft<sup>2</sup> (£240....)



£342,500 sold price 1,759ft ⓘ

**Mallory Place, Alconbury Weald, PE...**

🛏 4 Bed ⚒ Terraced  
◻ 1270ft<sup>2</sup> (£269....)



£325,000 sold price 1,837ft ⓘ

**Mallory Place, Alconbury Weald, PE...**

🛏 3 Bed ⚒ Terraced  
◻ 1270ft<sup>2</sup> (£255.91)



£365,000 sold price 1,913ft ⓘ

**Carnaile Road, Alconbury Weald, P...**

🛏 3 Bed ⚒ Detached  
◻ 1044ft<sup>2</sup> (£349....)

## Comparable Properties - Lettings

KATY POORE  
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£900 pcm 1,086ft ⓘ

**Church Way, Little Stukeley, PE28**

1 Bed Semi-Detached  
Freehold 840ft<sup>2</sup> (£1.07)



£1,000 pcm 2.0mi ⓘ

**Christie Drive, PE29**

1 Bed Flats/Maisonette...  
Leasehold 506ft<sup>2</sup> (£1.98)



£925 pcm 3.0mi ⓘ

**Deal Close, PE29**

2 Bed Flats/Maisonette...  
Leasehold 581ft<sup>2</sup> (£1.59)



£990 pcm 3.0mi ⓘ

**Ullswater, Stukeley Meadows, Huntingdon, PE28**

2 Bed Flats/Maisonette...



£795 pcm 3.0mi ⓘ

**Ermine Street, Huntingdon**

1 Bed Flats/Maisonette...



£995 pcm 3.0mi ⓘ

**Percy Green Place, Huntingdon, PE29**

1 Bed Flats/Maisonette...



£995 pcm 3.0mi ⓘ

**Percy Green Place, Huntingdon**

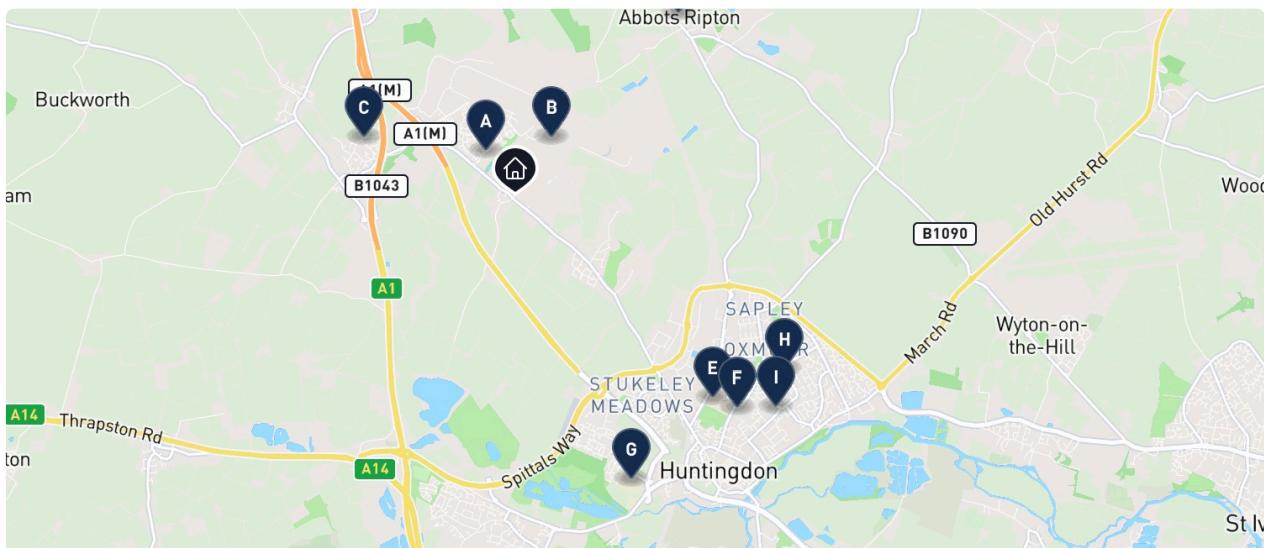
2 Bed Flats/Maisonette...



£1,050 pcm 3.0mi ⓘ

**Beaton Crescent, PE29**

2 Bed Terraced  
Freehold 657ft<sup>2</sup> (£1.6)



**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

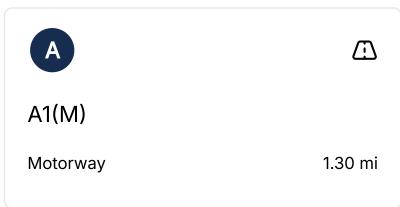
Outstanding

3.06mi

## Local Transport

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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

Dismantle and store Barn B

Refused      Ref: 19/02417/FUL      27-11-2019

**C** Pringle Farm Pringle Way Little Stukeley

Installation of new access gates

Approved      Ref: 19/02502/FUL      13-12-2019

**D** Pringle Farm Pringle Way Little Stukeley

Proposed single storey visitor reception, office and materials store

Approved      Ref: 22/01614/FUL      22-07-2022

**E** 27 Church Way Little Stukeley Huntingdon PE28 4BQ

Proposed garage conversion, floor plan redesign and all associated works at 27 Church Way

Approved      Ref: 21/01832/HHFUL      19-08-2021

**F** 38A Church Way Little Stukeley Huntingdon PE28 4BQ

To fit black HardiePlank cladding over painted render and brick work.

Approved      Ref: 21/01390/HHFUL      16-06-2021

**G** 30 Church Way Little Stukeley Huntingdon PE28 4BQ

Erection of 3 storey side extension including internal and external alterations to reinstate original wing of...

Approved      Ref: 20/01354/HHFUL      08-10-2020

**H** 17 Church Way Little Stukeley Huntingdon PE28 4BQ

Two storey side extension, first floor rear extensions, replacement of windows, removal of chimney stack,...

Approved      Ref: 24/01779/HHFUL      30-09-2024

## Nearby Listed Buildings

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**A** Grade II - Listed building

85ft

Pringle farmhouse

List entry no: 1130169

21-10-1983

**B** Grade II - Listed building

157ft

Pinks cottage

List entry no: 1317313

21-10-1983

**C** Grade II - Listed building

686ft

The old rectory

List entry no: 1165424

20-11-1981

**D** Grade II\* - Listed building

801ft

Church of st martin

List entry no: 1130165

28-01-2058

**E** Grade II - Listed building

876ft

Little stukeley war memorial

List entry no: 1439206

01-11-2016

**F** Grade II - Listed building

912ft

11, church way

List entry no: 1130166

21-10-1983

**G** Grade II - Listed building

951ft

9, church way

List entry no: 1330502

21-10-1983

**H** Grade II - Listed building

1280ft

2, church way

List entry no: 1130172

24-09-1990

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

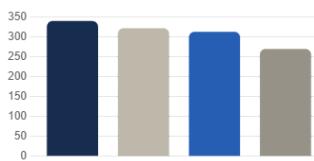
	Jan '25	Apr '25	Jul '25	Oct '25	Dec '25
<b>Detached</b>	£490k	£490k	£495k	£525k	£525k
<b>Semi-Detached</b>	£300k	£300k	£305k	£325k	£325k
<b>Terraced</b>	£250k	£250k	£255k	£270k	£270k
<b>Flats/Maisonettes</b>	£192k	£191k	£193k	£205k	£205k

### 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

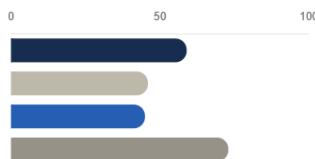
**£312 ft<sup>2</sup>**

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)

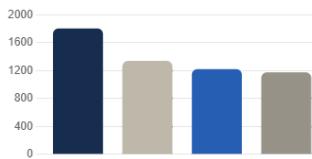
	Jan '25	Apr '25	Jul '25	Oct '25	Dec '25
<b>Detached</b>	£1883	£1723	£1770	£1881	£1903
<b>Semi-Detached</b>	£1355	£1313	£1396	£1418	£1400
<b>Terraced</b>	£1212	£1220	£1179	£1256	£1159
<b>Flats/Maisonettes</b>	£942	£957	£980	£988	£955

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



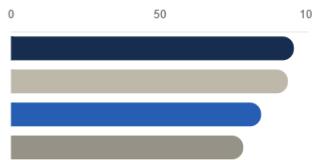
<b>243</b> Detached sold (17%)	<b>263</b> Semi-Detached sold (18%)
<b>384</b> Terraced sold (26%)	<b>573</b> Flats/Maisonettes sold (39%)

### 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  
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**

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## Contact Us

KATY POORE

POWERED BY  
**exp** UK

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