

KATY POORE



36 HIGH LEYS, ST. IVES. PE27 6RT

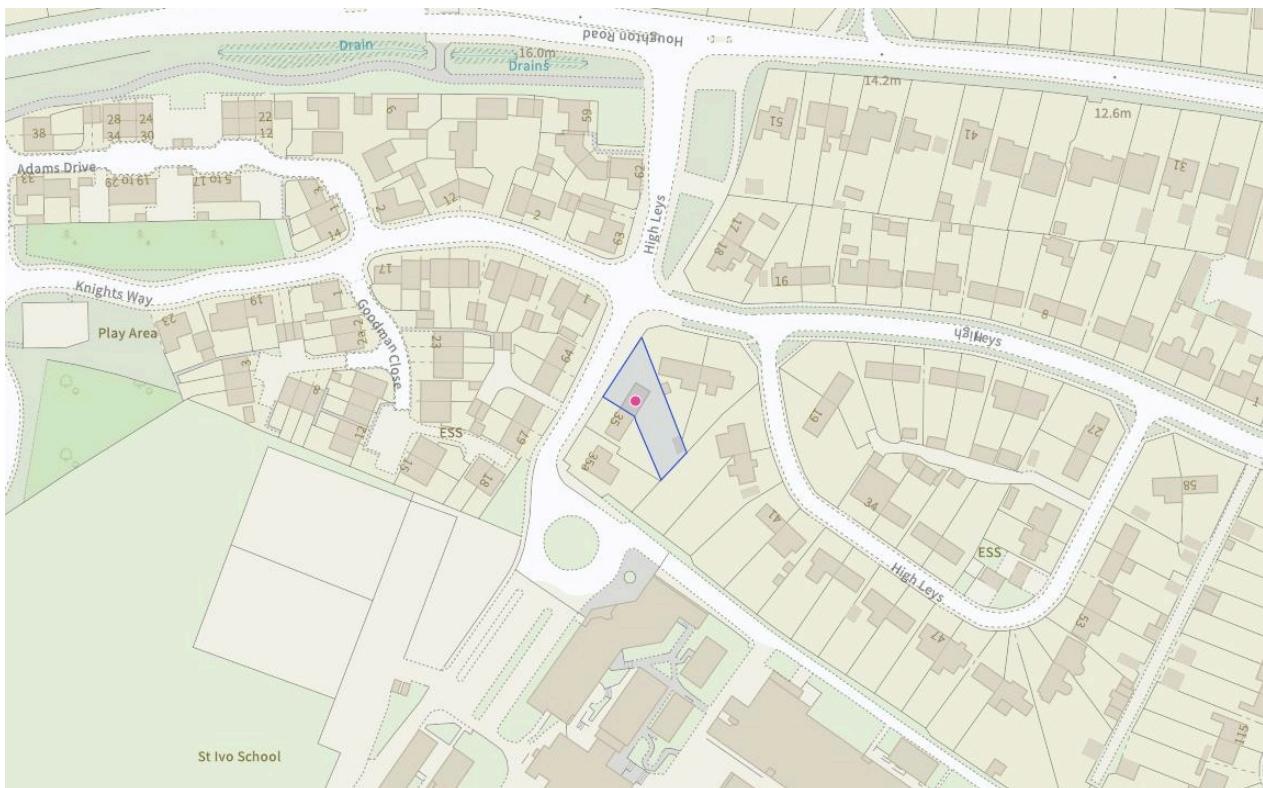
18th December 2025



KATY POORE

Introduction

POWERED BY
exp UK



Key Property Information

KATY POORE

exp[®] UK

5.04% annual rental yield

3 2 1,023ft² £337 pft² Semi-Detached Freehold

Plot information

Title number	CB493498
Plot size	0.13 acres
Garden direction	SouthEast
Outdoor area	0.12 acres
Parking (predicted)	Yes

Build	Utilities	EPC	Valid until 25/06/2035
Solid floors	Mains gas	Efficiency rating (current)	65 D
Double glazed windows	Wind turbines	Efficiency (potential)	77 C
Brick walls	Solar panels	Enviro impact (current)	66 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	78 C
Year built 1967-1975	Water South Staffordshire Water		

Council tax

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

Mobile coverage

 EE	
 O2	
 Three	
 Vodafone	

Broadband availability

 Basic	13mb
 Superfast	76mb
 Ultrafast	1000mb
 Overall	1000mb

 **Flood risk**

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Very low risk for flooding by surface water

 **Radon Gas**

Low risk (0-1%)

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



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

KATY POORE

POWERED BY
exp UK



£375,000 listed price



£325,000 listed price



£375,000 listed price

Knights Way, PE27

Knights Way, St. Ives, Cambridgesh...

Wadsworth Close, St. Ives

3 Bed Semi-Detached
Freehold 1001ft² (£374.63)

3 Bed Semi-Detached

3 Bed Semi-Detached



£375,000 listed price



£367,500 listed price



£325,000 listed price

Oak Tree Close, St. Ives, Cambridg...

Knights Way, PE27

Burns Way, PE27

3 Bed Semi-Detached

4 Bed Semi-Detached
Freehold 1292ft² (£284....)

2 Bed Semi-Detached
Freehold 818ft² (£397.31)



£325,000 listed price

1,906ft Ⓜ

Ramsey Road, St. Ives

3 Bed Semi-Detached

Comparable Properties - Completed

KATY POORE
POWERED BY **exp** UK



£400,000 sold price

95ft ⓘ

High Leys, PE27

🛏 4 Bed 🏡 Semi-Detached
[,] 1141ft² (£350.57)

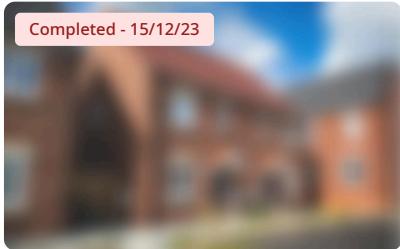


£402,500 sold price

610ft ⓘ

Houghton Road, PE27

🛏 3 Bed 🏡 Semi-Detached
[,] 1313ft² (£306.5...



£350,000 sold price

669ft ⓘ

Adams Drive, PE27

🛏 3 Bed 🏡 Semi-Detached
[,] 980ft² (£357.14)



£331,000 sold price

669ft ⓘ

Adams Drive, PE27

🛏 3 Bed 🏡 Semi-Detached
[,] 980ft² (£337.76)



£325,000 sold price

771ft ⓘ

Beech Drive, PE27

🛏 3 Bed 🏡 Semi-Detached
[,] 840ft² (£386.9)



£355,000 sold price

860ft ⓘ

Brigham Crescent, PE27

🛏 3 Bed 🏡 Semi-Detached
[,] 936ft² (£379.27)



£372,500 sold price

912ft ⓘ

Green Leys, PE27

🛏 3 Bed 🏡 Semi-Detached
[,] 990ft² (£376.26)



£340,000 sold price

994ft ⓘ

Beech Drive, PE27

🛏 3 Bed 🏡 Semi-Detached
[,] 1281ft² (£265.4...

Comparable Properties - Lettings

KATY POORE
POWERED BY **exp** UK



£1,250 pcm 1.0mi ⓘ

Reynolds Close, St Ives, PE27

🛏️ 3 Bed ⚒ Semi-Detached
┫ 689ft² (£1.81)



£1,325 pcm 3.0mi ⓘ

Vermuyden Way, Fen Drayton, Cambridgeshire, PE29

🛏️ 3 Bed ⚒ Semi-Detached
┫ 753ft² (£1.76)



£1,400 pcm 4.0mi ⓘ

Brudenell, Godmanchester, PE29

🛏️ 3 Bed ⚒ Semi-Detached



£1,600 pcm 4.0mi ⓘ

Macbeth Close, Huntingdon, PE29

🛏️ 3 Bed ⚒ Semi-Detached



£1,595 pcm 4.0mi ⓘ

Lions Cross, Godmanchester, PE29

🛏️ 3 Bed ⚒ Semi-Detached
>Title



£1,350 pcm 4.0mi ⓘ

St. Anns Lane, Godmanchester, PE29

🛏️ 3 Bed ⚒ Semi-Detached
>Title



£1,550 pcm 4.0mi ⓘ

The Avenue, Godmanchester

🛏️ 2 Bed ⚒ Semi-Detached



£1,300 pcm 4.0mi ⓘ

Chantry Close, Cambridge, CB24

🛏️ 2 Bed ⚒ Semi-Detached



A Secondary · Post-16

St Ivo Academy

Good

0.11mi

B Special · Independent

Aurora Fairway School

Good

0.15mi

C Nursery · Primary

Thorndown Primary School

Good

0.35mi

D Primary

Westfield Junior School

Good

0.45mi

E Nursery · Primary

Eastfield Infant and Nursery School

Good

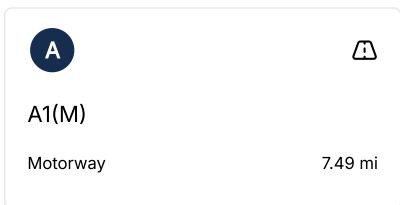
0.55mi

F Nursery · Primary

Wheatfields Primary School

Good

0.59mi





A 9 Knights Way St Ives PE27 6TB

Convert existing carport/covered parking to a bedroom and to construct a single storey rear...

Approved Ref: 18/00460/CLPD 13-03-2018

B 43 High Leys St Ives PE27 6RX

First floor rear extension to create annex with balcony and external staircase.

Approved Ref: 18/01336/HHFUL 24-07-2018

C 23 High Leys St Ives PE27 6RU

Single and Double rear extension, new front porch and window alterations

Approved Ref: 20/02498/HHFUL 31-12-2020

D 45 Houghton Road St Ives PE27 6RQ

Erection of a rear extension with roof lantern creating a garden room (extends beyond the rear wall by 5.5...

Approved Ref: 18/02195/EXTDET 11-10-2018

E 25 High Leys St Ives PE27 6RU

Rear two storey extension

Approved Ref: 21/02471/HHFUL 04-02-2022

F 48 High Leys St Ives PE27 6RX

Demolition of rear single storey extension and conservatory and construction of part single and pa...

Approved Ref: 24/02382/HHFUL 19-12-2024

G 39 Houghton Road St Ives PE27 6RQ

Proposed Single Storey Rear Extension

Approved Ref: 22/00022/HHFUL 06-01-2022

H 39 Houghton Road St Ives PE27 6RQ

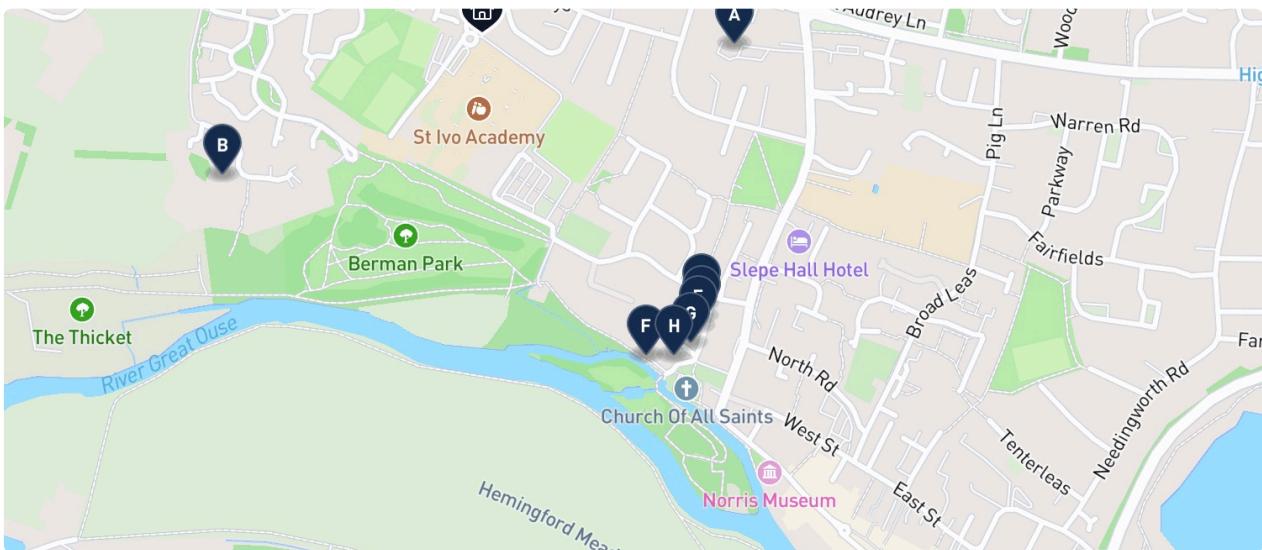
Proposed Single Storey Rear Extension

Approved Ref: 22/01007/HHFUL 10-05-2022

Nearby Listed Buildings

KATY POORE

POWERED BY
exp UK



A Grade II - Listed building

1444ft

Green end house

List entry no: 1330647

24-03-1972

B Grade II - Listed building

1759ft

The how

List entry no: 1465299

25-06-2019

C Grade II - Listed building

2096ft

1 and 3, westwood road

List entry no: 1161764

24-03-1972

D Grade II - Listed building

2152ft

11 and 13, church street

List entry no: 1330623

23-04-1972

E Grade II - Listed building

2188ft

9, church street

List entry no: 1161451

23-04-1972

F Grade II - Listed building

2188ft

The gazebo in the garden of barnes house

List entry no: 1128684

15-11-1979

G Grade II - Listed building

2244ft

The chestnuts

List entry no: 1128727

23-04-1972

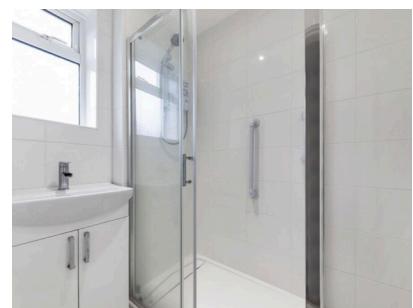
H Grade II - Listed building

2257ft

The nook

List entry no: 1128726

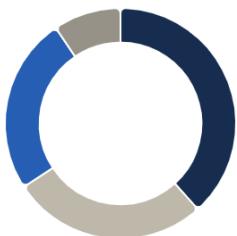
23-04-1972



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)



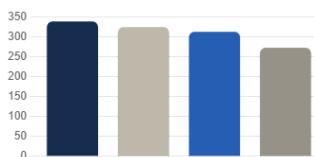
772
Detached sold (38%)

553
Semi-Detached sold (27%)

499
Terraced sold (25%)

191
Flats/Maisonettes sold (9%)

Average price per sqft (Huntingdonshire)



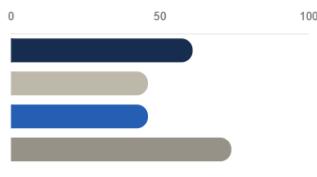
£338 ft²
Detached

£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)

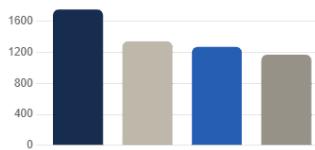
	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
Detached	£1871	£1832	£1728	£1959	£1745
Semi-Detached	£1279	£1337	£1419	£1324	£1456
Terraced	£1224	£1186	£1203	£1213	£1189
Flats/Maisonettes	£958	£925	£978	£944	£942

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



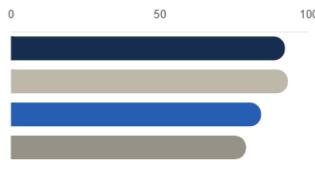
239 Detached sold (17%)	261 Semi-Detached sold (18%)
366 Terraced sold (26%)	566 Flats/Maisonettes sold (40%)

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.