

KATY POORE

POWERED BY  
**exp<sup>®</sup>** UK

**23 WREN CLOSE,  
ST. IVES.  
PE27 5DW**

18th December 2025

Property report



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## Introduction



5.54% annual rental yield

2 1 818ft<sup>2</sup> £317 pft<sup>2</sup> Terraced Leasehold  
87y 3m remaining. Ends Feb 2113

### Plot information

Title number **CB482109**

Plot size **acres**

Parking (predicted) **Yes**

Build	Utilities	EPC	Valid until 24/01/2023
Other floors	☒ Mains gas	Efficiency rating (current)	<b>84 B</b>
High performance windows	☒ Wind turbines	Efficiency (potential)	<b>84 B</b>
Other walls	☒ Solar panels	Enviro impact (current)	<b>88 B</b>
Other roof	Mains fuel type <b>Mains Gas</b>	Enviro impact (potential)	<b>88 B</b>
Year built (predicted) 1900-1966	Water <b>South Staffordshire Water</b>		

### Council tax

Band B

£1,898 per year (est)

Huntingdonshire

### Mobile coverage

EE

O2

Three

Vodafone



### Broadband availability

Basic

Superfast

Ultrafast

Overall

**5mb**

**80mb**

**1800mb**

**1800mb**

### Flood risk

Rivers and sea

Low 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 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

KATY POORE  
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£270,000 listed price

**Wren Close, St. Ives**

🛏 2 Bed

🏡 Terraced



£260,000 listed price

**Wren Close, St. Ives, PE27 5DW**

🛏 2 Bed

🏡 Terraced

◻ 850ft<sup>2</sup> (£305.88)



£280,000 listed price

**Goldcrest Road, St. Ives**

🛏 2 Bed

🏡 Terraced



£210,000 listed price

**Maytrees, PE27**

🛏 2 Bed

🏡 Terraced

☒ Freehold

◻ 570ft<sup>2</sup> (£368.42)



£210,000 listed price

**Limes Park, PE27**

🛏 1 Bed

🏡 Terraced

☒ Leasehold

◻ 463ft<sup>2</sup> (£453.56)



£225,000 listed price

**Hemingford Road, PE27**

🛏 2 Bed

🏡 Terraced

☒ Freehold

◻ 603ft<sup>2</sup> (£373.13)



£290,000 listed price

**Keln Leas, PE27**

🛏 3 Bed

🏡 Terraced

☒ Freehold

◻ 990ft<sup>2</sup> (£292.93)



£265,000 listed price

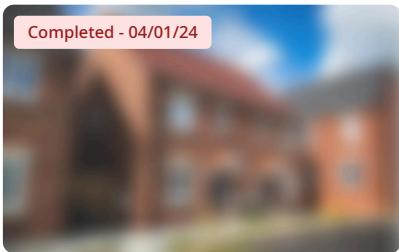
**St. Legers Mews, St. Ives**

🛏 2 Bed

🏡 Terraced

## Comparable Properties - Completed

KATY POORE  
POWERED BY **exp** UK



£295,000 sold price

102ft ⓘ

**Wren Close, PE27**

🛏 3 Bed 🏡 Terraced  
◻ 926ft<sup>2</sup> (£318.57)



£260,000 sold price

118ft ⓘ

**Wren Close, PE27**

🛏 2 Bed 🏡 Terraced  
◻ 775ft<sup>2</sup> (£335.48)



£215,000 sold price

600ft ⓘ

**Maytrees, PE27**

🛏 2 Bed 🏡 Terraced  
◻ 549ft<sup>2</sup> (£391.62)



£250,000 sold price

656ft ⓘ

**Maytrees, PE27**

🛏 3 Bed 🏡 Terraced  
◻ 689ft<sup>2</sup> (£362.84)

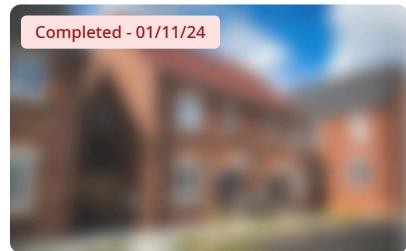


£230,000 sold price

725ft ⓘ

**Limes Park, PE27**

🛏 2 Bed 🏡 Terraced  
◻ 538ft<sup>2</sup> (£427.51)



£290,000 sold price

1,841ft ⓘ

**Hemingford Road, PE27**

🛏 2 Bed 🏡 Terraced  
◻ 614ft<sup>2</sup> (£472.31)



£265,000 sold price

1,952ft ⓘ

**Hemingford Road, PE27**

🛏 2 Bed 🏡 Terraced  
◻ 538ft<sup>2</sup> (£492.57)



£215,000 sold price

1.0mi ⓘ

**New Road, PE27**

🛏 2 Bed 🏡 Terraced  
◻ 517ft<sup>2</sup> (£415.86)

## Comparable Properties - Lettings

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£1,395 pcm



£1,195 pcm



£1,300 pcm

**Cootes Meadow, PE27**

3 Bed

Terraced

Freehold

775ft<sup>2</sup> (£1.8)

**Burgess Walk, St Ives, Cambs, PE27**

3 Bed

Terraced

947ft<sup>2</sup> (£1.26)

**Erica Road, St Ives, Cambs, PE27**

3 Bed

Terraced

700ft<sup>2</sup> (£1.86)



£1,200 pcm



£995 pcm



£1,050 pcm

**Milton Close, St Ives, Cambs, PE27**

3 Bed

Terraced

732ft<sup>2</sup> (£1.64)

**Waveney Road, St. Ives**

2 Bed

Terraced

**Spencer Drive, St. Ives, PE27**

2 Bed

Terraced



£1,200 pcm



£1,195 pcm

**Ramsey Road, PE27**

3 Bed

Terraced

Freehold

635ft<sup>2</sup> (£1.89)

**Kent Close, St Ives, Cambs, PE27**

3 Bed

Terraced



**A** Primary

Hemingford Grey Primary School

Good

0.63mi

**B** Primary

Fenstanton and Hilton Primary School

Good

1.15mi

**C** Special · Independent

Aurora Fairway School

Good

1.16mi

**D** Primary

Westfield Junior School

Good

1.17mi

**E** Nursery · Primary

Eastfield Infant and Nursery School

Good

1.18mi

**F** Nursery · Primary

Thorndown Primary School

Good

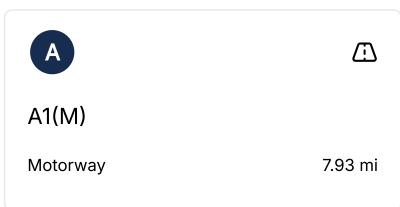
1.61mi

**G** Nursery · Primary

Wheatfields Primary School

Good

1.75mi





**A** 99 London Road St Ives PE27 5EZ

Alterations to existing dormer windows (Partial Retrospective)

Approved Ref: 18/00937/HHFUL 16-07-2018

**B** 6 Skylark Place St Ives PE27 5DL

Erect a fence and gate

Refused Ref: 20/01194/CLPD 04-08-2020

**C** 6 Skylark Place St Ives PE27 5DL

Erect a fence and gate - Amended scheme.

Approved Ref: 20/01901/CLPD 29-09-2020

**D** 14 Skylark Place St Ives PE27 5DL

Single storey extension to rear

Approved Ref: 20/00228/CLPD 20-02-2020

**E** Midway House London Road St Ives PE27 5EX

Part garage conversion, single storey extension to rear and internal works

Approved Ref: 24/01289/HHFUL 23-07-2024

**F** Midway House London Road St Ives PE27 5EX

Erection of wooden summerhouse in garden

Approved Ref: 18/01959/HHFUL 01-10-2018

**G** 19 Elizabeth Court London Road St Ives PE27 5BQ

Proposed first floor extension over existing single storey extension to the rear.

Approved Ref: 25/00553/HHFUL 24-03-2025

**H** 12 Maytrees St Ives PE27 5WZ

To convert the existing garage to a bedroom, and build a new porch and double garage

Approved Ref: 17/02191/HHFUL 21-11-2017

## Nearby Listed Buildings

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**A** Grade II - Listed building

817ft

Limes park

List entry no: 1128480

05-01-1976

**B** Grade II - Listed building

1962ft

Victoria terrace

List entry no: 1163068

04-11-1982

**C** Grade II - Listed building

2031ft

Brandon house

List entry no: 1128489

04-11-1982

**D** Grade II - Listed building

2178ft

The willows

List entry no: 1330740

04-11-1982

**E** Grade II - Listed building

2280ft

18 and 19, london road

List entry no: 1128488

04-11-1982

**F** Grade II - Listed building

2306ft

17, london road

List entry no: 1330739

04-11-1982

**G** Grade II - Listed building

2592ft

Arona villa

List entry no: 1128487

04-11-1982

**H** Grade II - Listed building

2726ft

8, 9 and 10, london road

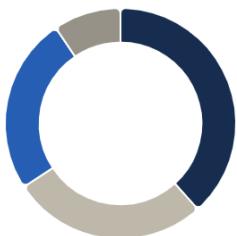
List entry no: 1128486

04-11-1982

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

	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
<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)



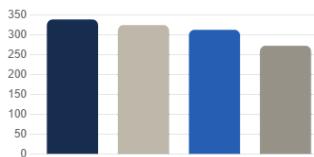
**772**  
Detached sold (38%)

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

**499**  
Terraced sold (25%)

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

### Average price per sqft (Huntingdonshire)



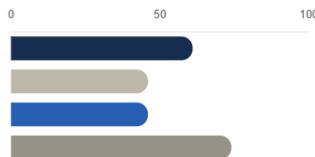
**£338 ft<sup>2</sup>**  
Detached

**£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)

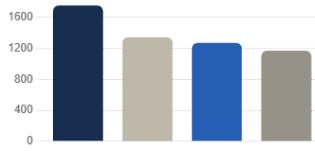
	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
<b>Detached</b>	£1871	£1832	£1728	£1959	£1745
<b>Semi-Detached</b>	£1279	£1337	£1419	£1324	£1456
<b>Terraced</b>	£1224	£1186	£1203	£1213	£1189
<b>Flats/Maisonettes</b>	£958	£925	£978	£944	£942

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



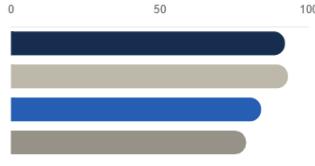
<b>239</b> Detached sold (17%)	<b>261</b> Semi-Detached sold (18%)
<b>366</b> Terraced sold (26%)	<b>566</b> Flats/Maisonettes sold (40%)

### 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  
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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## Contact Us

KATY POORE

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