



Hordern Road, Tettenhall
Wolverhampton, WV6 0HT

Guide Price £410,000

A Rare Mixed-Use Opportunity with Residential Accommodation, Commercial Potential and Approximately 0.50 Acres of Freehold Land

Paul Carr Estate Agents are delighted to present to the market Double Pennant, an exceptional and rarely available mixed-use freehold property offering a unique combination of residential accommodation, commercial potential and substantial grounds extending to approximately 0.50 acres. Occupying a highly accessible position on Horden Road, this outstanding opportunity comprises a spacious four-bedroom timber log cabin, extensive hardstanding, a substantial commercial storage building and lawful B8 (Storage & Distribution) planning consent, making it ideally suited to investors, business owners, storage operators or purchasers seeking a versatile live/work environment.

The residential accommodation offers generous proportions throughout and briefly comprises a welcoming entrance hall, an impressive open-plan lounge and dining room with views over the grounds, a fitted kitchen, separate study/home office, four well-proportioned bedrooms, family bathroom, additional shower room which includes a WC. While perfectly habitable, the property offers an excellent opportunity for cosmetic modernisation, allowing purchasers to create a contemporary family home whilst adding further value.

Externally, the property truly comes into its own. The expansive grounds provide extensive hardstanding, generous parking and excellent manoeuvring space, together with a substantial commercial building and secure storage areas. The site currently generates income through caravan storage and offers significant potential to expand this business, with the existing layout capable of accommodating a considerably greater number of caravans, motorhomes or commercial vehicles, subject to the purchaser's own enquiries and operational requirements. Whether utilised as an established storage facility, a base for a growing business, or as a unique residential property with commercial income potential, Double Pennant offers a level of versatility that is seldom found within today's market.

The property's location further enhances its appeal, enjoying excellent connectivity to Wolverhampton City Centre together with the A41, A449, M54 and M6 motorway network, providing outstanding accessibility across the West Midlands and beyond. This strategic position makes the property particularly attractive for businesses requiring efficient transport links whilst still benefiting from a private setting. Properties of this nature are exceptionally rare, combining residential accommodation, commercial planning consent and income-producing potential within a substantial freehold site. An internal inspection is essential to fully appreciate the scale of the opportunity on offer.

This Property is Being sold by Paul Carr Modern Auction.

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £8,195 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.



Entrance Porch

Lounge / Diner 17' 8"(max) x 13' 1"(max) (5.38m (max)x
3.98m(max))

Kitchen 8' 3"(max) x 12' 1"(max) (2.51m(max) x
3.68m(max))

Study 13' 1" x 7' 1" (3.98m x 2.16m)

Bedroom 1 12' 0" x 9' 5" (3.65m x 2.87m)

Bedroom 2 9' 2" x 8' 2" (2.79m x 2.49m)

Bedroom 3 9' 2" x 8' 1" (2.79m x 2.46m)

Bedroom 4 9' 2" x 8' 1" (2.79m x 2.46m)

Bathroom

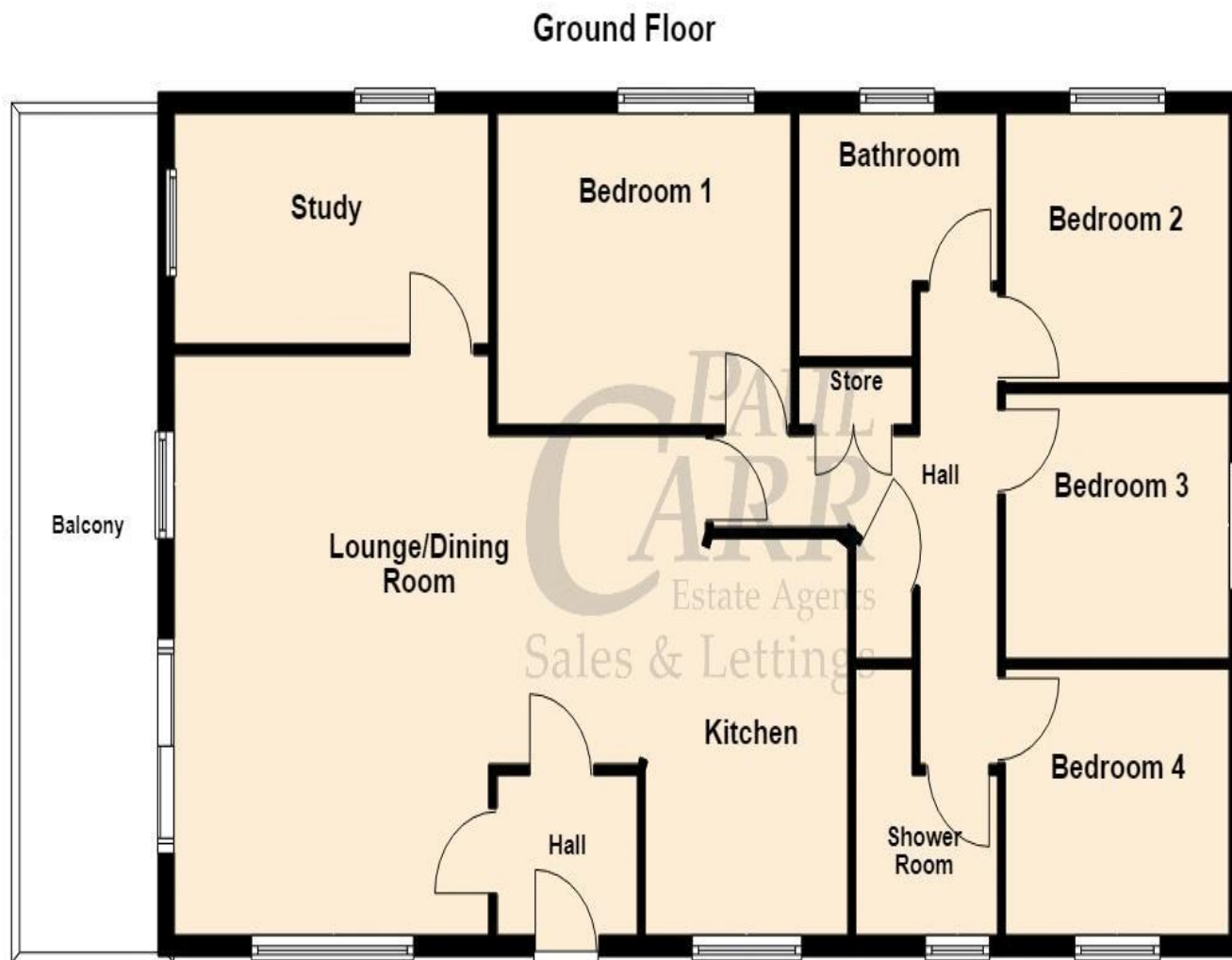
Shower Room





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Map Location





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 31st July 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.