

KATY POORE



17 VALIANT ROAD, ST. IVES. PE27 3UP

18th December 2025

Property report



Introduction



5.42% annual rental yield

3 1 1,324ft² | £234 pft² Detached Freehold

Plot information

Title number	HN4696
Plot size	0.07 acres
Garden direction	SouthWest
Outdoor area	0.04 acres
Parking (predicted)	Yes

Build	Utilities	EPC	Valid until 22/10/2035
Solid floors	✓ Mains gas	Efficiency rating (current)	69 C
Double glazed windows	✗ Wind turbines	Efficiency (potential)	75 C
Brick walls	✗ Solar panels	Enviro impact (current)	66 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	69 C
Year built 1976-1982	Water South Staffordshire Water		

Council tax

Band D	EE		Basic	7mb
£2,440 per year (est)	O2		Superfast	44mb
Huntingdonshire	Three		Ultrafast	1800mb

Mobile coverage

EE	
O2	
Three	
Vodafone	

Broadband availability

Basic	7mb
Superfast	44mb
Ultrafast	1800mb
Overall	1800mb

 **Flood risk**

Rivers and sea

High risk for flooding by rivers and sea

Surface water

High risk for flooding by surface water

 **Radon Gas**

Low risk (0-1%)

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

KATY POORE

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exp UK



£350,000 listed price



£365,000 listed price



£360,000 listed price

Canberra Drive, PE27

4 Bed Detached
Leasehold 1076ft² (£325....)

Renoir Close, PE27

4 Bed Detached
Freehold 1076ft² (£339....)

Constable Road, PE27

3 Bed Detached
Freehold 829ft² (£434.26)



£325,000 listed price



£350,000 listed price



£350,000 listed price

Ramsey Road, St Ives, PE27

2 Bed Detached
1076ft² (£302....)

Trent Close, PE27

3 Bed Detached
Freehold 904ft² (£387.17)

Nene Way, PE27

4 Bed Detached
Freehold 840ft² (£416.67)



£350,000 listed price



£340,000 listed price

Orwell Close, PE27

4 Bed Detached
Freehold 926ft² (£377.97)

St. Ives, Cambridgeshire, PE27

3 Bed Detached

Comparable Properties - Completed

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£273,500 sold price

Comet Way, PE27

🛏 3 Bed ⚒ Detached
◻ 861ft² (£317.65)



£315,000 sold price

Stirling Road, PE27

🛏 3 Bed ⚒ Detached
◻ 872ft² (£361.24)



£272,500 sold price

Lincoln Avenue, PE27

🛏 3 Bed ⚒ Detached
◻ 721ft² (£377.95)



£300,000 sold price

Anson Drive, PE27

🛏 3 Bed ⚒ Detached
◻ 786ft² (£381.68)



£335,000 sold price

Lowry Close, PE27

🛏 3 Bed ⚒ Detached
◻ 926ft² (£361.77)



£325,000 sold price

Pettis Road, PE27

🛏 4 Bed ⚒ Detached
◻ 969ft² (£335.4)



£325,000 sold price

Abbots Crescent, PE27

🛏 3 Bed ⚒ Detached
◻ 980ft² (£331.63)



£331,800 sold price

Pettis Road, PE27

🛏 3 Bed ⚒ Detached
◻ 883ft² (£375.76)

Comparable Properties - Lettings

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£1,300 pcm 1,102ft ⓘ

Pettis Road, St. Ives, PE27

🛏 3 Bed ⚒ Detached



£1,395 pcm 2.0mi ⓘ

Splash Lane, Wyton, PE28

🛏 2 Bed ⚒ Detached
☛ Freehold ⚒ 980ft² (£1.42)



£1,525 pcm 3.0mi ⓘ

Owl Way, Hartford, PE29

🛏 3 Bed ⚒ Detached



£1,450 pcm 3.0mi ⓘ

Sapley Road, Huntingdon

🛏 3 Bed ⚒ Detached



£1,625 pcm 4.0mi ⓘ

Cross Street, Huntingdon, Cambs, ...

🛏 4 Bed ⚒ Detached
☛ 1195ft² (£1.36)



£1,400 pcm 5.0mi ⓘ

Headlands, Huntingdon, Cambridg...

🛏 3 Bed ⚒ Detached



£1,300 pcm 5.0mi ⓘ

Boretree Way, PE29

🛏 3 Bed ⚒ Detached
☛ Freehold ⚒ 1055ft² (£1.23)



£1,350 pcm 6.0mi ⓘ

Rockmill End, Willingham, Cambrid...

🛏 3 Bed ⚒ Detached
☛ 1055ft² (£1.28)



A Nursery · Primary

Wheatfields Primary School

Good

0.29mi

B Nursery · Primary

Thorndown Primary School

Good

0.43mi

C Secondary · Post-16

St Ivo Academy

Good

0.72mi

D Special · Independent

Aurora Fairway School

Good

0.76mi

E Primary

Westfield Junior School

Good

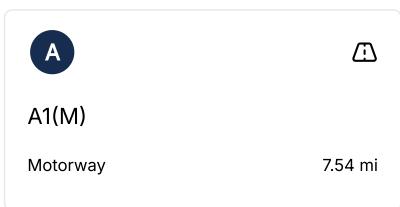
0.81mi

F Nursery · Primary

Eastfield Infant and Nursery School

Good

0.86mi





A 12 Blenheim Drive St Ives PE27 3UW

Replacement of existing Conservatory with Orangery

Approved Ref: 17/02389/HHFUL 13-12-2017

B 8 Blenheim Drive St Ives PE27 3UW

Proposed single storey extension to side to create store and gym with replacement of flat roofs to...

Approved Ref: 24/00881/HHFUL 20-05-2024

C 10 Albemarle Road St Ives PE27 3UN

Proposed part two storey, part single storey extension to the side and rear of the property, first floor...

Refused Ref: 22/01698/HHFUL 10-08-2022

D 10 Albemarle Road St Ives PE27 3UN

Proposed two storey extension to the side and rear of the property, extension above the existing porch

Refused Ref: 22/00434/HHFUL 17-02-2022

E 10 Albemarle Road St Ives PE27 3UN

Proposed two storey extension to the side and rear of the property, extension above the existing porch

Refused Ref: 22/01030/HHFUL 09-05-2022

F 10 Albemarle Road St Ives PE27 3UN

Proposed 'wrap around' ground floor extension and first floor front and rear extensions

Approved Ref: 23/01840/HHFUL 02-10-2023

G 1 Valiant Road St Ives PE27 3UP

Proposed two storey extension to the side and rear of the property

Approved Ref: 23/02021/HHFUL 23-10-2023

H 142 Ramsey Road St Ives PE27 3UJ

Two storey front and side extension with single storey to rear.

Approved Ref: 20/01048/HHFUL 06-07-2020

Nearby Listed Buildings

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A Grade II - Listed building

3307ft

Green end house

List entry no: 1330647

B Grade II - Listed building

4505ft

Slepe hall hotel

List entry no: 1128676

C Grade II - Listed building

4715ft

The how

List entry no: 1465299

D Grade II - Listed building

4767ft

1 and 3, westwood road

List entry no: 1161764

E Grade II - Listed building

4836ft

11 and 13, church street

List entry no: 1330623

F Grade II - Listed building

4888ft

9, church street

List entry no: 1161451

G Grade II - Listed building

4980ft

The chestnuts

List entry no: 1128727

H Grade II - Listed building

5049ft

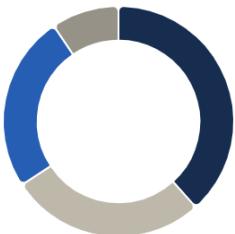
The nook

List entry no: 1128726

Average house price changes in the last year (Huntingdonshire)

	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
Detached	£515k	£510k	£525k	£530k	£530k
Semi-Detached	£320k	£315k	£325k	£325k	£325k
Terraced	£265k	£260k	£270k	£270k	£275k
Flats/Maisonettes	£202k	£199k	£205k	£205k	£206k

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



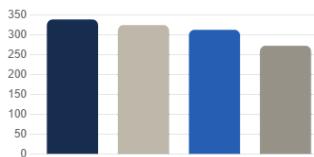
772
Detached sold (38%)

553
Semi-Detached sold (27%)

499
Terraced sold (25%)

191
Flats/Maisonettes sold (9%)

Average price per sqft (Huntingdonshire)



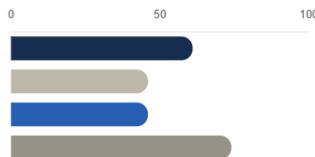
£338 ft²
Detached

£324 ft²
Semi-Detached

£312 ft²
Terraced

£272 ft²
Flats/Maisonettes

Average time on the sales market (Huntingdonshire)



61 days
Detached

46 days
Semi-Detached

46 days
Terraced

74 days
Flats/Maisonettes

Average rental price changes in the last year (Huntingdonshire)

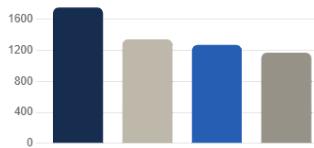
	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
Detached	£1871	£1832	£1728	£1959	£1745
Semi-Detached	£1279	£1337	£1419	£1324	£1456
Terraced	£1224	£1186	£1203	£1213	£1189
Flats/Maisonettes	£958	£925	£978	£944	£942

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



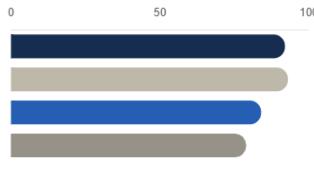
239 Detached sold (17%)	261 Semi-Detached sold (18%)
366 Terraced sold (26%)	566 Flats/Maisonettes sold (40%)

Average rental yield (Huntingdonshire)



£1750 3.98% annual yield	£1340 4.94% annual yield
£1268 5.58% annual yield	£1168 6.81% annual yield

Average time on the rental market (Huntingdonshire)



92 days Detached	93 days Semi-Detached
84 days Terraced	79 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

katy.poore@exp.uk.com
07930 019 620

Contact Us

KATY POORE

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exp UK

eXp UK

✉ katy.poore@exp.uk.com

📞 07930 019 620



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