



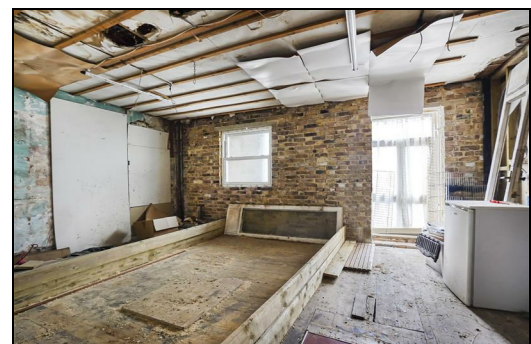
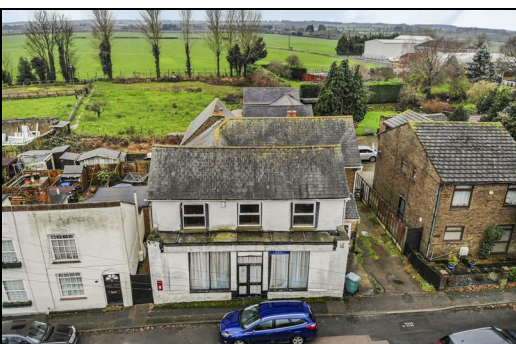
The Street, Sittingbourne ME9 8JN

£625,000

CR Real Estate are proud to market this unique and rare development opportunity which comes with a 1.25 acre plot of land and planning permission granted for the renovation of the former Borden post office to create a stunning and contemporary 4/5 bedroom detached house.

Along with the 1.25 acre plot there is existing equine facilities with stables to the rear of the property; making this the ideal opportunity for any equestrians or to be utilised as a business opportunity to rent the stable space. Alternatively, the land offered to the rear of the dwelling could be taken advantage of for further development opportunities subject to the relevant planning permissions. With so many building possibilities on offer, this opportunity is not one that you will want to miss out on.

The Street is situated in the heart of Borden village which offers an array of local amenities and a primary school. This opportunity offers the perfect balance of a peaceful location but is still local to the up and coming area of Sittingbourne town centre which is close by and offers additional schools, restaurant, great shopping facilities and rail connections to the surrounding areas and London.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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ESTATE AGENCY : REDEFINED

