

KATY POORE

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exp[®] UK

**1 HEMINGFORD
LODGE LONDON
ROAD, ST. IVES.
PE27 5EU**

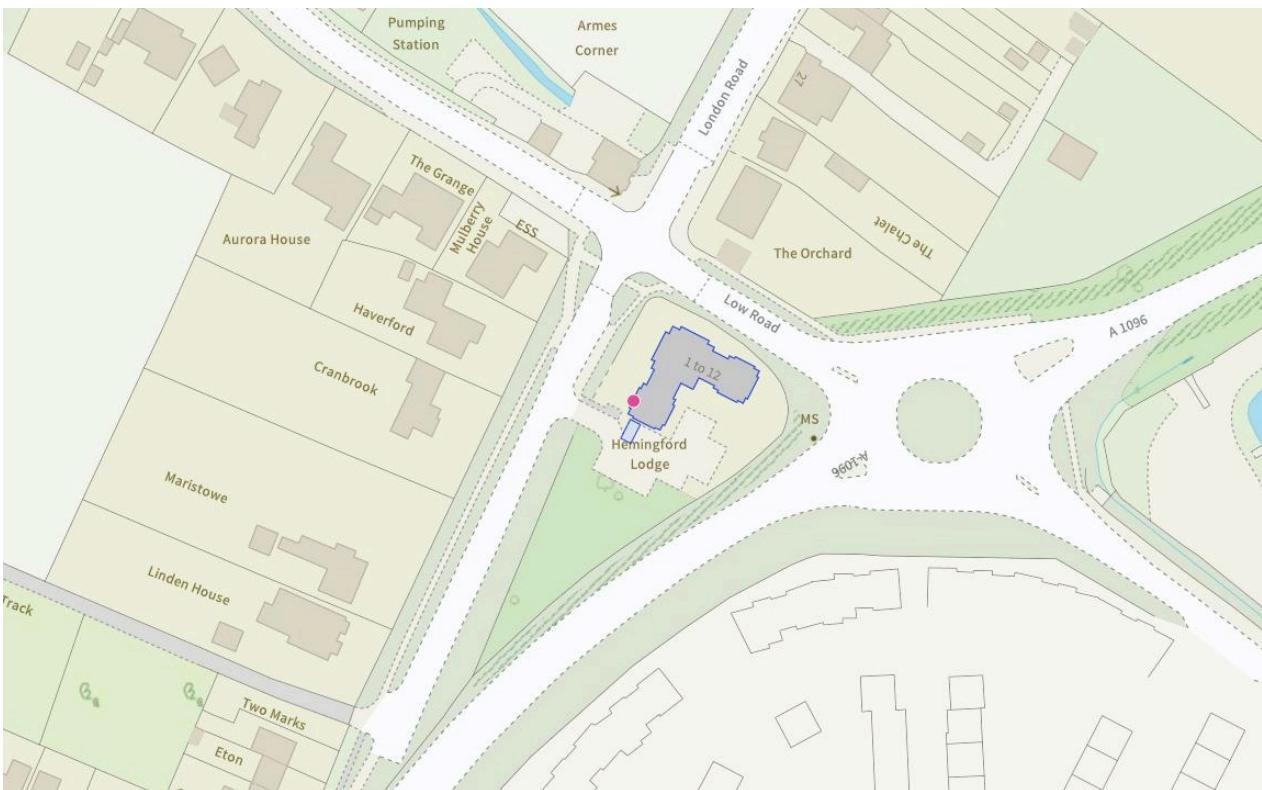
18th December 2025



Introduction

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Key Property Information

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6.69% annual rental yield

1

1

301ft² | £521 pft²

Flats/Maisonettes

Leasehold

107y 5m remaining. Ends Apr 2133

Market History

Last Sold	August 2022	£158,500
Sold	August 2018	£145,000
Sold	May 2011	£97,000

Plot information

Title number	CB362022
Plot size	0.09 acres
Parking (predicted)	No

Build

Suspended floors

Double glazed windows

Brick walls

Other roof

Year built 2011

Utilities

Mains gas

Wind turbines

Solar panels

Mains fuel type **Mains Gas**

Water **South Staffordshire Water**

EPC

Valid until 21/03/2032

Efficiency rating (current)

78 C

Efficiency (potential)

78 C

Enviro impact (current)

85 B

Enviro impact (potential)

85 B

Council tax

Band A

£1,626 per year (est)

Huntingdonshire

Mobile coverage

EE



O2



Three



Vodafone



Broadband availability

Basic

11mb

Superfast

80mb

Ultrafast

1000mb

Overall

1000mb

 **Flood risk**

Rivers and sea

Medium risk for flooding by rivers and sea

Surface water

Very low risk for flooding by surface water

 **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.

Rights and restrictions

☒ 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

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£145,000 listed price 62ft ⓘ

London Road, PE27

1 Bed Flats/Maisonette...
Leasehold 334ft² (£434.13)



£170,000 listed price 1,115ft ⓘ

Limes Park Road, PE27

2 Bed Flats/Maisonette...
Leasehold 517ft² (£328.82)



£170,000 listed price 1,234ft ⓘ

Limes Park Road, PE27

2 Bed Flats/Maisonette...
Leasehold 527ft² (£322.58)



£155,000 listed price 1,247ft ⓘ

Limes Park Road, PE27

2 Bed Flats/Maisonette...
Leasehold 538ft² (£288.1)



£170,000 listed price 1.0mi ⓘ

White Hart Court, PE27

2 Bed Flats/Maisonette...
Leasehold 495ft² (£343.43)



£166,500 listed price 1.0mi ⓘ

Cow & Hare Passage, PE27

1 Bed Flats/Maisonette...
Leasehold 614ft² (£271.17)



£150,000 listed price 1.0mi ⓘ

North Road, PE27

2 Bed Flats/Maisonette...
Leasehold 657ft² (£228.31)



£160,000 listed price 1.0mi ⓘ

North Road, PE27

2 Bed Flats/Maisonette...
Leasehold 657ft² (£243.53)

Comparable Properties - Completed

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£140,000 sold price

20ft ⓘ

London Road, PE27

🛏 1 Bed 🏢 Flats/Maisonet...
◻ 420ft² (£333.33)



£158,000 sold price

1,152ft ⓘ

Limes Park Road, PE27

🛏 2 Bed 🏢 Flats/Maisonet...
◻ 527ft² (£299.81)



£151,000 sold price

1,204ft ⓘ

Limes Park Road, PE27

🛏 2 Bed 🏢 Flats/Maisonet...
◻ 549ft² (£275.05)



£150,000 sold price

1,211ft ⓘ

Limes Park Road, PE27

🛏 2 Bed 🏢 Flats/Maisonet...
◻ 527ft² (£284.63)



£150,000 sold price

1,253ft ⓘ

Limes Park Road, PE27

🛏 2 Bed 🏢 Flats/Maisonet...
◻ 581ft² (£258.18)



£135,000 sold price

2,116ft ⓘ

Bridgefoot, PE27

🛏 2 Bed 🏢 Flats/Maisonet...
◻ 732ft² (£184.43)



£185,000 sold price

2,461ft ⓘ

Priory Mews, PE27

🛏 1 Bed 🏢 Flats/Maisonet...
◻ 463ft² (£399.57)



£137,000 sold price

2,484ft ⓘ

Priory Mews, PE27

🛏 1 Bed 🏢 Flats/Maisonet...
◻ 323ft² (£424.15)

Comparable Properties - Lettings

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£975 pcm 1,122ft ⓘ

Limes Park Road, St. Ives

2 Bed Flats/Maisonet...



£975 pcm 1,181ft ⓘ

Limes Park Road, PE27

2 Bed Flats/Maisonet...
Freehold 797ft² (£1.22)



£850 pcm 2,448ft ⓘ

Quay Court, PE27

1 Bed Flats/Maisonet...
Freehold



£825 pcm 1.0mi ⓘ

East Street, PE27

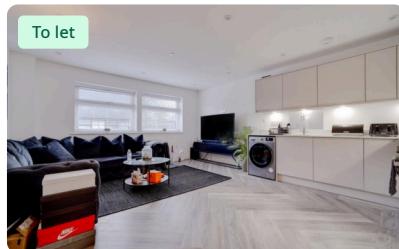
1 Bed Flats/Maisonet...
Leasehold 517ft² (£1.6)



£895 pcm 1.0mi ⓘ

Darwood Court, St. Ives

1 Bed Flats/Maisonet...
Freehold 517ft² (£1.6)



£1,025 pcm 1.0mi ⓘ

Meadow Lane, Meadow Park Mead...

1 Bed Flats/Maisonet...
Freehold



£1,025 pcm 1.0mi ⓘ

Meadow Lane, Meadow Park Mead...

1 Bed Flats/Maisonet...



£995 pcm 1.0mi ⓘ

Leas Close, PE27

1 Bed Flats/Maisonet...
Leasehold 624ft² (£1.59)



A Primary

Hemingford Grey Primary School

Good

0.73mi

B Primary

Westfield Junior School

Good

0.88mi

C Nursery · Primary

Eastfield Infant and Nursery School

Good

0.89mi

D Special · Independent

Aurora Fairway School

Good

0.96mi

E Secondary · Post-16

St Ivo Academy

Good

0.97mi

F Nursery · Primary

Thorndown Primary School

Good

1.40mi

G Nursery · Primary

Wheatfields Primary School

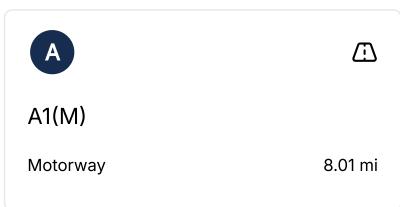
Good

1.48mi

Local Transport

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A Claverly House London Road St Ives PE27 5EU

Two storey side extension, single storey rear extension and rear dormer to loft and detached...

Approved Ref: 22/00422/HHFUL 03-05-2022

B The Palms London Road St Ives PE27 5ES

A rear two and single-storey extension to the existing dwelling. The removal of the single-storey side...

Approved Ref: 25/00369/HHFUL 27-02-2025

C F Vindis And Sons Ltd Low Road Fenstanton St Ives Cambridgeshire PE27 5EL

Redevelopment

Withdrawn Ref: 0703187PENQ 27-09-2007

D F Vindis And Sons Ltd Low Road Fenstanton St Ives PE27 5EL

Demolition of existing structures and proposed erection of 94 dwellings together with associated...

Approved Ref: 20/00285/FUL 24-02-2020

E The Palms London Road St Ives PE27 5ES

Removal of side single storey extension and demolition of single storey outbuilding. Single and t...

Withdrawn Ref: 24/02407/HHFUL 23-12-2024

F The Palms London Road St Ives PE27 5ES

Certificate of lawful existing use of land as residential curtilage continuously for a period exceeding ten...

Validated Ref: 25/01953/CLED 08-10-2025

G 1 Victoria Terrace Hemingford Road St Ives PE27 5HD

Single Storey Garage

Approved Ref: 21/01556/HHFUL 05-07-2021

H 6 Victoria Terrace Hemingford Road St Ives PE27 5HD

Replacement of single storey lean extension on back elevation, Re-roofing of back elevation extensions...

Approved Ref: 18/02366/HHFUL 16-11-2018

Nearby Listed Buildings

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A Grade II - Listed building

427ft

Brandon house

List entry no: 1128489

04-11-1982

B Grade II - Listed building

574ft

The willows

List entry no: 1330740

04-11-1982

C Grade II - Listed building

682ft

18 and 19, london road

List entry no: 1128488

04-11-1982

D Grade II - Listed building

709ft

17, london road

List entry no: 1330739

04-11-1982

E Grade II - Listed building

791ft

Limes park

List entry no: 1128480

05-01-1976

F Grade II - Listed building

928ft

Victoria terrace

List entry no: 1163068

04-11-1982

G Grade II - Listed building

991ft

Arona villa

List entry no: 1128487

04-11-1982

H Grade II - Listed building

1125ft

8, 9 and 10, london road

List entry no: 1128486

04-11-1982



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)



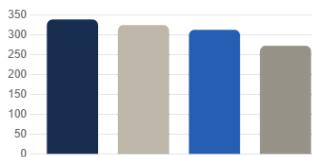
772
Detached sold (38%)

553
Semi-Detached sold (27%)

499
Terraced sold (25%)

191
Flats/Maisonettes sold (9%)

Average price per sqft (Huntingdonshire)



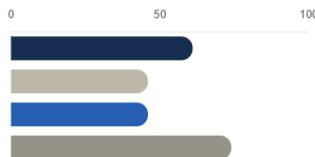
£338 ft²
Detached

£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)

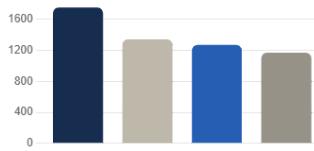
	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
Detached	£1871	£1832	£1728	£1959	£1745
Semi-Detached	£1279	£1337	£1419	£1324	£1456
Terraced	£1224	£1186	£1203	£1213	£1189
Flats/Maisonettes	£958	£925	£978	£944	£942

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



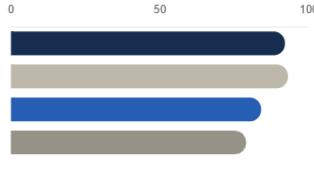
239 Detached sold (17%)	261 Semi-Detached sold (18%)
366 Terraced sold (26%)	566 Flats/Maisonettes sold (40%)

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

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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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Contact Us

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