

KATY POORE



**50 HOUGHTON  
ROAD, ST. IVES.  
PE27 6RJ**

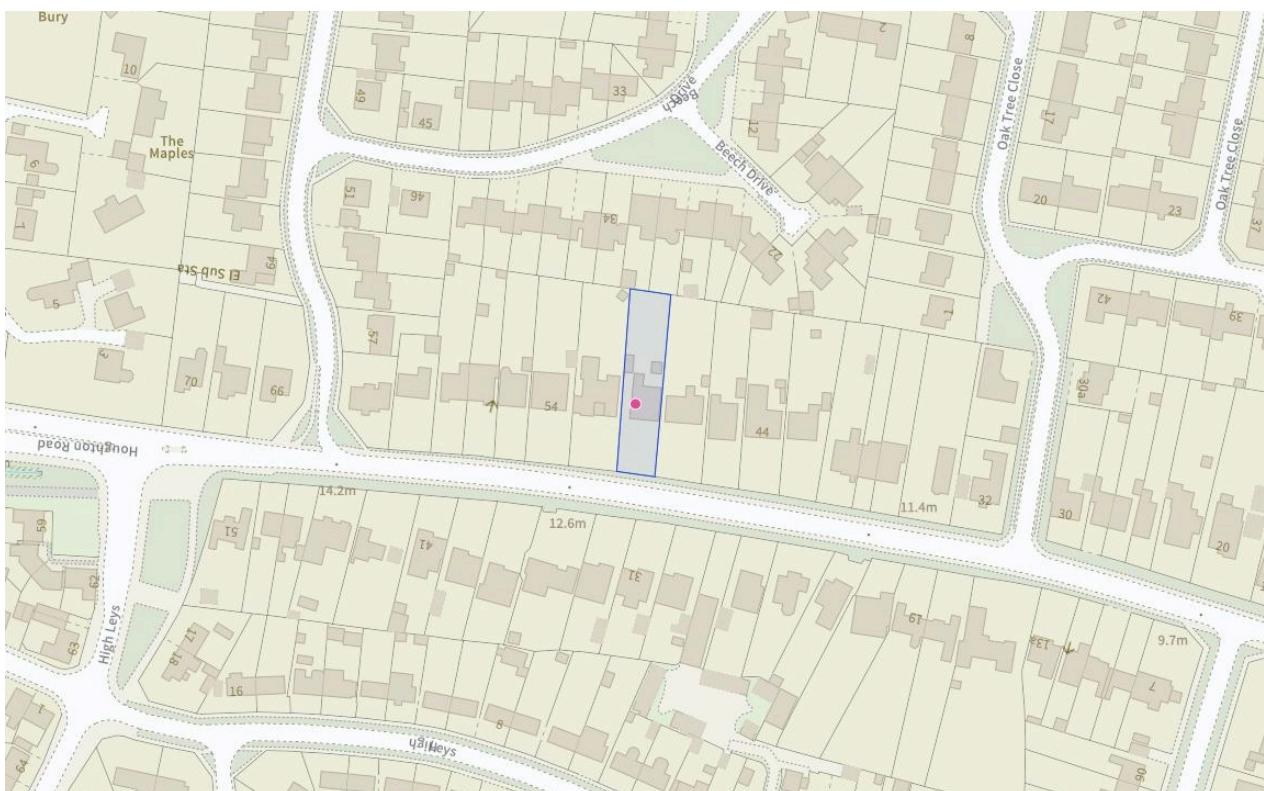
18th December 2025



KATY POORE

## Introduction

POWERED BY  
**exp** UK



3.21% annual rental yield

3 bedrooms, 2 reception rooms, 1,087 ft<sup>2</sup>, £533 pft<sup>2</sup>, Detached, Freehold**Market History**

 Last Sold	March 2021	£545,000
 Sold	September 1998	£100,000

**Plot information**

Title number	CB163590
Plot size	0.2 acres
Garden direction	North
Outdoor area	0.17 acres
Parking (predicted)	Yes

**Build**

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1930-1949

**Utilities**

 Mains gas
 Wind turbines
 Solar panels
Mains fuel type <b>Mains Gas</b>
Water <b>South Staffordshire Water</b>

**EPC**

Valid until 29/11/2030

Efficiency rating (current)	<b>66 D</b>
Efficiency (potential)	<b>85 B</b>
Enviro impact (current)	<b>60 D</b>
Enviro impact (potential)	<b>83 B</b>

**Council tax**

Band D
£2,440 per year (est)
Huntingdonshire

**Mobile coverage**

 EE	
 O2	
 Three	
 Vodafone	

**Broadband availability**

 Basic	<b>14mb</b>
 Superfast	<b>80mb</b>
 Ultrafast	<b>1800mb</b>
 Overall	<b>1800mb</b>

 **Flood risk**

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

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 m<sup>3</sup>. 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 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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POWERED BY  
**exp<sup>®</sup>** UK



£500,000 listed price 1,115ft ⓘ

**Acacia Avenue, St. Ives, PE27 6TN**

🛏 4 Bed ⚒ Detached  
◻ 1550ft<sup>2</sup> (£322....)



£550,000 listed price 1,158ft ⓘ

**Adams Drive, St. Ives, PE27 6TD**

🛏 4 Bed ⚒ Detached  
◻ 1690ft<sup>2</sup> (£325....)



£475,000 listed price 1,161ft ⓘ

**Acacia Avenue, PE27**

🛏 3 Bed ⚒ Detached  
飗 Freehold  
◻ 1475ft<sup>2</sup> (£322....)



£475,000 listed price 1,476ft ⓘ

**Ramsey Road, PE27**

🛏 4 Bed ⚒ Detached  
forall Freehold  
◻ 1098ft<sup>2</sup> (£432.6)



£475,000 listed price 1,476ft ⓘ

**Ramsey Road, PE27**

🛏 4 Bed ⚒ Detached  
forall Freehold  
◻ 1098ft<sup>2</sup> (£432.6)



£650,000 listed price 1,722ft ⓘ

**Ansley Way, PE27**

🛏 5 Bed ⚒ Detached  
forall Freehold  
◻ 1539ft<sup>2</sup> (£422....)



£524,950 listed price 1,923ft ⓘ

**Wilson Way, St. Ives**

🛏 4 Bed ⚒ Detached

## Comparable Properties - Completed

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POWERED BY  
**exp** UK



£505,000 sold price



£500,000 sold price



£500,000 sold price

**Elm Drive, PE27**

**Houghton Road, PE27**

**Houghton Road, PE27**

3 Bed Detached  
1453ft<sup>2</sup> (£347....)

4 Bed Detached  
1356ft<sup>2</sup> (£368....)

4 Bed Detached  
1356ft<sup>2</sup> (£368....)



£575,000 sold price



£500,000 sold price



£660,000 sold price 1,158ft Ⓜ

**Adams Drive, PE27**

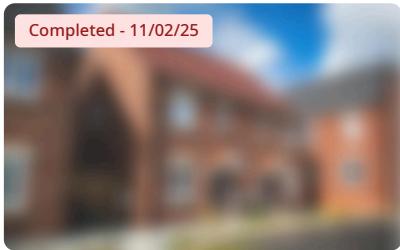
**Redwell Close, PE27**

**Knights Way, PE27**

4 Bed Detached  
1679ft<sup>2</sup> (£342....)

4 Bed Detached  
1808ft<sup>2</sup> (£276....)

6 Bed Detached  
2282ft<sup>2</sup> (£289....)



£490,000 sold price



£625,000 sold price

1,411ft Ⓜ

1,499ft Ⓜ

**Adams Drive, PE27**

**Ramsey Road, PE27**

4 Bed Detached  
1389ft<sup>2</sup> (£352....)

4 Bed Detached  
1399ft<sup>2</sup> (£446....)

## Comparable Properties - Lettings

KATY POORE  
POWERED BY **exp<sup>®</sup> UK**



£1,300 pcm 2,559ft ⓘ

**Pettis Road, St. Ives, PE27**

🛏 3 Bed ⚒ Detached



£1,395 pcm 2.0mi ⓘ

**Splash Lane, Wyton, PE28**

🛏 2 Bed ⚒ Detached  
>Title 980ft<sup>2</sup> (£1.42)



£1,850 pcm 3.0mi ⓘ

**Apple Tree Close, Fenstanton, Cambs, PE28**

🛏 4 Bed ⚒ Detached



£1,525 pcm 3.0mi ⓘ

**Owl Way, Hartford, PE29**

🛏 3 Bed ⚒ Detached



£1,450 pcm 3.0mi ⓘ

**Sapley Road, Huntingdon, Cambs, PE28**

🛏 3 Bed ⚒ Detached



£1,700 pcm 4.0mi ⓘ

**High Street, Pidley, Cambs, PE28**

🛏 4 Bed ⚒ Detached  
>Title 1292ft<sup>2</sup> (£1.32)



£1,625 pcm 4.0mi ⓘ

**Cross Street, Huntingdon, Cambs, PE28**

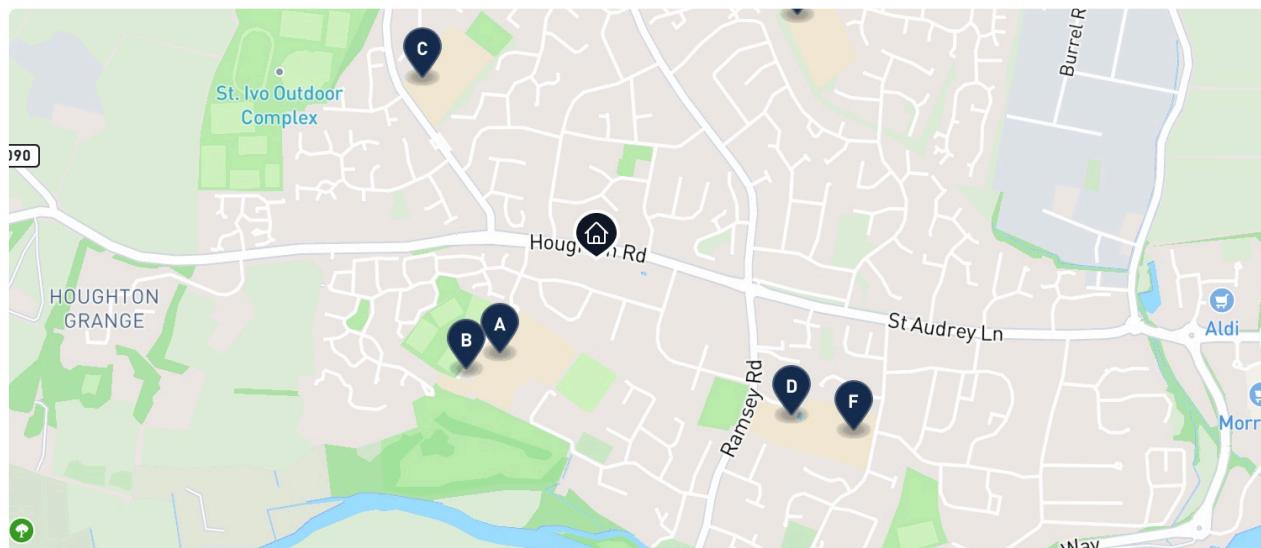
🛏 4 Bed ⚒ Detached  
>Title 1195ft<sup>2</sup> (£1.36)



£1,400 pcm 5.0mi ⓘ

**Headlands, Huntingdon, Cambridgeshire, PE28**

🛏 3 Bed ⚒ Detached



**A** Secondary · Post-16

St Ivo Academy

Good

0.24mi

**B** Special · Independent

Aurora Fairway School

Good

0.29mi

**C** Nursery · Primary

Thorndown Primary School

Good

0.35mi

**D** Primary

Westfield Junior School

Good

0.41mi

**E** Nursery · Primary

Wheatfields Primary School

Good

0.45mi

**F** Nursery · Primary

Eastfield Infant and Nursery School

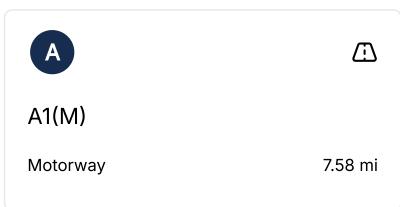
Good

0.50mi

## Local Transport

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**exp** UK





**A** 32 Beech Drive St Ives PE27 6UB

Proposed two storey extension to side

Approved Ref: 19/02561/HHFUL 18-12-2019

**B** 34 Beech Drive St Ives PE27 6UB

Proposed Two Storey Extension with demolition of existing garage and store

Approved Ref: 18/02430/HHFUL 09-11-2018

**C** 35 Houghton Road St Ives PE27 6RQ

Erection of a front, side and rear extension to the existing dwelling house.

Approved Ref: 23/00094/HHFUL 18-01-2023

**D** 42 Beech Drive St Ives PE27 6UB

Garage conversion and rear extension.

Approved Ref: 23/00943/HHFUL 25-05-2023

**E** 39 Houghton Road St Ives PE27 6RQ

Proposed Single Storey Rear Extension

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

**F** 39 Houghton Road St Ives PE27 6RQ

Proposed Single Storey Rear Extension

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

**G** 64 Houghton Road St Ives PE27 6RJ

The demolition of the existing bungalow and garage and the construction of a new 2 bedroom bungalow...

Approved Ref: 19/00007/OUT 03-01-2019

**H** 64 Houghton Road St Ives PE27 6RJ

Reserved matters application in respect of access, appearance, landscaping, layout and scale, pursuant...

Approved Ref: 19/01722/REM 12-09-2019

## Nearby Listed Buildings

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**A** Grade II - Listed building

1060ft

Green end house

List entry no: 1330647

**C** Grade II - Listed building

2228ft

1 and 3, westwood road

List entry no: 1161764

**E** Grade II - Listed building

2343ft

9, church street

List entry no: 1161451

**G** Grade II - Listed building

2448ft

The gazebo in the garden of barnes house

List entry no: 1128684

**B** Grade II - Listed building

2172ft

Slepe hall hotel

List entry no: 1128676

**D** Grade II - Listed building

2293ft

11 and 13, church street

List entry no: 1330623

**F** Grade II - Listed building

2425ft

The chestnuts

List entry no: 1128727

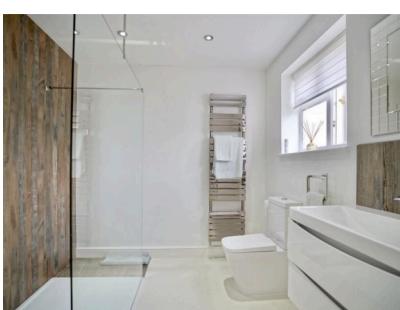
**H** Grade II - Listed building

2470ft

The nook

List entry no: 1128726



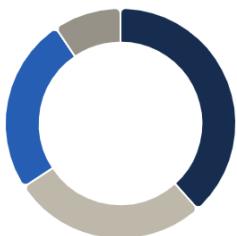




### Average house price changes in the last year (Huntingdonshire)

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

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



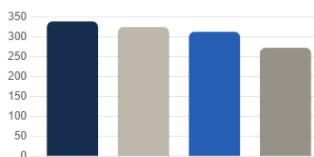
**772**  
Detached sold (38%)

**553**  
Semi-Detached sold (27%)

**499**  
Terraced sold (25%)

**191**  
Flats/Maisonettes sold (9%)

### Average price per sqft (Huntingdonshire)



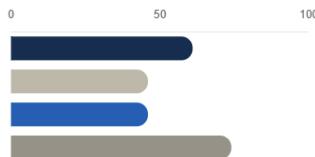
**£338 ft<sup>2</sup>**  
Detached

**£324 ft<sup>2</sup>**  
Semi-Detached

**£312 ft<sup>2</sup>**  
Terraced

**£272 ft<sup>2</sup>**  
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)

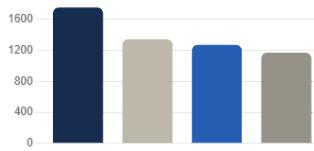
	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
<b>Detached</b>	£1871	£1832	£1728	£1959	£1745
<b>Semi-Detached</b>	£1279	£1337	£1419	£1324	£1456
<b>Terraced</b>	£1224	£1186	£1203	£1213	£1189
<b>Flats/Maisonettes</b>	£958	£925	£978	£944	£942

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



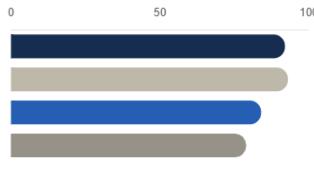
<b>239</b> Detached sold (17%)	<b>261</b> Semi-Detached sold (18%)
<b>366</b> Terraced sold (26%)	<b>566</b> Flats/Maisonettes sold (40%)

### Average rental yield (Huntingdonshire)



<b>£1750</b> 3.98% annual yield	<b>£1340</b> 4.94% annual yield
<b>£1268</b> 5.58% annual yield	<b>£1168</b> 6.81% annual yield

### Average time on the rental market (Huntingdonshire)



<b>92 days</b> Detached	<b>93 days</b> Semi-Detached
<b>84 days</b> Terraced	<b>79 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  
POWERED BY  
**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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07930 019 620

## Contact Us

KATY POORE

POWERED BY  
**exp** UK

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