KATY POORE

POWERED BY eXp UK

9 OSIER HOUSE NEW ROAD, ST. IVES. PE27 5DZ

29th October 2026

Property report

KATY POORE

eXp UK

Introduction





Key Property Information

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2 | 1 | 614ft² | Flats/Maisonettes | Leasehold
993y 10m remaining. Ends Jan 3020

Market History

Last Sold	October 2021	£230,000

Plot information

Title number	**CB465693**
Plot size	**0.08 acres**
Parking (predicted)	**No**

Build

Other floors
High performance windows
Other walls
Other roof
Year built 2021

Utilities

- Mains gas
- Wind turbines
- Solar panels

Mains fuel type **Electric**
Water **South Staffordshire Water**

EPC

Valid until 24/02/2031

Efficiency rating (current)	**90 B**
Efficiency (potential)	**90 B**
Enviro impact (current)	**88 B**
Enviro impact (potential)	**88 B**

Council tax

Band B
£1,988 per year (est)
Huntingdonshire

Mobile coverage

- EE
- O2
- Three
- Vodafone

Broadband availability

Basic	**15mb**
Superfast	**80mb**
Ultrafast	**10000mb**
Overall	**10000mb**

Planning and Local Information

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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 m^3. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Rights and restrictions

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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

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

Rights and restrictions

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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.

Rights and restrictions

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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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£200,000 listed price — 351ft

Priory Mews, PE27

2 Bed — Flats/Maisonet...
Leasehold — 753ft² (£265.6)



£230,000 listed price — 400ft

The Priory, Priory Road, St. Ives, Ca...

1 Bed — Flats/Maisonet...
646ft² (£356.04)



£220,000 listed price — 741ft

White Hart Court, PE27

3 Bed — Flats/Maisonet...
Leasehold — 646ft² (£340.56)



£260,000 listed price — 919ft

London Road, PE27

1 Bed — Flats/Maisonet...
Leasehold



£240,000 listed price — 1,004ft

London Road, PE27

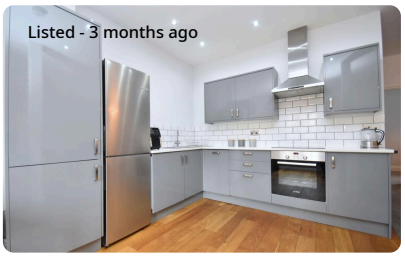
2 Bed — Flats/Maisonet...
Leasehold — 689ft² (£348.33)



£190,000 listed price — 1,132ft

Darwood Court, PE27

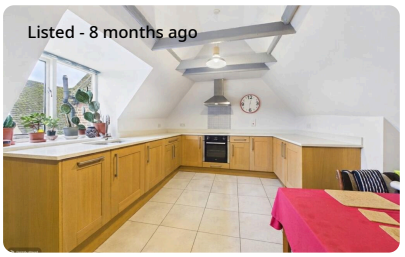
2 Bed — Flats/Maisonet...
Leasehold — 495ft² (£383.84)



£200,000 listed price — 1,227ft

East Street, PE27

1 Bed — Flats/Maisonet...
Leasehold — 678ft² (£294.99)



£220,000 listed price — 1,378ft

East Street, St. Ives, Cambridgeshir...

1 Bed — Flats/Maisonet...

Comparable Properties - Completed

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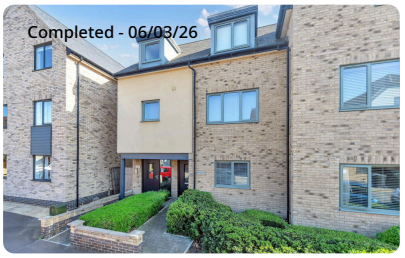


£200,000 sold price — 36ft

New Road, PE27

1 Bed — Flats/Maisonet...

614ft² (£325.73)

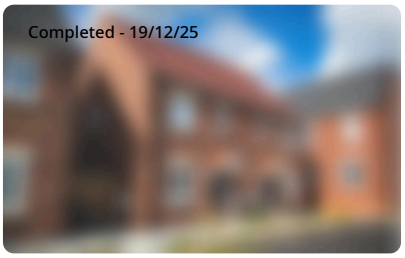


£230,000 sold price — 39ft

New Road, PE27

2 Bed — Flats/Maisonet...

527ft² (£436.43)

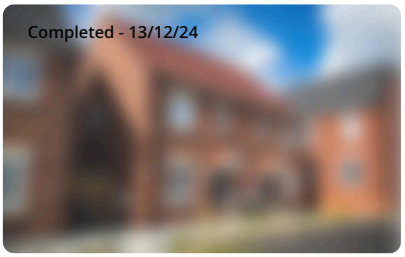


£180,000 sold price — 52ft

New Road, PE27

1 Bed — Flats/Maisonet...

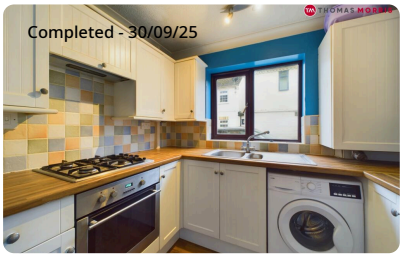
463ft² (£388.77)



£230,000 sold price — 85ft

New Road, PE27

2 Bed — Flats/Maisonet...

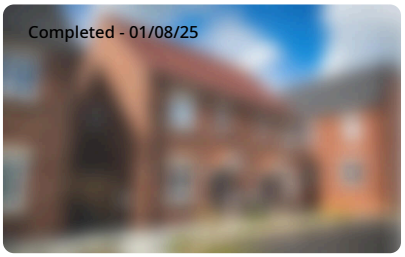


£200,000 sold price — 433ft

Priory Road, PE27

2 Bed — Flats/Maisonet...

431ft² (£464.04)



£185,000 sold price — 735ft

Meadow Lane, PE27

2 Bed — Flats/Maisonet...

603ft² (£306.8)

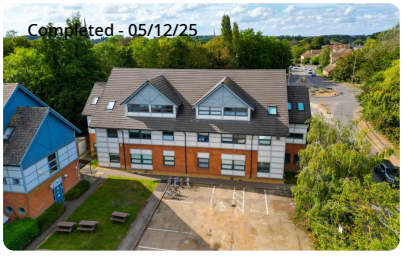


£212,000 sold price — 791ft

Meadow Lane, PE27

2 Bed — Flats/Maisonet...

840ft² (£252.38)



£200,000 sold price — 797ft

Meadow Lane, PE27

2 Bed — Flats/Maisonet...

570ft² (£350.88)

Local Education

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A Nursery · Primary

Eastfield Infant and Nursery School

Good 0.52mi

B Primary

Westfield Junior School

Good 0.56mi

C Secondary · Post-16

St Ivo Academy

Good 0.89mi

D Special · Independent

Aurora Fairway School

Good 0.91mi

E Nursery · Primary

Wheatfields Primary School

Good 1.16mi

F Nursery · Primary

Thorndown Primary School

Good 1.28mi

Local Transport

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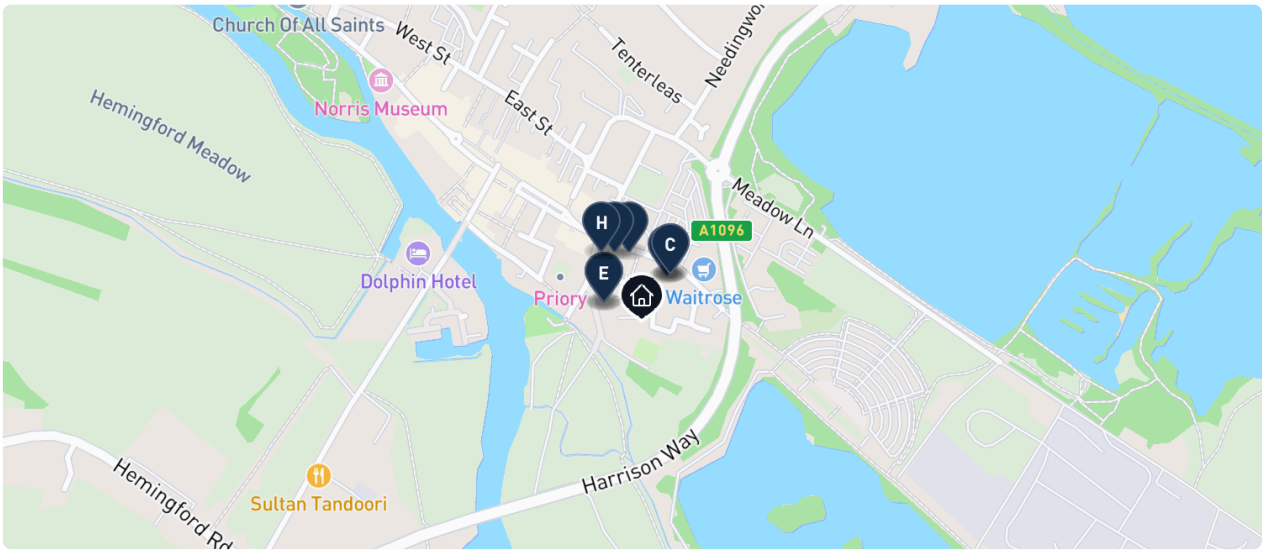
A — Huntingdon Rail Station
Train station — 5.15 mi

B — Cambridge Airport
Airport — 13 mi

C — A1(M)
Motorway — 8.28 mi

Nearby Planning

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A 11 Station Road St Ives PE27 5BH

Erection of a two-storey rear extension following the demolition of the rear two-storey and part one-stor...

Validated | Ref: 26/01714/FUL | 15-09-2026

B 11 Station Road St Ives PE27 5BH

Conversion of an existing office back to a dwellinghouse

Approved | Ref: 23/01435/P3JPA | 17-08-2023

C 11 Station Road St Ives PE27 5BH

Conversion of an office building back to residential use for 3No. self-contained dwellings

Approved | Ref: 23/01436/P3JPA | 17-08-2023

D Monks Cottage Priory Road St Ives PE27 5BB

Extension to residential bungalow

Approved | Ref: 17/02388/HHFUL | 23-11-2017

E Monks Cottage Priory Road St Ives PE27 5BB

Proposed Side Extension.

Approved | Ref: 18/02738/HHFUL | 04-01-2019

F Units 16 To 17 Cromwell Mews St Ives PE27 5HJ

Proposed change to keep the ground floor as (A1) shop and to change the first floor to a dwelling

Other | Ref: 18/01412/PIAPA | 11-07-2018

G 3A Station Road St Ives PE27 5BH

To separate the first floor flat from the ground floor restaurant and create an independent entrance to t...

Withdrawn | Ref: 22/00286/FUL | 21-03-2022

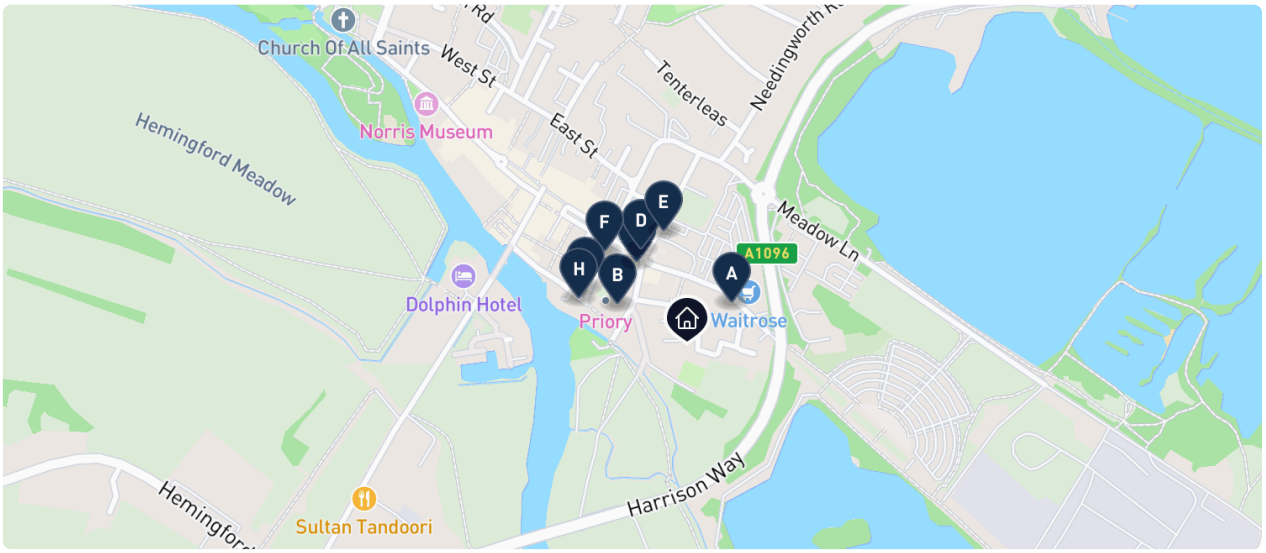
H 3 Station Road St Ives PE27 5BH

The removal of the existing shopfront and installation of a new shopfront.

Approved | Ref: 22/01232/FUL | 29-09-2022

Nearby Listed Buildings

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A Grade II - Listed building — 259ft

Premises occupied by charrington's

List entry no: 1128679 — 24-03-1972

B Grade II - Listed building — 404ft

Remains of benedictine priory of st ivo in garden of priory house

List entry no: 1128670 — 29-09-2051

C Grade II - Listed building — 420ft

Premises occupied by totus limited

List entry no: 1128678 — 24-03-1972

D Grade II - Listed building — 463ft

Two k6 telephone kiosks

List entry no: 1330640 — 22-12-1988

E Grade II - Listed building — 502ft

Entrance gates and lodges to cattle market

List entry no: 1330650 — 24-03-1972

F Grade II - Listed building — 597ft

Robin hood public house

List entry no: 1128703 — 24-03-1972

G Grade II - Listed building — 600ft

Jersey cottage oliver cromwell inn

List entry no: 1128683 — 24-03-1972

H Grade II - Listed building — 623ft

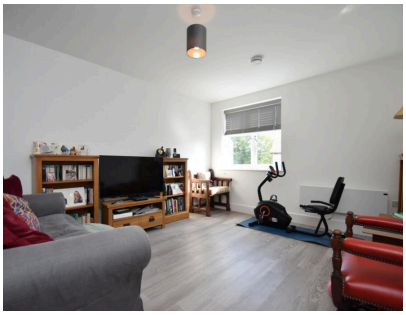
Ouse cottage

List entry no: 1330678 — 24-03-1972

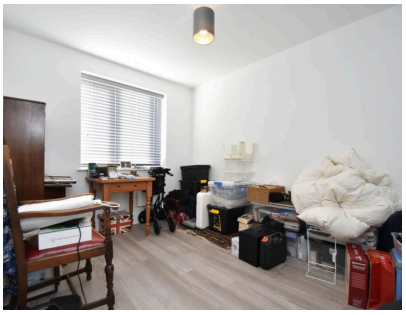
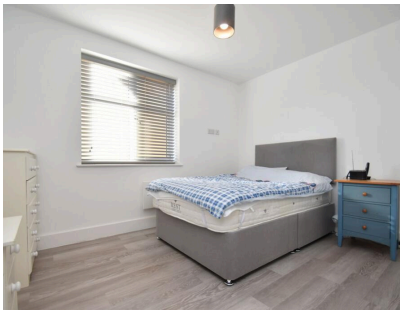
Property images - 2025

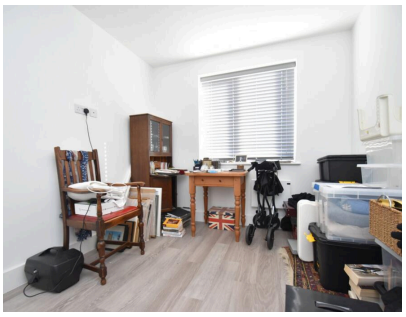
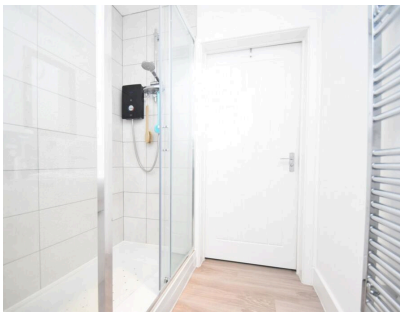
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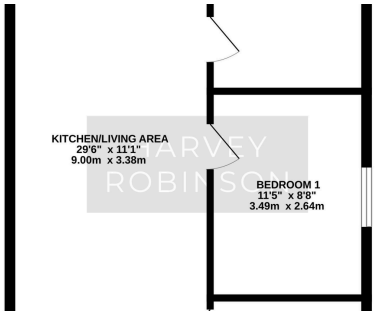




Property images - 2025

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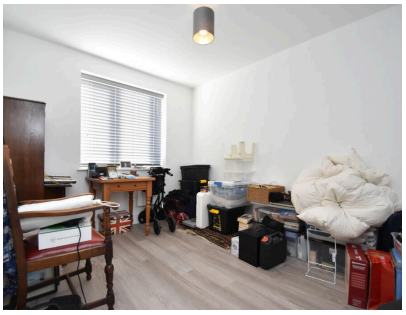
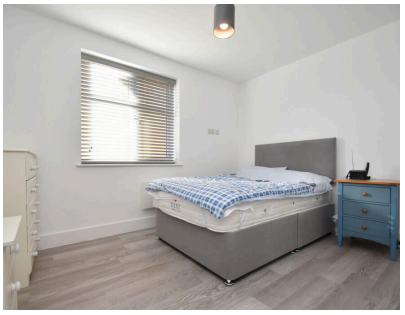
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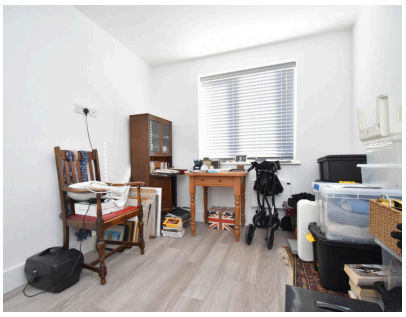
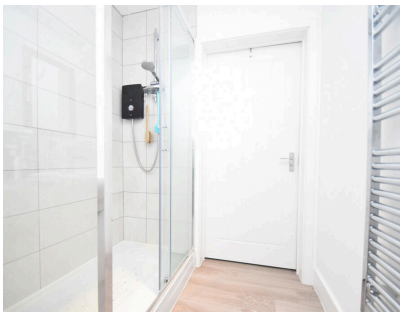
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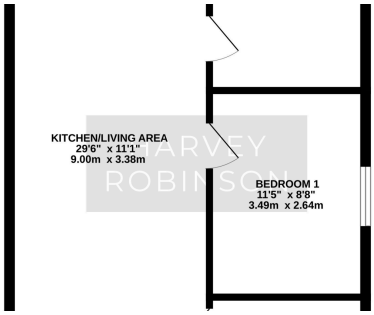




Property images - 2025

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Sales Market Stats

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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



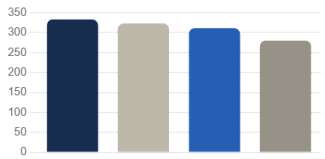
Volume of sold properties in the last 12 months (Huntingdonshire)

744
Detached sold (38%)

520
Semi-Detached sold (27%)

474
Terraced sold (24%)

220
Flats/Maisonettes sold (11%)



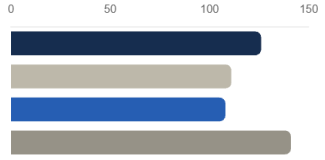
Average price per sqft (Huntingdonshire)

£333 ft²
Detached

£323 ft²
Semi-Detached

£311 ft²
Terraced

£280 ft²
Flats/Maisonettes



Average time on the sales market (Huntingdonshire)

126 days
Detached

111 days
Semi-Detached

108 days
Terraced

141 days
Flats/Maisonettes

Lettings Market Stats

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Average rental price changes in the last year (Huntingdonshire)

	Oct '25	Jan '26	Apr '26	Jul '26	Sep '26
Detached	£1872	£1804	£1887	£1602	£1624
Semi-Detached	£1414	£1432	£1401	£1458	£1417
Terraced	£1259	£1218	£1141	£1289	£1170
Flats/Maisonettes	£983	£939	£1013	£947	£997



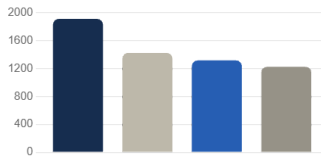
Volume of let properties in the last 12 months (Huntingdonshire)

148
Detached sold (15%)

163
Semi-Detached sold (17%)

254
Terraced sold (26%)

396
Flats/Maisonettes sold (41%)



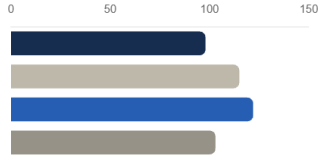
Average rental yield (Huntingdonshire)

£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)

98 days
Detached

115 days
Semi-Detached

122 days
Terraced

103 days
Flats/Maisonettes

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For me...it's personal!

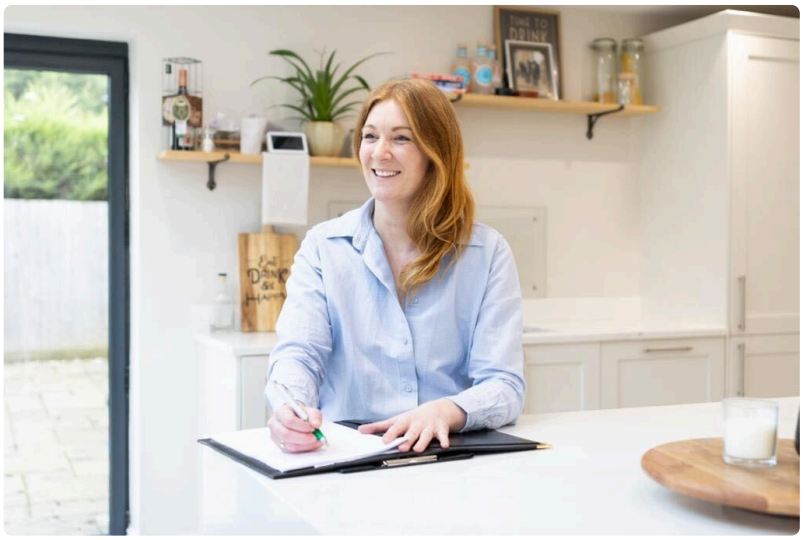
Hi there, I'm Katy and I have devoted the last 18 years to estate agency right here in the quaint market town of St Ives, Cambridgeshire and surrounding areas. During this journey, I have built a formidable reputation for offering reliable and expert advice to my clients, and now I'm excited to offer 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
katy.poore@exp.uk.com
07930 019 620

Contact Us

KATY POORE

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07930 019 620

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