



**Matts Hill Road**  
Sittingbourne | ME9 7XA





# Matts Hill Road

## Hartlip, Sittingbourne, ME9 7XA

This expansive plot of land, spanning over 3 acres, presents an exciting development opportunity in the highly sought-after location of Matts Hill Road, Hartlip. Offering ample space for various uses, the land comes with planning permission for open storage, making it an ideal choice for commercial development, storage facilities, or other similar ventures.

The land's generous size and flexible usage potential make it a rare find in this area.

Whether you're looking to expand your business or invest in a prime development site, this plot provides the perfect foundation for your next project. Don't miss out on this fantastic opportunity.



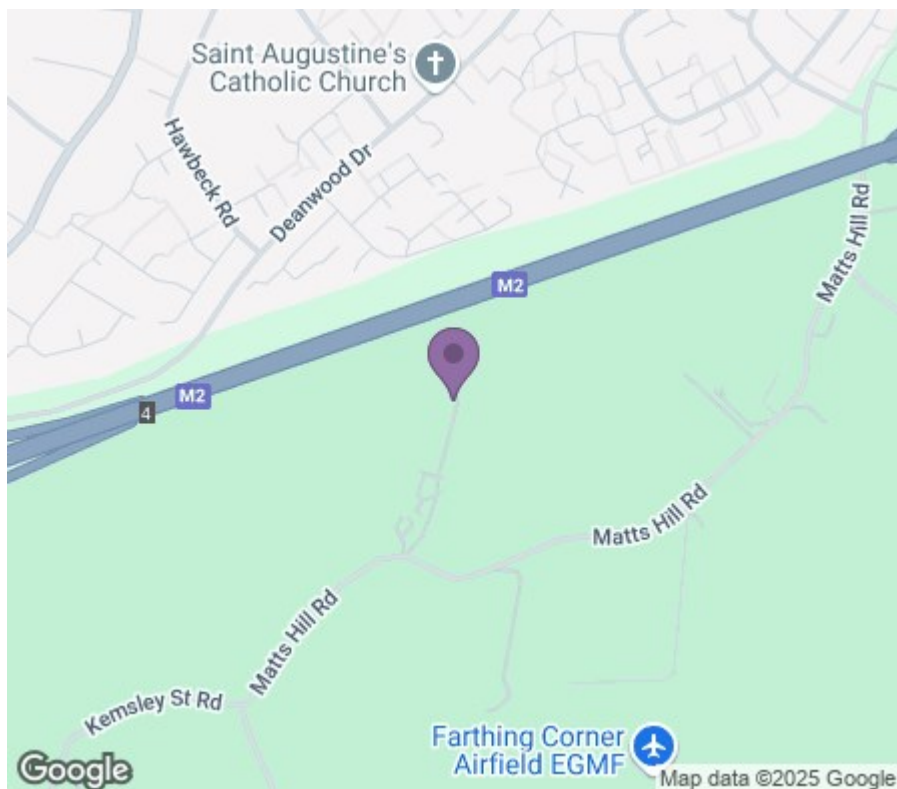
Offers Over £350,000











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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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