

KATY POORE



**8 MANCHESTER  
WAY, ST. IVES.  
PE27 3DG**

9th February 2026

New listing





# Key Property Information

KATY POORE



4 1 1,173ft<sup>2</sup> | £383 pft<sup>2</sup> Detached Freehold

## Plot information

Title number	<b>CB193548</b>
Plot size	<b>0.14 acres</b>
Garden direction	<b>SouthWest</b>
Outdoor area	<b>0.13 acres</b>
Parking (predicted)	<b>Yes</b>

## Build

Solid floors  
Double glazed windows  
Brick walls  
Pitched roof  
Year built 1976-1982

## Utilities

Mains gas  
 Wind turbines  
 Solar panels  
Mains fuel type **Mains Gas**  
Water **South Staffordshire Water**

## EPC

Valid until 13/04/2035

Efficiency rating (current) **72 C**  
Efficiency (potential) **84 B**  
Enviro impact (current) **68 D**  
Enviro impact (potential) **80 C**

## Council tax

Band D  
£2,440 per year (est)  
Huntingdonshire

## Mobile coverage

EE   
 O2   
 Three   
 Vodafone

## Broadband availability

Basic **6mb**  
 Superfast **57mb**  
 Ultrafast **1000mb**  
 Overall **1000mb**

 **Flood risk**

Rivers and sea  
Very low risk for flooding by rivers and sea

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Surface water  
Medium 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 m<sup>3</sup>. 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

KATY POORE

POWERED BY **exp** UK



£440,000 listed price 509ft <sup>Ⓞ</sup>  
**Windsor Close, PE27**

🏠 4 Bed      🏡 Detached  
 🏠 Freehold      📏 1152ft<sup>2</sup> (£381.94)



£450,000 listed price 1,037ft <sup>Ⓞ</sup>  
**Turner Road, PE27**

🏠 5 Bed      🏡 Detached  
 🏠 Freehold      📏 1281ft<sup>2</sup> (£351.29)



£360,000 listed price 1,332ft <sup>Ⓞ</sup>  
**Constable Road, PE27**

🏠 3 Bed      🏡 Detached  
 🏠 Freehold      📏 829ft<sup>2</sup> (£434.26)



£375,000 listed price 1,358ft <sup>Ⓞ</sup>  
**Constable Road, PE27**

🏠 3 Bed      🏡 Detached  
 🏠 Freehold      📏 936ft<sup>2</sup> (£400.64)



£365,000 listed price 1,404ft <sup>Ⓞ</sup>  
**Renoir Close, PE27**

🏠 4 Bed      🏡 Detached  
 🏠 Freehold      📏 1076ft<sup>2</sup> (£339....)



£450,000 listed price 1,480ft <sup>Ⓞ</sup>  
**Gainsborough Drive, PE27**

🏠 4 Bed      🏡 Detached  
 🏠 Freehold      📏 1485ft<sup>2</sup> (£303....)



£375,000 listed price 1,916ft <sup>Ⓞ</sup>  
**Lincoln Avenue, PE27**

🏠 3 Bed      🏡 Detached  
 🏠 Freehold      📏 721ft<sup>2</sup> (£520.11)



£450,000 listed price 2,441ft <sup>Ⓞ</sup>  
**Ramsey Road, St. Ives, PE27**

🏠 3 Bed      🏡 Detached

## Comparable Properties - Completed

KATY POORE

POWERED BY  
**exp** UK



£475,000 sold price 167ft

**Cambridge Drive, PE27**

4 Bed Detached

1367ft<sup>2</sup> (£347,000)



£385,000 sold price 377ft

**Norfolk Road, PE27**

3 Bed Detached

1012ft<sup>2</sup> (£380,400)



£467,500 sold price 381ft

**Norfolk Road, PE27**

4 Bed Detached

1163ft<sup>2</sup> (£401,980)



£415,000 sold price 433ft

**Burleigh Road, PE27**

4 Bed Detached

1087ft<sup>2</sup> (£381,780)



£490,000 sold price 636ft

**Suffolk Close, PE27**

4 Bed Detached

1302ft<sup>2</sup> (£376,000)



£455,000 sold price 643ft

**Windsor Close, PE27**

3 Bed Detached

947ft<sup>2</sup> (£480,460)



£465,000 sold price 656ft

**Norfolk Road, PE27**

4 Bed Detached

1367ft<sup>2</sup> (£340,160)



£500,000 sold price 663ft

**Arran Way, PE27**

4 Bed Detached

1270ft<sup>2</sup> (£393,700)



**A** Nursery · Primary  
Wheatfields Primary School  
Good 0.45mi

**B** Nursery · Primary  
Thorndown Primary School  
Good 0.68mi

**C** Secondary · Post-16  
St Ivo Academy  
Good 0.99mi

**D** Special · Independent  
Aurora Fairway School  
Good 1.03mi

**E** Primary  
Westfield Junior School  
Good 1.05mi

**F** Nursery · Primary  
Eastfield Infant and Nursery School  
Good 1.09mi

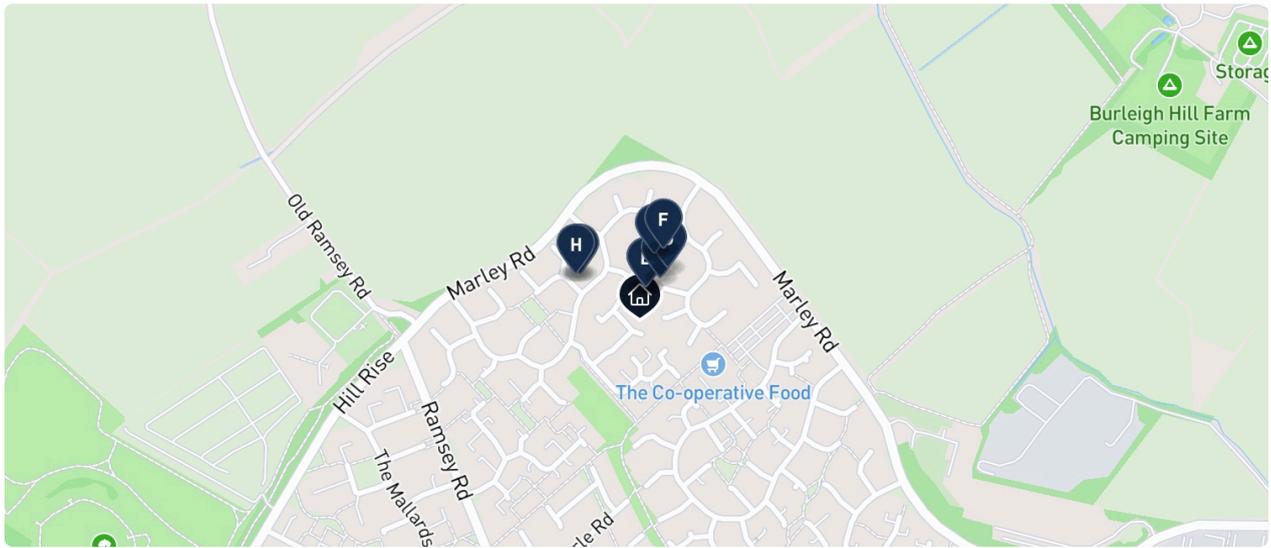
# Local Transport

# KATY POORE

POWERED BY **exp** UK



	
A1(M)	
Motorway	7.58 mi



**A** 7 Manchester Way St Ives PE27 3DG

Single storey extension following demolition of existing building

Refused      Ref: 19/02260/CLPD      25-11-2019

**B** 7 Manchester Way St Ives PE27 3DG

Single storey rear extension

Approved      Ref: 21/02265/HHFUL      15-10-2021

**C** 28 Norfolk Road St Ives PE27 3DP

Single storey rear and side extension

Approved      Ref: 19/00613/HHFUL      24-03-2019

**D** 3 Devon Close St Ives PE27 3DR

Garage conversion with extension to the side to adjoin the house

Approved      Ref: 21/02216/HHFUL      27-09-2021

**E** 5 Devon Close St Ives PE27 3DR

2 Storey rear extension

Approved      Ref: 18/00753/HHFUL      08-05-2018

**F** 6 Devon Close St Ives PE27 3DR

Proposed kitchen/family/dining extension

Approved      Ref: 17/02541/CLPD      01-12-2017

**G** 2 Windsor Close St Ives PE27 3DW

2 storey rear and first floor side extension

Refused      Ref: 22/01710/HHFUL      15-08-2022

**H** 2 Windsor Close St Ives PE27 3DW

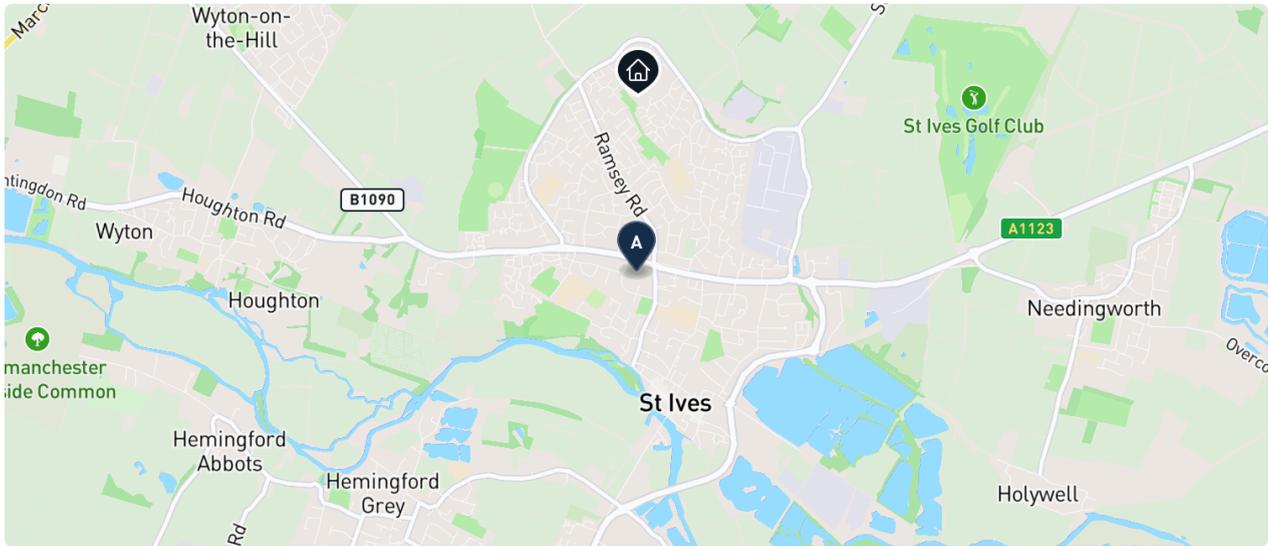
First floor side and two-storey rear extension.

Approved      Ref: 23/01294/HHFUL      12-07-2023

## Nearby Listed Buildings

KATY POORE

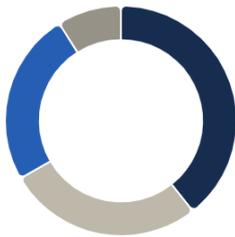
POWERED BY  
exp UK



<p><b>A</b> Grade II - Listed building 4646ft</p> <p>Green end house</p> <p>List entry no: 1330647 24-03-1972</p>	<p><b>B</b> Grade II - Listed building 5807ft</p> <p>Slepe hall hotel</p> <p>List entry no: 1128676 24-03-1972</p>
<p><b>C</b> Grade II - Listed building 5883ft</p> <p>Milestone</p> <p>List entry no: 1128706 24-03-1972</p>	<p><b>D</b> Grade II - Listed building 6132ft</p> <p>1 and 3, westwood road</p> <p>List entry no: 1161764 24-03-1972</p>
<p><b>E</b> Grade II - Listed building 6142ft</p> <p>The how</p> <p>List entry no: 1465299 25-06-2019</p>	<p><b>F</b> Grade II - Listed building 6201ft</p> <p>11 and 13, church street</p> <p>List entry no: 1330623 23-04-1972</p>
<p><b>G</b> Grade II - Listed building 6257ft</p> <p>9, church street</p> <p>List entry no: 1161451 23-04-1972</p>	<p><b>H</b> Grade II - Listed building 6325ft</p> <p>East lodge to houghton poultry research station west lodge to houghton poultry research station</p> <p>List entry no: 1128432 04-11-1982</p>

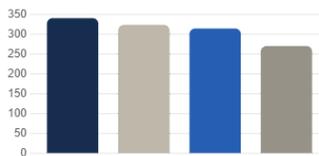
Average house price changes in the last year (Huntingdonshire)

	Feb '25	May '25	Aug '25	Nov '25	Jan '26
<b>Detached</b>	£500k	£495k	£515k	£525k	£525k
<b>Semi-Detached</b>	£310k	£305k	£315k	£325k	£325k
<b>Terraced</b>	£260k	£255k	£265k	£270k	£270k
<b>Flats/Maisonettes</b>	£198k	£196k	£202k	£207k	£207k



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

<b>857</b> Detached sold (39%)	<b>595</b> Semi-Detached sold (27%)
<b>531</b> Terraced sold (24%)	<b>195</b> Flats/Maisonettes sold (9%)



Average price per sqft (Huntingdonshire)

<b>£340 ft<sup>2</sup></b> Detached	<b>£323 ft<sup>2</sup></b> Semi-Detached
<b>£314 ft<sup>2</sup></b> Terraced	<b>£270 ft<sup>2</sup></b> Flats/Maisonettes



Average time on the sales market (Huntingdonshire)

<b>60 days</b> Detached	<b>46 days</b> Semi-Detached
<b>45 days</b> Terraced	<b>69 days</b> Flats/Maisonettes

Average rental price changes in the last year (Huntingdonshire)

	Feb '25	May '25	Aug '25	Nov '25	Jan '26
<b>Detached</b>	£1499	£1644	£1721	£1722	£1831
<b>Semi-Detached</b>	£1311	£1433	£1372	£1452	£1395
<b>Terraced</b>	£1219	£1264	£1210	£1184	£1215
<b>Flats/Maisonettes</b>	£967	£944	£923	£936	£948



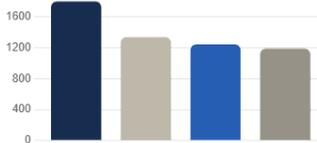
Volume of let properties in the last 12 months (Huntingdonshire)

**241**  
Detached sold (17%)

**378**  
Terraced sold (26%)

**255**  
Semi-Detached sold (18%)

**564**  
Flats/Maisonettes sold (39%)



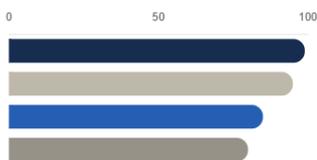
Average rental yield (Huntingdonshire)

**£1797**  
4.09% annual yield

**£1241**  
5.48% annual yield

**£1335**  
4.94% annual yield

**£1186**  
6.88% annual yield



Average time on the rental market (Huntingdonshire)

**99 days**  
Detached

**85 days**  
Terraced

**95 days**  
Semi-Detached

**80 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**

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07930 019 620

## Contact Us

KATY POORE



### eXp UK

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