

Hilton Focus Team

## **Hilton is a 'property hotspot' and the fastest growing residential 'town' in the Country!**

In a contrast to recent features on flooding, council tax, boundary changes, elections, and yet more flooding, over the winter months, I thought I'd start off May with a positive feature.

Hilton has been assessed as number 2 in the **WHICH? Property hotspots for 2024 across England and Wales.**

Sadly, the WHICH? Team decided that a photo of Derby would do for their article, however it does show that we have a village that lots of people want to move to. I would also question their sense of direction slightly, as they describe us as 10 miles east of Derby, which would put us somewhere north of Church Broughton...

They give the following information based on Rightmove data they have analysed.

- **Average asking price:** £287,000
- **Year-on-year increase in sales:** 112%

*Terraced homes in the village sell for around £220,000, while detached family properties are listed at around £350,000-£400,000.*

There is little doubt that Hilton should now be known as a Town, looking at the ONS (Office for National Statistics) data for Towns and Cities, they rank Hilton as a Small Town (e.g. over 5,000 people) and more importantly the fastest growing "residential" small town (+118% in the last 20 years). In fact only 2 other towns classified as "working" small towns, had higher growth.

The only one other 'town' I could see on the figures for the whole of South Derbyshire was the Swadlincote built up area and surroundings (known within the Council as the 'Urban Core'). No mention of our neighbouring villages...

This news is of course something of a double-edged sword, showing as it does that despite massive house building numbers the pressure on housing demand is still higher than supply.

One of the frustrations of being "on the Council" is that we can't make businesses build the things we need (like a gym), but we can try to influence and improve the plans they do put forward, but only within the constraints of the Planning system, that is quite biased towards developers doing what they wish...

What facilities would you like to see built in and around Hilton?

What do you have to jump in your car for that you'd like to be able to walk to?

Myself and Jayne would like to have your views, either email us

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[Jayne.Davies@southderbyshire.gov.uk](mailto:Jayne.Davies@southderbyshire.gov.uk)

or come along to our drop-in sessions at the Don Amott Café, on the last Thursday of each month 1:30pm to 3:00pm.