

KATY POORE

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exp[®] UK

**6 RIVERPORT
MEWS WEST
STREET, ST. IVES.
PE27 5QY**

16th January 2026

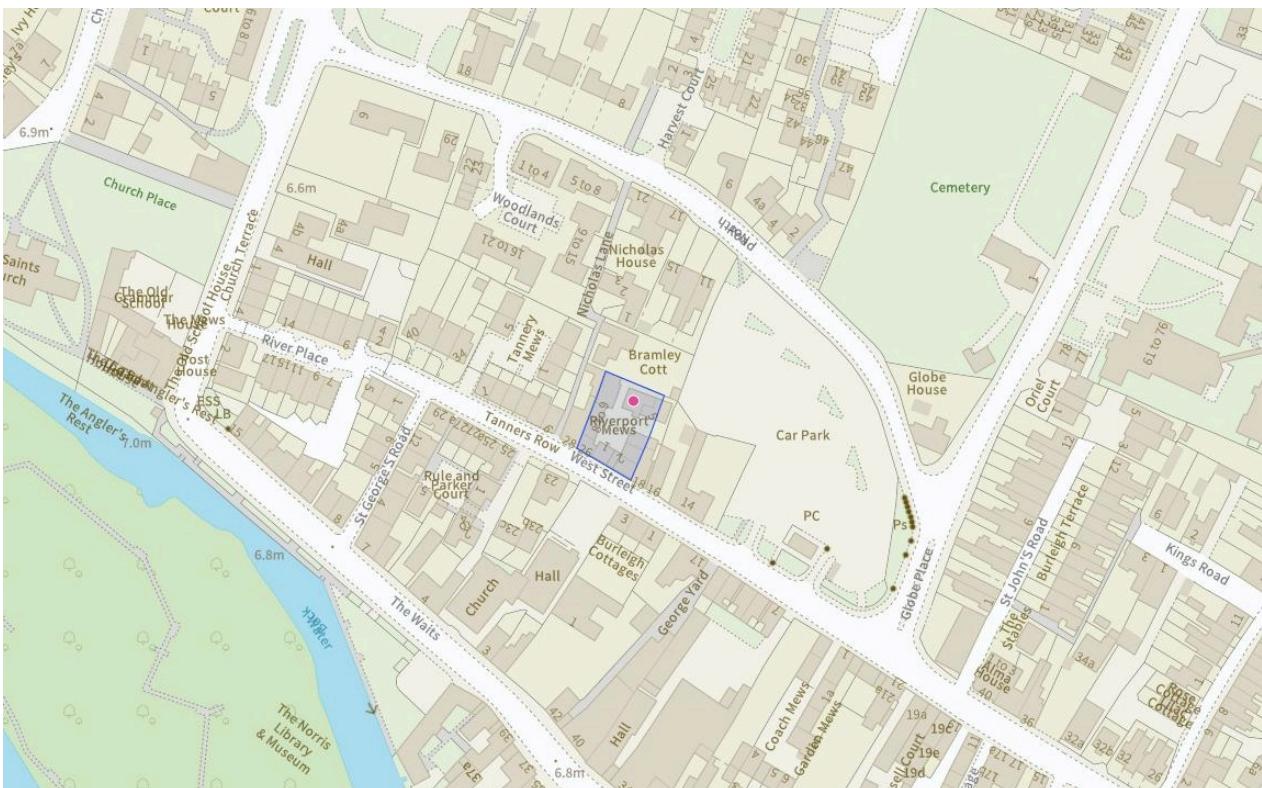
New listing



Introduction

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1 1 506ft² £375 pft² Semi-Detached Freehold

Plot information

Title number	CB401287
Plot size	0.15 acres
Garden direction	SouthWest
Outdoor area	0.13 acres
Parking (predicted)	No

Build

Other floors
High performance windows
Other walls
Other roof
Year built (predicted) Pre-1949

Utilities

☒ Mains gas
☒ Wind turbines
☒ Solar panels
Mains fuel type Electric
Water South Staffordshire Water

EPC

Valid until 20/07/2027

Council tax

Huntingdonshire

Mobile coverage

 EE
 O2
 Three
 Vodafone

Broadband availability

 Basic
 Superfast
 Ultrafast
 Overall

⊕ Tree preservation orders

One or more tree preservation orders have been found within the property.

Tree type 1: Multiple

⌂ Flood risk

Rivers and sea

Low risk for flooding by rivers and sea

Surface water

Low risk for flooding by surface water

氡 Radon Gas

Moderate risk (3-5%)

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

No covenants

This property does not have any 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

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.

🔗 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 732ft ⓘ

Crown Yard, East Street, St. Ives, Cambridgeshire, PE27 5QY

🛏️ 2 Bed

🏡 Semi-Detached



£220,000 listed price 1.0mi ⓘ

Goldie Close, St Ives, Cambridgeshire, PE27 5QY

🛏️ 2 Bed

🏡 Semi-Detached



£195,000 listed price 1.0mi ⓘ

Edinburgh Drive, PE27 5QY

🛏️ 1 Bed

🏡 Semi-Detached

>Title Freehold

Area 398ft² (£489.95)



£200,000 listed price 3.0mi ⓘ

New England, Hilton, PE28

🛏️ 3 Bed

🏡 Semi-Detached

>Title Freehold

Area 990ft² (£202.02)



£205,000 listed price 3.0mi ⓘ

Station Road, 4 Station Road, CB24

🛏️ 1 Bed

🏡 Semi-Detached

Area 495ft² (£414.14)



£195,000 listed price 3.0mi ⓘ

Station Road, Swavesey, CB24

🛏️ 1 Bed

🏡 Semi-Detached

Area 420ft² (£464.29)



£228,000 listed price 4.0mi ⓘ

Burgess Close, Swavesey, CB24

🛏️ 3 Bed

🏡 Semi-Detached

>Title Leasehold

Area 969ft² (£235.29)



£216,000 listed price 4.0mi ⓘ

Station Road, Bluntisham, PE28 3LL

🛏️ 3 Bed

🏡 Semi-Detached

Area 969ft² (£222.91)

Comparable Properties - Completed

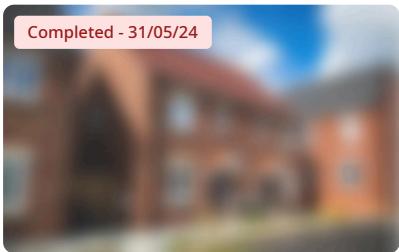
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£175,000 sold price 512ft ⓘ

Harvest Court, PE27

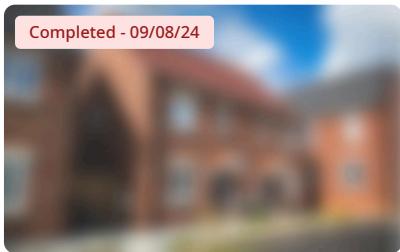
🛏 2 Bed ⚒ Semi-Detached
◻ 614ft² (£285.02)



£225,000 sold price 1.0mi ⓘ

Broom Way, PE27

🛏 3 Bed ⚒ Semi-Detached
◻ 786ft² (£286.26)



£209,000 sold price 1.0mi ⓘ

Burstellars, PE27

🛏 2 Bed ⚒ Semi-Detached
◻ 678ft² (£308.26)



£152,500 sold price 1.0mi ⓘ

Lavender Way, PE27

🛏 1 Bed ⚒ Semi-Detached
◻ 409ft² (£372.86)



£160,000 sold price 1.0mi ⓘ

Lavender Way, PE27

🛏 1 Bed ⚒ Semi-Detached
◻ 431ft² (£371.23)



£210,000 sold price 1.0mi ⓘ

Silver Birch Avenue, PE27

🛏 2 Bed ⚒ Semi-Detached
◻ 592ft² (£354.73)



£178,000 sold price 1.0mi ⓘ

Waveney Road, PE27

🛏 1 Bed ⚒ Semi-Detached
◻ 431ft² (£412.99)



£175,000 sold price 1.0mi ⓘ

Pettis Road, PE27

🛏 1 Bed ⚒ Semi-Detached
◻ 463ft² (£377.97)



A Primary

Westfield Junior School

Good

0.24mi

B Nursery · Primary

Eastfield Infant and Nursery School

Good

0.26mi

C Secondary · Post-16

St Ivo Academy

Good

0.51mi

D Special · Independent

Aurora Fairway School

Good

0.53mi

E Nursery · Primary

Wheatfields Primary School

Good

0.85mi

F Nursery · Primary

Thorndown Primary School

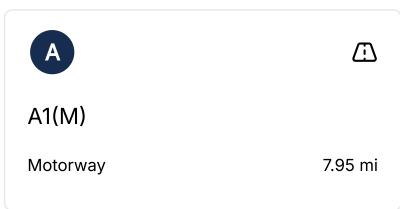
Good

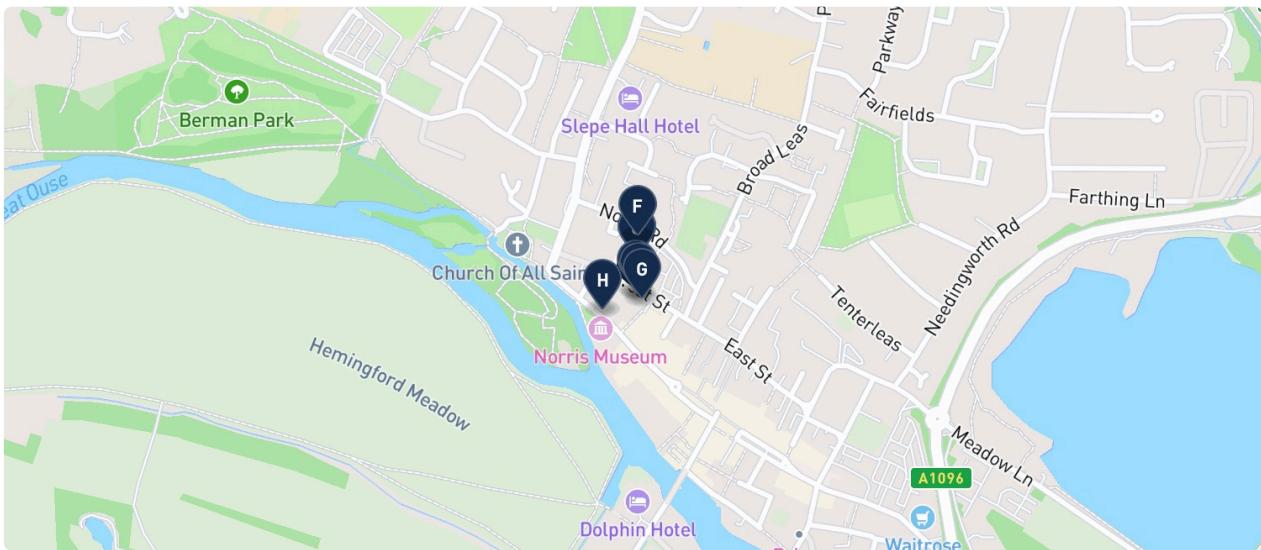
0.90mi

Local Transport

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A Bramley Cottage Nicholas Lane St Ives PE27 5PW

Add a 600mm wooden fence to the top of a boundary wall to provide a privacy screen

Approved Ref: 18/00009/HHFUL 11-01-2018

B Bramley Cottage Nicholas Lane St Ives PE27 5PW

Side and rear single storey extension, new doorway and window

Approved Ref: 20/02409/HHFUL 02-12-2020

C Bramley Cottage Nicholas Lane St Ives PE27 5PW

Modification of existing planning permission,
Extending one room by 40cm and adding 3 roof...

Approved Ref: 21/00945/HHFUL 23-04-2021

D 2 Burleigh Cottages West Street St Ives PE27 5PS

To replace the existing white timber framed French door set and windows on the rear elevation and...

Approved Ref: 20/01356/HHFUL 21-08-2020

E 1 Burleigh Cottages West Street St Ives PE27 5PS

Proposed new external window opening with
additional roof lights. Proposed loft conversion to...

Approved Ref: 19/01028/HHFUL 22-05-2019

F 19 North Road St Ives PE27 5PR

Single storey extension to the rear.

Approved Ref: 19/00553/CLPD 15-04-2019

G 17 West Street St Ives PE27 5PL

Proposed conversion of ground floor studio/gallery to
use for short-term residential lets including...

Validated Ref: 25/02164/FUL 07-01-2026

H St Ives Methodist Church The Waits St Ives

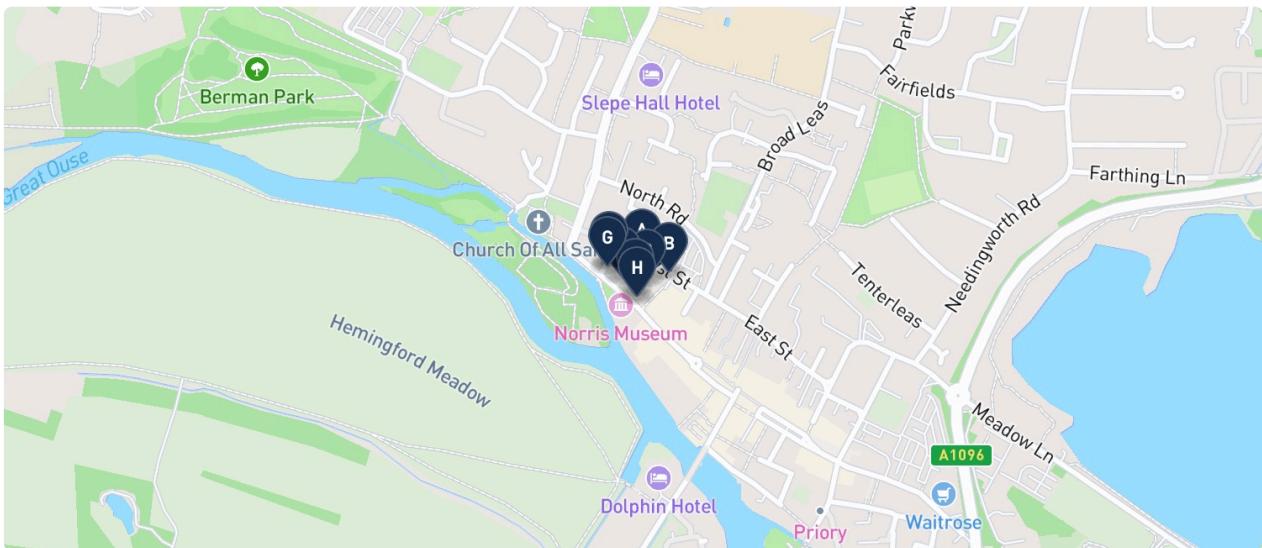
Provision of stepped and ramped access to entrance
doors for disabled persons

Approved Ref: 18/00051/FUL 10-01-2018

Nearby Listed Buildings

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A Grade II - Listed building

131ft

23, west street

List entry no: 1323690

B Grade II - Listed building

187ft

17, west street

List entry no: 1390573

C Grade II - Listed building

220ft

Burleigh house

List entry no: 1161713

D Grade II - Listed building

279ft

4, waits

List entry no: 1128680

E Grade II - Listed building

292ft

2 and 3, waits

List entry no: 1309977

F Grade II - Listed building

295ft

4 st george's road

List entry no: 1128677

G Grade II - Listed building

315ft

7 waits

List entry no: 1330676

H Grade II - Listed building

335ft

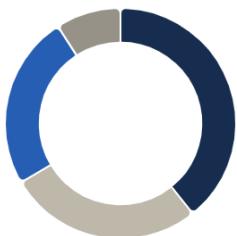
Garden wall and gate piers to burleigh house

List entry no: 1330675

Average house price changes in the last year (Huntingdonshire)

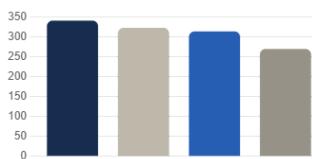
	Jan '25	Apr '25	Jul '25	Oct '25	Dec '25
Detached	£490k	£490k	£495k	£525k	£525k
Semi-Detached	£300k	£300k	£305k	£320k	£320k
Terraced	£250k	£250k	£255k	£270k	£270k
Flats/Maisonettes	£194k	£193k	£195k	£206k	£206k

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



823 Detached sold (39%)	571 Semi-Detached sold (27%)
512 Terraced sold (24%)	191 Flats/Maisonettes sold (9%)

Average price per sqft (Huntingdonshire)



£340 ft²

Detached

£322 ft²

Semi-Detached

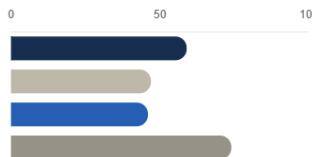
£313 ft²

Terraced

£269 ft²

Flats/Maisonettes

Average time on the sales market (Huntingdonshire)



59 days

Detached

47 days

Semi-Detached

46 days

Terraced

74 days

Flats/Maisonettes

Average rental price changes in the last year (Huntingdonshire)

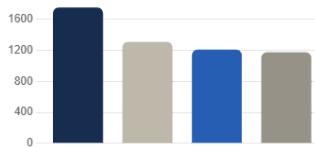
	Jan '25	Apr '25	Jul '25	Oct '25	Dec '25
Detached	£1883	£1723	£1770	£1881	£1893
Semi-Detached	£1355	£1313	£1396	£1418	£1393
Terraced	£1212	£1220	£1179	£1256	£1158
Flats/Maisonettes	£942	£957	£980	£986	£949

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



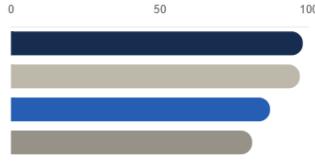
244 Detached sold (17%)	251 Semi-Detached sold (18%)
374 Terraced sold (26%)	560 Flats/Maisonettes sold (39%)

Average rental yield (Huntingdonshire)



£1750 3.99% annual yield	£1307 4.87% annual yield
£1208 5.38% annual yield	£1173 6.82% annual yield

Average time on the rental market (Huntingdonshire)



98 days Detached	97 days Semi-Detached
87 days Terraced	81 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

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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

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Contact Us

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