

KATY POORE

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47 GREENFIELDS, ST. IVES. PE27 5HB

18th December 2025



Introduction

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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

<input checked="" type="checkbox"/> Mains gas
<input checked="" type="checkbox"/> Wind turbines
<input checked="" type="checkbox"/> 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.

Rights and restrictions

☒ 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 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

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

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£320,000 listed price

135ft ⓘ

Greenfields, PE27

🛏 3 Bed

🏡 Semi-Detached

⌚ Freehold

◻ 829ft² (£386.01)



£385,000 listed price

935ft ⓘ

Tern Drive, St. Ives, Cambridgeshir...

🛏 4 Bed

🏡 Semi-Detached



£280,000 listed price

1,037ft ⓘ

Wren Close, St. Ives, Cambridgeshi...

🛏 2 Bed

🏡 Semi-Detached



£335,000 listed price

1,037ft ⓘ

Wren Close, St. Ives, Cambridgeshi...

🛏 3 Bed

🏡 Semi-Detached



£350,000 listed price

1,381ft ⓘ

Dunnock Way, PE27

🛏 3 Bed

🏡 Semi-Detached



£365,000 listed price

1.0mi ⓘ

Stepping Stones, Hemingford Grey,...

🛏 3 Bed

🏡 Semi-Detached



£280,000 listed price

1.0mi ⓘ

Stepping Stones, Hemingford Grey,...

🛏 2 Bed

🏡 Semi-Detached

⌚ Freehold

◻ 710ft² (£394.37)

Comparable Properties - Completed

KATY POORE
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£320,000 sold price

144ft ⓘ

Greenfields, PE27

🛏 3 Bed ⚒ Semi-Detached
🕒 1087ft² (£294....)



£350,000 sold price

906ft ⓘ

Wren Close, PE27

🛏 3 Bed ⚒ Semi-Detached
🕒 1044ft² (£335....)



£360,000 sold price

1,312ft ⓘ

Dunnock Way, PE27

🛏 3 Bed ⚒ Semi-Detached
🕒 1012ft² (£355.73)



£355,000 sold price

2,139ft ⓘ

Hemingford Road, PE27

🛏 2 Bed ⚒ Semi-Detached
🕒 614ft² (£578.18)



£350,000 sold price

2,201ft ⓘ

Hemingford Road, PE27

🛏 3 Bed ⚒ Semi-Detached
🕒 1453ft² (£240....)

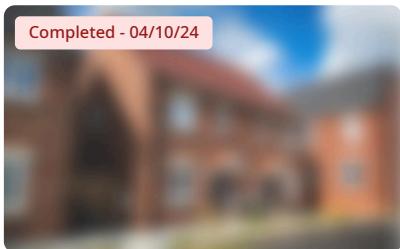


£280,000 sold price

1.0mi ⓘ

Daintree Way, Hemingford Grey, PE...

🛏 2 Bed ⚒ Semi-Detached
🕒 592ft² (£472.97)



£290,000 sold price

1.0mi ⓘ

Marsh Lane, Hemingford Grey, PE28

🛏 2 Bed ⚒ Semi-Detached
🕒 667ft² (£434.78)



£375,000 sold price

1.0mi ⓘ

Marsh Lane, Hemingford Grey, PE28

🛏 2 Bed ⚒ Semi-Detached
🕒 667ft² (£562.22)

Comparable Properties - Lettings

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£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, Cambridgeshire, PE28

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, PE29

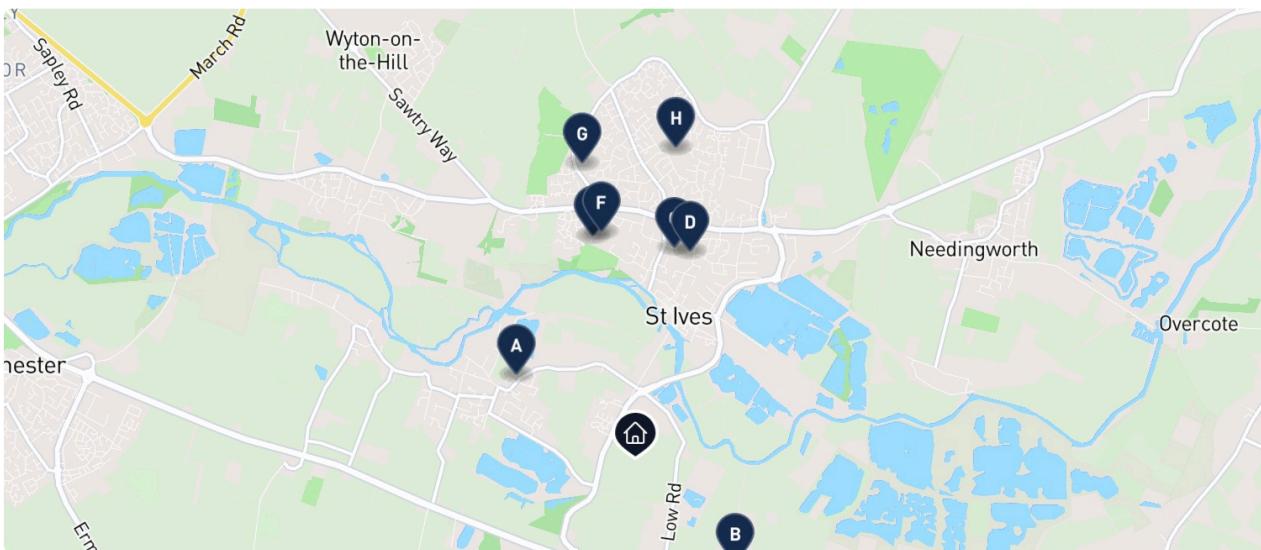
3 Bed Semi-Detached
Freehold 872ft² (£1.55)



£1,350 pcm 4.0mi ⓘ

High Street, Over, Cambridge, CB24

3 Bed Semi-Detached



A Primary

Hemingford Grey Primary School

Good

0.80mi

B Primary

Fenstanton and Hilton Primary School

Good

1.01mi

C Primary

Westfield Junior School

Good

1.15mi

D Nursery · Primary

Eastfield Infant and Nursery School

Good

1.15mi

E Special · Independent

Aurora Fairway School

Good

1.22mi

F Secondary · Post-16

St Ivo Academy

Good

1.23mi

G Nursery · Primary

Thorndown Primary School

Good

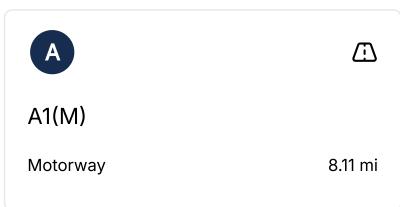
1.67mi

H Nursery · Primary

Wheatfields Primary School

Good

1.75mi





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

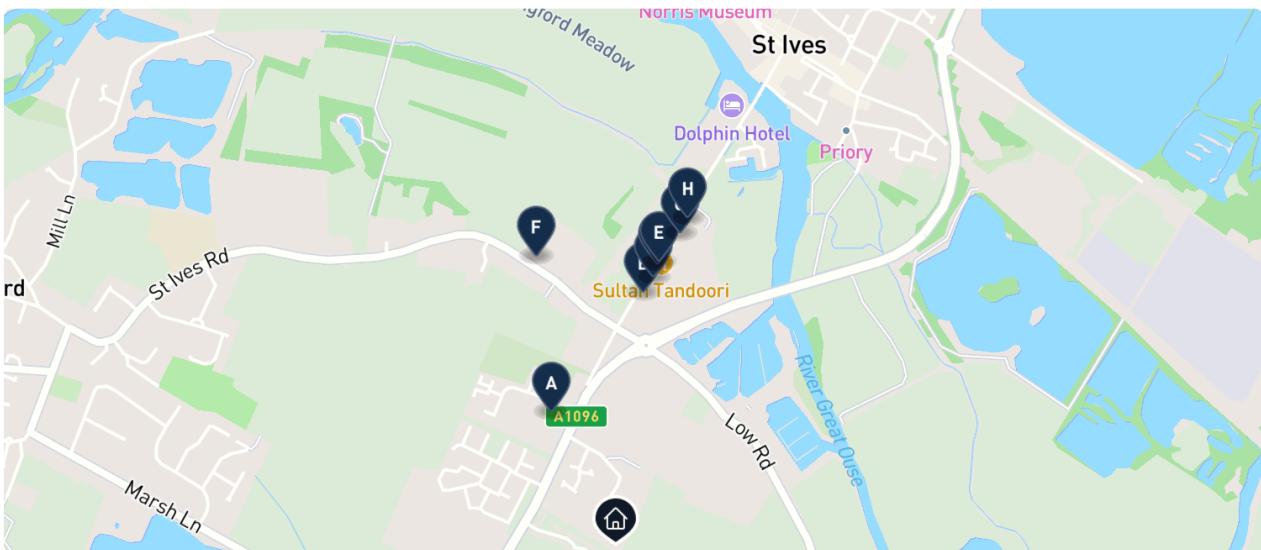
Erection of 4 affordable houses

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

Nearby Listed Buildings

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A Grade II - Listed building

984ft

Limes park

List entry no: 1128480

05-01-1976

B Grade II - Listed building

1818ft

Brandon house

List entry no: 1128489

04-11-1982

C Grade II - Listed building

1949ft

The willows

List entry no: 1330740

04-11-1982

D Grade II - Listed building

2057ft

18 and 19, london road

List entry no: 1128488

04-11-1982

E Grade II - Listed building

2083ft

17, london road

List entry no: 1330739

04-11-1982

F Grade II - Listed building

2192ft

Victoria terrace

List entry no: 1163068

04-11-1982

G Grade II - Listed building

2339ft

Arona villa

List entry no: 1128487

04-11-1982

H Grade II - Listed building

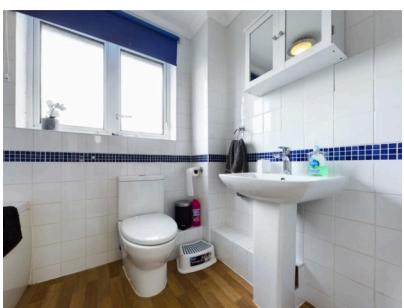
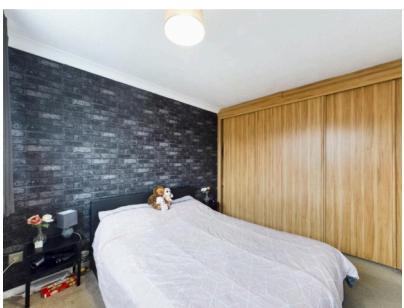
2474ft

8, 9 and 10, london road

List entry no: 1128486

04-11-1982













Property images - 2022

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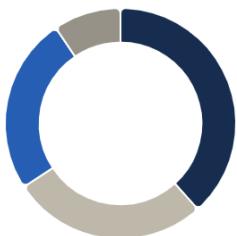
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Average house price changes in the last year (Huntingdonshire)

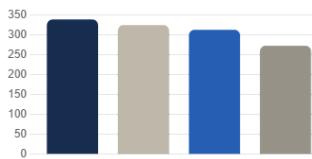
	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
Detached	£515k	£510k	£525k	£530k	£530k
Semi-Detached	£320k	£315k	£325k	£325k	£325k
Terraced	£265k	£260k	£270k	£270k	£275k
Flats/Maisonettes	£202k	£199k	£205k	£205k	£206k

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



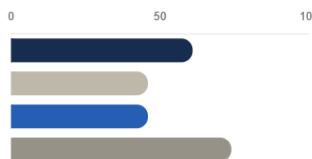
772 Detached sold (38%)	553 Semi-Detached sold (27%)
499 Terraced sold (25%)	191 Flats/Maisonettes sold (9%)

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)

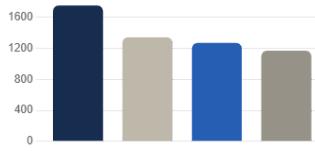
	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
Detached	£1871	£1832	£1728	£1959	£1745
Semi-Detached	£1279	£1337	£1419	£1324	£1456
Terraced	£1224	£1186	£1203	£1213	£1189
Flats/Maisonettes	£958	£925	£978	£944	£942

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



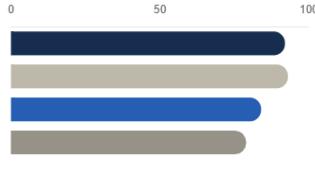
239 Detached sold (17%)	261 Semi-Detached sold (18%)
366 Terraced sold (26%)	566 Flats/Maisonettes sold (40%)

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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Contact Us

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