



**Hollands Holme**  
Wotton Road, Iron Acton

Auction Guide In Excess of **£600,000**







# Hollands Holme, Wotton Road

Iron Acton, Bristol, BS37 9XA

Working smallholding set in 3.5 acres – comprising a 3 bed house, two paddocks, barn, garage and outbuildings. Exciting potential to pursue your own green dreams. Conveniently situated a stone's throw from Iron Acton village, the pubs, school and strong community are nearby, yet the property feels private and tucked away with no near neighbours. The detached house constructed in a 1930s style features large bay windows looking out over the land, requires modernisation, and is ripe for further extension. Two productive paddocks, 2 acres and 0.6-acre respectively, are included in the sale, and currently worked for livestock and cut for silage. There is a range of useful outbuildings including a double garage workshop, cow shed (steel frame agricultural barn), stock sheds and stable, tumbledown workshop, chicken shed, and other incidental store sheds.

The property will be offered for sale at Auction on Thursday 24th April 2025 @ 7pm, Town Hall, Chipping Sodbury. Join us at the viewings on Wednesdays at 11am and Saturdays at 3pm. Book online.

- Productive Smallholding
- 3.5 Acres in Total
- Two Paddocks + Domestic Gardens
- Steel Barn, Stable and Workshop
- Convenient Location
- Detached 3 Bed House For Refurb
- Auction 24th April @ 7pm
- Viewings By Arrangement
- Energy Efficiency Band F







## Location:-

Iron Acton

Iron Acton is a Conservation village surrounded by Green Belt and bypassed by the B4059. It is a very popular and well regarded village of historical interest with two pubs, church, Parish Meadow with access to Tennis courts, children's play area, Village Hall and a great community atmosphere. There is also a very well respected Primary school in the village. Iron Acton is located a few miles from Winterbourne, Chipping Sodbury and Yate. The M5 (J14) and M4 (J18) plus Bristol Parkway and Yate rail terminals are all within a few miles drive.


## Further details:-

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

### Energy Efficiency Rating

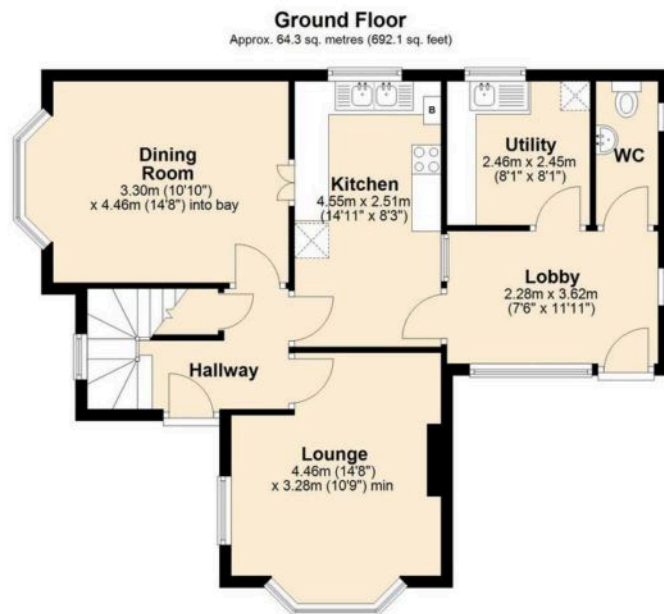
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		57
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		











Total area: approx. 128.7 sq. metres (1385.4 sq. feet)

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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