

## 4.1 Report

### Short-term let licences granted under delegated powers for the period from 20 November 2025 to 15 December 2025

Short Term Let Address	Council Area	Type of licence	Date licence issued	Type of letting	Applicants name (if Company or organisation)
Tanera Cottage Sportsmans Walk, Golspie, KW10 6SH	Caithness, Sutherland and Easter Ross	First (full) licence	2025-11-20	Secondary letting	Sutherland Estate Partnership
9, Dunnet Place, Thurso, KW14 8JE	Caithness, Sutherland and Easter Ross	First (full) licence	2025-11-20	Secondary letting	J Macrae Lettings Ltd
3, Seaview Terrace, Thurso, KW14 7JW	Caithness, Sutherland and Easter Ross	First (full) licence	2025-11-20	Secondary letting	J Macrae Lettings Ltd
Thurso Caravan Park, Smith Terrace, Thurso, KW14 7JY	Caithness, Sutherland and Easter Ross	First (full) licence	2025-11-24	Secondary letting	
334 Kinnauld, Rogart, IV28 3XB	Caithness, Sutherland and Easter Ross	First (full) licence	2025-11-24	Secondary letting	
Croft Feach Greenleonachs, Duncanston, IV7 8JD	Caithness, Sutherland and Easter Ross	First (full) licence	2025-11-24	Home letting and home sharing	
Park House 9, Lochinver, IV27 4JY	Caithness, Sutherland and Easter Ross	First (full) licence	2025-11-26	Secondary letting	
Alladale Wilderness Lodge, Ardgay, IV24 3BS	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-01	Secondary letting	Apperley Trustees Ltd
Badanloch Lodge Badanloch, Kinbrace, KW11 6UE	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-01	Secondary letting	
Kirkside holiday home, 124, Kirkside, AIness, IV17 ORL	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-01	Secondary letting	
Sundown Apartment, Redrock, Scarfskerry, KW14 8XN	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-01	Secondary letting	
4, Clunie Crescent, Dornoch, IV25 3NL	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-01	Secondary letting	
2, Vansittart Street, Wick, KW1 5HG	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-01	Secondary letting	
Drumornie 16, Golf Road, Brora, KW9 6QS	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-04	Secondary letting	
Skelpick Lodge, Bettyhill, KW14 7SQ	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-08	Secondary letting	
Cumbria, Flat 16b, Durness, IV27 4PT	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-09	Secondary letting	
Kempies, 10, Durness, IV27 4PT	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-09	Secondary letting	
The Bothy, 39 Banscol, Rogart, IV28 3YF	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-11	Secondary letting	
Geiselittle Farm, Thurso, KW14 8YH	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-12	Secondary letting	
Mo Dhachaidh, Scourie, IV27 4SX	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-15	Secondary letting	Holbrook Developments Ltd T/a Scourie Hotel
Bluebell Cottage 58, Society Street, Nairn, IV12 4NL	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-11-20	Secondary letting	
Ground Floor 55, Innes Street, Inverness, IV1 1NR	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-11-21	Secondary letting	Forte Property Ltd
63, Haugh Road, Inverness, IV2 4SD	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-11-25	Secondary letting	
Ground Floor Right 35, Innes Street, Inverness, IV1 1NP	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-11-26	Secondary letting	
41g, Haugh Road, Inverness, IV2 4SD	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-11-27	Secondary letting	
2, Southside Place, Inverness, IV2 3JF	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-11-27	Home sharing	
6, Bynack More, Aviemore, PH22 1UW	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-11-27	Secondary letting	
Ardbrae House, Inverness, IV2 5XQ	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-11-27	Secondary letting	
Ardbrae House Annex, Inverness, IV2 5XQ	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-11-27	Secondary letting	
53 church street inverness highlands Inverness iv11dr	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-11-28	Secondary letting	
6a, Victoria Terrace, Inverness, IV2 3QA	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-01	Home Letting	
1a, Reay Street, Inverness, IV2 3AJ	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-01	Secondary letting	
Phoinies Lodge Newtonmore Inverness PH20 1BE	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-04	Secondary letting	JM Osborne Rural and Sporting

Craggie Lodge, Inverness, IV2 5XQ	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-05	Secondary letting	
20, Old Mill Road, Inverness, IV2 3HR	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-08	Secondary letting	
Carnoch Farmhouse, Strathglass, Beauly, IV4 7LE	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-10	Secondary letting	
Ivanhoe 68, Lochalsh Road, Inverness, IV3 8HW	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-11	Home sharing	
Silver birch, Bearnock Self Catering Units, Drumadrochit, IV63 6TN	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-11	Home Letting	
Brocks, Bearnock Country Centre Lochness Hostel, Drumadrochit, IV63 6TN	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-11	Home Letting	
Bearnock Country Centre Lochness, Hostel, Drumadrochit, IV63 6TN	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-11	Secondary letting	
The Firs, Bearnock Country Centre Lochness Hostel, Drumadrochit, IV63 6TN	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-11	Home Letting	
BCC house, Bearnock Country Centre Lochness Hostel, Drumadrochit, IV63 6TN	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-11	Home Letting	
Cabin At Lower Drumnagarrachan, Kiltarlity, IV4 7JJ	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-11	Secondary letting	
28, Crown Street, Inverness, IV2 3AX	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-11	Secondary letting	
8, Lilac Grove, Inverness, IV3 5RE	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-11	Secondary letting	
Black Grouse, Bearnock Self Catering Units, Drumadrochit, IV63 6TN	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-12	Secondary letting	Glen Log Cabins LTD
Capercaillie, Bearnock Self Catering Units, Drumadrochit, IV63 6TN	Inverness, Nairn, Badenoch and Strathspey	First (full) licence	2025-12-12	Secondary letting	Glen Log Cabins LTD
30, Inverlochty Court, Fort William, PH33 6XE	Lochaber	First (full) licence	2025-11-21	Secondary letting	
Rowan Cottage, Glencoe, PH49 4HQ	Lochaber	First (full) licence	2025-11-26	Secondary letting	Brooks and Wren Properties Ltd
Lismore Cottage, Onich, PH33 6SA	Lochaber	First (full) licence	2025-12-01	Secondary letting	
The Old Police House, Lochaber Road, Kinlochleven, PH50 4QW	Lochaber	First (full) licence	2025-12-01	Home sharing	
Mamore House, The Parade, Fort William, PH33 6BA	Lochaber	First (full) licence	2025-12-01	Secondary letting	Mamore Limited
Schoolhouse, Lochaline, Morvern, Oban, PA80 5XT	Lochaber	First (full) licence	2025-12-05	Home letting and home sharing	
Melby, 8 Cromarty Crescent, Fort William, PH33 6LN	Lochaber	First (full) licence	2025-12-05	Secondary letting	
Bunree Bay Bunree, Onich, PH33 6SE	Lochaber	First (full) licence	2025-12-09	Secondary letting	
Larchwood, Fort William, PH33 6SW	Lochaber	First (full) licence	2025-12-10	Secondary letting	
Hollybank, Glenetive, PH49 4JA	Lochaber	First (full) licence	2025-12-11	Secondary letting	Glen Etive Holidays Ltd
Rose Cottage, Fort William, PH33 6SP	Lochaber	First (full) licence	2025-12-11	Secondary letting	
Quaraing Cottage, 1/2 Of 4, Staffin, IV51 9LA	Ross and Skye	First (full) licence	2025-11-20	Secondary letting	
Isay Cottage Stein, Waternish, IV55 8GA	Ross and Skye	First (full) licence	2025-11-24	Secondary letting	Fhior Collective Limited
1. Birches Caravan; 2. Rowans Caravan; - Half Of 16 Waterloo, Breakish, IV42 8QE	Ross and Skye	First (full) licence	2025-11-26	Secondary letting	
The Lodge, Culnacnoc, Portree, Isle of Skye, IV51 9JH	Ross and Skye	First (full) licence	2025-12-01	Secondary letting	
The Thrail House, Annat, Torridon, IV22 2EU	Ross and Skye	First (full) licence	2025-12-02	Secondary letting	
The Bothy, Beinn Damph, Shieldaig, IV54 8XP	Ross and Skye	First (full) licence	2025-12-02	Secondary letting	
The Bay Hut, 4 Camusnagaul, Dundonnell, IV23 2QT	Ross and Skye	First (full) licence	2025-12-03	Secondary letting	
Boisdale Wellness Retreat, Boisdale 4-5 Uigshadder, Portree, IV51 9LN	Ross and Skye	First (full) licence	2025-12-03	Secondary letting	
Cabin, Puffin Croft, 2 Waterloo, Breakish, IV42 8QE	Ross and Skye	First (full) licence	2025-12-04	Secondary letting	
The Old Boat House, Laimhrig, Luib, Isle of Skye, IV49 9AN	Ross and Skye	First (full) licence	2025-12-05	Secondary letting	
The Pod at Greenbank, Broadford, IV49 9AT	Ross and Skye	First (full) licence	2025-12-05	Secondary letting	
Vindolanda, Strathcarron, IV54 8XU	Ross and Skye	First (full) licence	2025-12-08	Secondary letting	
Applecross Manse, Applecross, IV54 8LU	Ross and Skye	First (full) licence	2025-12-08	Home Letting	

FAODAIL HOUSE, KINGSBURGH, PORTREE, ISLE OF SKYE, IV51 9UT	Ross and Skye	First (full) licence	2025-12-08	Secondary letting	Faodail Property Ltd
Speuran Mora, 8 Teangue, Isle of Skye, IV44 8RE	Ross and Skye	First (full) licence	2025-12-10	Home letting	
Scorryfalls Budhmor, Portree, IV51 9DJ	Ross and Skye	First (full) licence	2025-12-11	Secondary letting	
Stonewater Cottage, Loch Achilty, Contin, IV14 9EG	Ross and Skye	First (full) licence	2025-12-15	Secondary letting	
Pebbles Cottage, Loch Achilty, Contin, IV14 9EG	Ross and Skye	First (full) licence	2025-12-15	Secondary letting	
Cobblestones, Loch Achilty, Contin, IV14 9EG	Ross and Skye	First (full) licence	2025-12-15	Secondary letting	
Fearnmore Church, Fearnamore, Strathcarron, IV54 8XU	Ross and Skye	First (full) licence	2025-12-15	Secondary letting	
Woodside, 9 Viewfield Road, Portree, IV51 9ES	Ross and Skye	First (full) licence	2025-12-15	Home sharing	
Balmoral House, 4 Carbost, Skeabost Bridge, Portree, IV51 9PD	Ross and Skye	First (full) licence	2025-12-15	Home letting	

Short-term let licences refused under delegated powers for the period from 20 November 2025 to 15 December 2025					
Short Term Let Address	Council Area	Type of Application	Date application refused	Type of letting	Applicants name (if Company or organisation)
The Hayloft 96, Fort William, PH33 7NX	Lochaber	First (full) licence	2025-12-03	Secondary letting	
Stewart Buildings, Main Street, Lybster, KW3 6AE	Caithness, Sutherland and Easter Ross	First (full) licence	2025-12-03	Secondary letting	