

DRAWINGS AND LAYOUT IS INDICATIVE ONLY ALL DIMENSIONS AND DRAINAGE TO BE CHECKED ON SITE BY CLIENTS APPOINTED CONTRACTORS BUILDING INSPECTOR MUST CALLED OUT TO INSPECT THE BUILDING WORK IN STAGES. ALL STRUCTURAL DESIGN TO BE DESIGN BY STRUCTURAL ENGINEER. ALL WORKS ARE DONE AT YOUR OWN RISK RELEVANT PERMISSIONS I IN PLACE. ALL WORKS ON OR WITHIN A 3 MTR ZONE OF A NEIGHBORING BOUNDARY ARE TO BE NOTIFIED 14 DAYS BEFORE COMMENCEMENT ON SITE IN ACCORDANCE WITH THE PARTY WALL ACT 1996.



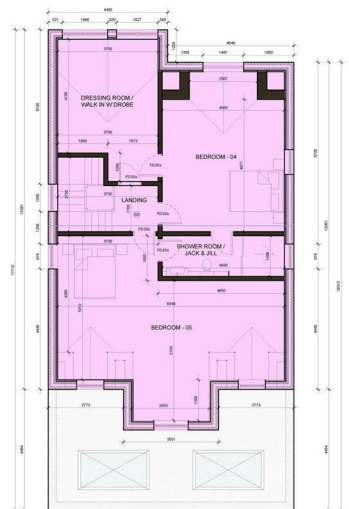
LOCATION PLAN SCALE 1:1250



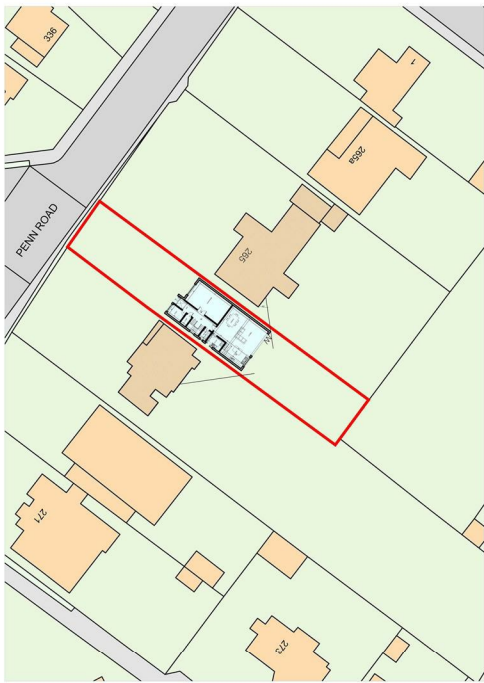
PROPOSED GROUND FLOOR PLAN SCALE 1:100



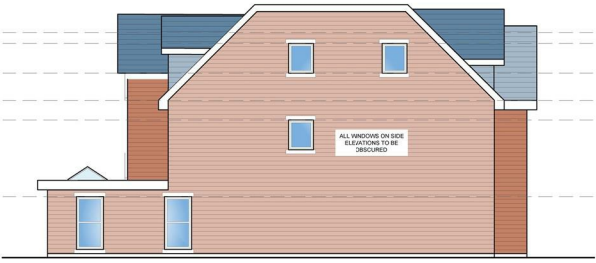
PROPOSED FIRST FLOOR PLAN SCALE 1:100



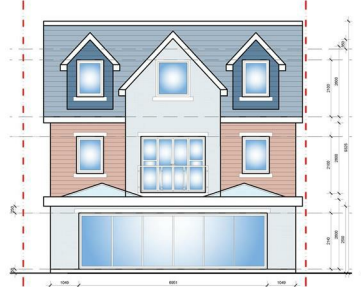
PROPOSED LOFT FLOOR PLAN SCALE 1:100



PROPOSED FRONT ELEVATION SCALE 1:100



PROPOSED LEFT ELEVATION SCALE 1:100



SCHEDULE OF ACCOMMODATION	
SITE AREA -	633m ² - 0.156 Acre
PROPOSED GROUND FLOOR AREA -	155m ²
PROPOSED FIRST FLOOR AREA -	120m ²
PROPOSED SECOND FLOOR AREA -	120m ²
TOTAL FLOOR AREA -	395m ²

265b Penn Road, Penn, Wolverhampton, WV4 5QP

BERRIMAN
EATON

265b Penn Road, Penn, Wolverhampton, WV4 5QP

A building plot with planning permission granted for the construction of a five / six bedroom property with a gross internal floor area of approximately 4,252 sq ft which stands in a sought after Wolverhampton location.

LOCATION

The building plot stands in a highly regarded residential location with a Penn Road frontage which is almost opposite the Penn Road junction with Osbourne Road.

A wide range of local facilities are available within Penn itself with the further amenities afforded by Wombourne village being nearby and the City Centre itself being within easy reach. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

265b Penn Road is a plot of land for which planning permission has been granted for the construction of a substantial, three storey family home with contemporary elevations and rooms of excellent proportions throughout.

The proposed plans provide for a flexible arrangement of living areas which, in brief comprises:

Ground floor

- Hall
- Living room
- Study
- Large living / dining / kitchen
- Cloakroom
- Utility / spice kitchen

First floor

- Bedroom with dressing area, walk in wardrobe and en-suite
- Second bedroom
- Third bedroom
- House bathroom

Second floor

- Two large bedrooms, one with dressing room / potential bedroom six
- Shower room

PLANNING PERMISSION

Planning has been granted for the "erection of a five bed detached dwelling adjacent to 265 Penn Road".

City of Wolverhampton Council

Ref: 25/00/659/FUL

Date of decision: 27th January 2026

We are informed by the Vendors that all mains services are believed to be available for connection.

COUNCIL TAX BAND TBC – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows low risk.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

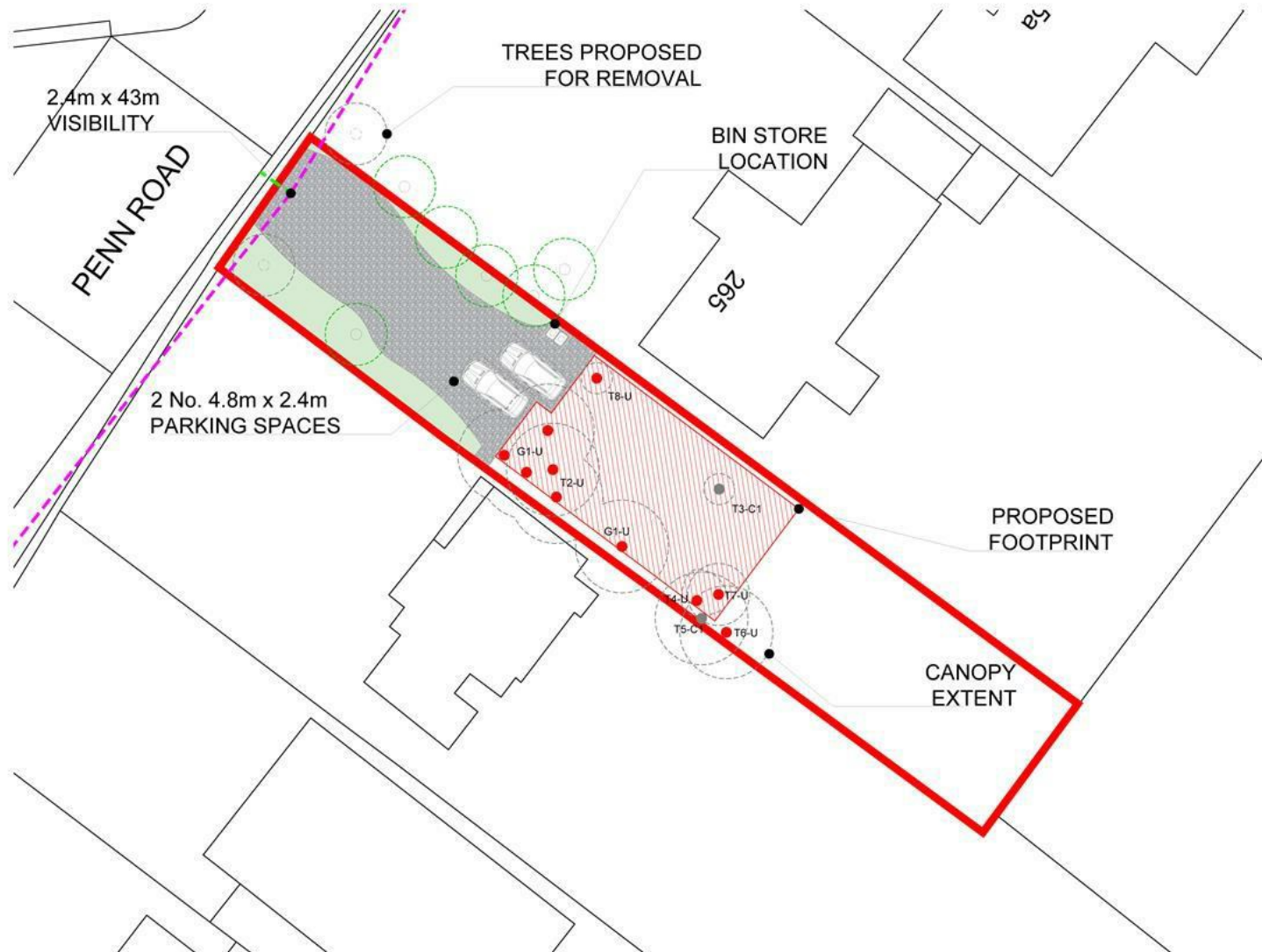
www.berrimaneaton.co.uk

Offers Around
£299,950

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

DRAWINGS AND LAYOUT IS INDICATIVE ONLY ALL DIMENSIONS AND DRAINAGE TO BE CHECKED ON SITE BY CLIENTS APPOINTED CONTRACTORS BUILDING INSPECTOR MUST CALLED OUT TO INSPECT THE BUILDING WORK IN STAGES. ALL STRUCTURAL DESIGN TO BE DESIGN BY STRUCTURAL ENGINEER. ALL WORKS ARE DONE AT YOUR OWN RISK RELEVANT PERMISSIONS I IN PLACE. ALL WORKS ON OR WITHIN A 3 MTR ZONE OF A NEIGHBORING BOUNDARY ARE TO BE NOTIFIED 14 DAYS BEFORE COMMENCEMENT ON SITE IN ACCORDANCE WITH THE PARTY WALL ACT 1996.

**CATEGORY C TREE:**

Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm

**CATEGORY U TREE:**

Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years



SITE PLAN SCALE 1:200

SITE PLAN SCALE 1:500

ALL CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE PREPARING PRODUCTION DRAWINGS OR COMMENCING ANY WORK. THIS DRAWING AND ITS DESIGN IS THE COPYRIGHT OF BHARYA DBC LTD ONLY. AND MAY NOT BE REPRODUCED IN ANY FORM WHATSOEVER WITHOUT THEIR PRIOR EXPRESS WRITTEN CONSENT.

PLANNING / BUILDING REGS

DRAWINGS AND LAYOUT IS INDICATIVE ONLY ALL DIMENSIONS AND DRAINAGE TO BE CHECKED ON SITE BY CLIENTS APPOINTED CONTRACTORS BUILDING INSPECTOR MUST CALLED OUT TO INSPECT THE BUILDING WORK IN STAGES. ALL STRUCTURAL DESIGN TO BE DESIGN BY STRUCTURAL ENGINEER. ALL WORKS ARE DONE AT YOUR OWN RISK RELEVANT PERMISSIONS I IN PLACE. ALL WORKS ON OR WITHIN A 3 MTR ZONE OF A NEIGHBORING BOUNDARY ARE TO BE NOTIFIED 14 DAYS BEFORE COMMENCEMENT ON SITE IN ACCORDANCE WITH THE PARTY WALL ACT 1996.

Revisions

ALL DIMENSIONS TO BE CHECKED ON SITE

Date Jun. 2025

Drawn WB

Scale 1:200
@ A2

Job title Proposed New Dwelling

Drawing title Proposed Site Plan & Trees for removal

Preliminary ●

Construction ○

Drawing No. 25/15/P-102B



ARCHITECTURAL, BUILDING & CIVIL ENGINEERING CONSULTANTS
Tel / Fax : 0121 725 1983 Mob. 0796 8064 413
Web : www.bharya.co.uk - e-mail : info@bharya.co.uk

BHARYA DBC LTD.
179 SANDON ROAD
BEARWOOD
BIRMINGHAM
B66 4AA

265B PENN ROAD · WOLVERHAMPTON

