

KATY POORE

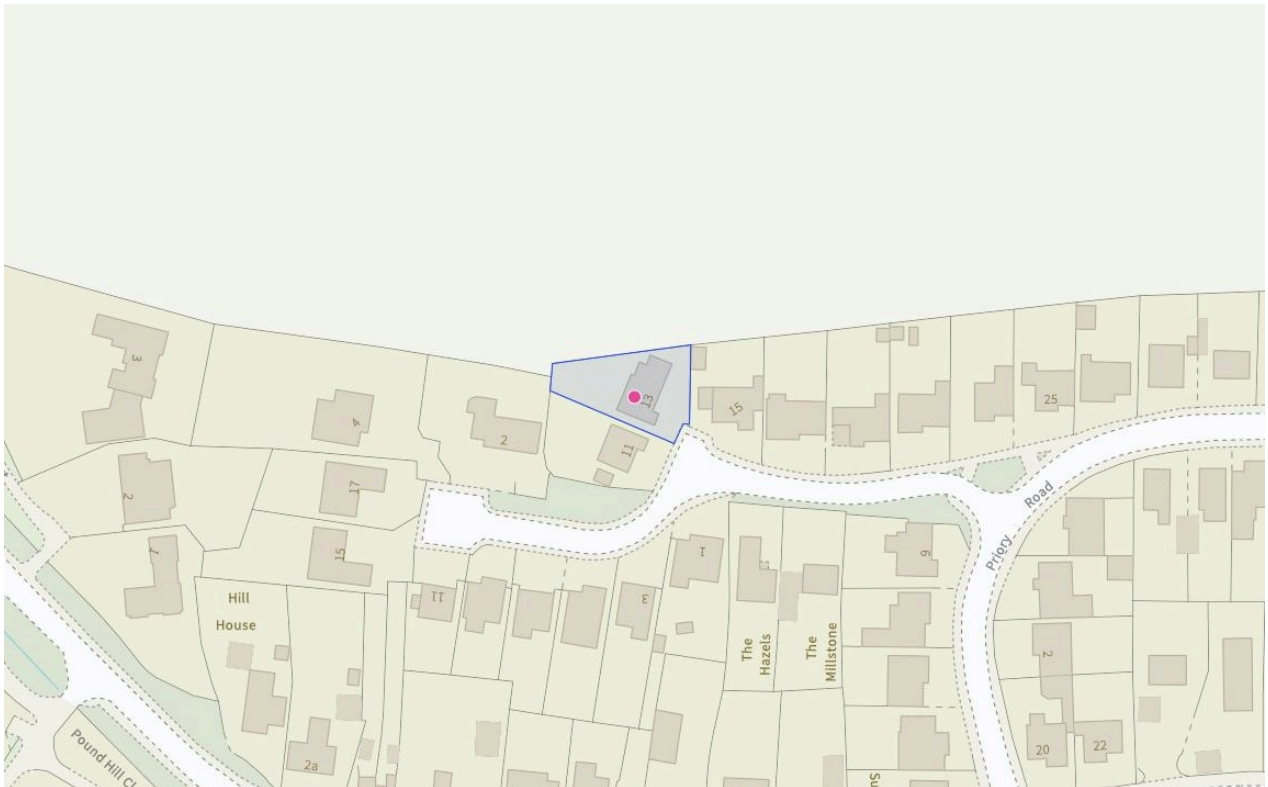


**13 PRIORY ROAD,
NEEDINGWORTH,
ST. IVES.
PE27 4SD**

26th January 2026

New listing





Key Property Information

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 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



£475,000 listed price358ft

Priory Road, Needingworth, PE27

4 BedDetached



£600,000 listed price764ft

High Street, Needingworth, PE27

4 BedDetachedFreehold1227ft² (£489)



£525,000 listed price2,323ft

Daintree, Needingworth, PE27

4 BedDetachedFreehold1561ft² (£336.3...



£650,000 listed price1.0mi

Bluntisham Road, Needingworth, P...

4 BedDetachedFreehold1668ft² (£389....



£560,000 listed price1.0mi

Turnpike Close, Needingworth, PE27

4 BedDetachedFreehold1701ft² (£329.2...



£480,000 listed price1.0mi

Turnpike Close, Needingworth, PE27

4 BedDetachedFreehold1539ft² (£311.89)



£500,000 listed price1.0mi

Turnpike Close, Needingworth, St. I...

4 BedDetached



£550,000 listed price1.0mi

Turnpike Close, Needingworth, PE27

4 BedDetachedFreehold1539ft² (£357.3...

Comparable Properties - Completed



Completed - 06/03/24

£600,000 sold price 764ft

High Street, Needingworth, PE27

4 Bed Detached

1227ft² (£489)



Completed - 19/05/25

£600,000 sold price 797ft

Hawkes Lane, Needingworth, PE27

4 Bed Detached

2024ft² (£296....)



Completed - 07/03/25

£475,000 sold price 853ft

High Street, Needingworth, PE27

4 Bed Detached

1658ft² (£286....)



Completed - 02/08/24

£495,000 sold price 984ft

Dales Way, Needingworth, PE27

4 Bed Detached

1442ft² (£343....)



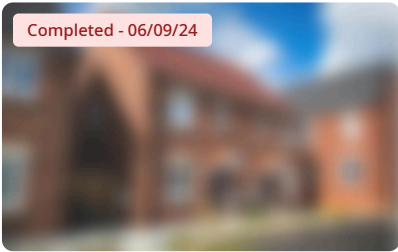
Completed - 03/05/24

£495,000 sold price 991ft

The Maltings, Needingworth, PE27

3 Bed Detached

1345ft² (£368....)



Completed - 06/09/24

£530,000 sold price 1,142ft

Church Street, Needingworth, PE27

4 Bed Detached

1485ft² (£356.9)



Completed - 27/06/25

£640,000 sold price 1,306ft

Overcote Lane, Needingworth, PE27

4 Bed Detached

1959ft² (£326.7)



Completed - 23/05/25

£691,250 sold price 2,169ft

Mill Way, Needingworth, PE27

4 Bed Detached

2583ft² (£267....)



<div><div>A</div><div>Primary</div></div> <div>Holywell CofE Primary School</div> <div><div>Outstanding</div><div>0.38mi</div></div>	<div><div>B</div><div>Nursery · Primary</div></div> <div>Eastfield Infant and Nursery School</div> <div><div>Good</div><div>1.59mi</div></div>	<div><div>C</div><div>Primary</div></div> <div>Westfield Junior School</div> <div><div>Good</div><div>1.68mi</div></div>
<div><div>D</div><div>Nursery · Primary</div></div> <div>Wheatfields Primary School</div> <div><div>Good</div><div>1.74mi</div></div>	<div><div>E</div><div>Secondary · Post-16</div></div> <div>St Ivo Academy</div> <div><div>Good</div><div>2.12mi</div></div>	<div><div>F</div><div>Special · Independent</div></div> <div>Aurora Fairway School</div> <div><div>Good</div><div>2.18mi</div></div>
<div><div>G</div><div>Nursery · Primary</div></div> <div>Thorndown Primary School</div> <div><div>Good</div><div>2.28mi</div></div>	<div><div>H</div><div>Secondary</div></div> <div>Swavesey Village College</div> <div><div>Outstanding</div><div>2.81mi</div></div>	



A

M11

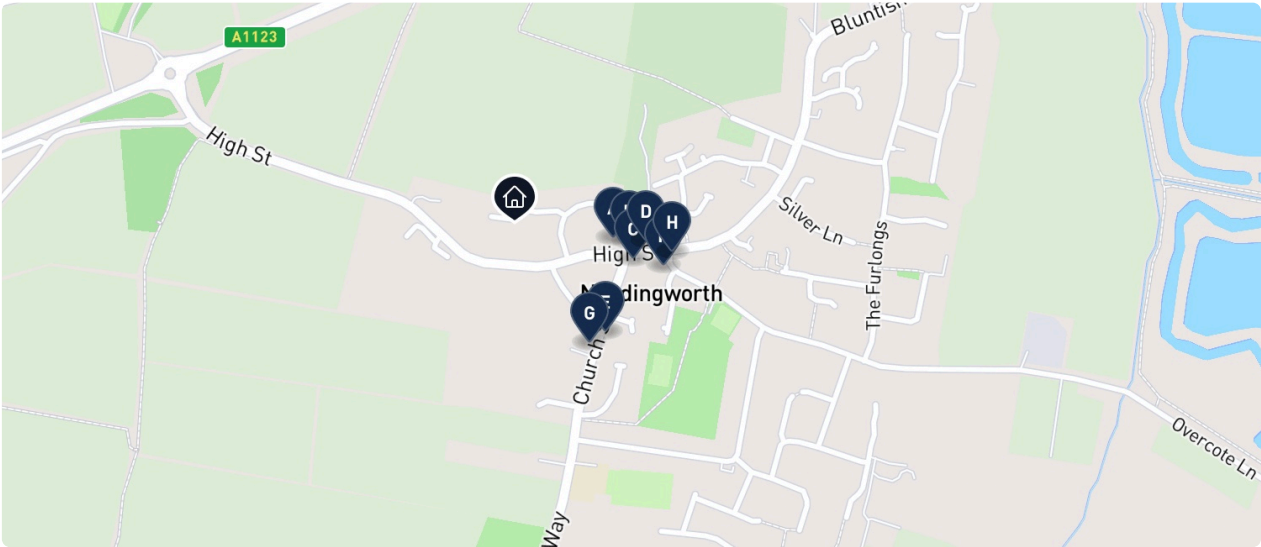
Motorway

8.03 mi



<div><div>A</div><div>17 Priory Road Needingworth St Ives PE27 4SD</div><div>Erection of front porch and storm porch to front of house. Add pitched, tiled roof to existing extension ...</div><div>ApprovedRef: 20/02136/HHFUL31-12-2020</div></div>	<div><div>B</div><div>19 Priory Road Needingworth St Ives PE27 4SD</div><div>To extend the garage into the carport and internal alterations.</div><div>ApprovedRef: 17/02466/HHFUL22-11-2017</div></div>
<div><div>C</div><div>19 Priory Road Needingworth St Ives PE27 4SD</div><div>Proposed loft conversion with rear facing dormer</div><div>ApprovedRef: 23/00776/CLPD01-05-2023</div></div>	<div><div>D</div><div>4 Priory Close Needingworth St Ives PE27 4SQ</div><div>Part single storey rear extension following demolition of the existing conservatory, part first floor side...</div><div>ApprovedRef: 21/00052/HHFUL08-01-2021</div></div>
<div><div>E</div><div>23 Priory Road Needingworth St Ives PE27 4SD</div><div>Single storey side and rear extension</div><div>ApprovedRef: 25/00591/HHFUL27-03-2025</div></div>	<div><div>F</div><div>18 High Street Needingworth St Ives PE27 4SA</div><div>Single storey extension to side</div><div>ApprovedRef: 24/01534/HHFUL27-08-2024</div></div>
<div><div>G</div><div>Greenbank 2 Kestrel Court Needingworth St Ives PE27 4AB</div><div>Two storey side extension and single storey rear extension with internal modifications</div><div>ApprovedRef: 20/01317/HHFUL13-08-2020</div></div>	<div><div>H</div><div>17 High Street Needingworth St Ives PE27 4SA</div><div>Infill extension to porch and relocation of front door. Installation of roof lantern to flat roof, render to front...</div><div>ApprovedRef: 19/02130/HHFUL24-10-2019</div></div>

Nearby Listed Buildings



<div><div>A</div><div>Grade II - Listed building</div><div>607ft</div></div> <div>Priority cottage the priory</div> <div>List entry no: 130926504-11-1982</div>	<div><div>B</div><div>Grade II - Listed building</div><div>699ft</div></div> <div>28, high street</div> <div>List entry no: 112845604-11-1982</div>
<div><div>C</div><div>Grade II - Listed building</div><div>764ft</div></div> <div>29, high street</div> <div>List entry no: 116324604-11-1982</div>	<div><div>D</div><div>Grade II - Listed building</div><div>787ft</div></div> <div>The queenshead</div> <div>List entry no: 112845704-11-1982</div>
<div><div>E</div><div>Grade II - Listed building</div><div>928ft</div></div> <div>Bakers dozen</div> <div>List entry no: 133076704-11-1982</div>	<div><div>F</div><div>Grade II - Listed building</div><div>935ft</div></div> <div>1, overcote lane</div> <div>List entry no: 130922604-11-1982</div>
<div><div>G</div><div>Grade II - Listed building</div><div>942ft</div></div> <div>The willows</div> <div>List entry no: 116323204-11-1982</div>	<div><div>H</div><div>Grade II - Listed building</div><div>945ft</div></div> <div>Lock up</div> <div>List entry no: 112845916-08-1971</div>

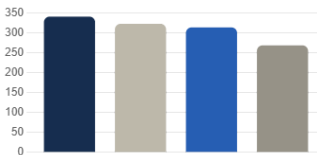
Average house price changes in the last year (Huntingdonshire)

	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



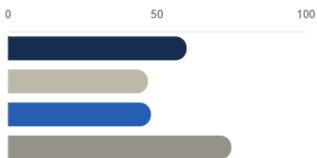
Volume of sold properties in the last 12 months (Huntingdonshire)

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

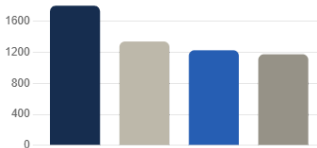
Average rental price changes in the last year (Huntingdonshire)

	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



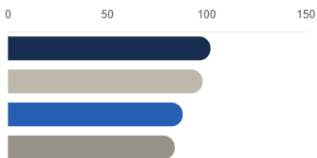
Volume of let properties in the last 12 months (Huntingdonshire)

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!

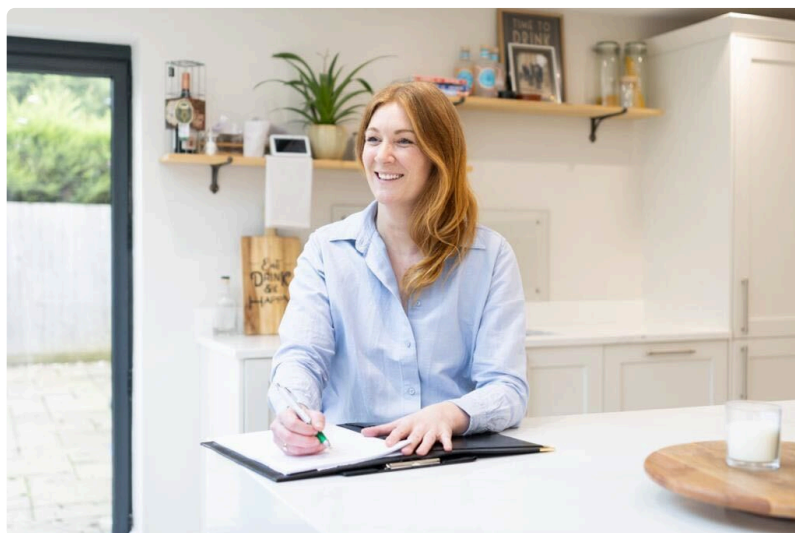
Katy Poore

Branch Manager

Your Agent

KATY POORE

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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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07930 019 620

Contact Us

KATY POORE



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