

OVERTON OF ARDO

METHLICK

ABERDEEN
&
NORTHERN
ESTATES



"A **superbly presented farm** comprising immaculate farmhouse, excellent range of buildings and 155 acres or thereby of productive arable and grazing land, situated in the well-renowned agricultural heart of Aberdeenshire."



Overton of Ardo Farm, Methlick, AB41 7HT

As A Whole Offers Over £1,500,000

or available as three lots:

Lot 1 - Overton of Ardo

- IACS-registered, predominantly Grade 3(2) agricultural land extending to 115.72 acres or thereby.
- Versatile range of modern well-kept buildings and selection of traditional buildings.
- Attractive and modern four-bedroom farmhouse with well tended garden and former Airbnb detached annexe.
- Investment opportunity with 53kW wind turbine.

Offers Over £1,175,000

Lot 2 - Plot at Overton of Ardo

- Spacious plot offering ample opportunities for country living.
- Full planning for four bedroom country house, with stunning views towards Methlick and beyond.
- Separate access track.

Offers Over £75,000

Lot 3 - Newseat of Ardo

- IACS-registered, predominantly Grade 3 (2) agricultural land extending to 38.15 acres or thereby.
- Modern general purpose shed suitable for housing machinery and cattle.
- South-facing aspect and ease of access from tarmacked track.

Offers Over £250,000

Location & Situation

For those looking for modern country living on a well kept farm, in an elevated rural setting within easy reach of services and road links, Overton of Ardo is the ideal choice. Located approximately half a mile up a tarmacked shared access track, leading north from the B9005 road running north-west from the picturesque nearby village of Methlick, Overton of Ardo is a prime opportunity to establish in Aberdeenshire.

Nearby Methlick village hosts a variety of local amenities including the local shop, primary school, village hall and hotel bar and restaurant at the Ythanview 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 riverside town of Ellon which hosts extensive local amenities, such as supermarkets and additional hospitality and leisure venues.

The Silver City of Aberdeen lying to the south hosts a range of retail, hospitality and events 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.

Agriculture plays a prominent role locally with many services, businesses and contractors conveniently located nearby. The nearest livestock auction mart is found 18 miles away just to the south of Inverurie at the Thainstone Agricultural Centre, with a further auction mart located 26 miles to the west in the town of Huntly, both of which host regular sales throughout the year. Merchants and suppliers can be found in the region, such as the Marrs of Methlick dealership nearby, as well as at both auction marts. In addition, abattoirs are available in Aberdeenshire, with local and national livestock haulage easily arranged.

The local area and wider Aberdeenshire hosts a wide variety of attractions and recreational opportunities. Perfect for dog walking and exploring, the wooded glens of the Little Water to the west and the River Ythan to the south, the latter of which includes the ruins of Gight Castle and a designated woodland area and nature reserve. The well-renowned historic site of Fyvie Castle and gardens, and Haddo House and country park, both within the ownership of the National Trust for Scotland, are also located nearby.

Distances

Methlick 2 miles

Oldmeldrum 9½ miles

Ellon 10 miles

Inverurie 15 miles

Aberdeen 25 miles

Lot 1: Overton of Ardo, Land & Farm Buildings

what3words location: ///scrolled.mooring.socket

Land

The land at Overton of Ardo consists of twelve IACS-registered field parcels extending to 46.83 ha (115.72 acres) or thereby, located predominantly to the north of the farmhouse and farm buildings as per the attached sale plan. The land lies at an altitude ranging from 40m at the banks of the Little Water to 95m above sea level with a south to west-facing aspect. The majority of the land is classified as Grade 3(2) by the James Hutton Institute and would suit a mixed farming system constituting both arable cropping and livestock grazing. The ground is currently utilised on rotation for production of potatoes, barley, pedigree Dutch Spotted sheep, and silage production. Parts of the land along the western boundary of the holding and sloping down towards the Little Water comprise marginal grazing ground, with these areas classified as Grades 4(2) and 5(2).

The majority of the fields are accessed via the farm track leading north from the farm buildings and through inter-field access points. The majority of the fields are watered by means of water troughs, with a very notable feature being the well-maintained and constructed stone dykes surrounding many of the fields.

In addition to the farming potential, of historical note is St. Devenicks Well (located in one of the northern fields), and the attractive Little Water burn which runs to the west of the property and provides a quiet retreat.

Wind Turbine

Included in the sale of Lot 1 is a 53 kW Argosy wind turbine, constructed in 2012, situated along the boundary between Fields 8 and 13. Negotiations for leasing the turbine to a third party are soon to be concluded and it is anticipated that it will provide the purchasers with an attractive rental income.

Farm Buildings

Overton of Ardo is served by a range of farm buildings situated to the north of the farmhouse, with the majority sitting in a neat and compact configuration in the farmyard area, with a two standalone sheds situated along the track leading north of the farmyard.

In keeping with the farm as a whole, most of the buildings benefit from being well-maintained and in a good state of repair, with the main steading re-roofed in 2010. The majority of the buildings benefit from electricity and water and have good access points for modern machinery.

The Gross External Area of the sheds extends to 3300m² or thereby, offering extensive accommodation for either livestock, grain, or machinery storage. With a main steading (split into four sections), two workshop areas, former grain store, dutch barn & GP/cattle steading, earth walled silage clamp, and finally a range of traditional bothies come stores, there is ample opportunity to establish and grow a productive farm unit.

-  Impressive and well presented farm unit
-  IACS registered farmland extending to 155 acres or thereby in total.
-  Productive holding capable of arable production
-  Good access to the holding and through the farm via well maintained roads and tracks.



Lot 1: Overton of Ardo Farmhouse & Hatchery

Gross Internal Floor Area combined (approx.): 257sq.m

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



Accommodation

The accommodation at Overton of Ardo comprises a large traditional farmhouse with a modern twist and a bright, south-facing aspect. The property is in an excellent condition and has been impeccably maintained and decorated by the current owners, with a south-west facing extension completed in 2020.

The main formal entrance to the property leads into the front vestibule with period floor tiles, with plentiful space for coats and boots. From here, you enter the welcoming and comfortable snug with woodburner and oak mantelpiece, making for the perfect place to relax on a chilly winters evening. Adjoining the snug through a set of glass double doors lies the cosy reading room or lounge and staircase to the first floor. From the reading room, the hallway takes you across eye catching Cotswold limestone flagstones through to the large and versatile utility area or boot room (former kitchen), complete with double sink and various useful units for storage as well as space for a large fridge and freezer. Adjoining the utility area is the handy well apportioned shower room. Leading off from the utility area, you enter the bright, airy and extensive open-plan kitchen and living area with added comfort of under floor heating. The bespoke Drumoak Kitchens designed space benefits greatly from the ample room for cooking and storage, featuring traditional Rayburn cooker, bi-fold door cabinet (providing hidden storage), oak laminate worktop, as well as kitchen island with marble worktop. The adjoining lounge area in the recent extension features as the heart of the home, offering the perfect space to relax, unwind in front of the woodburner, and enjoy expansive views of the Aberdeenshire countryside. Another attractive feature is the washroom or outhouse space to the left of the backdoor before entering the boot room, housing the oil boiler and double Belfast sink, offering the ideal space to clean up before coming inside.

At the top of the stairs, leading up from reading room, you will find the two cosy double bedrooms on your left looking over the front of the house. The spacious master bedroom is located at the end of the hallway, with walk-in wardrobe and views both north and south, the farm buildings on one side and the lush lambing fields on the other. Bordering the master bedroom lies the fourth bedroom which could be well utilised as an office space, with the upstairs bathroom, featuring bath and toilet, located directly opposite.

Garden Grounds

The farmhouse is complimented by an attractive and well-kept garden area on its west side, comprising a landscaped patio with dining table and chairs accessed directly from the lounge, leading down to the lawn bordered with various well-tended plants and flowers. The garden overlooks the rolling Aberdeenshire fields and woods, acting as a suntrap on bright sunny days. Furthermore, there is a pleasant sitting area situated to the north of the farmhouse, where stunning views of summer sunsets can be enjoyed with BBQ and raised beds complementing the area. To the south and east side of the farmhouse lies a large gravel parking area capable of parking multiple vehicles.

The Hatchery

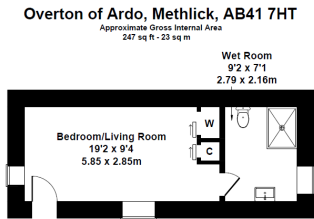
Located across from the farmhouse directly to the south of the farm buildings lies "The Hatchery", a detached annexe of traditional stone construction comprising a large bedroom and living room area alongside substantial wet room with walk-in shower. The Hatchery benefits from a comfortable outdoor seating area under shelter alongside an outdoor woodburner, which can be enjoyed on wet days as well as dry.

The Hatchery has previously been utilised by the current owners as self-catering Airbnb accommodation providing an attractive income stream. The Hatchery has the future potential to continue to be utilised for this purpose or as additional accommodation to the main house.

Property Details

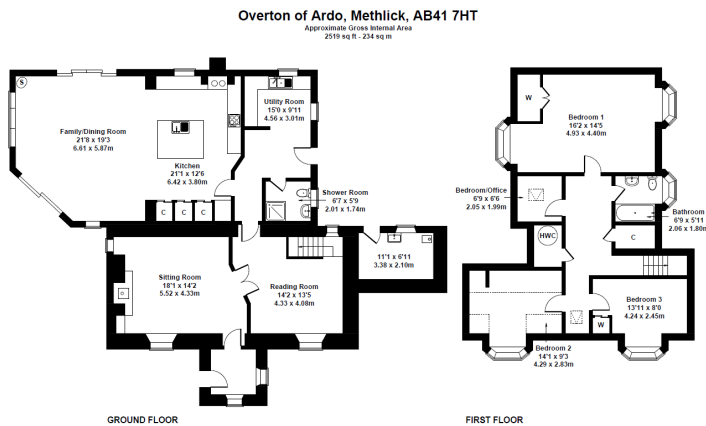
EPC: Band D. Council Tax: Band E. Windows and Doors: Double Glazing (NorDan).

Services: Mains electricity, oil central heating with partial underfloor heating, private water supply with septic tank.



THE HATCHERY

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Lot 2: Plot at Overton of Ardo

Lot 3: Newseat of Ardo

Lot 2: Plot at Overton of Ardo ([what3words location: ///jets.arts.unwraps](http://jets.arts.unwraps))

Situated to the east of the farmhouse and farm buildings (shaded in Green), on the north side of the track serving the subjects, the plot benefits from full planning permission for the erection of a large four-bedroom home (site area 2,386m²) with integral double garage and garden grounds. Offering an opportunity to construct additional accommodation for purchasers of the farm, or an opportunity for a separate purchaser to build their own individual home with sufficient privacy and distance from the day to day operations of the farm.

Purchasers will note that the entire paddock is to be included (1.14 acres or thereby) offering ample opportunities for gardening or grazing. The site benefits from nearby services and will, when constructed, benefit from its own access track separate from the farmhouse and farm buildings.

Planning permission is due to expire in February 2026, further information can be found on the Aberdeenshire Council website under planning reference APP/2022/0723.

Lot 3: Newseat of Ardo ([what3words location: ///eclipses.flames.whips](http://eclipses.flames.whips))

Building

The building at Newseat of Ardo comprises a general purpose shed situated to the west of the dwellings at North Newseat of Ardo on the south side of the track leading from Overton of Ardo towards Hillhead of Ardo to the east.

The building is of steel portal frame construction with earthen floor, concrete/sheeted sides and sheeted roof, with the shed being open to the south side. The building is currently utilised for hay and straw storage and wintering cattle, and is not serviced with water and electricity.

Land

The land at Newseat of Ardo comprises four IACS-registered field parcels (shaded in purple) extending to 15.44 ha (38.15 acres) or thereby, located predominantly to the west of the buildings on both the north and south sides of the Overton of Ardo to Hillhead of Ardo track, as per the attached sale plan. The land lies at an altitude ranging from 55m to 80m above sea level with a west facing aspect. The land is accessed from a third-party owned track running north-east from the B9005 road along the banks of the Buckie Burn, with the majority of the track being tarmacked.

The majority of the land is classified as Grade 3(2) by the James Hutton Institute, with parts of the property along the Buckie Burn classed as Grade 4(2). Whilst capable of arable production, the land is currently utilised for livestock grazing and hay/silage making.

Basic Payment Scheme

BPS Entitlements are not included in the asking prices for both Lots 1 & 3 but are available for sale by negotiation.

The land is classified as BPS Region 1. Non LFA (except the land parcel adjacent to building at Newseat of Ardo, classed as SD).

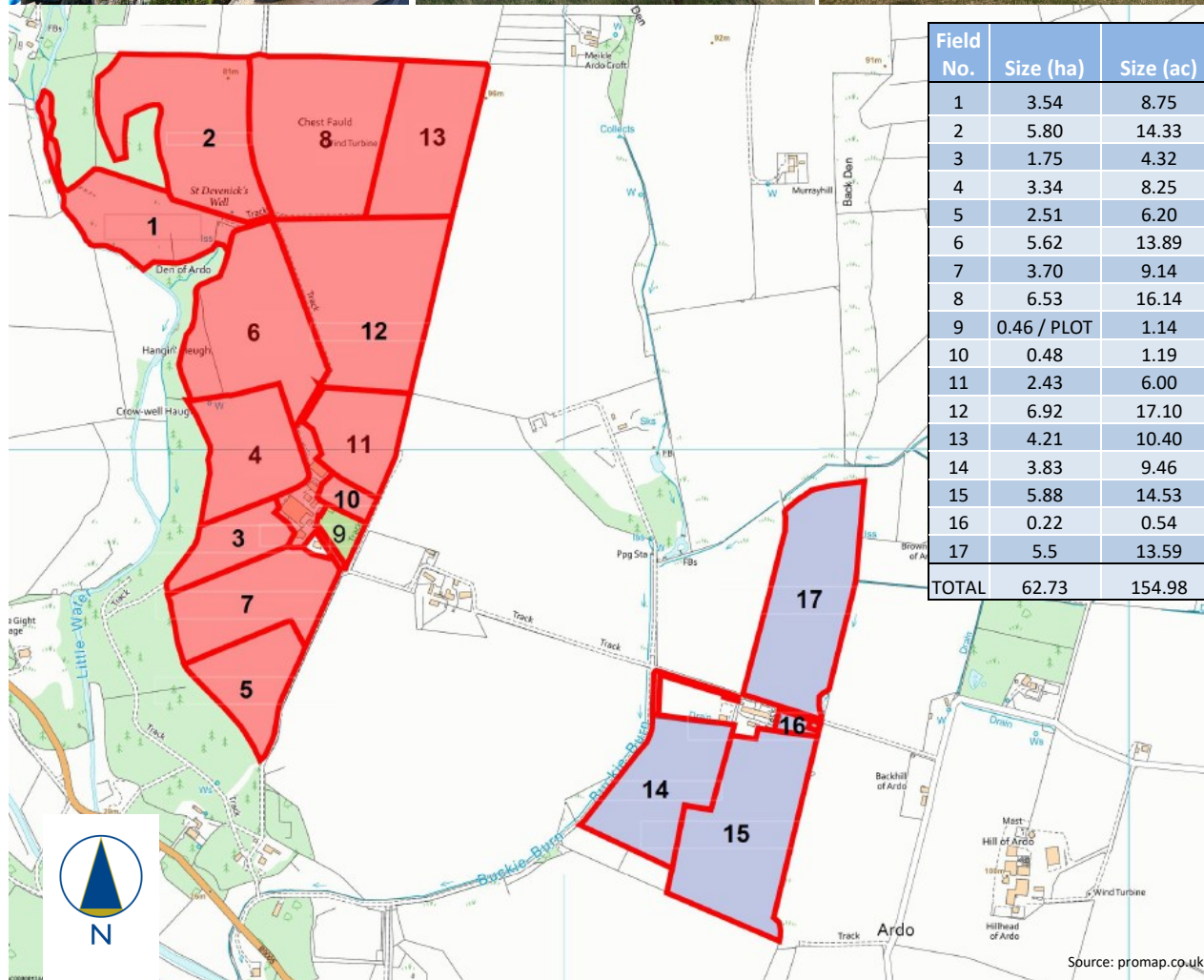
LOT 2—House Plot & Paddock



LOT 3—Newseat of Ardo



LOT 3—Newseat of Ardo



Property Details & Important Notices

Local Authority: Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Entry: By arrangement

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

Viewings: To be arranged via Aberdeen and Northern Estates on 01467623800

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).



Source: promap

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.

Date of publication: October 2025. Photographs taken: September and October 2025.

Viewing by appointment. The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.



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

Tom Richmond

01467 623800

estates@anmgroupp.co.uk



ZOOPLA **rightmove** **OnTheMarket**

Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk



"Experienced, Independent, Local, Trusted since 1920."