

# ORDHILL FARM

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TARVES





“Ordhill Farm offers a superb opportunity to purchase a productive and well kept mixed use farm located in a productive and accessible position.”



# Ordhill Farm, Tarves, Aberdeenshire, AB41 7LB

## As a Whole Offers Over £1,250,000

Or available in two lots:

Lot 1: £990,000

Lot 2: £260,000

### Property Highlights

- + IACS registered land extending to 78.59ha (194.20 acres) or thereby
- + Popular, accessible location on the outskirts of Tarves but within easy reach of Aberdeen
- + Well proportioned fields with good access and a versatile range of buildings

### Location & Situation

Ordhill Farm offers the perfect opportunity for those looking to establish themselves in a fertile and accessible rural location. With options for purchase as a Whole or in Two Lots, Ordhill Farm is found in walk in condition and offers a prime opportunity to take on a productive farm for prospective buyers.

Situated less than a mile from Tarves (newly classified as a Town in 2025 due to the population surpassing 1,000), Ordhill Farm is well placed to access a variety of local amenities including the local shop, primary school, village hall and the popular hotel bar and restaurant at The Aberdeen Arms Hotel. Larger villages and towns nearby include the conservation village of Oldmeldrum, where local secondary schooling is available at Meldrum Academy, with the thriving town of Inverurie a short distance to the south-west. Closer in proximity is the town of Ellon which benefits from extensive local amenities, such as supermarkets and hospitality and leisure venues.

Agriculture plays a prominent role locally with many services, businesses and contractors conveniently located nearby. The nearest livestock auction mart is found just 11 miles away on the outskirts of Inverurie at the Thainstone Agricultural Centre. The mart hosts regular and well attended sales throughout the year

for both livestock and machinery with services and suppliers found on site.

A range of other merchants and suppliers can be found in the wider region, such as the Marrs of Methlick dealership, with local and national livestock haulage easily arranged if required.

The City of Aberdeen lying to the south hosts a range of retail, hospitality and event offerings befitting of the Energy Capital of Europe. Transport connections to the south and beyond can be found here, with easy road access available via the AWPR to the south of the city and air links nationally and internationally from Aberdeen Airport.

The local area and wider Aberdeenshire hosts a wide variety of attractions and recreational opportunities. Perfect for walking and exploring, the renowned historic Haddo House and country park, both within the ownership of the National Trust for Scotland, are located nearby and very popular with visitors. Further afield, snow sports enthusiasts will revel in the offerings of three local ski resorts (Cairngorms, Glenshee, and The Lecht). There is a huge range of options for other sports, activities, or pursuits across Aberdeenshire and further afield, with extensive cultural and heritage sites adding to the attraction of the area such as Dunnottar Castle near Stonehaven, and multiple distilleries nearby to visit and explore.

### Distances

Tarves 0.6 miles

Ellon 6.7 miles

Inverurie 11.8 miles

Central Aberdeen 18.6 miles

# Ordhill Farm

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## Farm Buildings

Ordhill Farm is served by a range of traditional and modern (or improved) buildings situated to the rear of the farmhouse, with a tidy layout and configuration. The Gross External Area of the sheds extends to 1420m<sup>2</sup> or thereby, offering a significant amount of space for housing livestock, storage of machinery, or bales and equipment.

The buildings comprise a block work garage / workshop with concrete floor, modern GP shed with box profile sheeting / concrete floor and Yorkshire boarding, and a range of traditional stone buildings with concrete or hardcore floors, providing cattle housing and additional storage space. Most buildings have both electrics and water supplies available.

## Land as a Whole

The IACS registered land at Ordhill Farm extends to 78.59ha (194.2 acres) or thereby, consisting of 30 field parcels as per the plan opposite. Classified by the James Hutton Institute as a mixture of Grade 3(1) and Grade 3(2) with areas of Grade 4(1), Ordhill would ideally be suited to a mixed farming system. Lying at an altitude ranging from 58m to 98m above sea level, the land has been kept in good heart with the fields closest to Tarves under arable rotation and those to the north of the farmhouse generally in kept in grass.

At present there are grazing agreements in place for use by third parties however these are to terminate by end of July 2026. Buyers should also be aware of a AECS scheme ending in 2028. This includes Wader and Wildlife Mown Grassland, grass strip field margins, water margins, wild bird seed crops and wetland areas, details can be provided to interested parties.

**Lot 1** is to include the farmhouse, farm buildings, and around 151 acres of land, including both arable land and grassland pasture as identified shaded yellow on the plans opposite. The land within Lot 1 is classified as a mixture of Grade 3(1) and Grade 3(2) with areas of Grade 4(1) .

**Lot 2** is around 43 acres, identified shaded pink on the plans opposite, with the land and field sizes suitable to arable operations. Access to Lot 2 is available from the main road running from Bridgefoot Croft to Raxton. The land within Lot 2 is classified as predominantly Grade 3(2) with Grade 3(1) areas covering Fields 26 & 27.

## Access

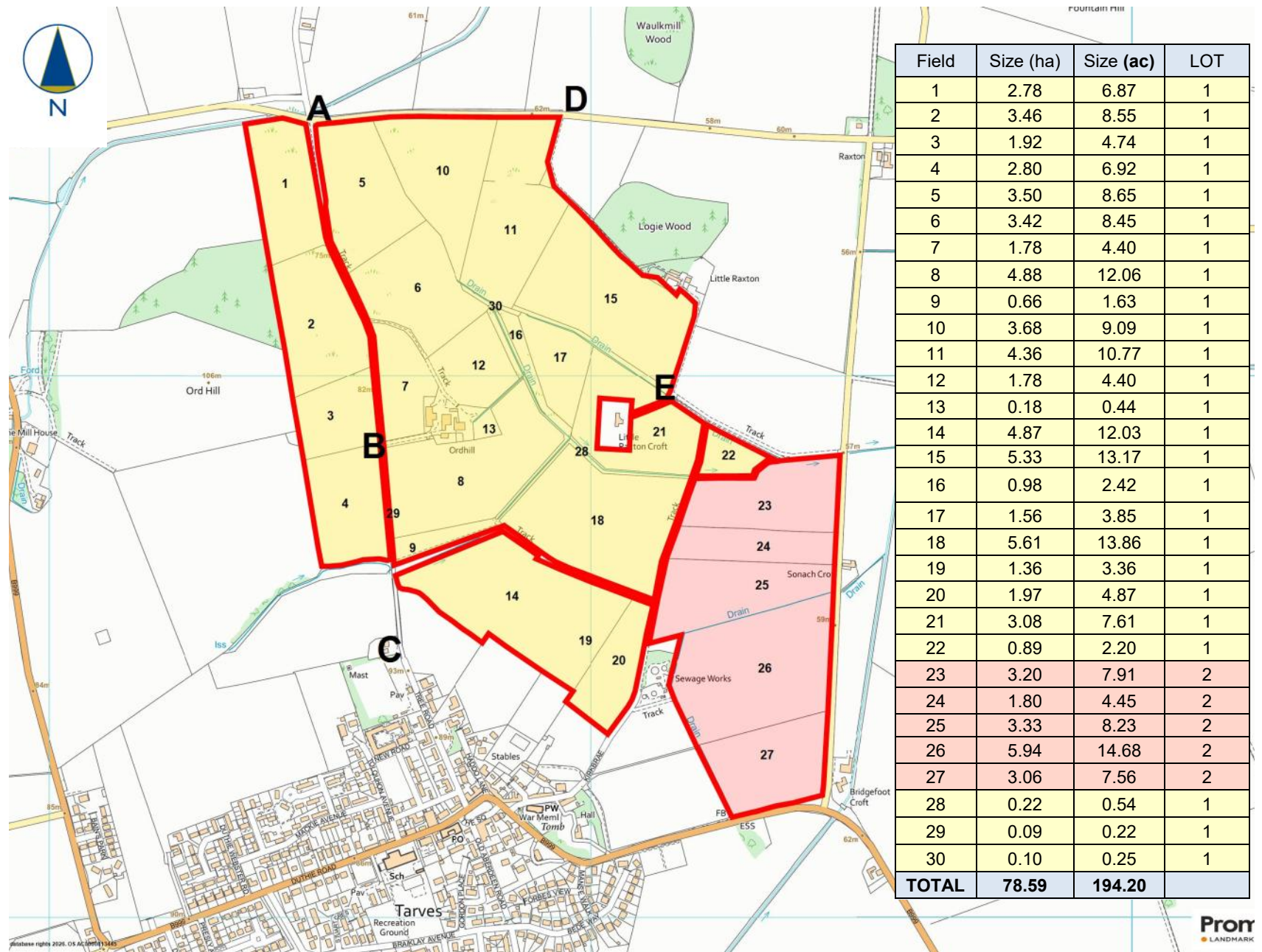
The farm benefits from good access from Tarves via the Tree Road and Kirkbrae. Further access is available from the road between Bourachie and Raxton via private tracks. It should be noted that access from point A to B, B to C, and D to E (as illustrated opposite) will be via a Right of Access granted by the seller.

## Basic Payment Scheme (BPS)

It is understood there are 87.15 units of Region 1 entitlements available by separate negotiation with the seller. Payments relating to the 2025/26 scheme year to be retained by the seller.

# Farm Plan

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# Ordhill Farmhouse

Gross Internal Floor Area (approx.): 115 sq.m

Floor plan provided not to scale and is for illustrative purposes only.



## Ordhill Farmhouse

Ordhill Farmhouse is an attractive three-bedroom farmhouse which enjoys outstanding views over surrounding countryside and a prime position on the outskirts of the town of Tarves.

Built from granite with an extension to the rear and within the roof space, the house has a traditional slate roof with UPVC windows and doors throughout and an attractive south facing outlook.

The well proportioned home has been well maintained over the years and improved with a new kitchen and bathroom installed. The downstairs comprises of an entrance hall with WC and utility room, leading to a spacious kitchen with dining room complemented by seating area with a woodburning stove and

views out over the surrounding farmland. There are a further two rooms downstairs in the form of an office (or third bedroom) and a second living room complete with open fireplace. Upstairs living space comprises of two large double bedrooms, one with integrated storage, and a family bathroom.

Like the farmhouse, the garden surrounding Ordhill has been well maintained with trimmed hedges, areas laid to grass, and flower beds within stone areas. There is also an area separated by a hedge laid to grass with a clothes line and greenhouse. The house benefits from a single garage attached to the gable and access to the farm buildings to the rear, where there is storage space for logs and coal if required.



ORDHILL FARM

GROSS INTERNAL AREA:  
GROUND FLOOR 58.4 sq.m\* FIRST FLOOR 56.6 sq.m\*  
EXCLUDED AREAS: REDUCED BEDROOM 16.7 sq.m\*  
TOTAL: 115.0 sq.m\*

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# Property Details & Important Notices

**Services:** Private drainage, mains water & electricity. UPVC doors and windows. Oil central heating.

**Local Authority:** Aberdeenshire Council, Woodhill House, Westburn Rd, Aberdeen, AB16 9UT

**EPC:** Band F **Council Tax:** Band D **Entry:** To be arranged with Seller **BPS Entitlements:** Available by separate negotiation.

**Mineral Rights & Sporting Rights:** Included in the sale, insofar as they are owned.

**Note:** Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

**Anti Money Laundering Compliance:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

**Offers:** Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

**Servitude Rights, Burdens and Wayleaves:** The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

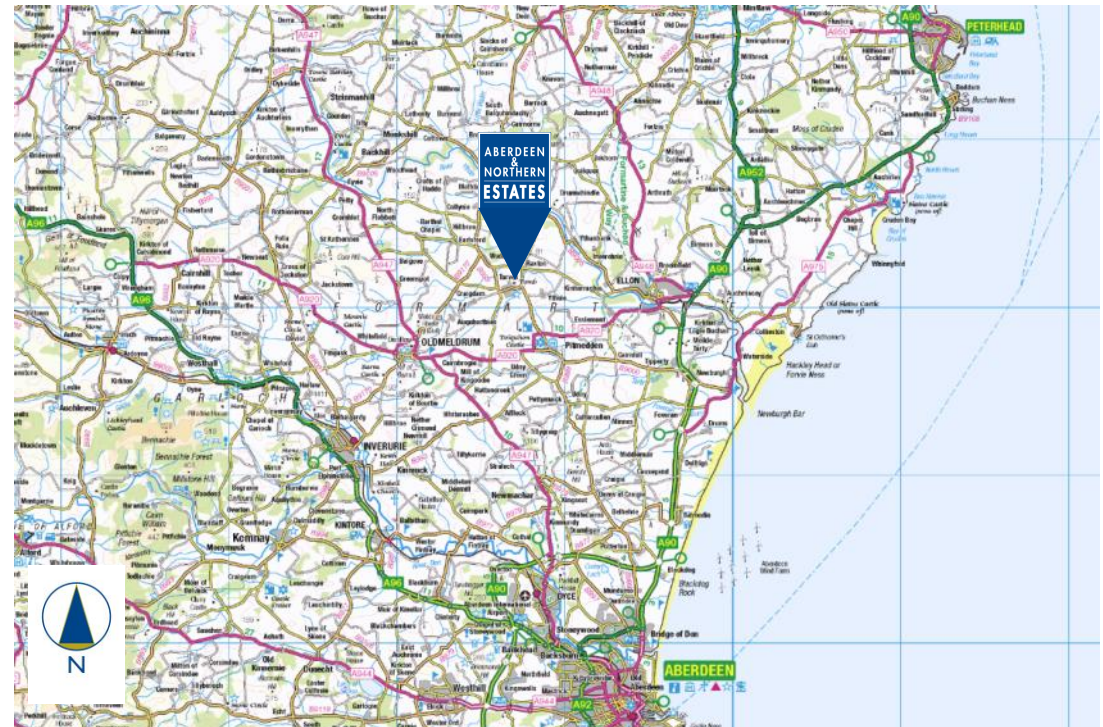
**Title:** The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

## Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

**Purchase Price:** Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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To view this property or for further information,  
contact our agent:

**Tom Richmond MRICS**

01467 623800

estates@anmgroupp.co.uk



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**rightmove**

**OnTheMarket**

**Aberdeen & Northern Estates Ltd**

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk



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&  
NORTHERN  
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