

KATY POORE

POWERED BY
exp[®] UK

**13 PRIORY ROAD,
NEEDINGWORTH,
ST. IVES.
PE27 4SD**

26th January 2026

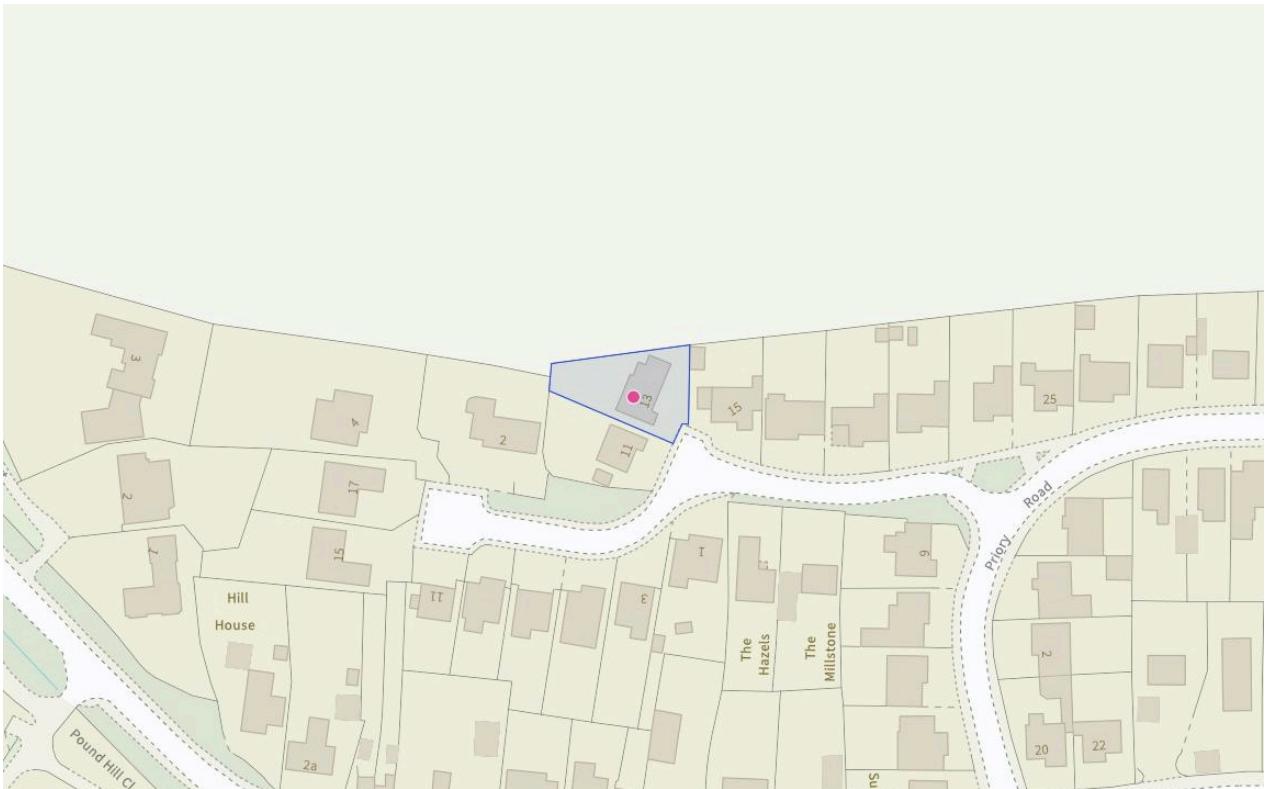
New listing



Introduction

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 4  2  1,550ft² | £377 pft²  Detached  Freehold

Plot information

Title number	CB236539
Plot size	0.12 acres
Garden direction	West
Outdoor area	0.09 acres
Parking (predicted)	Yes

Council tax

Band E
£2,982 per year (est)
Huntingdonshire

Mobile coverage

 EE
 O2
 Three
 Vodafone

Broadband availability

 Basic	4mb
 Superfast	50mb
 Ultrafast	1800mb
 Overall	1800mb

 **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 to High risk (5-10%)

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 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

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£475,000 listed price 358ft ⓘ

Priory Road, Needingworth, PE27

4 Bed Detached



£600,000 listed price 764ft ⓘ

High Street, Needingworth, PE27

4 Bed Detached
Freehold 1227ft² (£489...)



£525,000 listed price 2,323ft ⓘ

Daintree, Needingworth, PE27

4 Bed Detached
Freehold 1561ft² (£336.3...)



£650,000 listed price 1.0mi ⓘ

Bluntisham Road, Needingworth, P...

4 Bed Detached
Freehold 1668ft² (£389....)



£560,000 listed price 1.0mi ⓘ

Turnpike Close, Needingworth, PE27

4 Bed Detached
Freehold 1701ft² (£329.2...)



£480,000 listed price 1.0mi ⓘ

Turnpike Close, Needingworth, PE27

4 Bed Detached
Freehold 1539ft² (£311.89)



£500,000 listed price 1.0mi ⓘ

Turnpike Close, Needingworth, St. I...

4 Bed Detached



£550,000 listed price 1.0mi ⓘ

Turnpike Close, Needingworth, PE27

4 Bed Detached
Freehold 1539ft² (£357.3...)

Comparable Properties - Completed

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£600,000 sold price
High Street, Needingworth, PE27
4 Bed Detached
1227ft² (£489)



£600,000 sold price
Hawkes Lane, Needingworth, PE27
4 Bed Detached
2024ft² (£296....)



£475,000 sold price
High Street, Needingworth, PE27
4 Bed Detached
1658ft² (£286....)



£495,000 sold price
Dales Way, Needingworth, PE27
4 Bed Detached
1442ft² (£343....)



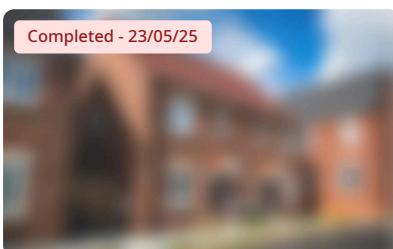
£495,000 sold price
The Maltings, Needingworth, PE27
3 Bed Detached
1345ft² (£368....)



£530,000 sold price
Church Street, Needingworth, PE27
4 Bed Detached
1485ft² (£356.9)



£640,000 sold price
Overcote Lane, Needingworth, PE27
4 Bed Detached
1959ft² (£326.7)



£691,250 sold price
Mill Way, Needingworth, PE27
4 Bed Detached
2583ft² (£267....)



A Primary

Holywell CofE Primary School

Outstanding

0.38mi

B Nursery · Primary

Eastfield Infant and Nursery School

Good

1.59mi

C Primary

Westfield Junior School

Good

1.68mi

D Nursery · Primary

Wheatfields Primary School

Good

1.74mi

E Secondary · Post-16

St Ivo Academy

Good

2.12mi

F Special · Independent

Aurora Fairway School

Good

2.18mi

G Nursery · Primary

Thorndown Primary School

Good

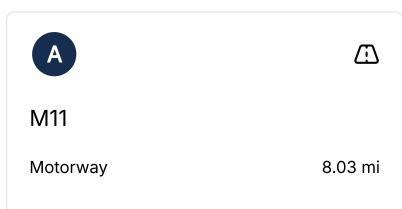
2.28mi

H Secondary

Swavesey Village College

Outstanding

2.81mi





A 17 Priory Road Needingworth St Ives PE27 4SD

Erection of front porch and storm porch to front of house. Add pitched, tiled roof to existing extension ...

Approved Ref: 20/02136/HHFUL 31-12-2020

B 19 Priory Road Needingworth St Ives PE27 4SD

To extend the garage into the carport and internal alterations.

Approved Ref: 17/02466/HHFUL 22-11-2017

C 19 Priory Road Needingworth St Ives PE27 4SD

Proposed loft conversion with rear facing dormer

Approved Ref: 23/00776/CLPD 01-05-2023

D 4 Priory Close Needingworth St Ives PE27 4SQ

Part single storey rear extension following demolition of the existing conservatory, part first floor side...

Approved Ref: 21/00052/HHFUL 08-01-2021

E 23 Priory Road Needingworth St Ives PE27 4SD

Single storey side and rear extension

Approved Ref: 25/00591/HHFUL 27-03-2025

F 18 High Street Needingworth St Ives PE27 4SA

Single storey extension to side

Approved Ref: 24/01534/HHFUL 27-08-2024

G Greenbank 2 Kestrel Court Needingworth St Ives PE27 4AB

Two storey side extension and single storey rear extension with internal modifications

Approved Ref: 20/01317/HHFUL 13-08-2020

H 17 High Street Needingworth St Ives PE27 4SA

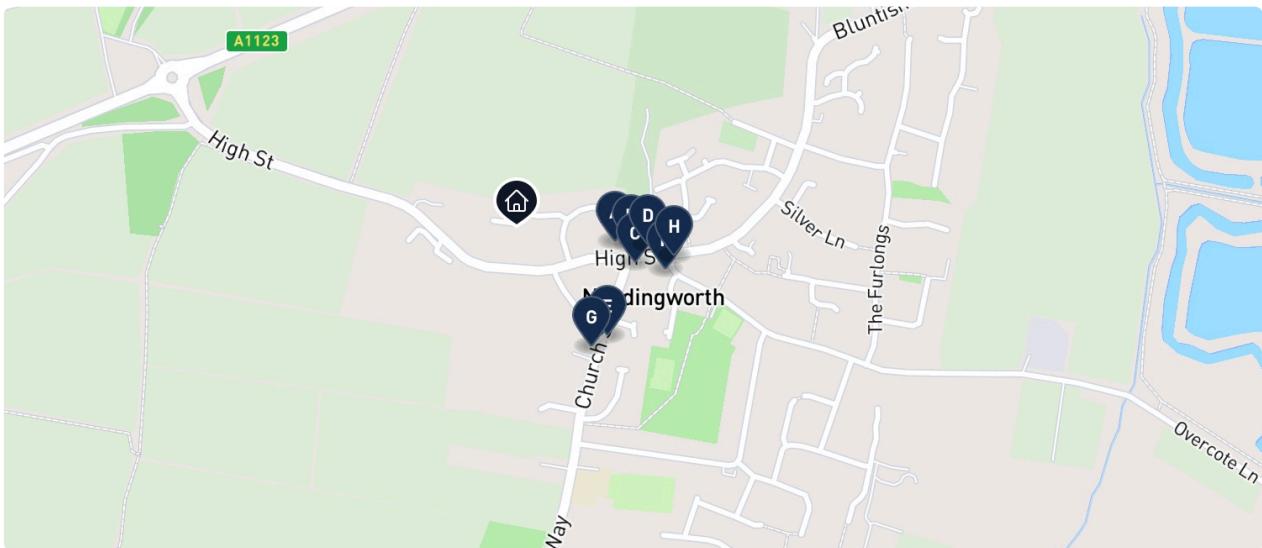
Infill extension to porch and relocation of front door. Installation of roof lantern to flat roof, render to front...

Approved Ref: 19/02130/HHFUL 24-10-2019

Nearby Listed Buildings

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A Grade II - Listed building

607ft

Priory cottage the priory

List entry no: 1309265

B Grade II - Listed building

699ft

28, high street

List entry no: 1128456

04-11-1982

C Grade II - Listed building

764ft

29, high street

List entry no: 1163246

D Grade II - Listed building

787ft

The queenshead

List entry no: 1128457

04-11-1982

E Grade II - Listed building

928ft

Bakers dozen

List entry no: 1330767

F Grade II - Listed building

935ft

1, overcote lane

List entry no: 1309226

04-11-1982

G Grade II - Listed building

942ft

The willows

List entry no: 1163232

H Grade II - Listed building

945ft

Lock up

List entry no: 1128459

16-08-1971

Average house price changes in the last year (Huntingdonshire)

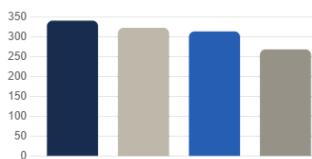
	Jan '25	Apr '25	Jul '25	Oct '25	Dec '25
Detached	£490k	£485k	£495k	£525k	£525k
Semi-Detached	£305k	£300k	£305k	£325k	£325k
Terraced	£255k	£250k	£255k	£270k	£270k
Flats/Maisonettes	£194k	£193k	£195k	£207k	£207k

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



795 Detached sold (39%)	551 Semi-Detached sold (27%)
490 Terraced sold (24%)	183 Flats/Maisonettes sold (9%)

Average price per sqft (Huntingdonshire)



£340 ft²

Detached

£322 ft²

Semi-Detached

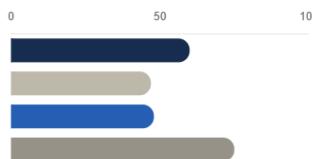
£313 ft²

Terraced

£268 ft²

Flats/Maisonettes

Average time on the sales market (Huntingdonshire)



60 days

Detached

47 days

Semi-Detached

48 days

Terraced

75 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	£1877	£1889
Semi-Detached	£1355	£1313	£1396	£1418	£1389
Terraced	£1212	£1220	£1179	£1256	£1155
Flats/Maisonettes	£942	£957	£980	£986	£948

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



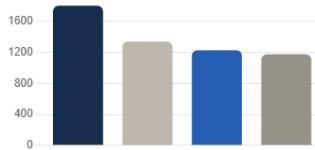
241
Detached sold (17%)

252
Semi-Detached sold (18%)

365
Terraced sold (26%)

557
Flats/Maisonettes sold (39%)

Average rental yield (Huntingdonshire)



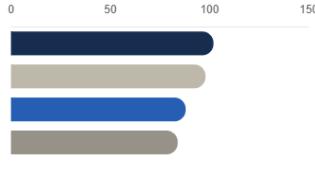
£1800
4.12% annual yield

£1338
4.95% annual yield

£1225
5.43% annual yield

£1173
6.8% annual yield

Average time on the rental market (Huntingdonshire)



102 days
Detached

98 days
Semi-Detached

88 days
Terraced

84 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
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

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Contact Us

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