



Foresters Avenue, Hilgay, Downham Market, PE38 0JU

welcome to

Foresters Avenue, Hilgay, Downham Market

**** DEVELOPMENT OPPORTUNITY **** A fantastic and rare opportunity to acquire a site with full planning approval for the erection of 16 dwellings in the idyllic countryside village of Hilgay.

Location

Located just west of Foresters Avenue, this site occupies a desirable position in the heart of Hilgay-a picturesque countryside village that offers the perfect blend of rural charm and practical convenience. Residents benefit from a range of local amenities including a well-regarded primary school, traditional public house, village hall, local farm shop, and the historic All Saints Church.

Hilgay is particularly well-suited for commuters. The village lies just east of the A10, a major arterial route providing fast and easy access to nearby towns such as Downham Market, Ely, and King's Lynn, as well as further afield to Cambridge and Norwich. Downham Market, located just a short drive away, offers a mainline railway station with regular direct services to London King's Cross-ideal for those working in the capital or other key destinations along the line.

Planning

The site benefits from a full planning approval which was issued on 02 June 2025. Of the 16 dwellings, 3 are to be affordable units and 13 open market. Of the 3 affordable units, 2 are to be affordable housing for rent and 1 a first home. The planning reference number for the consent is 23/00824/FM via the West Norfolk Council Planning Portal.

Method Of Sale

The site is for sale by private treaty. Offers should clearly state not only the sum offered, but the source of funding and timescales in which prospective purchasers would be able to exchange and complete on the purchase. Offers should also include details of any conditions which are attached to the offer.

Viewings

Access is strictly via prior appointment only. Accompanied viewings are able to be arranged, please contact the selling agents to arrange a suitable date and time. Online video calls to discuss the site can be held with interested parties and can be arranged by request - please contact the selling agents to confirm a timeslot and receive an invitation to the online meeting.

Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



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- Development opportunity
- Full planning approval granted
- Planning for the erection of 16 dwellings
- Planning ref: 23/00824/FM
- Village location located between Downham Market & Ely

Tenure: Freehold EPC Rating: Exempt

£625,000

view this property online williamhbrown.co.uk/Property/DHM112514



Property Ref:
DHM112514 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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