

KATY POORE

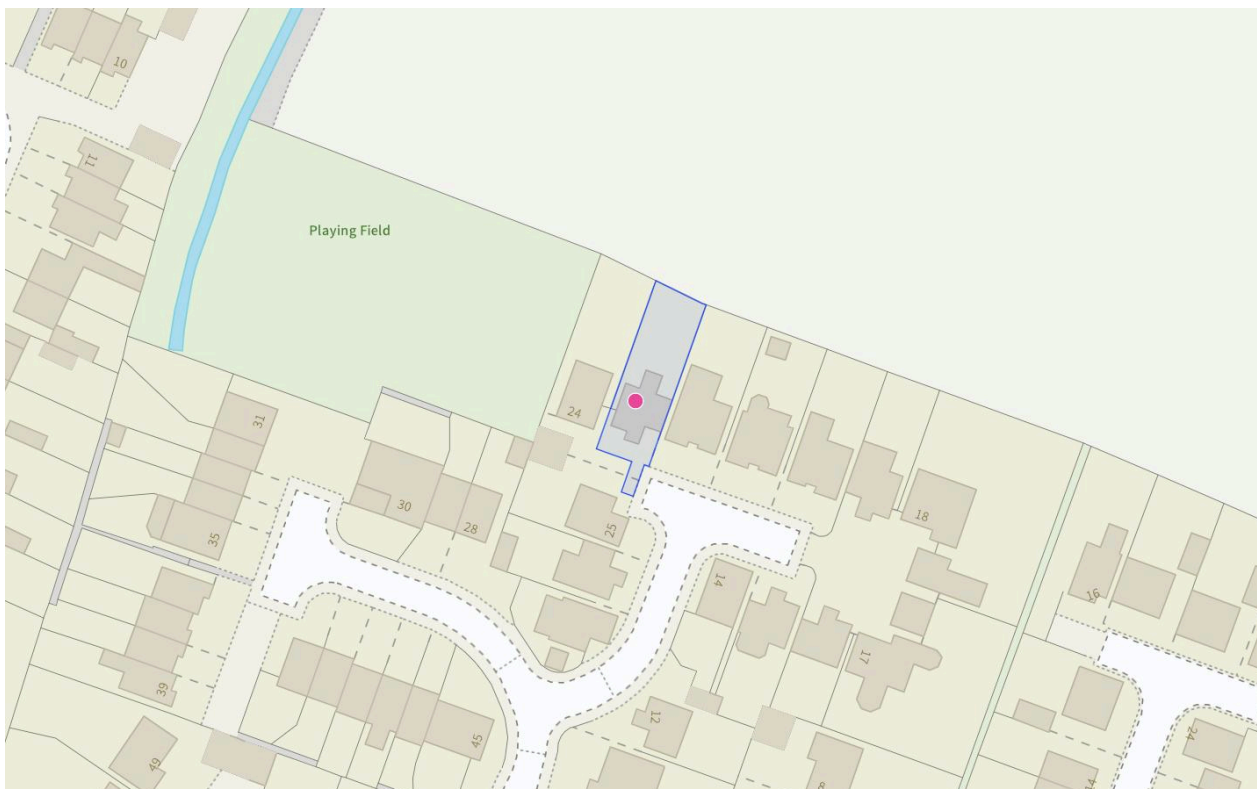


**23 PITFIELD
CLOSE,
FENSTANTON,
HUNTINGDON.
PE28 9FE**

15th October 2026

Property report





Key Property Information

Estimated market value
£375,000
£319k – £431k

Estimated market value
£1,400 pcm
4.5% annual rental yield

3 3 1,033ft² | £363 pft² Detached Freehold

Market History

	Last Sold	July 2008	£222,500
	Sold	February 2006	£200,000
	Sold	August 1999	£112,500

Plot information

Title number	CB228304
Plot size	0.07 acres
Garden direction	North
Outdoor area	0.05 acres
Parking (predicted)	Yes

Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1999

Utilities

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

EPC Valid until 09/08/2036

Efficiency rating (current)	71 C
Efficiency (potential)	75 C
Enviro impact (current)	69 C
Enviro impact (potential)	70 C

Council tax

Band D
£2,556 per year (est)
Huntingdonshire

Mobile coverage

	EE	
	O2	
	Three	
	Vodafone	

Broadband availability

	Basic	2mb
	Superfast	52mb
	Ultrafast	1800mb
	Overall	1800mb

 Planning applications

Ref no. 22/00753/CLPD

Internal alterations only with the insertion of new windows into existing apertures as shown on the proposed plans.

Approved

Date: 12-10-2022

 Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Medium 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

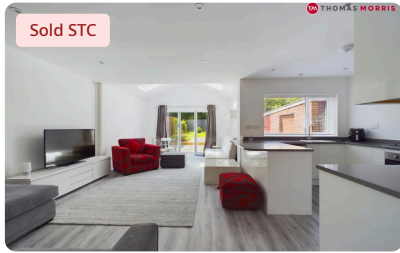
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Comparable Properties - Sales

KATY POORE

exp[®] UK



£370,000 listed price 673ft² ⓘ

Tythe Piece, Fenstanton, PE28

🛏 2 Bed 🏠 Detached
🏡 Freehold 📏 753ft² (£491.37)



£400,000 listed price 1,263ft² ⓘ

Park Close, Fenstanton, PE28

🛏 3 Bed 🏠 Detached



£350,000 listed price 1,772ft² ⓘ

Sallows, Fenstanton, PE28

🛏 3 Bed 🏠 Detached
🏡 Freehold 📏 904ft² (£387.17)



£400,000 listed price 1,847ft² ⓘ

Hampton Close, Fenstanton, PE28

🛏 3 Bed 🏠 Detached
🏡 Freehold 📏 969ft² (£412.8)



£375,000 listed price 2,205ft² ⓘ

Bell Lane, Fenstanton, PE28

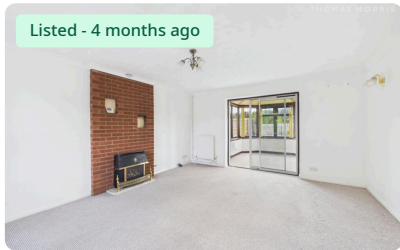
🛏 2 Bed 🏠 Detached
🏡 Freehold 📏 936ft² (£400.64)



£400,000 listed price 1.0mi ⓘ

Manor Drive, Fenstanton, PE28

🛏 4 Bed 🏠 Detached
🏡 Freehold 📏 1195ft² (£334.73)



£450,000 listed price 1.0mi ⓘ

Vermuyden Way, Fen Drayton, CB24

🛏 4 Bed 🏠 Detached
🏡 Freehold 📏 1238ft² (£363....)

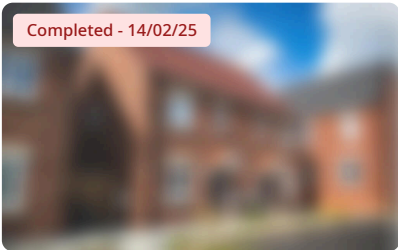


£375,000 listed price 1.0mi ⓘ

Vermuyden Way, Fen Drayton, CB24

🛏 4 Bed 🏠 Detached
🏡 Freehold 📏 1055ft² (£355....)

Comparable Properties - Completed



Completed - 14/02/25

£424,500 sold price102ft

Pitfield Close, Fenstanton, PE28

4 BedDetached

1324ft² (£320....)



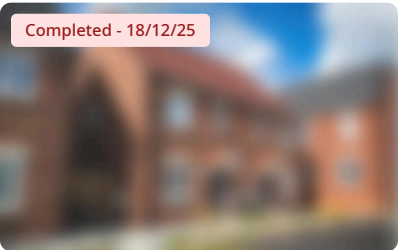
Completed - 13/01/25

£440,000 sold price272ft

Pitfield Close, Fenstanton, PE28

4 BedDetached

1109ft² (£396.75)



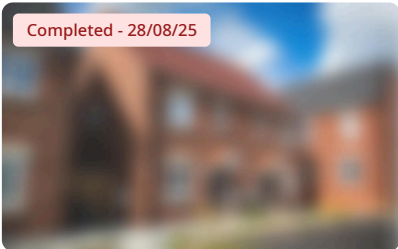
Completed - 18/12/25

£370,000 sold price453ft

Apple Tree Close, Fenstanton, PE28

3 BedDetached

947ft² (£390.71)



Completed - 28/08/25

£360,000 sold price820ft

Tythe Piece, Fenstanton, PE28

2 BedDetached

646ft² (£557.28)



Completed - 26/03/25

£420,000 sold price1,394ft

Mill Road, Fen Drayton, CB24

4 BedDetached



Completed - 12/12/25

£425,000 sold price1,414ft

Burgess Walk, Fenstanton, PE28

4 BedDetached

1604ft² (£264....)



Completed - 10/07/25

£432,500 sold price1,522ft

Oaklands, Fenstanton, PE28

4 BedDetached

1550ft² (£279....)



Completed - 16/03/26

£437,000 sold price1,647ft

Church Street, Fenstanton, PE28

4 BedDetached

1238ft² (£352....)



A Primary Fenstanton and Hilton Primary School Good 0.45mi	B Primary Fen Drayton Primary School Good 0.77mi	C Primary Hemingford Grey Primary School Good 2.19mi
D Secondary Swavesey Village College Outstanding 2.35mi	E Nursery · Primary Eastfield Infant and Nursery School Good 2.35mi	F Special · Independent Aurora Fairway School Good 2.63mi
G Secondary · Post-16 St Ivo Academy Good 2.63mi	H Nursery · Primary Wheatfields Primary School Good 2.99mi	I Nursery · Primary Thorndown Primary School Good 3.06mi



A Huntingdon Rail Station Train station5.98 mi	B Cambridge Airport Airport12 mi	C M11 Motorway6.94 mi
--	--	---



A 23 Pitfield Close Fenstanton Huntingdon PE28 9FE Internal alterations only with the insertion of new windows into existing apertures as shown on the... ApprovedRef: 22/00753/CLPD29-03-2022	B 22 Pitfield Close Fenstanton Huntingdon PE28 9FE Single Storey Rear Extension (extends beyond the rear wall 4.4m, max height 3.55m, height to eaves... ApprovedRef: 18/02761/EXTDET24-12-2018
C 27 Pitfield Close Fenstanton Huntingdon PE28 9FE Proposed loft conversion at rear with box dormer to include 3 no windows and single storey rear... ApprovedRef: 21/01333/CLPD09-06-2021	D 18 Pitfield Close Fenstanton Huntingdon PE28 9FE Demolition of existing conservatory and erection single storey extension ApprovedRef: 19/02275/HHFUL18-11-2019
E 51 Pitfield Close Fenstanton Huntingdon PE28 9FE Erection of two storey side extension to dwelling. ApprovedRef: 24/02023/HHFUL07-11-2024	F 1 Pitfield Close Fenstanton Huntingdon PE28 9FE Rear extension ApprovedRef: 21/01357/HHFUL11-06-2021
G 59 Headlands Fenstanton Huntingdon PE28 9LP Proposed two storey side extension and single storey rear extension WithdrawnRef: 17/02521/HHFUL07-12-2017	H 59 Headlands Fenstanton Huntingdon PE28 9LP Proposed two storey and single storey rear extension and demolition of existing single garage ApprovedRef: 19/02181/HHFUL14-11-2019

Nearby Listed Buildings



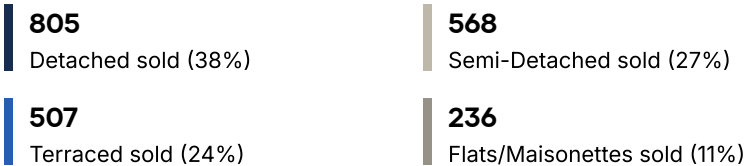
A Grade II - Listed building 1719ft Providence place List entry no: 130946004-11-1982	B Grade II - Listed building 1752ft Oakley lodge List entry no: 112851804-11-1982
C Grade II - Listed building 1775ft Swan cottage List entry no: 130939204-11-1982	D Grade II - Listed building 1798ft Apple acre List entry no: 122568204-11-1982
E Grade II - Listed building 1919ft 14, church street List entry no: 130945904-11-1982	F Grade II - Listed building 1959ft Church farm barn to east of church of st peter and st paul List entry no: 112851504-11-1982
G Grade II - Listed building 1988ft Barn at glebe farm to north of number 14 List entry no: 112851404-11-1982	H Grade II - Listed building 2001ft Base of cross in churchyard to south of church of st peter and st paul List entry no: 116282004-11-1982



Average house price changes in the last year (Huntingdonshire)

	Oct '25	Jan '26	Apr '26	Jul '26	Sep '26
Detached	£520k	£520k	£525k	£530k	£530k
Semi-Detached	£315k	£315k	£320k	£320k	£320k
Terraced	£265k	£265k	£270k	£270k	£270k
Flats/Maisonettes	£202k	£201k	£203k	£203k	£202k

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



Average price per sqft (Huntingdonshire)



Average time on the sales market (Huntingdonshire)



Average rental price changes in the last year (Huntingdonshire)

	Oct '25	Jan '26	Apr '26	Jul '26	Sep '26
Detached	£1872	£1804	£1887	£1603	£1630
Semi-Detached	£1414	£1432	£1401	£1458	£1423
Terraced	£1259	£1218	£1141	£1289	£1173
Flats/Maisonettes	£983	£939	£1013	£947	£1002

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

166 Detached sold (16%)	175 Semi-Detached sold (17%)
282 Terraced sold (27%)	429 Flats/Maisonettes sold (41%)

Average rental yield (Huntingdonshire)

£1910 4.34% annual yield	£1424 5.33% annual yield
£1316 5.89% annual yield	£1224 7.26% annual yield

Average time on the rental market (Huntingdonshire)

95 days Detached	112 days Semi-Detached
116 days Terraced	97 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!

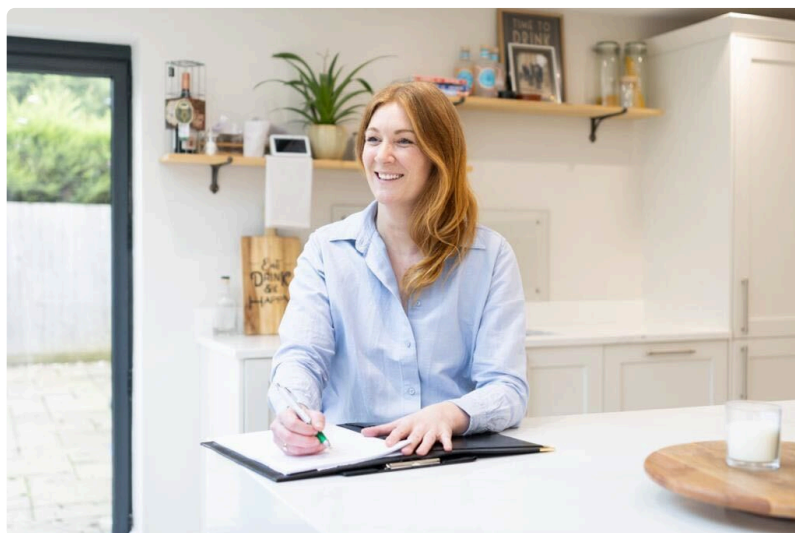
Katy Poore

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



eXp UK

✉ katy.poore@expuk.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.