

## COMMON GOOD ASSET REGISTER FOR THE FORMER BURGH OF TAIN

Reviewed February 2025

### LAND AND BUILDINGS

It is often claimed that Tain was granted its first Royal Charter in 1066, making it one of the oldest Royal Burghs in Scotland. The 1066 Charter, granted by King Malcolm III (Malcolm Canmore), confirmed Tain as a place of sanctuary where people could claim the protection of the church and resident merchants and traders were exempt from paying certain taxes and the town flourished as a market destination for the surrounding area. Its Royal Burgh privileges were later confirmed in the Charter of James VI (dated 29 January 1587) however it bestowed no land. Lands were bestowed in the subsequent Charters of James VI (dated 3 November 1612) and extended by Charles II in 1671. Tain was also a Parliamentary Burgh and Police Burgh.

Name of asset	Location	Description
<b>Dornoch Firth mussel fishings</b>	<p>UPRN: 130142773</p> <p>Large area contained within the Dornoch Firth extending along the foreshore from Edderton Sands, towards Whiteness Sands eastwards, and northwards out to sea.</p> <p>The area west of the Firth around the coast from Edderton Sands to Morangie was purchased in 1996.</p>	<p>Total site area 51,882,500m<sup>2</sup></p> <p>Common good by virtue of the Royal Charters of 1612 and 1671 and an area subsequently purchased for the common good in 1996 (Mussel Fishings at Tarlogie) with ownership of the foreshore being further confirmed by the Crown in 2021.</p> <p><b>Title deed: Disposition by Mrs Mary Sutherland in favour of Highland Council recorded 8 July 1996.</b> Title states that “<i>ALL and WHOLE The Tarlogie and Morangie Mussel Scalps and Mussel Fishing Rights situated in the sea</i>”. This part is categorised as common good investment property (as noted below under Investments) and is alienable.</p>

		<p><b>The remaining mussel fishings area falls under the Royal Charter titles of 1612 and 1671</b></p> <p>The 1612 Charter also refers to foreshore areas <i>“and with mussel bed and mussels <u>lie</u> musselscalp, and mussels within the sea flux in sight of the said burgh territories all privileges and pertinent belonging and incumbent thereto with all and whole the sea wrack and wear within the bounds of the said four corner crosses and upon or below the sea sands adjacent to its bounds”</i></p> <p>Charter part is inalienable.</p>
<b>Dornoch Firth salmon fishings</b>	<p>UPRN: 130111925</p> <p>Area contained within the mussel fishings along the coast to Morangie and eastwards along the coastal area of the Plaids to the dunes, from the town centre and Tain Links.</p>	<p>Total site area 10,098,700m<sup>2</sup></p> <p><b>Common Good by virtue of the Royal Charters of 1612 and 1671 and contained within the Dornoch Firth mussel fishings titles as above.</b></p> <p>The 1671 Charter states <i>“...and with the fishing of salmon and other white fish both in fresh and salt water”</i></p> <p>Inalienable. Area leased out.</p>
<b>Duthac Centre</b>	<p>UPRN: 130110261</p> <p>Shandwick Street, IV19 1BQ.</p> <p>Bordered with Stafford Street, Shandwick Street and Knockbreak Street.</p>	<p>Total site area: 2,851.23m<sup>2</sup></p> <p>It was originally a church built to replace the Collegiate Church in 1814. In the 1920s it became a community hall and was later sold to the Town Council for £2,225 as the new Town Hall. The building was refurbished and re-named as the Duthac Centre in 1976.</p> <p><b>Title deed: Disposition by The Church of Scotland general Trustees in favour of the Provost, Magistrates and Councillors of the Royal Burgh of Tain in 1946.</b></p> <p>The title does not specify it was acquired for a statutory purpose or held in trust therefore, it is considered to be common good due to its public use.</p> <p>Inalienable. The property is leased out.</p>

<p><b>Land between Tain Links and station (1.64 acres)</b></p>	<p>UPRN: 130087631 Chapel Road, IV19 1JE</p> <p>Strip of land running between the railway line and bordered with Tain Links from Shore Road at one end, to the old St Duthus burial ground at Chapel Road the other.</p>	<p>Total site area 6,636.85m<sup>2</sup> The site was acquired.</p> <p><b>Title deed: Disposition by The London, Midland &amp; Scottish Railway Company in favour of The Provost, Magistrates and Councillors of the Royal Burgh of Tain on the 23<sup>rd</sup> March 1938.</b></p> <p>Possibly inalienable.</p>
<p><b>Market Street stalls</b> Unit 1 (store attached to unit 2), unit 2 and combined units 4 and 5.</p>	<p>UPRN: 130006759 Market Street, IV19 1AR</p> <p>Located off Market Street which runs between Queen Street and High Street</p>	<p>Unit 1 site area – 9.10m<sup>2</sup> Unit 2 site area – 19.73m<sup>2</sup> Units 4 and 5 site area – 52.62m<sup>2</sup></p> <p><b>Title: Disposition by Robert Bruce Aeneas Macleod in favour of George Murray as Treasurer for and on behalf of the Magistrates and Town Council of the Burgh of Tain recorded 10 February 1810.</b></p> <p>Land was bought for the common good and the market stalls subsequently erected.</p> <p>Alienable. Units are leased out.</p>
<p><b>Mercat Cross (Market Cross)</b></p>	<p>UPRN: 130006718 High Street, Tain IV19 1AB</p> <p>Located outside in the re-entrant angle at the south corner of the Tolbooth and Tain Sheriff Court building.</p>	<p>The market cross is a Category B Listed structure, believed to date back to the Middle Ages. An octagonal shaft on the original three-stepped base which supports a lion capital with a lion rampant on top. The artist or maker was A.Maitland &amp; Sons and it was restored in 1895.</p> <p>The original Royal Charter for Tain gave the Burgh the power to assign and operate market days. It is believed to have originally stood to mark the location of the original</p>

		<p>marketplace on Market Street. Both its original location and current location outside the Tolbooth lies within the old Burgh boundary.</p> <p>Inalienable.</p>
<p><b>Rose Garden</b> (formerly known as Bank Garden) including the Murray Monument which is a Category B Listed Building</p>	<p>UPRN: 130140147 Lamington Street, IV19 1AA</p> <p>Located next to The Highland Council Service Point on the High Street, adjoining with Lamington Street.</p> <p>Common good area lies within the main garden walls, bordered with the public convenience building on Bank Street.</p>	<p>Total site area = 1,712.36m<sup>2</sup></p> <p>The 1958 burgh minutes confirm that it was <i>'acquired for use of pleasure garden and for no other purpose whatsoever'</i>.</p> <p><b>Title deed: Disposition by The Commercial Bank of Scotland Limited in favour of The Provost, Magistrates and Councillors of the Royal Burgh of Tain on the 10<sup>th</sup> August 1959 (recorded on the 31 August 1959)</b></p> <p>The Murray Monument was erected in 1879 in the memory of Kenneth Murray of Geanies, the Provost of Tain. The marble bust under the central arch was sculpted by T S Burnett of Edinburgh. The title for the monument has been incorporated with the 1959 deed where it previously held its own title prior to the acquisition of the Rose Garden.</p> <p>Inalienable.</p>
<p><b>Tain Golf Course</b></p>	<p>UPRN: 130112713 Chapel Road, IV19 1PD</p> <p>Lies between Kirksheaf Farmlands (north and south farmland sites) from the Golf Club House; boarded with Mid-Pithogarty/Summerton, Inver to the east;</p>	<p>Area = approximately 654,066.7m<sup>2</sup></p> <p>A large portion of land was purchased to the east of Tain in 1915 known to be the Lands of Plaids and Kirksheaf. Burgh minutes confirm that it was purchased for £4000 and <i>"that it being common good property"</i>.</p> <p>Golfing has always been known in this area since the 1890s.</p> <p>Part of the golf course is in the old parish boundary of Tain, however it was not uncommon for the Burgh administration to acquire land out-with the burgh boundary.</p>

	<p>and boarded with Morangie/Geanies forest to the north-east of the coastline and boarded partly with the Tain Air Weapons Range.</p>	<p><b>Title: Disposition by Trustees acting under the contract of Marriage entered into between Christopher Alexander MacRae of the first part, Helena Margarette Richards of the second part in favour of The Provost Magistrates and Councillors of the Royal Burgh of Tain recorded 30<sup>th</sup> January 1915</b></p> <p>There were several areas excepted from the acquisition of land in 1915, one of which was a feu charter for 0.25 acres to the Trustees of St Duthus Golf Club believed to be land where the current clubhouse is located. In 1977 Ross and Cromarty District Council sold a further 0.25 acres located immediately to the north/northeast of the existing clubhouse to allow it to be extended.</p> <p>A further disposition of the original 1915 acquisition was sold by Public Roup in 1947 (as agreed in the 17 September 1945 minutes) with the remaining parts to remain as the golf course.</p> <p>Inalienable. Leased out.</p>
<p><b>Tain Links area</b> Including Craighill Pitch, land beside the play area, bike park including the woodland area, boating pond, picnic area, pavilion, toilet block building and Alexandra Suspension Bridge.</p>	<p>UPRN: 130111920 IV19 1EH</p> <p>Bordered by St Duthus football club pitch, railway line, coastal areas, Chapel Road, old St Duthus burial ground and golf course.</p>	<p>Total site area = 9,690,451m<sup>2</sup> Area has two titles.</p> <p>Northeast part of The Links (38,871m<sup>2</sup> Carse Land) was sold to the Burgh in 1901 with the right to erect Alexandra Suspension Bridge and the land <i>"shall in all-time be used....for the use and enjoyment of the community of the said Burgh for purposes of public recreation.....and for no other purposes whatsoever"</i></p> <p><b>Title: Disposition by William John Macdonald and another as Trustees under the Contract of Marriage between Christopher Alexander Macrae and others in favour of the Town Council of the Royal Burgh of Tain for and on behalf of the community of the said Burgh registered on the 30<sup>th</sup> April 1901.</b></p>

		<p><b>Title to the remainder of Tain Links is from the Royal Charters of 1612 and 1671.</b> This has been treated as common good for time immemorial.</p> <p>Whole site inalienable. Craighill pitch and the bike park are leased out for community use.</p>
<b>Tain Town Clock, Tower and Council Chambers</b>	UPRN: 130117149 Castle Brae, IV19 1AB	<p>The history of the Tolbooth where the Town Clock, Tower and Council Chambers are sited, is complex and dates to 1630. Although the original purpose of this building was to house court offices and a jail, in later years Tain's Tolbooth was used as an administrative centre. Tain rivalled Dingwall as the principal Burgh Town of the County of Ross and Cromarty and many county meetings were held in the council chambers at the Tolbooth.</p> <p>The Tolbooth had accompanied a two-storey council house, extending southeast along the High Street, however this was demolished in the early 1820s where a new courthouse was built. Unfortunately, this courthouse was burned down, and a replacement was built in 1843. A new clock was installed at the tower in 1877 and the complex continued to house the council chamber of the Burgh for much of the 20<sup>th</sup> century but ceased in 1975 when the burgh system was abolished. The bell is believed to be the original from the 1630 Tolbooth which was casted in Flanders, Belgium</p> <p>There are references in the common good fund accounts between 1902 – 1913 of payments being made towards the upkeep of the Town Clock and Chambers, including references in the 1947 accounts of paying a salary towards the maintenance of the clock. In addition, the 1950 common good account shows rental income from the Town Chamber Offices.</p> <p><b>Title - Minute of Agreement between the Secretary of State and District Council on the 7 November 1983 confirms that the Clock Tower, Council Chamber offices, safe, and toilet on the ground floor and the coal cellar and store is the property of the council.</b></p>

		Inalienable
<b>Woody Braes (land at Fendom Brae)</b>	<p>UPRN: 130142785 Ankerville Street, IV19 1LY</p> <p>Located on Ankerville Street between the rear of properties 11 and 14-19 Knockbreck Avenue and farmland.</p>	<p>Total site area = 5009.38m<sup>2</sup> Land was acquired in 1901 for use as a footpath only and <i>“for behoof of the whole body and community thereof in the Register of the Burgh of Tain”</i>. It has been treated as common good since that date.</p> <p><b>Title deed: Disposition by William John Macdonald and another trustees under the marriage contract of Mr and Mrs Macrae of Kirksheaf in favour of The Town Council of the Royal Burgh of Tain on 30 April 1901.</b></p> <p>Inalienable.</p>

## ART AND ARTIFACTS

Movable common good assets in Tain are currently undergoing a separate review and additional items may be updated to the register. A collection of items was gifted to the Tain Museum in 1974, prior to the abolition of the Burghs in 1975.

Name of asset	Location	Description
Provost Chair	Tain Council Chamber	
Portrait of James Vass M.D. Provost of Tain 1876-1890.	Tain Council Chamber	Unknown artist
Portrait of Edward H. McK. Matheson, Provost of Tain 1890-1897.	Tain Council Chamber	1897
Portrait of Andrew Maitland, Provost of Tain 1897-1898.	Tain Council Chamber	1898
Portrait of an unknown man	Tain Council Chamber	Artist – P.C.B in 1903

Portrait of Baillie Alexander Wallace of Tain, JP Honorary Sheriff Substitute for Ross and Cromarty and Sutherland	Tain Council Chamber	Artist – George Fiddes Watt in 1907
Portrait of James Maitland, Provost of Tain 1910 - 1921	Tain Council Chamber	Unknown artist
Portrait of James Robertson, Provost of Tain 1921-1924.	Tain Council Chamber	Unknown artist
Portrait of Donald Ross, Provost 1933 - 1936	Tain Council Chamber	
Portrait of David Geekie, Provost of Tain 1945-1949.	Tain Council Chamber	Artist - P.C. Kennedy in 1949
Portrait of F Fletcher, Provost of Tain 1949-1954.	Tain Council Chamber	Artist – Catriona Barnett in 1954
Painting of the 'View from Tain links'.	Tain Council Chamber	Artist – Torquil J. Macleod in 1966

### COMMON GOOD FUND

Name of asset	Location	Description
<b>Tain Common Good Fund</b>	N/A	Fund set up for the benefit of the former Burgh of Tain. Financial information about this fund is contained within the Annual Accounts and Area Committee monitoring reports which are available on the Highland Council website.

### PROPERTY/LAND ACQUIRED SINCE THE ABOLITION OF THE BURGHS IN 1975 BY TAIN COMMON GOOD FUND AND HELD AS COMMON GOOD INVESTMENT PROPERTY

Name of asset	Location	Description
<b>Blarliath industrial Estate - Unit 9B (part of)</b>	Blarliath Industrial Estate, Shore Road, IV19 1EB UPRN: 130136627	Site area = approx. 48.8m <sup>2</sup> Land is understood to be part of the 0.627-acre acquisition, purchased with common good funds in 1980.



	<p>Located adjacent to the Highland Fine Cheese Factory. The land is part of a through path/road on the site.</p>	<p>Most of the original land has been sold with the last recorded disposition in 2018. The remaining area was also meant to be sold (as agreed in the 2010 Council minutes) however there is no record of this proceeding.</p> <p><b>Title: Tain Engineering Company Limited in favour of The Ross and Cromarty District Council recorded on the 29<sup>th</sup> July 1980.</b></p> <p>Alienable. Not leased out</p>
<p><b>Blarliath industrial Estate – Unit 7a Unit 7b Unit 7c Compound 8</b></p>	<p>Blarliath Industrial Estate, Shore Road, IV19 1EB UPRN: 130110253</p> <p>Units are directly opposite Munro Fruit Merchants which is the area of land that borders the original Tain Engineering Company Limited acquisition as noted above.</p>	<p>Site area = approx. 1,304m<sup>2</sup> Land is understood to be part of a 0.423-acre acquisition, purchased with common good funds for £3,500. Minutes of Ross &amp; Cromarty District Council on 28 March 1980 confirms that monies from the common good fund account was used.</p> <p><b>Title: Philippe Properties in favour of The Ross and Cromarty District Council 16<sup>th</sup> September 1980.</b></p> <p>Alienable. Leased out.</p>
<p><b>Blarliath grazings - 13-acre site</b></p>	<p>IV19 1PZ UPRN: 130142783</p> <p>Located between the railway line and Mean High Water Springs; including bordered with the sewage works.</p>	<p>Total site area = 58,720.92m<sup>2</sup> Land is understood to be part of 35.345 acre acquisition purchased with common good funds in 1980. It is split into 3 named parts: 13-acre site, 4 acre site and St Duthus football club site.</p> <p><b>Title: Mrs Agnes Calder Denoon or Macdonald and Donald Hunter Denoon in favour of The Ross and Cromarty District Council recorded on the 16<sup>th</sup> September 1980.</b></p> <p>Alienable. Leased out.</p>

<b>Blarliath grazings - 4-acre site</b>	<p>IV19 1PZ UPRN: 130142782</p> <p>Located between the railway line and farmland to the rear of the superstore and adjacent to the Highland Council Tain Depot at the Industrial Estate.</p>	<p>Total site area = 47,848.68m<sup>2</sup> Land is understood to be part of 35.345 acre acquisition purchased with common good funds in 1980. It is split into 3 named parts: 13 acre site, 4 acre site and St Duthus football club site. 7.65 acres from what is now known to be the 4-acre site was sold to the Highland Regional Council in 1981 from the original 1980 acquisition.</p> <p><b>Title: Mrs Agnes Calder Denoon or Macdonald and Donald Hunter Denoon in favour of The Ross and Cromarty District Council recorded on the 16<sup>th</sup> September 1980.</b></p> <p>Alienable. Leased out.</p>
<b>St Duthus football club site</b>	<p>IV19 1EH UPRN: 130142784</p> <p>Bordered by the railway line, sewage works including access road, The Links and small wooded area next to the coastline.</p>	<p>Total site area 23,567.45m<sup>2</sup> Land is understood to be part of 35.345 acre acquisition purchased with common good funds in 1980. It is split into 3 named parts – 13 acre site, 4 acre site and St Duthus football club site. 0.068 hectares of what is now known to be the St Duthus football club site was sold to the Highland Regional Council in 1982 from the original 1980 acquisition.</p> <p><b>Title: Mrs Agnes Calder Denoon or Macdonald and Donald Hunter Denoon in favour of The Ross and Cromarty District Council recorded on the 16<sup>th</sup> September 1980.</b></p> <p>Alienable. Leased out.</p>
<b>Chapel Street land (former sawmill site)</b>	<p>Chapel Street, IV19 1JE UPRN: 130111904 2 areas of land: 1) Plot A – located off Chapel Street and bordered by Castlebrae car park, Plot B and</p>	<p>Undeveloped land 1) total area 3,086.7m<sup>2</sup> 2) total area 5,945.7m<sup>2</sup></p> <p>Purchased with common good funds.</p>

	<p>properties known as The Cedars and Croft-Roy.</p> <p>2) Plot B – bordered by Kirksheaf Road, Plot A, farmland and St Duthus Bowling Club.</p>	<p><b>Title deed: Hugh Mackay &amp; Sons (Tain) Limited (with consent of Liquidator) in favour of Ross &amp; Cromarty District Council recorded 17 March 1982.</b></p> <p>Alienable. Part of plot B is leased out to the Bowling Club.</p>
<b>Dornoch Firth mussel fishings *</b>	<p>Area West of the Firth around the coast from Edderton Sands to Mornagie</p>	<p><b>Title: Disposition by Mrs Mary Sutherland in favour of Highland Council recorded 8 July 1996.</b></p> <p>*this title is also noted under Land and Buildings above for reference along with the charter part of the Dornoch Firth mussel fishings to show the extent of ownership.</p> <p>This particular area however is alienable as it was purchased with common good funds after the Burgh was abolished in 1975.</p>

