

KATY POORE



8 RIVERPORT MEWS WEST STREET, ST. IVES. PE27 5QY

15th October 2026

Property report





Comparable Properties - Sales



£190,000 listed price266ft

Woodlands Court, North Road, St. I...

1 Bed

Flats/Maisonet...

506ft² (£375.49)



£180,000 listed price666ft

East Street, St. Ives, Cambridgeshir...

1 Bed

Flats/Maisonet...



£130,000 listed price673ft

Norris Road, PE27

1 Bed

Flats/Maisonet...

Leasehold

506ft² (£256.92)



£180,000 listed price1,001ft

Leas Close, PE27

1 Bed

Flats/Maisonet...

Leasehold

635ft² (£283.46)



£170,000 listed price1,040ft

Leas Close, PE27

1 Bed

Flats/Maisonet...

Leasehold

635ft² (£267.72)



£170,000 listed price1,066ft

Leas Close, PE27

1 Bed

Flats/Maisonet...

Leasehold

549ft² (£309.65)



£190,000 listed price1,198ft

Darwood Court, PE27

2 Bed

Flats/Maisonet...

Leasehold

495ft² (£383.84)

Comparable Properties - Completed



Completed - 19/12/24

£137,500 sold price 594ft

Burgess Walk, PE27

1 Bed Flats/Maisonet... 506ft² (£271.74)



Completed - 07/05/26

£138,500 sold price 650ft

Norris Road, PE27

1 Bed Flats/Maisonet... 527ft² (£262.81)



Completed - 18/10/24

£148,000 sold price 696ft

Langley Close, PE27

1 Bed Flats/Maisonet... 506ft² (£292.49)



Completed - 18/10/24

£148,000 sold price 696ft

Langley Close, PE27

1 Bed Flats/Maisonet... 506ft² (£292.49)



Completed - 11/10/24

£160,000 sold price 1,086ft

East Street, PE27

1 Bed Flats/Maisonet... 484ft² (£330.58)



Completed - 17/12/25

£185,000 sold price 1,089ft

Leas Close, PE27

1 Bed Flats/Maisonet... 517ft² (£357.83)



Completed - 15/10/25

£140,000 sold price 1,115ft

East Street, PE27

1 Bed Flats/Maisonet... 474ft² (£295.36)



Completed - 12/03/25

£130,000 sold price 1,227ft

White Hart Court, PE27

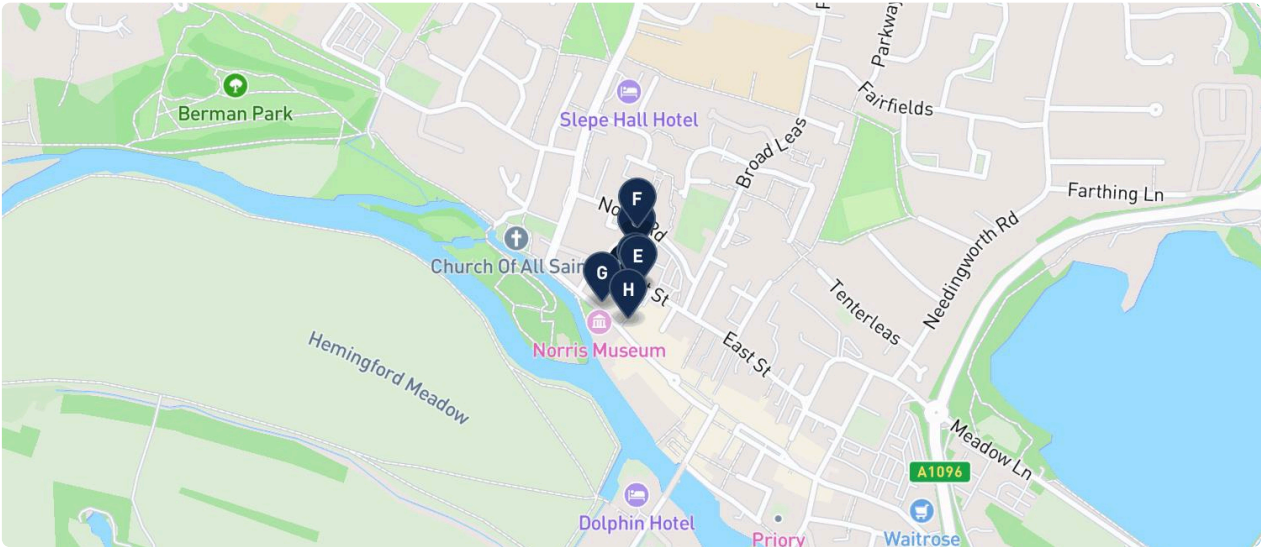
1 Bed Flats/Maisonet... 366ft² (£355.19)



A Primary Westfield Junior School Good 0.25mi	B Nursery · Primary Eastfield Infant and Nursery School Good 0.27mi	C Secondary · Post-16 St Ivo Academy Good 0.50mi
D Special · Independent Aurora Fairway School Good 0.53mi	E Nursery · Primary Wheatfields Primary School Good 0.85mi	F Nursery · Primary Thorndown Primary School Good 0.90mi

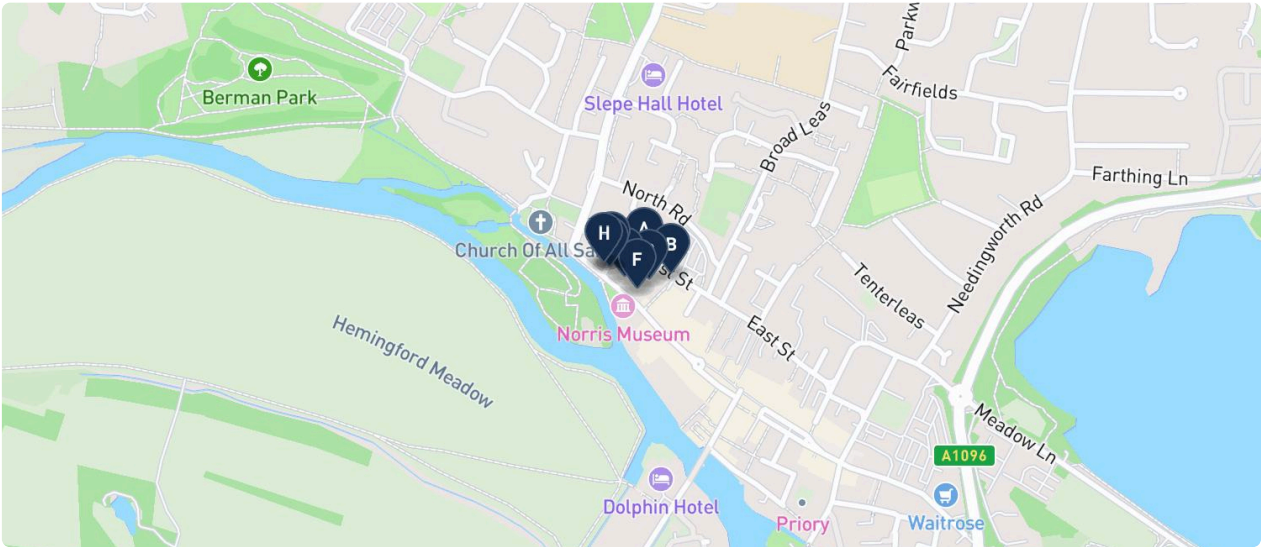


A Huntingdon Rail Station Train station4.88 mi	B Cambridge Airport Airport13 mi	C A1(M) Motorway7.95 mi
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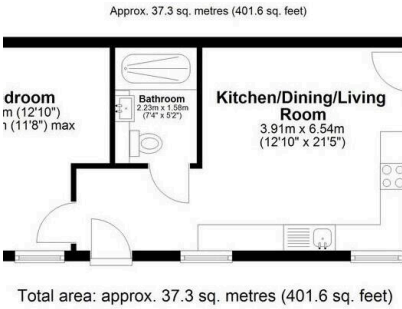


A Bramley Cottage Nicholas Lane St Ives PE27 5PW Add a 600mm wooden fence to the top of a boundary wall to provide a privacy screen ApprovedRef: 18/00009/HHFUL11-01-2018	B Bramley Cottage Nicholas Lane St Ives PE27 5PW Modification of existing planning permission, Extending one room by 40cm and adding 3 roof... ApprovedRef: 21/00945/HHFUL23-04-2021
C Bramley Cottage Nicholas Lane St Ives PE27 5PW Side and rear single storey extension, new doorway and window ApprovedRef: 20/02409/HHFUL02-12-2020	D 2 Burleigh Cottages West Street St Ives PE27 5PS To replace the existing white timber framed French door set and windows on the rear elevation and... ApprovedRef: 20/01356/HHFUL21-08-2020
E 1 Burleigh Cottages West Street St Ives PE27 5PS Proposed new external window opening with additional roof lights. Proposed loft conversion to... ApprovedRef: 19/01028/HHFUL22-05-2019	F 19 North Road St Ives PE27 5PR Single storey extension to the rear. ApprovedRef: 19/00553/CLPD15-04-2019
G St Ives Methodist Church The Waits St Ives Provision of stepped and ramped access to entrance doors for disabled persons ApprovedRef: 18/00051/FUL10-01-2018	H 40 The Broadway St Ives PE27 5BN Proposed changes to fenestration WithdrawnRef: 18/01214/FUL30-07-2018

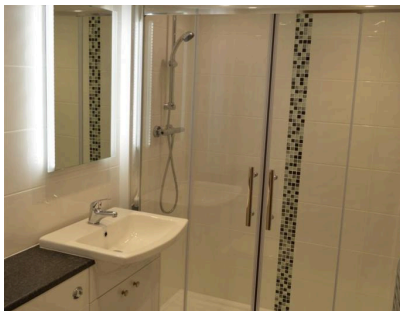
Nearby Listed Buildings



A Grade II - Listed building 92ft 23, west street List entry no: 132369001-06-1998	B Grade II - Listed building 197ft 17, west street List entry no: 139057313-08-2003
C Grade II - Listed building 200ft Burleigh house List entry no: 116171329-09-2051	D Grade II - Listed building 246ft 4, waits List entry no: 112868024-03-1972
E Grade II - Listed building 253ft 4 st george's road List entry no: 112867724-03-1972	F Grade II - Listed building 269ft 2 and 3, waits List entry no: 130997724-03-1972
G Grade II - Listed building 272ft 7 waits List entry no: 133067624-03-1972	H Grade II - Listed building 295ft 8, waits List entry no: 116174424-03-1972







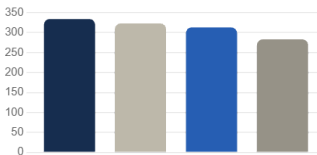
Average house price changes in the last year (Huntingdonshire)

	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



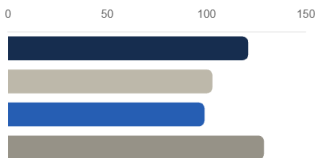
Volume of sold properties in the last 12 months (Huntingdonshire)

805 Detached sold (38%)	568 Semi-Detached sold (27%)
507 Terraced sold (24%)	236 Flats/Maisonettes sold (11%)



Average price per sqft (Huntingdonshire)

£334 ft² Detached	£323 ft² Semi-Detached
£313 ft² Terraced	£283 ft² Flats/Maisonettes



Average time on the sales market (Huntingdonshire)

121 days Detached	103 days Semi-Detached
99 days Terraced	129 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!

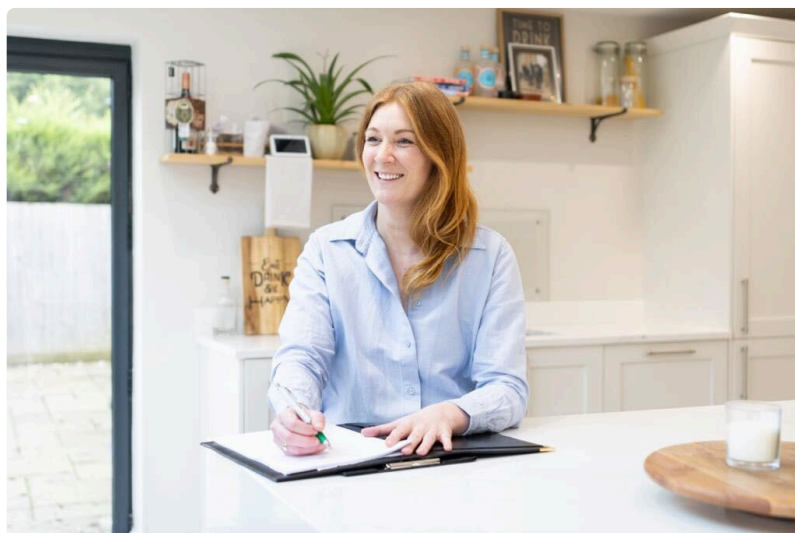
Katy Poore

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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KATY POORE



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