

An aerial photograph of a rural farm property. In the foreground, a white house with a grey roof and a chimney is surrounded by a green lawn and some shrubbery. Behind the house are several large barns with corrugated metal roofs. To the right, there is a smaller, light-colored building. The background features a large green field with a herd of cows grazing, and rolling hills under a cloudy sky.

Galbraith

**WATERSIDE**  
ELLON, AB41 8PT







# WATERSIDE, ELLON, AB41 8PT

A productive residential farm situated adjacent to the River Ythan.

Ellon 3.5 miles ■ Oldmeldrum 10 miles ■ Aberdeen 19 miles

## For sale as a whole

- Around 47.02 acres of Grade 3(2) arable land
- A spacious and attractive farmhouse with ample natural light
- Exclusive parking and garden
- A diverse range of farm buildings offering potential for agricultural use, alternative purposes (subject to consents), or future developments
- Scenic and peaceful location
- Excellent connectivity and strong local infrastructure

Offers over £480,000

**Galbraith**

Aberdeen  
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### LOCATION

Waterside Farm is located 19 miles northwest of Aberdeen and just 3.5 miles northwest of Ellon, in a productive and tranquil farming area with open countryside views. Its close proximity to Ellon, Oldmeldrum, and Inverurie offers convenient access to schools, healthcare, shops, recreational amenities, and agricultural support services, enhancing both lifestyle and farming operations.

### VIEWING

Strictly by appointment with the sole selling agents -Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: [aberdeen@galbraithgroup.com](mailto:aberdeen@galbraithgroup.com)

### DIRECTIONS

Starting from Ellon, head west along Market Street until you reach the roundabout featuring the 'Ellon Otter' sculpture. At the roundabout, take the third exit onto Bridge Street and continue for approximately 0.2 miles. Upon reaching the junction for Station Road (B9005), turn left. Follow the B9005 for about 1.8 miles until you see a right-hand turn signposted for Ythanbank and Methlick. Take this turn and proceed for another 1.7 miles. The property, named 'Waterside,' will be on your left.

### SITUATION

Waterside Farm lies in a picturesque and peaceful rural setting near the settlement of Ythanbank, just a few miles northwest of the town of Ellon in Aberdeenshire. The farmhouse enjoys open views over the surrounding countryside, making it a tranquil and attractive base for rural living. The farm buildings, comprising a blend of traditional stone and more modern structures, offer versatility and potential for a range of agricultural or diversified uses.

The land at Waterside Farm consists of productive arable ground, with classifications typical of this part of Aberdeenshire. It is well-suited to both cropping and livestock enterprises, benefiting from good drainage and access, making rotational farming and mixed agricultural operations viable and sustainable. The farmstead includes a range of buildings that support general farming activity and could lend themselves to alternative use, subject to necessary consents.

The nearby town of Ellon, located just a short drive to the southeast, serves as the primary service centre for the area. Ellon provides a comprehensive range of amenities including supermarkets, local shops, cafes, and healthcare services. The town has both a primary and a secondary school, as well as an active community with various sporting and recreational clubs. The Riverside Park along the River Ythan is popular for walking and picnicking, and the town boasts a golf course and football club (Ellon United FC). Ellon is also home to the award-winning BrewDog brewery, a popular visitor attraction with a bar and restaurant.

To the southwest lies the town of Oldmeldrum, known for its historic charm and strong agricultural heritage. It hosts annual events like the Meldrum Sports and has a range of amenities including a golf course, community centre, and local shops. It is also the location of Glen Garioch Distillery, one of the oldest operating distilleries in Scotland. Agricultural suppliers and machinery dealerships are readily accessible in the area, supporting the local farming economy.

Further afield, Inverurie is around 25 minutes away by car and provides extensive retail options, including supermarkets, a retail park, and agricultural services. The town has excellent transport links, a modern health centre, and sporting clubs covering rugby, football, cricket, and more. Inverurie's train station connects to Aberdeen and beyond, and the area is well served by both public and private education facilities.

Aberdeen, approximately 20 miles to the south, is Scotland's third-largest city and offers a full suite of services, cultural institutions, shopping centres, entertainment venues, and educational facilities including two universities and several private schools. The city is also home to Aberdeen International Airport, which provides regular flights across the UK and to European destinations. With strong transport links, a thriving business community, and access to both coast and countryside, the area surrounding Waterside Farm combines rural serenity with excellent connectivity.





## DESCRIPTION

Waterside Farm is located in Aberdeenshire, an area renowned for its productive and fertile land. The holding extends to approximately 19.02 hectares (47.02 acres), excluding roads, yards, and buildings, and benefits from excellent access via the public road network.

The land is predominately classified as Grade 3(2) according to the Hutton Institute. The land is currently all in grass but is well-suited to a range of agricultural uses, including livestock production, rotational grazing, and arable cropping.

The land is registered with SGRPID for IACS purposes and is situated between 10 and 15 metres above sea level and is generally of a North westerly aspect.

## WATERSIDE FARMHOUSE

The farmhouse is a detached extended dwelling with accommodation spanning two levels.

In immaculate condition both internally and externally, the farmhouse offers versatile family accommodation, with bedrooms on both the upper and ground floors. It features generous public rooms and a contemporary, open plan sitting/ dining room. In addition, there are several practical rooms, including a study/office, utility room, storage areas, and a large conservatory.

Externally, there is ample parking surrounding the property, along with a large driveway and a garage. The house sits within a landscaped garden, looking out over the River Ythan which originates at the Wells of Ythan and flows south-eastwards to enter the North Sea at Newburgh.

### Ground Floor

Kitchen 3.81m x 3.30m, Sitting Room 6.86m x 3.28m, Dining Room 4.04m x 3.05m, Study 2.24m x 1.98m, Bedroom 4.90m x 3.53m, Office 4.34 m x 3.33 m, Store 2.95m x 2.51m, Shower Room

### First Floor

Bedroom 3.58m x 3.35m, Bedroom 3.56m x 3.35m

The Council Tax Band is E, with the EPC rating being F.

### Garage

Garage 7.85m x 4.01m

### Buildings

Waterside farm has a diverse range of traditional and modern farm buildings offering potential for varied agricultural, alternative uses (subject to consents), or future development..

16m x 10m – Metal-clad exterior walls, corrugated roof and a concrete floor.

16m x 6m – (Lean to) Timber frame construction, metal-clad exterior walls and roof and a concrete floor.

20m x 6m – Stone construction, corrugated metal roof and door and a concrete floor.

12m x 5m – Stone construction, corrugated metal roof and a concrete floor

14m x 10m – Concrete panels, metal-clad exterior walls, corrugated roof and a concrete floor.

14m x 6m – Stone construction, corrugated metal roof and a concrete floor

28m x 8m – Concrete block panels with a roughcast finish, corrugated door and roof.

The land extends to 19.02 hectares (47.02 acres), and all the fields are currently in grass being used



for the grazing of livestock.

#### **GENERAL INFORMATION**

#### **SELLERS SOLICITORS**

Raeburn Christie Clark & Wallace, 7 The Square, Ellon, AB41 9JB

#### **LOCAL AUTHORITY**

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA. Telephone 01467 530777.

#### **RURAL PAYMENTS AND INSPECTION DIRECTORATE**

Thainstone Court, Inverurie, AB51 5YA, Tel: 01467 626222. Farm Code 031/0082.

#### **METHOD OF SALE**

For sale as a Whole.

#### **BASIC PAYMENT SCHEME**

The majority of the land is eligible for claiming Basic Payments. The seller does not hold any Basic Payment Scheme Entitlements. The buyer(s) will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross-Compliance Rules of the Basic Payment Scheme 2025 for the rest of the scheme year.

#### **SPORTINGS**

The Sporting Rights are included in the sale, insofar as they are owned. The fishing rights on the adjacent River Ythan are not owned by the seller.

#### **MINERALS**

The Mineral Rights are included in the sale, insofar as they are owned.

#### **POSSESSION AND ENTRY**

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

#### **INGOING VALUATION**

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

All cultivations and growing crops on a seeds, labour, lime, fertilizer, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

All hay, straw, roots, silage, whole crop and farmyard manure and other produce at market value. All oils, fuels, fertilizers, sprays, chemicals, seeds and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as the selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over the Bank of Scotland borrowing rate as adjusted from time to time.

#### **DEPOSIT**

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

#### **HEALTH & SAFETY**

The property is an agricultural holding, and appropriate caution should be exercised at all times during inspection, particularly in reference to the farm buildings.

#### **MORTGAGE FINANCE**

Galbraith are approved agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving on erected farm buildings. For further details and to discuss any proposals in connection please contact Alistair Christie on 0800 3899448. Email: [alistair.christie@galbraithgroup.com](mailto:alistair.christie@galbraithgroup.com)

#### **CLOSING DATE**

A closing date may be fixed. Prospective purchasers who have noted their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer, and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

#### **OFFERS**

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

#### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes. Failure to provide this information may result in an offer not being considered.

#### **THIRD PARTY RIGHTS AND SERVITUDES**

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves, and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all aspects thereof.

#### **SERVICES**

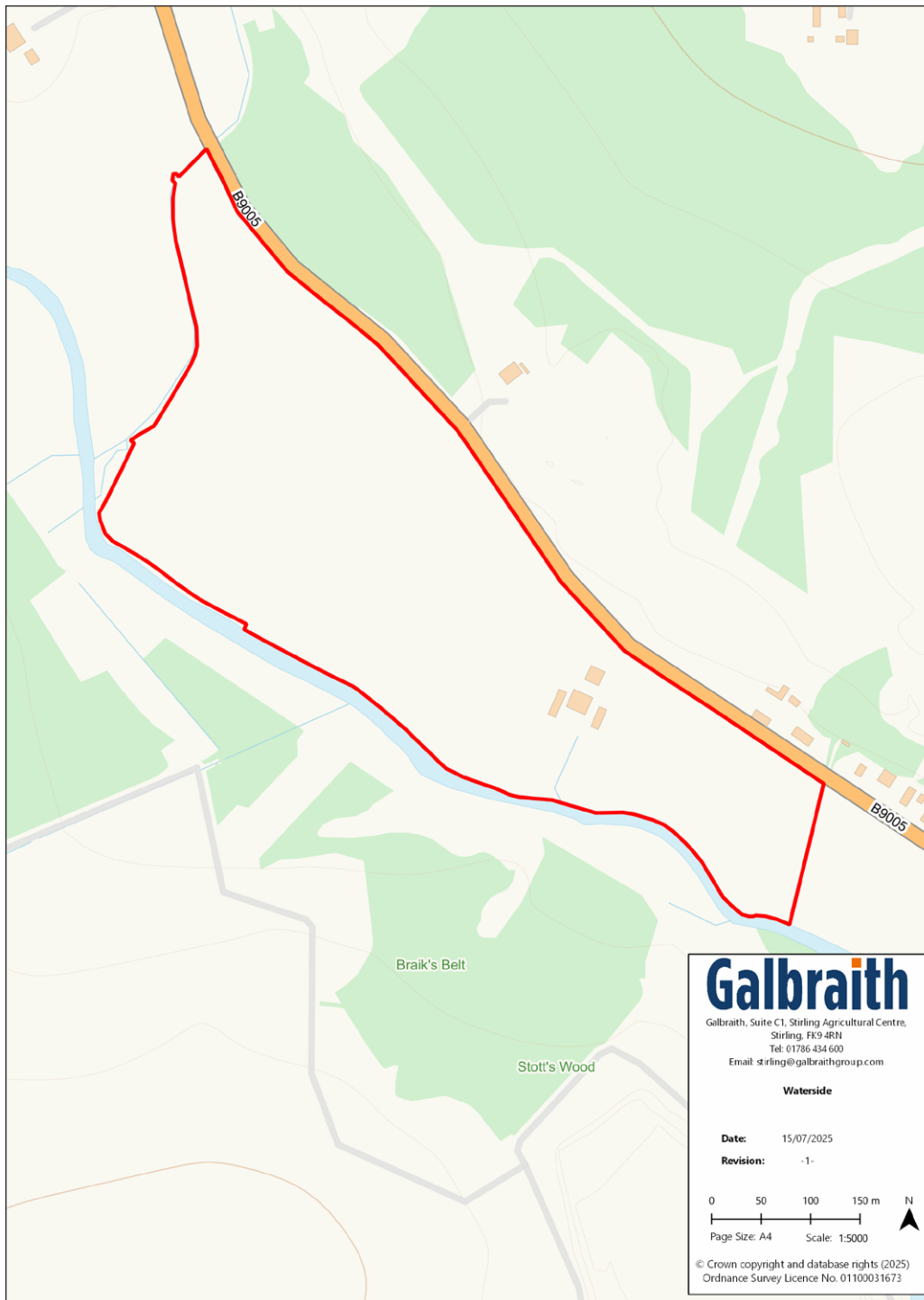
Waterside is served by a mains water supply in addition to mains electricity. Foul water disposal from the farmhouse is via septic tank and soakaway, this being registered with SEPA.

#### **IMPORTANT NOTES**

These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of service and appliances.

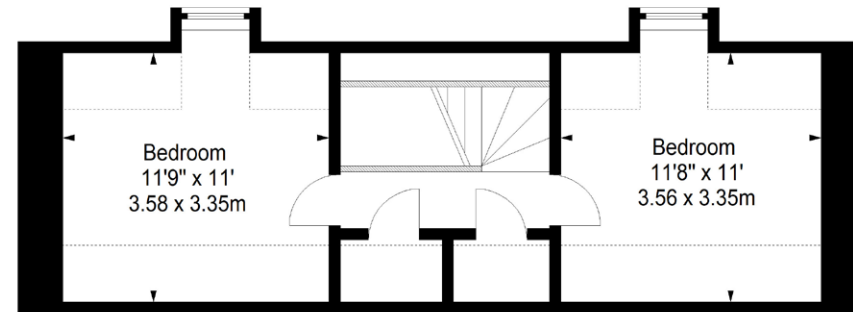




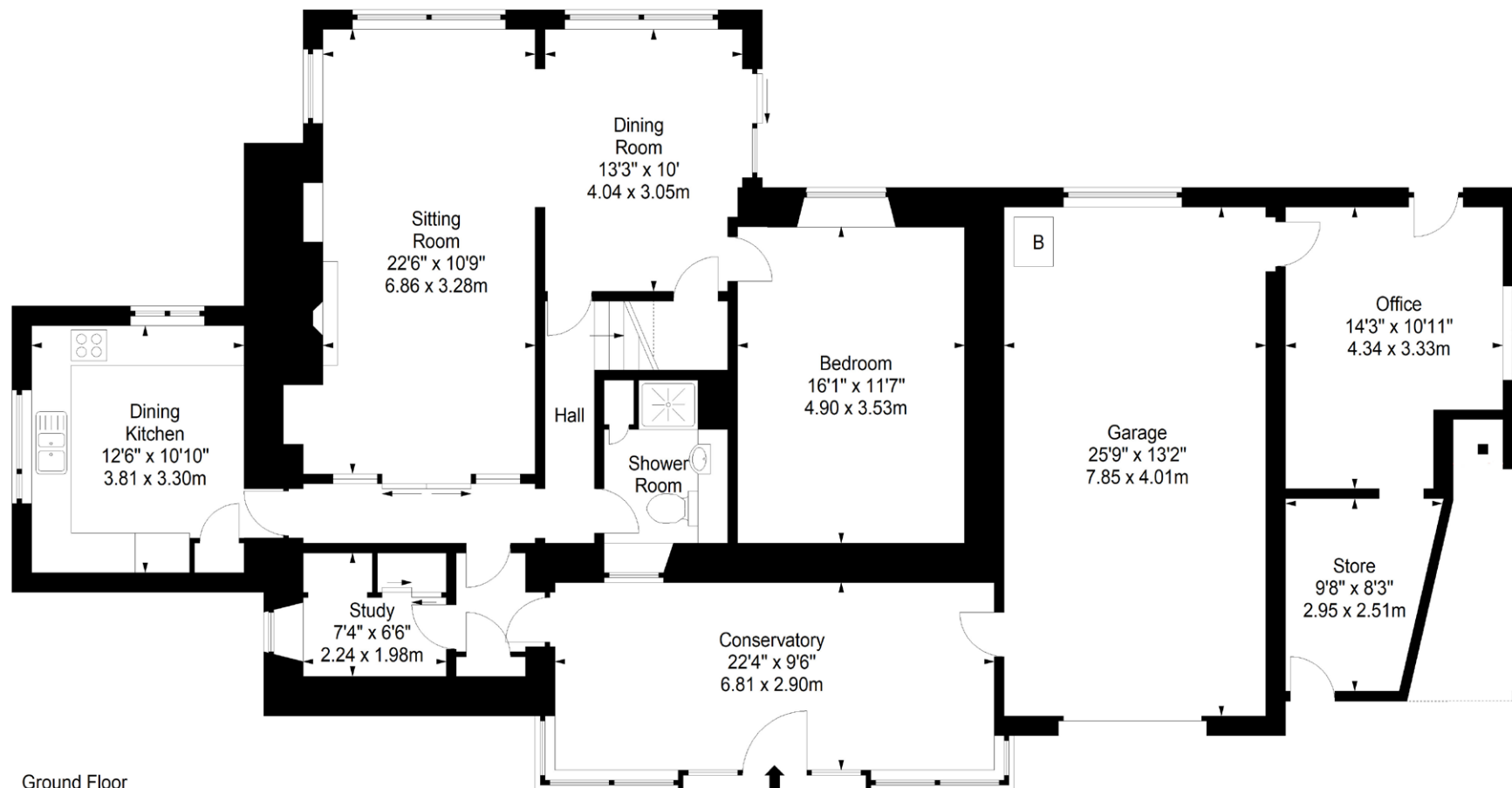
**Waterside Farmhouse,  
Ellon,  
Aberdeenshire, AB41 8PT**



Approx. Gross Internal Area  
2255 Sq Ft - 209.49 Sq M  
(Including Garage, Office & Store)  
For identification only. Not to scale.  
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First Floor



Ground Floor





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