

KATY POORE



47 GREENFIELDS, ST. IVES. PE27 5HB






18th December 2025





Key Property Information

5.12% annual rental yield

 3  1  969ft² | £350 pft²  Semi-Detached  Freehold

Market History

	Last Sold	June 2019	£270,000
	Sold	October 2011	£174,000
	Sold	September 2005	£162,000
	Sold	July 2000	£85,000




Plot information

Title number	CB25409
Plot size	0.05 acres
Garden direction	NorthWest
Outdoor area	0.04 acres
Parking (predicted)	Yes

Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1967-1975

Utilities

 Mains gas
 Wind turbines
 Solar panels
Mains fuel type **Mains Gas**
Water **South Staffordshire Water**









EPC Valid until 14/08/2032

Efficiency rating (current)	64 D
Efficiency (potential)	78 C
Enviro impact (current)	58 D
Enviro impact (potential)	73 C





Council tax

Band C
£2,169 per year (est)
Huntingdonshire

Mobile coverage

 EE	
 O2	
 Three	
 Vodafone	

Broadband availability

 Basic	9mb
 Superfast	75mb
 Ultrafast	1800mb
 Overall	1800mb

 **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.

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 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

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.

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.

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.

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



Sold STC

£320,000 listed price 135ft

Greenfields, PE27

3 Bed Semi-Detached

Freehold 829ft² (£386.01)



Sold STC

£385,000 listed price 935ft

Tern Drive, St. Ives, Cambridgeshir...

4 Bed Semi-Detached



Sold STC

£280,000 listed price 1,037ft

Wren Close, St. Ives, Cambridgeshi...

2 Bed Semi-Detached



Sold STC

£335,000 listed price 1,037ft

Wren Close, St. Ives, Cambridgeshi...

3 Bed Semi-Detached



Sold STC

£350,000 listed price 1,381ft

Dunnock Way, PE27

3 Bed Semi-Detached

Freehold 1249ft² (£280....)



Listed - 1 week ago

£365,000 listed price 1.0mi

Stepping Stones, Hemingford Grey,...

3 Bed Semi-Detached

Freehold 958ft² (£381)



Sold STC

£280,000 listed price 1.0mi

Stepping Stones, Hemingford Grey,...

2 Bed Semi-Detached

Freehold 710ft² (£394.37)

Comparable Properties - Completed



Completed - 05/06/25

£320,000 sold price 144ft

Greenfields, PE27

3 Bed Semi-Detached

1087ft² (£294....)



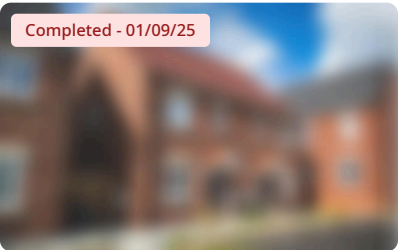
Completed - 31/03/25

£350,000 sold price 906ft

Wren Close, PE27

3 Bed Semi-Detached

1044ft² (£335....)



Completed - 01/09/25

£360,000 sold price 1,312ft

Dunnock Way, PE27

3 Bed Semi-Detached

1012ft² (£355.73)



Completed - 08/12/23

£355,000 sold price 2,139ft

Hemingford Road, PE27

2 Bed Semi-Detached

614ft² (£578.18)



Completed - 20/11/24

£350,000 sold price 2,201ft

Hemingford Road, PE27

3 Bed Semi-Detached

1453ft² (£240....)



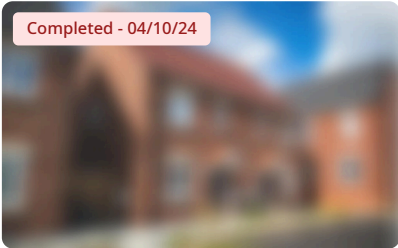
Completed - 30/10/24

£280,000 sold price 1.0mi

Daintree Way, Hemingford Grey, PE28

2 Bed Semi-Detached

592ft² (£472.97)



Completed - 04/10/24

£290,000 sold price 1.0mi

Marsh Lane, Hemingford Grey, PE28

2 Bed Semi-Detached

667ft² (£434.78)



Completed - 28/08/25

£375,000 sold price 1.0mi

Marsh Lane, Hemingford Grey, PE28

2 Bed Semi-Detached

667ft² (£562.22)

Comparable Properties - Lettings



£1,250 pcm 2.0mi

Reynolds Close, St Ives, PE27

3 Bed Semi-Detached

689ft² (£1.81)



£1,325 pcm 2.0mi

Vermuyden Way, Fen Drayton, Cam...

3 Bed Semi-Detached

753ft² (£1.76)



£1,300 pcm 3.0mi

Chantry Close, Cambridge, CB24

2 Bed Semi-Detached



£1,400 pcm 3.0mi

Brudenell, Godmanchester, PE29

3 Bed Semi-Detached



£1,600 pcm 3.0mi

Swavesey, Swavesey, CB24

4 Bed Semi-Detached



£1,595 pcm 4.0mi

Lions Cross, Godmanchester, PE29

3 Bed Semi-Detached

Freehold 818ft² (£1.95)



£1,350 pcm 4.0mi

St. Anns Lane, Godmanchester, PE...

3 Bed Semi-Detached

Freehold 872ft² (£1.55)



£1,350 pcm 4.0mi

High Street, Over, Cambridge, CB24

3 Bed Semi-Detached



<div><div>A</div><div>Primary</div></div> <div>Hemingford Grey Primary School</div> <div><div>Good</div><div>0.80mi</div></div>	<div><div>B</div><div>Primary</div></div> <div>Fenstanton and Hilton Primary School</div> <div><div>Good</div><div>1.01mi</div></div>	<div><div>C</div><div>Primary</div></div> <div>Westfield Junior School</div> <div><div>Good</div><div>1.15mi</div></div>
<div><div>D</div><div>Nursery · Primary</div></div> <div>Eastfield Infant and Nursery School</div> <div><div>Good</div><div>1.15mi</div></div>	<div><div>E</div><div>Special · Independent</div></div> <div>Aurora Fairway School</div> <div><div>Good</div><div>1.22mi</div></div>	<div><div>F</div><div>Secondary · Post-16</div></div> <div>St Ivo Academy</div> <div><div>Good</div><div>1.23mi</div></div>
<div><div>G</div><div>Nursery · Primary</div></div> <div>Thorndown Primary School</div> <div><div>Good</div><div>1.67mi</div></div>	<div><div>H</div><div>Nursery · Primary</div></div> <div>Wheatfields Primary School</div> <div><div>Good</div><div>1.75mi</div></div>	

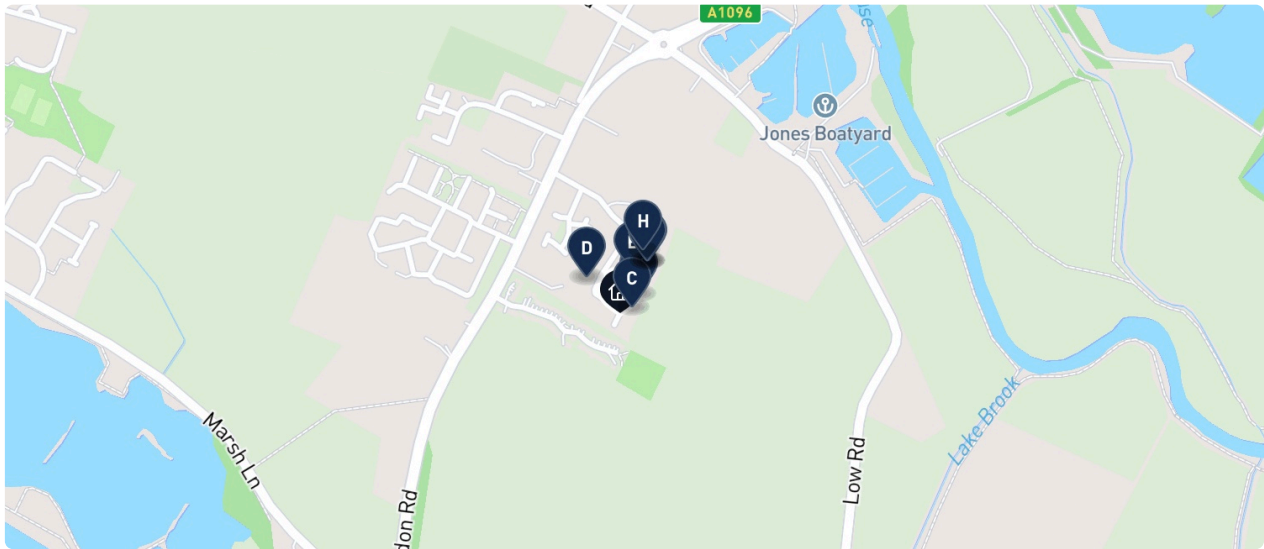


A

A1(M)

Motorway

8.11 mi

**A** 39 Greenfields St Ives PE27 5HB

To extend the existing single storey private Garage at the rear of the Existing Garage

Approved Ref: 17/02121/HHFUL 30-10-2017

B 43 Greenfields St Ives PE27 5HB

Proposed single storey rear extension (extends beyond the rear wall by 3.43m, maximum height of...

Approved Ref: 18/02697/EXTDET 13-12-2018

C 36 Greenfields St Ives PE27 5HB

Demolition of existing entrance porch and construction of new single storey porch extension t...

Approved Ref: 20/00190/HHFUL 28-01-2020

D 22 Greenfields St Ives PE27 5HB

Proposed first floor extension and minor internal alterations.

Approved Ref: 19/00301/HHFUL 18-02-2019

E Land South Of 10 Greenfields St Ives

Erection of two dwellings

Refused Ref: 17/02201/FUL 30-10-2017

F Land South Of 10 Greenfields St Ives

Erection of two dwellings

Refused Ref: 18/00440/FUL 07-03-2018

G Land South Of 10 Greenfields St Ives

Erection of triple garage with home working space above

Withdrawn Ref: 22/02152/HHFUL 08-12-2022

H Land South Of 10 Greenfields St Ives

Erection of 4 affordable houses

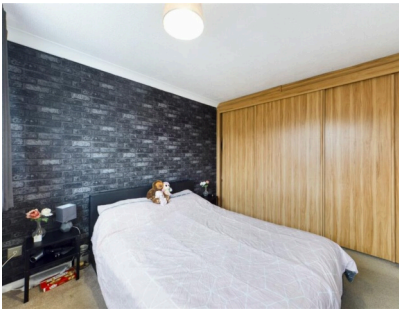
Refused Ref: 18/02603/FUL 04-12-2018

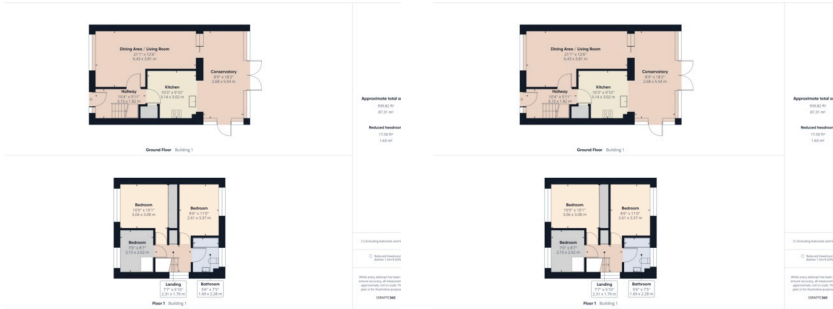
Nearby Listed Buildings



<div><div>A</div><div>Grade II - Listed building</div><div>984ft</div></div> <div>Limes park</div> <div>List entry no: 112848005-01-1976</div>	<div><div>B</div><div>Grade II - Listed building</div><div>1818ft</div></div> <div>Brandon house</div> <div>List entry no: 112848904-11-1982</div>
<div><div>C</div><div>Grade II - Listed building</div><div>1949ft</div></div> <div>The willows</div> <div>List entry no: 133074004-11-1982</div>	<div><div>D</div><div>Grade II - Listed building</div><div>2057ft</div></div> <div>18 and 19, london road</div> <div>List entry no: 112848804-11-1982</div>
<div><div>E</div><div>Grade II - Listed building</div><div>2083ft</div></div> <div>17, london road</div> <div>List entry no: 133073904-11-1982</div>	<div><div>F</div><div>Grade II - Listed building</div><div>2192ft</div></div> <div>Victoria terrace</div> <div>List entry no: 116306804-11-1982</div>
<div><div>G</div><div>Grade II - Listed building</div><div>2339ft</div></div> <div>Arona villa</div> <div>List entry no: 112848704-11-1982</div>	<div><div>H</div><div>Grade II - Listed building</div><div>2474ft</div></div> <div>8, 9 and 10, london road</div> <div>List entry no: 112848604-11-1982</div>

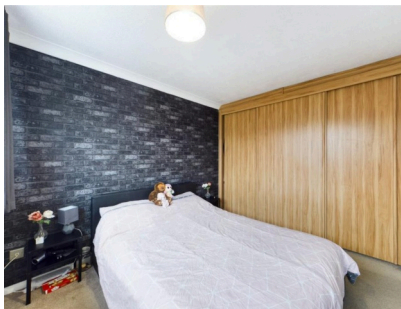












Property images - 2022

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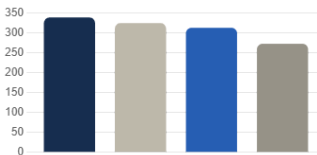
Average house price changes in the last year (Huntingdonshire)

	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



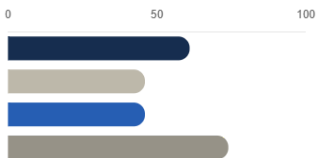
Volume of sold properties in the last 12 months (Huntingdonshire)

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

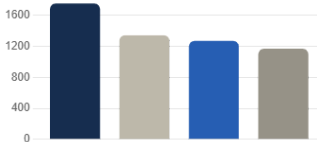
Average rental price changes in the last year (Huntingdonshire)

	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



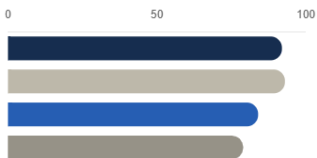
Volume of let properties in the last 12 months (Huntingdonshire)

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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KATY POORE



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