

KATY POORE



**2 NEW ROAD,
HEMINGFORD
ABBOTS,
HUNTINGDON.
PE28 9AB**

6th January 2026





Key Property Information

KATY POORE

POWERED BY
exp UK

4.58% annual rental yield

🏠 3 🚗 1 📏 1,023ft² | £371 pft² 🏠 Semi-Detached 📄 Freehold

📏 Plot information

Title number	CB413413
Plot size	0.07 acres
Garden direction	SouthEast
Outdoor area	0.05 acres
Parking (predicted)	No

🏠 Build

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

🔌 Utilities

✅ Mains gas
❌ Wind turbines
❌ Solar panels
Mains fuel type **Mains Gas**
Water **Anglian Water**

🔍 EPC

Valid until 04/07/2032

Efficiency rating (current) **61 D**
Efficiency (potential) **83 B**
Enviro impact (current) **54 E**
Enviro impact (potential) **79 C**

🏠 Council tax

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

📶 Mobile coverage

EE 
O2 
Three 
Vodafone 

📶 Broadband availability

Basic **1mb**
Superfast **32mb**
Ultrafast **N/A**
Overall **32mb**

 **Tree preservation orders**

One or more tree preservation orders have been found within the property.

Tree type 1: Pine

Tree type 2: Yew

Tree type 3: Cherry

 **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**

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

Found

This property is 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.

KATY POORE



Comparable Properties - Sales



£390,000 listed price 1.0mi

The Rampleys, Hemingford Grey

🛏 3 Bed 🏠 Semi-Detached



£365,000 listed price 1.0mi

Stepping Stones, Hemingford Grey,...

🛏 3 Bed 🏠 Semi-Detached
🏡 Freehold 📏 958ft² (£381)



£415,000 listed price 1.0mi

Brookside, Houghton, PE28

🛏 4 Bed 🏠 Semi-Detached
🏡 Freehold 📏 1625ft² (£255...



£340,000 listed price 1.0mi

Brookside, Houghton, PE28

🛏 3 Bed 🏠 Semi-Detached
🏡 Freehold 📏 883ft² (£385.05)



£350,000 listed price 1.0mi

Dunnock Way, PE27

🛏 3 Bed 🏠 Semi-Detached
🏡 Freehold 📏 1249ft² (£280....



£325,000 listed price 1.0mi

Goldie Close, St. Ives, Cambridges...

🛏 3 Bed 🏠 Semi-Detached



£335,000 listed price 1.0mi

Wren Close, St. Ives, Cambridgeshi...

🛏 3 Bed 🏠 Semi-Detached



£385,000 listed price 1.0mi

Tern Drive, St. Ives, Cambridgeshir...

🛏 4 Bed 🏠 Semi-Detached

Comparable Properties - Completed

KATY POORE

POWERED BY
exp UK



£410,000 sold price 1,972ft [⊙]

Norman Court, Hemingford Grey, P...

🏠 3 Bed 🏠 Semi-Detached

📏 969ft² (£423.12)



£325,000 sold price 2,064ft [⊙]

High Street, Hemingford Grey, PE28

🏠 2 Bed 🏠 Semi-Detached

📏 786ft² (£413.49)



£350,000 sold price 2,503ft [⊙]

High Street, Hemingford Grey, PE28

🏠 3 Bed 🏠 Semi-Detached

📏 1076ft² (£325....)



£380,000 sold price 1.0mi [⊙]

Mitchell Close, Hemingford Grey, P...

🏠 3 Bed 🏠 Semi-Detached

📏 915ft² (£415.3)



£375,000 sold price 1.0mi [⊙]

Marsh Lane, Hemingford Grey, PE28

🏠 2 Bed 🏠 Semi-Detached

📏 667ft² (£562.22)



£445,000 sold price 1.0mi [⊙]

St. Ives Road, Hemingford Grey, PE...

🏠 4 Bed 🏠 Semi-Detached

📏 1733ft² (£256.7...)



£330,000 sold price 1.0mi [⊙]

Home Farm Road, Houghton, PE28

🏠 3 Bed 🏠 Semi-Detached

📏 990ft² (£333.33)



£365,000 sold price 1.0mi [⊙]

Home Farm Road, Houghton, PE28

🏠 3 Bed 🏠 Semi-Detached

📏 1367ft² (£267.01)

Comparable Properties - Lettings

KATY POORE



£1,550 pcm 3.0mi

The Avenue, Godmanchester

2 Bed Semi-Detached



£1,600 pcm 3.0mi

Macbeth Close, Huntingdon, PE29

3 Bed Semi-Detached



£1,325 pcm 4.0mi

Vermuyden Way, Fen Drayton, Cam...

3 Bed Semi-Detached
 753ft² (£1.76)



£1,550 pcm 4.0mi

Bassenthwaite, Stukeley Meadows,...

4 Bed Semi-Detached



£1,600 pcm 5.0mi

Central Avenue, Brampton

3 Bed Semi-Detached



£1,400 pcm 5.0mi

Moat Way, Swavesey, Cambridge

2 Bed Semi-Detached
 560ft² (£2.5)



£1,300 pcm 5.0mi

Chantry Close, Cambridge, CB24

2 Bed Semi-Detached



£1,600 pcm 5.0mi

Swavesey, Swavesey, CB24

4 Bed Semi-Detached

Local Education

KATY POORE



A Primary
Hemingford Grey Primary School
Good 0.76mi

B Primary
Houghton Primary School
Good 0.97mi

C Special · Independent
Aurora Fairway School
Good 1.47mi

D Secondary · Post-16
St Ivo Academy
Good 1.53mi

E Primary
Wyton on the Hill Community Primary School
Good 1.70mi

F Nursery · Primary
Thorndown Primary School
Good 1.71mi

G Nursery · Primary
Eastfield Infant and Nursery School
Good 1.95mi

H Nursery · Primary
Wheatfields Primary School
Good 2.20mi

I Special · Nursery
Spring Common Academy
Outstanding 2.74mi



	
A1(M)	
Motorway	6.61 mi



A Jennifer Cottage High Street Hemingford Abbots Huntingdon PE28 9AA

Demolition of modern rear extension and erection of single storey pitched roof rear extension and flat ro...

Approved Ref: 22/01817/HHFUL 24-08-2022

B 5 New Road Hemingford Abbots Huntingdon PE28 9AB

Proposed first floor extension

Approved Ref: 19/01980/HHFUL 01-10-2019

C Green Pastures High Street Hemingford Abbots Huntingdon PE28 9AA

The erection of a single story extension to the rear and small porch on the front

Approved Ref: 19/01719/HHFUL 18-09-2019

D Land Adjacent The Dingle High Street Hemingford Abbots

Erection of 4 bedroom two storey dwelling with attic room

Refused Ref: 18/02203/FUL 15-10-2018

E Land Adjacent The Dingle High Street Hemingford Abbots

Erection of 4 bedroom two storey dwelling with attic room.

Withdrawn Ref: 18/01296/FUL 18-06-2018

F Clover House High Street Hemingford Abbots Huntingdon PE28 9AA

Amendment to vehicle and pedestrian access to property. New porch to side elevation, with adjoining...

Approved Ref: 22/01657/HHFUL 04-08-2022

G Clover House High Street Hemingford Abbots Huntingdon PE28 9AA

First floor extension to existing dwelling

Approved Ref: 22/02300/HHFUL 04-11-2022

H Adjacent 10 Chapmans Hemingford Abbots

Proposed development of two four person 2-bedroomed houses (social housing). Demolition of...

Approved Ref: 18/01485/FUL 20-07-2018

Nearby Listed Buildings

KATY POORE



A Grade II - Listed building 157ft
Barn to south south west of cross keys
List entry no: 1330768 04-11-1982

B Grade II - Listed building 177ft
Cross keys
List entry no: 1128463 04-11-1982

C Grade II - Listed building 262ft
Jennifer
List entry no: 1128461 04-11-1982

D Grade II - Listed building 676ft
Springfields
List entry no: 1163054 04-11-1982

E Grade II - Listed building 869ft
Abbots end
List entry no: 1128464 04-11-1982

F Grade II - Listed building 925ft
The forge
List entry no: 1128465 04-11-1982

G Grade II - Listed building 984ft
Outbuilding to east of the forge
List entry no: 1330769 04-11-1982

H Grade II - Listed building 1115ft
Corner cottage
List entry no: 1128481 19-08-1982





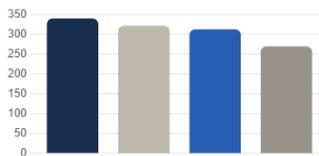
Average house price changes in the last year (Huntingdonshire)

	Jan '25	Apr '25	Jul '25	Oct '25	Dec '25
Detached	£490k	£490k	£495k	£525k	£525k
Semi-Detached	£300k	£300k	£305k	£325k	£325k
Terraced	£250k	£250k	£255k	£270k	£270k
Flats/Maisonettes	£192k	£191k	£193k	£205k	£205k



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

846 Detached sold (39%)	587 Semi-Detached sold (27%)
534 Terraced sold (25%)	198 Flats/Maisonettes sold (9%)



Average price per sqft (Huntingdonshire)

£339 ft² Detached	£321 ft² Semi-Detached
£312 ft² Terraced	£269 ft² Flats/Maisonettes



Average time on the sales market (Huntingdonshire)

59 days Detached	46 days Semi-Detached
45 days Terraced	73 days Flats/Maisonettes

Average rental price changes in the last year (Huntingdonshire)

	Jan '25	Apr '25	Jul '25	Oct '25	Dec '25
Detached	£1883	£1723	£1770	£1881	£1903
Semi-Detached	£1355	£1313	£1396	£1418	£1400
Terraced	£1212	£1220	£1179	£1256	£1159
Flats/Maisonettes	£942	£957	£980	£988	£955



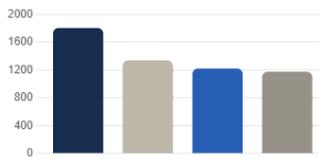
Volume of let properties in the last 12 months (Huntingdonshire)

243
Detached sold (17%)

384
Terraced sold (26%)

263
Semi-Detached sold (18%)

573
Flats/Maisonettes sold (39%)



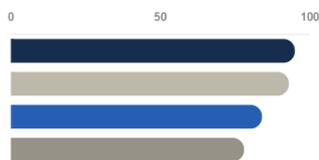
Average rental yield (Huntingdonshire)

£1802
4.11% annual yield

£1220
5.42% annual yield

£1338
4.97% annual yield

£1173
6.86% annual yield



Average time on the rental market (Huntingdonshire)

95 days
Detached

84 days
Terraced

93 days
Semi-Detached

78 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



" 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@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.