

6. Semi-detached house

6.1 General

Two storey houses with the upper rooms within the roof. On the upper floor there are 2 bedrooms in each unit and on the ground floor there is an entrance, hall with stair, living room with access to a kitchen/dining area, bathroom and single ground floor bedroom. The bathroom and the entrance hall do not meet current access standards.

The houses are constructed from rendered brick with plasterboard internal lining. Further investigation is required to determine if the external walls are cavity construction or solid brick. Windows are sash and case single glazed units. The ground floor is timber boarding on timber joists over a solum. Condition of the solum was not inspected. There is a linking door between each house. There is a solid fuel stove in each living room.

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6.2 Services

It is likely that the existing electrical supply has been disconnected. The solid fuel stove provides heating to the living room and hot water. There are electric panel radiators in bedrooms. In addition, there appears to be a gas boiler in one of the units (This needs to be checked). The services were not tested.

6.3 Building Condition

The buildings are in reasonable condition given that they have lain unused for a number of years. There is some dampness in ceilings above the dormer windows. Externally the grounds are very overgrown. The buildings are in need of a complete renovation.





6.4 Commentary

These buildings are in much better condition than we were expecting given their age and recent neglect.

With significant investment these houses could be brought back into use and would provide attractive housing.

A more detailed assessment of these building is required but we would expect that upgrading and improvement works would include the following works:

- The existing asbestos cement roof “slates” are replaced with a natural slate roof over a breathable roof membrane.
- New external doors and windows to be triple glazed alu clad timber units.
- External wall insulation. We have opted for external wall insulation as internal wall insulation would require the removal and relocation of the stair.
- Fully strip first floor to allow high levels of insulation to be installed below the roof finish. We would be looking to install 150mm PIR board between the rafters.
- Enlarge dormers to allow 150mm PIR insulation to be installed in dormer walls and roof. Include for new fibreglass roof finish to dormers.
- Re-render chimney head, if it is agreed to retain solid fuel stoves. Remove chimney if stoves are to be removed.
- Lift existing timber floors, upfill solum, concrete slab, 150mm PIR insulation and 75 screed incorporating underfloor heating.
- Remove internal door between houses and upgrade division wall between two houses. Further survey work required to determine what is required.
- Form extension of rear of houses with fully accessible bathroom and accessible entrance to the kitchen. (Assume extension of 8sqm each unit).
- Internal alterations including the removal of the existing bathroom and access to the new bathroom extension.
- Re-wire including new electrical connection. (Assumed that existing connection has been disconnected).
- New plumbing system.
- New air source heating system providing heat to underfloor heating on the ground floor and large radiators on the first floor with thermal store for water.
- New kitchen and bathroom fittings.
- Redecoration
- New car parking and upgraded access road.

We expect that the cost of renovating these houses will be significant.

7. Stables Block Original Part

7.1 General

Access was limited due to the very poor condition of this building. Duncan MacPherson did access the first floor and took a record of the building condition. The floors are in very poor condition and in danger of collapse. Accommodation includes 3 rooms on the ground floor with an entrance corridor with stair to the first floor. The floor of the larger room is in danger of collapse. The upper floor over this space is supported on a mixture of timber and steel beams. The steel has some surface corrosion. It is likely that the timber beams will contain some rot where they are built into the external walls. The upper floor has been converted into a flat and meeting area. We did not access the first floor. The upper floor has two dormers with what we expect are access doors. This was probably used for lifting materials, possibly animal feed to the first floor. This is a 1.5 storey, stone built building with a timber truss roof finished with natural slate. The floor to the room with the arched openings is concrete while the remaining floors are suspended timber over a solum. We did not inspect the solums. Windows are a mixture of traditional single glazed sash and case windows and a more modern glazing system used for infilling the arched openings. Doors are timber. All windows have been boarded up. The upper floor meeting room, located over the large ground floor room is accessed by way of a steel external stair. There is an adjoining garage/store attached to the north side of the building. This building and the surroundings are overgrown and we did not access this area. The asbestos report provided by Highland Council records asbestos in the roof to the external stair and in the screens which fill the arched openings. While not identified in the asbestos report we suspect that the floor tiles and the “artex” ceiling could contain asbestos.

7.2 Services

There is a large supply cable in the corner of the ground floor room access through the arched openings. Water services exist with a bathroom and kitchen on the first floor. These services were not tested.

7.3 Building Condition

While the slate roof does not look to be in too bad condition overall the building is in very poor condition. It has suffered from neglect with vegetation in gutters and lead roof valleys.





Building condition photographs.

7.4 Commentary

The building requires a full refurbishment to a similar standard of refurbishment as we have proposed for Raddery House. Fully renovated this could be an attractive property. This property could be sub divided into 2 units.

8. Stables Block 1980's Part

8.1 General

We understand that the stables were extended in the 1980's so will now be 40 years old. The building follows the lines of the original stables. There are 3 access points to the ground floor. The rear access which gives entry to the first floor stair, an access to the stores and the main access which is via a porch on the front of the building. The ground floor comprises of a large room, which appeared to have been used as a bicycle repair shop and a number of stores. We were unable to access the first floor which is accessed via a stair with door access through the rear wall. The building is constructed of cavity block, rendered externally and finished internally with plasterboard on 25mm straps. Raddery House Ltd. have advised that the inner leaf of the external wall is lightweight insulated block. The insulation standard will fall significantly short of current standards. The roof is finished with slate to match the original stables block. We noted that the junction to the original has been formed with a mortar fillet rather than a lead valley. There is a concrete ground floor with suspended timber first floor. Windows and doors are timber.

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8.2 Services

There are electrical, water and drainage provision within this building. These were not tested.

8.3 Building Condition

This building is in reasonable condition given its age and the recent neglect.

We did note the following defects:

- There is vegetation and moss on the roof, gutters and roof valleys.
- External timber work to the entrance porch and dormers has not been painted for many years and is in poor condition.
- The entrance doors are in poor condition.
- The entrance doors are narrow and the porch is small. This is unlikely to meet current accessible standards.
- The ground level next to the building is high and could result in internal damp.
- Trees have grown up close to the rear of the building. This could result in damage to the building foundations.





Raddery stables block, 1980's extension.

8.4 Commentary

This is one of the better buildings in the Raddery Complex. It is still in need of significant upgrading to meet modern standards and to make it affordable to run. A more detailed survey and study is required to determine the full upgrade works. Upgrade works are likely to include:

- Improving the building access by increasing the entrance door widths and possibly replacing the front porch with either a larger porch or an internal lobby.
- Replacing windows and doors with triple glazed alu-clad timber units.
- Replace the velux roof windows with modern triple glazed units.
- Upgrading the insulation to the external walls by applying an internal lining similar to what we have proposed for the main house.
- Insulating the ground floor. Given the limited floor to ceiling height, overlaying with an insulated board is unlikely to be an option so the more likely solution is the replacement of the existing concrete slab with an insulated concrete floor.
- Improving the insulation levels to the ceilings on the first floor.
- Check condition of the slate roof and carry out repairs.
- Form a lead secret valley gutter between the roof of this building and the original stables block.
- Upgrade the electrical installation. Given the age of this building consideration should be given to fully replacing the electrical installation.
- Upgrade the water supply installation. A highly insulated hot water cylinder should be installed.
- Any plumbing fittings and kitchen fittings are likely to require replacement.
- Installing an air source heat pump.

While a comprehensive upgrade of this building is desirable a more modest investment could bring this building back into use and could provide short term accommodation which could be used by Raddery House Ltd. or could be rented out to a third party.

9. Office

9.1 General

We understand that the “Chalet” type building located in the woods was used for the school office. It contains 3 offices and a store. There is a single toilet opening off one of the toilets. This is a light timber frame building, clad with timber boarding with a timber shingle roof. It has been built on concrete block walls and piers. Windows and doors are timber single glazed. The building walls incorporate a very thin layer of insulation. We expect the roof also contains some insulation. This type of building used to be sold for summer holiday lodges and were not intended for all year occupation.

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9.2 Services

The building has electric, water and drainages services. These were not tested.

9.3 Building Condition

Generally this building is in fair condition. The follow defects were noted:

- Broken windows
- Wall insulation dislodged and visible below level of cladding
- Damp and mouldy plasterboard in rear room ceiling.
- Uneven floor resulting from some settlement.
- The building is not accessible.



Views of office showing broken windows and leaves/branches blocking the roof drainage.

9.4 Commentary

This building could be brought back into use for a modest some of money but it's use would be limited. The main defect with this building is the dampness in the rear office. This has almost certainly been caused by the large build-up of leaves in the valleys and gutters on the roof. Removal of the leaves is required to determine the level of damage to the roof finishes and gutters. This building would be very expensive to run in the colder months.

10. Workshop

10.1 General

The workshop lies close to the north entrance into the site. The building was opened on the 24th September 1988. The workshop contains the workshop on the ground floor with a store and toilet within the area. The toilet is accessed from outside. There are large timber doors at both ends of the space. Above the workshop there is a store, accessed by way of an external steel stair. The store has a door access at both ends. The workshop is lit by velux roof windows. There is no natural light in the first floor store. The workshop is a steel frame building with cavity blockwork walls and a profiled coated steel roof. The ceilings are finished with plasterboard and we expect that there will be insulation between rafters spanning between the steel frame.

10.2 Services

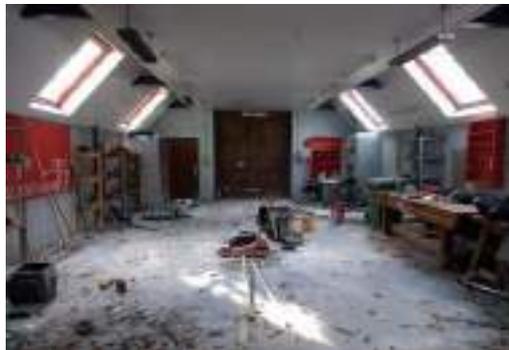
The building has electrical water and drainage connections. There are ceiling mounted heaters. There is a 3 phase supply. The services were not tested.

10.3 Building Condition

The building is in a fair condition despite the recent neglect. The following defects were noted:

- Timber doors are in need of servicing and painting. There is some sag in the large timber access doors resulting in a gap at the head of the doors.
- There is a lot of vegetation growing in the gutters.
- There is corrosion on the external access stair.
- The glazing units in the velux windows have failed.
- There are patches of dampness and mould on areas of the internal plasterboard finish.

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Various views of the shed showing defects.

10.4 Commentary

The source of the water ingress causing dampness in the plasterboard is likely to be as a result of the failure of the washers in the roof sheet fixings. There were no other obvious defects in the roof. Replacing the fixings may rectify this defect. Provided that the roof leaks can be easily rectified this building can be brought back into use with modest expenditure.

We would recommend the following work:

- Cleaning gutters and downpipes.
- Replacement of the velux roof windows with triple glazed units.
- Repair or replacement of the main access door.
- General repairs, painting and fitting of weather seals to other doors.
- Internal redecoration.
- Testing of electrical system and upgrade as required.

If it is the intention to heat the space for long period over the winter then we would recommend adding insulation to walls, ceiling and doors.

11. Wood Store

11.1 General

The wood store comprises a steel frame structure forming three stores. Two of the stores are open on one side while the third store is roofed. The wood store is located close to the north entrance to the site.

11.2 Building Condition

This building is in very poor condition. The roofed store has partly collapsed and the cladding to the open stores is in very poor condition. The steel frame to the open stores appears to be in a fair condition but due to the about of old timber and general debris we were unable to check the condition of the bottom of the steel column legs.

11.3 Commentary

The partly roofed building should be demolished. Provided that the steel frame to the open stores is in reasonable condition there would be merit in recladding these stores. They would provide useful covered storage.

12. Recommended Future Works

The development of the Raddery Estate could provide important community facilities and housing. The cost of redeveloping the site will be significant.

The following is a summary of our view on the various buildings on the site:

- Building No 1 - Raddery House – A building of local interest with a long history. In very poor condition requiring major refurbishment work. Could be sub divided into 6 residential units. Costs will be high and it may be more economic to demolish this building and replace with new.
- Building No 2 - Former Gym Building – A building in reasonable condition which with a modest investment could be brought back into use.
- Building No 3 – Timber Hut No 1 – In poor condition. Beyond economic repair. Demolition should be considered.
- Building No 4 – Timber Hut No 2 – In poor condition. With modest investment could be brought back into short term use. Would be very expensive to heat in the winter. Would require demolition in the short/medium term.
- Building No 5 – 2no semi detached houses – Fabric of house is in reasonable condition however the roof tiles contain asbestos. With significant investment these houses could be brought back into use.

- Building No 6 - Stables Block Old Part – A building of local interest with a history. In very poor condition requiring major refurbishment work. Could be converted into residential units. Costs will be high and it may be more economic to demolish this building and replace with new. Replacement would have implications on the repair and upgrading of the 1980's part.
- Building No 6 - Stables Block 1980's part – In reasonable condition. With significant investment this building can be upgraded to modern standards and brought back into use.
- Building No 7 – Chalet – former office – In poor condition and can only be considered as a building for short term summer use. Upgrading to long term use is unlikely to be economically viable.
- Building no 8 – Workshop – With modest investment this building can be brought back into use.
- Building No 9 – Wood Store – In very poor/dangerous condition. Requires part demolition. Consideration should be given to re-cladding the steel frame section if there is a requirement for open storage.

The redevelopment of the Raddery Estate will be a major undertaking. We would recommend that prior to proceeding with the purchase of the estate that Raddery House Ltd. commission a detailed feasibility study. The feasibility study should include:

- An assessment of community requirements.
- Options for working with others.
- Review of Site Boundaries.
- Design options developed to at least RIBA Plan of Work Stage 2. While normally done at Stage 3, a response to a developed pre application planning enquiry to The Highland Council would be very beneficial.
- Cost estimates for the proposed works.
- Financial assessment of the development including the future running costs.

13. Appendices

Fraser Architecture LLP Drawings: (00)01.0 Location Plan
(00)02.0 Site Plan – Existing

Highland Council Sales Particulars

Highland Council Asbestos Register and layout drawings.

Highland Council Pre-app response.

Highland Council map showing septic tank locations.

End



Raddery House Ltd.

Refurbishment at Raddery House, Former Black Isle Education Centre Fortrose, IV10 8SN

ORDER OF COST ESTIMATE

23.034

1st December 2023

Prepared by
Torrance Partnership LLP
1st Floor
Larkfield
23 Southside Road
Inverness
IV2 3BG



Cost Overview

This Feasibility Estimate incorporates the above elements and we note our anticipated cost below:

Refurbishment at Raddery House, Former Black Isle Education Centre Fortrose, IV10 8SN

Total Cost of Buildings	£ 6,310,000
Total Cost of Siteworks	£ 475,000
Total Cost of the Works	<u>£ 6,785,000</u>

**Please note that all costs include Preliminaries , Contingencies, and updating to Q3 2024

Please note that all costs estimated exclude VAT, Professional Fees etc.

There is a **significant amount of design development to be undertaken** which will require diligent cost tracking to ensure that this initial feasibility cost budgets are adhered to. As such we would suggest that **these costs be treated as indicative only.**



Revision	Status	Date	Issue Reason	Author	Reviewed	Approved
3	Budget Cost Reqd.	30/11/2023	Third Issue for Comment	JBS	GPL	MJS

BASIS OF INFORMATION, ASSUMPTIONS AND EXCLUSIONS



23.034

Refurbishment at Raddery House, Former Black Isle Education Centre Fortrose, IV10 8SN

Raddery House Ltd.

1st December 2023

Rev 3

Basis of Information

Drawing Title:	Drawing Ref	Rev	Date
Raddery Old School - Condition Report	231113	A	28/11/2023
Raddery Old School - Condition Report_low res	231113	A	28/11/2023
Layout A4v	01	A	28/11/2023
Site Plan	02	A	28/11/2023
PREAPP Response	21.05375	A	28/11/2023
Black Isle Education Centre HC asbestos register	1492	A	28/11/2023
formerblackislecentreraddery13012022		A	28/11/2023
HC 01492 Black Isle Education Centre_	ACADV2010REVA	A	28/11/2023
Map of Raddery showing the Septic Tanks		A	28/11/2023

Assumptions

Costs are based on tender in Q3 2024, with no allowance for Inflation beyond.

The following Provisional Allowances have been included :-

All sums included within this report are Provisional Sums. This estimate was carried out as a desktop exercise only and was based on the information provided within the condition report, supporting documents and email correspondence with Torrance Partnership.

The following works are assumed to form part of the works section:-

The full scope of works are assumed to be specified within the condition report, supporting documents and email correspondence with Torrance Partnership. Supporting works necessary to meet use functions and specified standards have been allowed for, however, no further allowances have been made.

The following design assumptions were made:-

No detailed information provided throughout. In particular at Raddery House where 5Nr units are proposed. Torrance Partnership have made a significant number of assumptions in regard to the build-up of various design elements.

The Client is advised to ensure that it makes additional finance available to cover these works which may represent an additional cost to the project (where required):

Tendering Climate:

Tendering climate across Scotland generally and Highlands and Islands specifically have been affected by the Covid 19 pandemic, Brexit and ongoing material and labour supply shortages; at present it is not possible to quantify this effect and costs have therefore been based on current 'in house' information.

Appendix 7 – Supplementary Board Information

Organisations Raddery House Ltd. are Members of.

SCVO

Highland Good Food partnership

TCV (conservation volunteers)

Paths for All

Dementia Friendly Communities Network

Age Scotland About Dementia

Scottish Social Prescribing Network

Black Isle Men`s Shed

Courses Attended by the Board

Scottish Government review community Empowerment act – asset transfer 2 Board Members 22.9.2023

Accelerate 2 Board Members – digital training making FB page May 2023 and subsequent 1 to 1 4 hrs

Kirriemuir Dementia training - 2 Board members September 2023

Age Concern UK – encouraging grass roots activity 1 Board Member September 2023

Dementia Policy Drop in 1 member October 2023

Dementia Community network on going - 1-member online meetings

Organisations who have helped us

HTSI

Community Enterprise

DTAS

COSS

SLF

AHF

Accelerate

Just Enterprise

SCVO

SCVO Azets - Vat Advice from

SCVO - Conveyancing advice Brodies

CHAS

Archie`s foundation

Y lives v Cancer

Scottish wildlife

Scottish wildcats

Raptors Scotland

The yard

Nature Scot

THC

Ward Fund

Community payback team

Scottish Badgers

RSPB

Age concern (Dingwall)

Fox and Friends

SAMH

Stramash

Scottish Men`s Shed

Sense Scotland

Keep Scotland beautiful

National Lottery Heritage Fund

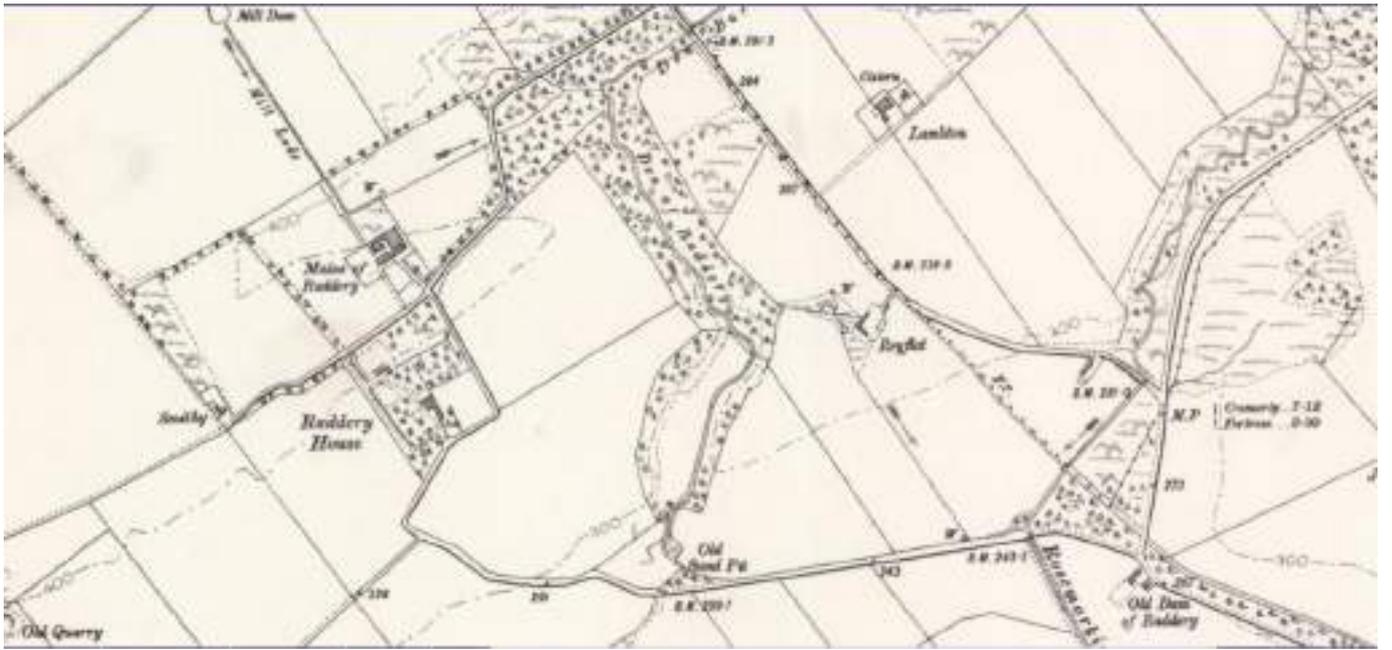
Kilcoy Kindergarten

Appendix 8 – Raddery House Historical Research

Raddery House



1871



1907

The Leslie's of Findrassie

Entry in Bishop Forbes Journal of 1762

The Journal begins on Monday 12 July 1762 when Bishop Forbes left Kinghorn, Fife, and continued through Perthshire and Inverness-shire until he crossed the ferry to the Black Isle, arriving in Fortrose on Monday 19 July 1762, where the extracts begin.

[N.B. The punctuation and spelling are as in the Journal.]

Wednesday, July 21

Set off from Fortrose, by 8 o'clock, through Rosemarkie, and came to Raddrie, the House of Leslie of Findrassie, where the Table was spread, and we had a most elegant Breakfast from Miss Alice MacKenzie, Sister-in-law to Findrassie, he being from Home. Raddrie is situated on the South Side of a rising Ground, with a fine and large Bottom below it of a good Moss and a fertile Meadow.

Then we went to Killean, i.e. [wrong, it should be Cella Annae. See page 962 hujus], Cella Joannis, qre, no doubt, a chapel has been of old, tho' no Vestige of one now. Here the Widow Lady of Balmaduthie lives, and had a Table of many good Things spread for a second Breakfast, and it behoved us to taste it. Here some pretty Spots of Wood in View, particularly at the House of Balmaduthie, which is not far from Killean.

<https://www.rossandcromartyheritage.org/home/pan-ross/pan-ross-history/bishop-forbes-journals/>

The Journal begins on Monday 3 June 1770 when Bishop Forbes left Kinghorn, Fife, and continued through Perthshire and Inverness-shire until he crossed the ferry to the Black Isle, arriving in Fortrose on Monday 19 July 1770, where the extracts begin.

[N.B. The punctuation and spelling are as in the Journal.]

Monday June 11

Set off from Fortrose quarter after 8, and at Raddery by 9, where we breakfasted with Leslie of Findrassie and Mrs Alice MacKenzie, Mr Colin Reid, postmaster of Fortrose, having gone thither before us. Mr Reid died this same week, and was buried on Saturday or Sunday.

Went from Raddery half after 10, and at Killean, or Killane - i.e. Cella Annae, or the Chapel of Anne - the House of Lady Balmaduthy, by 11 o'clock.

From Killane at 12, to Little Suddie by 1, the House of Lady Bennagefield, who, the Chaise having left at her House, walked with us to MacKenzie's of Suddie, where at 2 o'clock, and dined. Between 4 and 5, walked back to Little Suddie, Mr MacKenzie of Suddie in Company, and drank Tea with Lady Bennagefield, of whom we took leave quarter before 6, and at Allangrange by 7 o'clock, where were Laird of Chisholm and his Lady.

<https://www.rossandcromartyheritage.org/home/pan-ross/pan-ross-history/bishop-forbes-journals/>

Alexander Leslie, 7th of Findrassie

Robert Leslie of Ardersier & Rosmarkie, 1st of Findrassie (b after 1541, d 22.09.1588)
m. Janet Elphinstone (b 16.03.1534, d before 26.08.1599, dau of Alexander Elphinstone, 2nd Lord)

1. Robert Leslie, 2nd of Findrassie
m. **Margaret Dunbar (dau of Alexander Dunbar of Grange)**

A. Robert Leslie, 3rd of Findrassie
m. Isabel Forbes (dau of Abraham Forbes of Blackford)

i. John Leslie (dvp umm)

ii. George Leslie, 4th of Findrassie (dsp 1692)
m1. Marion Bannerman (dau of _ Bannerman of Elsick)
m2. Nicholas Leith (dau of Patrick Leith of Edingarioch & Likelyhead by Jean, dau of William Leslie, 7th of Baikuhain)

iii. Abraham Leslie, 5th of Findrassie (d by 01.1714)

a. John Leslie, 6th of Findrassie (d 1739)

(1) Alexander Leslie, 7th of Findrassie (d 25.01.1783)
m. Jean Chisholm (d 1754, widow of John Mackenzie)
(A)+ issue - John (b 1746, dsp 1778), William (b 1747, d 1767)

(2) Abraham Leslie, 8th of Findrassie (b 1720, 4th son)

<https://www.stirnet.com/genie/data/british/ll/leslie10.php>

Alexander succeeded his father as 7th of Findrassie in 1739 and seems to have been embroiled in a legal battle with his brothers to gain his inheritance, or rather to maintain the lands owned by his father, in his own name. A legal battle that wasn't concluded, in his favour until 1754. At the beginning of the legal proceedings, Alexander was living with a Captain Wood and took up residency of Findrassie in 1742 before moving to Ross-shire where the majority of his estates lay. He boarded at an Inn at Cromarty, the landlady being a Jean Chisholm, widow of shipmaster, John Mackenzie. Jean Chisholm later married Alexander Leslie in 1744. At the time Jean had three daughters by her first husband and the couple went on to have two sons; John b. 1746 and William b. 1747.

Jean died in 1754 and an affair with his eldest step daughter, Alice ensued. Alice appears to have been quite manipulative and managed to remove her sister and the eldest half-brother from the family home and persuade Alexander to make her the sole executor of his estates following his death. Within the deeds of his will, the mansion house of Raddery was to be let to Alice for one year following his death. For the remainder of his life, Alexander lived in apparent seclusion with Alice in control of all his affairs. Inevitably his affairs fell into disorder and he was obliged to sell the estate of Bardonside to the Earl of Findlater and by 1777, he made Alice Power of Attorney on his affairs and now in complete control of Findrassie and Eathie.

Alexander died in 1783 and his title fell to his brother Abraham Leslie, who returned to Scotland after a thirty year absence, only after the courts had found Alice Mackenzie liable for gaining her property by immoral means.

Historical Records of the Family of Leslie from 1067 to 1868-69: Volume II, by Colonel Leslie

https://books.google.co.uk/books?id=GED_DwAAQBAJ&pg=PA168&lpg=PA168&dq=Jean+Chisholm+and+Alexander+Leslie&source=bl&ots=CdPhlWTK_&sig=ACfU3U3Xjf2-11-1BU1fbmcZesNS0dvSRg&hl=en&sa=X&ved=2ahUKEwj8v9L1i6yFAxWRUEEAHShyAqg4ChDoAXoECAIQAw#v=onepage&q=Jean%20Chisholm%20and%20Alexander%20Leslie&f=false

The synopsis of Alexander Leslie's above, alongside the diary extracts of Bishop Forbes, prove the deceptions played to the said Bishop as to who exactly Miss Alice Mackenzie actually was. It is also only fair to assume that the affairs of the estates of Findrassie and Eathie were in such a poor state that a number of advertisements followed over the following years to rent out various properties on the estate at Eathie.

The death of Abraham's daughter, Caroline, 9th of Findrassie, at Eathie Lodge in 1809 suggests the family maintained some of the lands in the area.

FARMS TO LET IN ROSS-SHIRE.
Entry at Whitfunday first,
ONE of the farms of **EASTER RADDERY**, with the dwelling house and garden;—also, two other small farms adjacent, the whole paying upwards of 100 bolls. This would be an excellent situation for a distillery, there being none in the parish.
There are also to be lett, **ELEVEN** other **FARMS** vacant at the above term, with a grass farm nearly inclosed; and paying 80 bolls.
All these farms are on the estate of Abraham Leslie of Findrassie, and ly in the parish of Rossmarkie, and county of Ross.
As the proprietor does not reside on this estate, he intends that the tacksmen of Easter **Raddery** should manage his affairs in that part of the country and collect his rents, for which a reasonable compensation will be allowed, on the tacksmen finding security for his intromissions.
For particulars, apply to the proprietor, near Elgin.

Aberdeen Press and Journal, Monday 03 May 1790

LANDS IN ROSS-SHIRE
To be sold by public auction, within the Achenmarr, Inverness, on Friday the 25th July next, or next, if not previously disposed of by private bargain,
THE ESTATE OF **EASTER RADDERY**, with the commodious Manse-house, Garden and Offices, lying within the parish of Rossmarkie, and county of Ross.
The lands consist of 800 acres and upwards, whereof nearly 300 are arable land, of good soil and quality, fit for all kinds of crops; about 400 acres are of thriving plantations of fir, besides very ornamental belts of hard wood; nearly 200 acres of the fir plantations are about 27 years old, and the ground of them very fit for pasturage of cattle, to which they afford great shelter; and the rest of the property, consisting of pasturage and moor, is capable of great improvement, as well as a considerable proportion of the community of Mulbuie, now under division, belonging to this estate.
The lands hold of the Crown, and will be sold either with or without a Freehold Qualification in the courts, so may be agreed on. The public burdens are moderate. The manse-house is in the near neighbourhood of the royal burgh of Fortrose, and within a few miles of Cromarty, Port George, and Inverness, where there are regular markets.
Mr William Young, writer in Fortrose, will give directions for viewing the lands, houses, and garden; and for further particulars application may be made to Alexander Mackenzie, Esq. banker in Inverness, and to Messrs Russell, Anderson, and Tod, W.S. Edinburgh, in whose hands are the title-deeds.

Caledonian Mercury - Thursday 10 July 1817

First of Old Statistical Account compiled and written by the Rev Alexander Wood in 1790, records the principal landowners as being: Alexander Ross, Esq. of Cromarty; the heirs of Abraham Lesly, Esq. of Findracy; Sir Roderick McKenzie of Scatwell, Bart.; Andrew Millar of Kincurdy; Roderick McKenzie of Flowerburn; and about the burgh, Seaforth; the heirs of the late Sir Alexander Grant of Dalvey, Bart.; Duncan Forbes of Wellfield; and about 14 other small heritors, who are possessed of burgage lands and tenements. None of the principal landowners resided in the parish at that time.

Fowler's of Raddery

Slavery Background

Three brothers from Fortrose arrived in Trelawny, Jamaica in the late 1700's. They were John, Andrew and James Fowler. John owned a plantation at Grange which was inherited by James upon his death in 1792, although Andrew may have owned it until his death in 1796. James soon returned home and became an absent landlord of three plantations at Grange, Lottery and Friendship all in Trelawny. Friendship had originally been owned by William Stirling, one of 22 children of Sir James Stirling (1679-1749). **[n.b. there are Stirling's in the local area at Lochluichart, Gairloch and Fairburn who will also be related]**

John (1754-1792), had been agent to James Rogers, a merchant from Bristol, a ship owner, and a slave trader who engaged in various types of trade in Newfoundland, the American colonies, the West Indies, Ireland, Africa, Spain and Portugal. Rogers was declared bankrupt in 1793. John was known to have been at Martha Brae, Trelawny in 1781 as an advert was found amongst newspaper clippings.



Royal Gazette of Jamaica - Saturday 10 February 1781

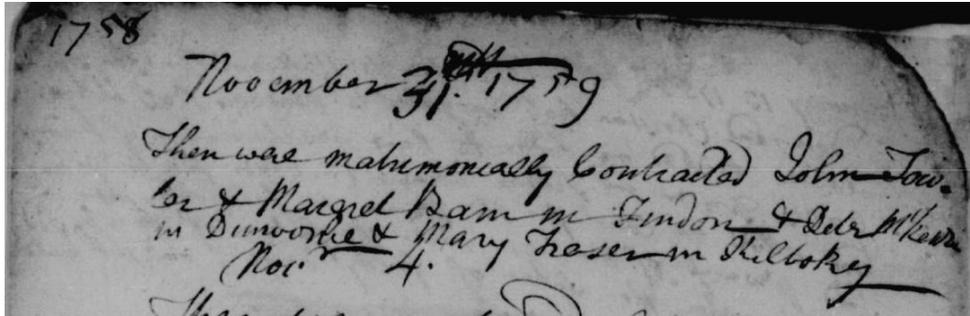
John married a free woman of colour named Sarah Williams (1760-1789), they had a daughter, Sarah Williams Fowler (1789-1816). Sarah was born at Martha Brae and died at Rosemarkie in 1816, where her father was recorded as George Budge. **(Not sure if relevant, but there were Budge's at Nigg)**. He left £100 to the poor of Fortrose and 100 guineas to the 'new foundation or Charity for Instructing Youth' there which may point to Fortrose being his home territory?

Sarah was described as a 'quadroon' which means she was one-quarter black.

<i>Budge</i>	<i>Geo. Budge Esqr, Quarter Master, Pross-chire Militiam and Miss Sarah Fowler resident Lith and daughter of John Fowler Esqr. Martha Bay Jamaica after proclama- tion of bans were married 29. Aug. 1781. Certified, Lieut. Machean, same Regt. and Kenneth Wagon Esq</i>
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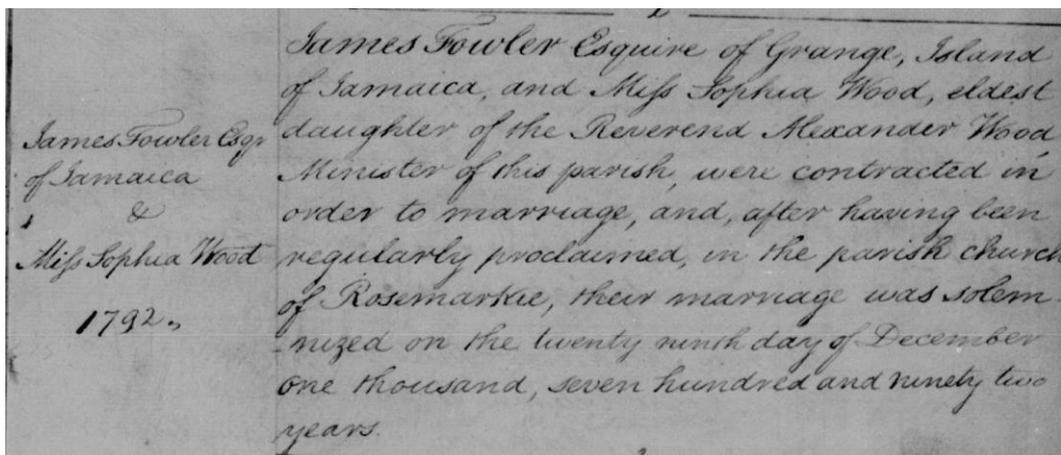
Not much is known about the middle brother, Andrew (1755-1796), however, James had a plaque erected at Rosemarkie Church in 1821, to the memory of his deceased brothers.

The story of Raddery lies with the youngest brother, James (1763-1843). He was the child of John Fowler (1727-1780) and his second wife Margaret Bain who were married at Findon on 31st December 1758.



1758
November 31. 1758
Then was matrimonially contracted John Fowler
& Margaret Bain in Findon & Delr. McKenna
in Dunwoke & Mary Rose in Hillocky
Nov. 4.

James was married in 1792 to Sophia Wood (1775-1831), daughter of Rev Alexander Wood of Rosemarkie and Janet Houston (daughter of Alexander Houston, Provost of Fortrose). At the time of their marriage, James was known only as 'of Grange, Island of Jamaica'. The marriage also took place at Rosemarkie, so James had returned to Scotland following the death of his eldest brother, which could suggest that he was the sole heir to the Grange plantation and not Andrew.



James Fowler Esquire of Grange, Island
of Jamaica, and Miss Sophia Wood, eldest
daughter of the Reverend Alexander Wood
Minister of this parish, were contracted in
order to marriage, and, after having been
regularly proclaimed, in the parish church
of Rosemarkie, their marriage was solemn-
ized on the twenty ninth day of December
one thousand, seven hundred and ninety two
years.

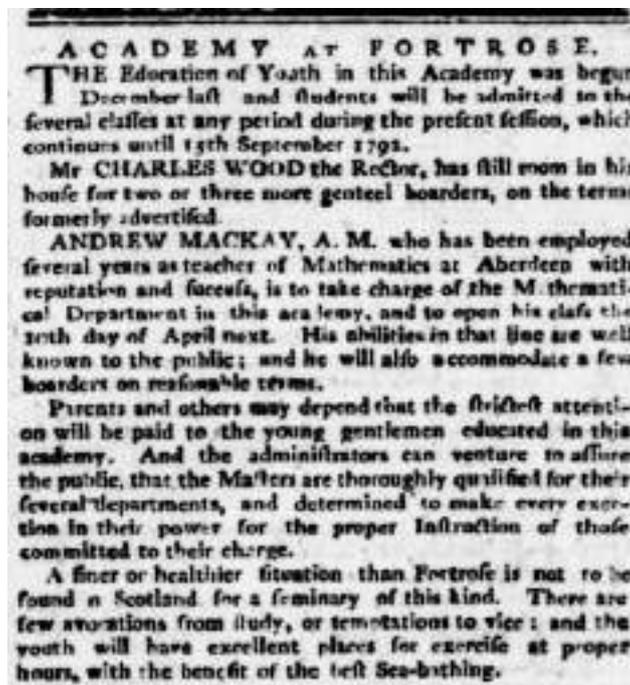
James Fowler Esq.
of Jamaica
&
Miss Sophia Wood
1792.

The Wood Family

The Wood family had been ministers at Rosemarkie for almost 130 years, from 1734 until 1861 and were a strong religious influence in the area. There are also several connections between the Wood family and the Fowler's that appear to be more than just coincidence. His son, James b. 1764, was a commander on a cutter that sailed from Bristol whilst another son, Joseph b. 1770 went to Jamaica, they would have been contemporaries of the Fowler brothers who also had links with Bristol and Jamaica.

Another two sons followed him into the ministry; Charles b. 1759, at Wiston, Biggar and Alexander b. 1748, at Rosemarkie from 1770. Alexander married Janet Houston, daughter of Alexander Houston, Provost of Fortrose and great grand-daughter of James Houston, minister at Kirkmichael, Resolis.

The first Rector at Fortrose Academy was a Charles Wood, who would possibly have been the Charles Wood, minister at Wiston.



Aberdeen Press and Journal - Monday 19 March 1792

A daughter of Alexander, Ann Baillie b. 1783 married a John Watson in Jamaica and another daughter, Sopha, married John Fowler of Grange, Jamaica. Son, Alexander b. 1785, became the third generation to minister at Rosemarkie, one of his daughter's, Janetta b. 1826 was given the middle name 'Fowler' indicating the continued close relationship of both families.

It appears that using names of local gentry and other important people, was a tradition as there are several middle names used in the family reflecting the Baillie's of Dochfour and Elchies and Leslie's of Findrassie.

JOHN WOOD, born 1791; chaplain to 1794. Sir William Gordon of Invergordon; born, by Presb. of Yain 22nd March 1731; called 4th July, and ord. 11th Aug. 1731; died 10th Nov. 1775. Under his ministrations a revival of religion took place in 1744 and he was then "waiting in the expectation of still greater things." He gives an account of this awakening in a letter recorded in Gillic's *Historical Collections*, 453. He marr. (1) 3th April 1789, Anne (died 27th April 1746), daugh. of Colchester Ogilvie, Esqf, and had issue—a child who died young; (2) 17th June 1747, Sophia (died 25th May 1800), daugh. of Alexander Irvine, min. of Elgin, and had issue—Alexander, min. of this parish; Anne, born 4th Oct. 1748; John, born 25th July, and died Oct. 1758; John, born 24th Nov. 1758; Mary, born 24th Feb. 1759; Sophia, born 5th Jan. 1760; Charles, min. of Winton, born 27th Dec. 1769; William, born 13th Dec. 1791; James, commander *Essex*, cutter, Bristol Channel, born 12th March 1764, died 16th Nov. 1817; George, born 12th March 1766; David, born 23rd June 1767; Joseph, went to JAMAICA, born 23rd July 1770, died 21st Feb. 1811; Andrew, major in army, born 20th June 1772, died 23rd July 1814. Publication—*Letter on the Revival in Parish of Rosemarkie* (Robert Hentley's *History*, 1744).—[*Religious Life in Ross*, 202.]

ALEXANDER WOOD (senior), born 1790 10th Oct. 1785, son of preceding; educated at King's College, Aberdeen; M.A. (2nd April 1805); born, by

Presb. of Chanonry 12th Dec. 1789; presb. by George III. 27th Feb., and ord. (assistant and successor) 19th Sept. 1770; died 22nd Aug. 1808. He marr. (1) 14th Dec. 1773, Janet (died 6th Dec. 1829), daugh. of Alexander Houston, provost of Portree, and grandson of James Houston, min. of Kirksnachael (Rose), and had issue—Sophia, born 4th Oct. 1770 (marr. 29th Dec. 1792, James Fowler of Grange, Jamaica); John, born 25th Aug. 1776; Janet, born 23rd Aug. 1779 (marr. 2nd March 1806, James Dallas, min. of Contin); Anne Baillie, born 19th June 1782 (marr. 6th Nov. 1805, John Watson, Jamaica); Charlotte, born 29th June 1783; Alexander, min. of this parish; William Abersham, born 16th May 1786; Henrietta Georgina Jacobina, born 23rd Oct. 1787; George Urquhart, born 24th April 1789; Jemima, born 7th April 1792. Publication—Account of the Parish (Sinclair's *Stat. Acc.*, xi.).—[*Memorabilia Domestica*, 281; *Tombat*.]

ALEXANDER WOOD (second), born 1820 10th April 1785, son of preceding; educated at King's College, Aberdeen; M.A. (28th March 1809); born, by Presb. of Chanonry 14th July 1807; presb. by George III. Oct. 1808. A tedious law suit regarding the patronage was instituted by the Hon. Maria Hay Mackenzie of Cromarty, who presented William Anderson, minister. The case was decided in her favour by the Court of Session and affirmed by the House of Lords July 1814. Anderson withdrew acceptance having been settled at Elggin, whereupon Mrs Mackenzie pet. A. W. J. 1816, and he was ord. 18th Feb. 1816; died 8th Jan. 1874. The Woods were min. of this parish for 140 years, one of the longest family successions in the history of the Church. He marr. 18th Dec. 1811, Agnes (died 27th March 1861), daugh. of Adam Walker of Mulhouselaw, Roxburghshire, and had issue—Alexander, born 5th Dec. 1822, died at Lonsfield near Melbourne, Australia, 2nd March 1868; Katherine Cairdair, born 24th Sept. 1824 (marr. 23rd April 1846,

Donald M. Rose); died 1st Aug. 1861; Janetia Fowler, born 20th May 1826, died July 1831. Publication—Account of the Parish (*New Stat. Acc.*, xvi.).—[*Religious Life in Ross*, 232.]

<https://archive.org/details/fastiecclesiaesc07scot/page/22/mode/2up?view=theater&q=page+25>



Rosemarkie Churchyard

James Fowler, Provost of Fortrose (1817 - 1820) & (1827- 1830)

James Fowler made an advantageous marriage in 1792 so it was only a matter for time before his connections saw him move into local politics. In the meantime he found time to serve with the local East Ross Volunteers, being promoted to Captain of the Fortrose Company in 1800 and in 1806, he was a member of the Highland Society of Scotland.

In 1817, James Fowler was appointed magistrate of Fortrose and was still referred to as 'of Grange and Wellfield'. Wellfield being the name of the property where he was living at Fortrose. By 1818, he was being referred to as, 'of Grange and Raddery', which would suggest he had moved to Raddery House.

Chief Magistrates of Scottish Burghs, &c.

Anstruther Easter—David Rodger, jun.
 Anstruther Wester—Andrew Melbrum
 Auchtermuchty—David Scott
 Ayr—Hugh Cowan
 Burntisland—Sir P. C. Durham, K. C. B.
 Culross—James Gibson of Ingliston
 Cupar Fife—John Cheape of Rosie
 Crail—Robert Murray
 Dundee—Alexander Riddoch
 Dundee—William Hume
 Dunfermline—Major David Wilson
 Dumfries—John Barker
 Dumbarton—John Dixon of Leven Grange
 Falkland—Francis Teas
 Fortrose—James Fowler of Grange
 Glasgow—The Hon. James Black
 Gatehouse of Fleet—George Bruce
 Greenock—Quintin Leitch

The Scots Magazine - Wednesday 01 October 1817

MAGISTRATES OF BURGHS.
 BERWICK.
 Admiral Scaw, unanimously elected Mayor.
 Mr John Knox, Alderman,
 Messrs James Asha
 Edward Evans } Bailies.
 John Sampson
 Charles Niece
 FORTROSE.
 James Fowler, Esq. of Grange and Wellfield, Provost.
 Roderick Macfarquhar,
 Michael Miller, and } Bailies.
 John Macqueen,
 John Dempster, Dean of Guild.
 James Grant, Treasurer.

Caledonian Mercury - Monday 06 October 1817

MAGISTRATES OF FORTROSE.
 James Fowler, Esq. of Grange and Raddery, Provost.
 Michael Miller,
 John MacQueen, and } Bailies.
 James Grant,
 John Watson, Dean of Guild.
 Roderick Macfarquhar, Esq. Treasurer.

Inverness Courier - Thursday 22 October 1818

**HOUSE IN FORTROSE,
 TO LET.**

To be Let for one or more years,

THAT HOUSE situated in the west end of the Town, sufficient to accommodate a genteel Family, consisting of two public Rooms, three Bed Chambers, three comfortable Garret Rooms, a good Kitchen, and Coal-Cellar; to which a small Garden may be attached, stocked with Fruit Trees, both Standards to the wall, &c.

The House is well adapted for a Family of young Persons, wishful to attend the public Schools at Fortrose, and to enjoy the benefit of Sea Bathing, which is to be had here, in great perfection. Entry may be had at Whitsunday first, or immediately, if wished for.

For particulars, apply to the Rev. Alexander Wood, Rosemarkie; or to Mr. Fowler, the Proprietor, at Raddery.

Fortrose, Jan. 15th. 1820.

Inverness Journal and Northern Advertiser - Friday 28 January 1820

As Provost, James was responsible for the wellbeing of the local community. He was heavily involved in the education of the children and, before its time, there was even a girl's department, where he sent his own daughters. During his time, he saw the staff at Fortrose Academy rise from two to three, with the appointment of a second teacher in 1818.

FORTROSE ACADEMY.

THE SECOND TEACHER having, in consequence of the decease of the Rev. Mr. Bain, succeeded to the Rectorship of this Institution, a Successor in the Department thus vacated, becomes necessary, and will be appointed by public Competition, on the last Tuesday of March. He will be examined on his knowledge of the Latin, Greek, and French Languages; and particularly of Arithmetic, Book-keeping, Drawing, the Elements of Euclid, Navigation, Land-Surveying, and other Mensurations; also, the Elements of Chemistry, and Natural Philosophy. Testimonials of his endowments generally, and particularly as a Scholar, will be preferred from our Universities;—the most ample testimonies of his private character will be indispensable. The Salary is £40, exclusive of Class Fees, and a good House and Garden.—The situation is extremely pleasant, and the market cheap;—the House capable of accommodating many Boarders;—and it would be very desirable that the successful candidate were a married Man, in whose family Boarders could be received and well attended to, and thus become a source of advantage to himself and to the Institution.

Application may be made to James Fowler, Esq. of Grange, Provost of Fortrose; or to the Rev. Mr. Smith, Treasurer, by Munloch; or the Rev. Mr. Wood, Secretary to the Institution, Rosemarkie, by Fortrose.

1818, Inverness Journal and Northern Advertiser

He was also still provost in 1820, upon the death of King George V and accession of King George V.

TO THE
KING'S MOST EXCELLENT MAJESTY.

MAY IT PLEASE YOUR MAJESTY,

WE, the **MAGISTRATES, COUNCILLORS, BURGESSES,** and the other Loyal **INHABITANTS** of the United Royal Burghs of **FORTROSE** and **ROSEMARKY**, humbly presume to approach your Majesty, with sentiments of heart-felt sorrow and regret, for the Demise of our late venerable, virtuous, and most beloved Sovereign, and to offer our unfeigned and sincere Condolence, on an event so deeply deplored by us, in common with all your Majesty's loyal and dutiful Subjects.

Whilst we lament and mourn the loss of so excellent a King, we beg leave to hail and congratulate your Majesty on your Accession to the Throne; and we ardently pray that your Majesty may long reign in health and prosperity, and in the affections and attachment of your People, confident that under your Majesty's auspices, our Civil and Religious Institutions shall be protected and preserved.

(Signed) **JAMES FOWLER, Provost.**

Fortrose, 15th March, 1820.

Inverness Journal and Northern Advertiser

A newspaper report in 1821, suggest that the Fowler's of Raddery gave an annual bounty of money to the benefit of the poor in the area, alongside many other of the local landowners. There is no indication how long these annual payments were in existence for.

A Fortrose Correspondent states, that "James Black, Esq. now at Roschaugh House, has again repeated his generous donation to the poor of that place, which was distributed on Hansel-Monday, affording, with a little addition, a peck of meal to each of the poor of Fortrose and Rosemarkie. At the same time, Mr. Mackenzie of Flowerburn directed a barrel of coals to be served out to each, as is customary with him. Mr. Fowler of Raddery has given the annual bounty bequeathed by his family: and Mr. Miller of Kincurdy, whose hand is always open and extended to supply

Inverness Journal and Northern Advertiser, Friday 26 January 1821

He doesn't appear to be Provost at that time but was re-elected as Provost in 1827.

MAGISTRATES OF BURGHS.
 FORTROSE.—James Fowler, Esq. of Raddery, *Provost*; John Stirling, Donald Fraser, and Roderick Macfarquhar, *Bailies*; John Dempster, *Dean of Guild*; James Grant, *Treasurer*; Capt. Alexander Mackenzie, William Jack, John Patience, Andrew Hood, Hector Munro, Thomas Fraser, James More, Donald Macandrew, and Donald Millar, *Councillors*.

Inverness Courier, Wednesday 17 October 1827

By 1837, both father and son, James Fowler and James Evan Baillie Fowler both represented their local area at a meeting of the Friends and Supporters of the Protestant Constitution in Church and State. (Inverness Courier - Wednesday 05 April 1837).

The New Statistical Account, written by Rev. Alexander Wood jr, in 1840, described the principal landowners as, Roderick Mackenzie, Esq. of Flowerburn; James Fowler, Esq. of Raddery; Evan Baillie, Esq. of Dochfour and Ethies; Sir James W. Mackenzie of Scatwell, Bart.; the Rev. R. M. Millar of Kincurdie; and Malcolm Maclean, Esq. of Hawkhill. This time, only one principal landowner resided in the parish, namely James Fowler of Raddery who also happened to be the authors own brother-in-law.

The 1841 census has James Fowler, aged 78, living at Raddery with two of his daughters, Jemima, aged 35 and Lillias age 20.

James Fowler	78	Proprietor of	9.
Jemima do.	35	Raddery.	9.
Lillias do.	20		9.

Children of James Fowler and Sophia Wood:

John Fowler (1795-1825) born at Raddery and died London. Buried in family plot at Fortrose Cathedral.

Jannetta Andrina Fowler (1796-1819) born and died at Raddery. Buried in family plot at Fortrose Cathedral.

Alexander Fowler (1798-1836)

James Fowler (1801-1802) born and died at Raddery. Buried in family plot at Fortrose Cathedral

Sophia Fowler (1802-1821) born and died at Raddery. Buried in family plot at Fortrose Cathedral

She was recorded as having been educated at Fortrose Academy.

Jemima Fowler (1808-1862) born at Raddery and married in 1844 to William Henry Anderson of London.

Andrew Fowler (1809-1819) born and died at Raddery. Buried in family plot at Fortrose Cathedral

Colin Tolmie Fowler (1810-1833) born at Raddery and died at the Grange plantation in Jamaica. He is included on the family gravestone at Fortrose Cathedral but it is unsure as to whether he is buried there.

James Evan Baillie Fowler (1812-1842) born at Raddery, he bought Fairburn Estate in 1837. He died in 1842, the same year as his father and is buried at family plot at Fortrose Cathedral.

James was also president of the Black isle Farmer's Society, now the Black Isle Show in 1839, followed by his brother Henry in 1843 and 1845.

<https://blackisleshow.com/event-info/background/presidents-of-the-society-1836-to-date/>

The Fowler Daughters and the Mackenzie's

Isabella Reid Fowler (1804 -1854) born at Raddery.

Isabella Reid, daughter of James Fowler of Raddery, in the county of Ross, and the Grange Jamaica, married in 1828 to George Falconer Mackenzie. Their son James Fowler Mackenzie of Allangrange became Chief of the Mackenzie's on succeeding his brother in 1849. Upon the death of James Fowler Mackenzie in 1907 the estate of Allangrange went to his cousin, Beatrice Ann Mackenzie of Ord (daughter of Anna W. Fowler, below), who was married in 1877 to Robert Scarlett Fraser of Bunchrew.

Anna Watson Fowler (1806-1853) born at Raddery and married in 1825 to Thomas Mackenzie, 7th of Ord, a direct descendant of the 1st Baron of Kintail.

Lilias Dunbar Fowler (1817 – 1903) born at Raddery and married at Ord House in 1842 to Captain Alexander Mackenzie of Breda. One can only presume that Lilias's sister, Anna Watson would have made the arrangements for her wedding after the loss of their father two years previously.

The Mackenzie's of Breda were of Roderick 4th of Applecross when his daughter Mary married James Mackenzie, 3rd of Highfield. When her brother John, 5th of Applecross died without issue, her eldest son became 6th of Applecross, whilst her second son, Alexander was given lands at Breda.

Alexander subsequently married Maria Rebecca Mackenzie, daughter of Colonel William Humberston Mackenzie of Conansbay, and sister of Francis Humberston Mackenzie the first and last Lord Seaforth. Their son, Alexander, was born at Brahan castle in 1798. By 1855 he had married Lilias Dunbar Fowler and had retired from the Army in 1836 and was now Paymaster to the 96th Rifle Regiment of Ross Shire.

Lilias and Alexander had four children; Louisa , b. 1844; James Evan Fowler, b.1845; Sophia, b.1848 and Alexander b. 1850.

Lilias was widowed in 1872 and she died at Springfield, Fortrose in 1903. Only Alexander, b. 1870 survived both his parents.

Whilst the Mackenzie's of Highfield and Ord are descended from the 8th Baron of Kintail, the Mackenzie's of Allangrange were descended from the 1st Lord of Kintail, son of the 11th Baron who was also the father of the 1st & 2nd Earl's of Seaforth. The Mackenzie's of Conansby were direct descendants of the 3rd Earl of Seaforth. So each branch can record its history back to Angus Mackenzie, 1st of Kintail in the early 13th century.

The daughters of James Fowler of Grange & Raddery and Sophia Wood, made some very advantageous marriages uniting several branches of the Mackenzie family in Ross-shire.

The Fowler Heir

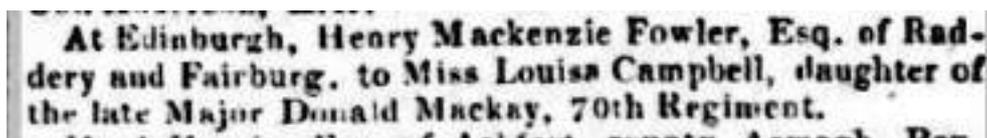
Henry Mackenzie Fowler (1814-1884)

Born at Raddery, Henry became the only surviving son, on the death of his elder brother and father in 1842. James Evan Baillie Fowler had bought the estate at Fairburn in 1837, so Henry became known as 'of Raddery and Fairburn' until the Fairburn Estate was sold to Mrs Stewart Mackenzie of Seaforth, daughter of the first and last Lord Seaforth, in 1847.

1837	Fairburn Estate bought by James Fowler of Raddery (absentee owner).
1847	Fairburn Estate sold by Fowler's brother Henry Mackenzie Fowler to Mrs Stewart Mackenzie of Seaforth.

fairburn-tower-history-album-updated.pdf

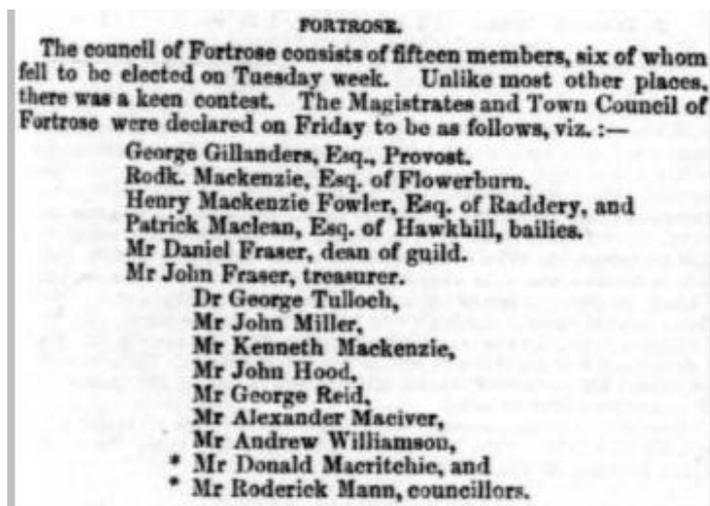
Henry was married at Edinburgh in 1844, to Louisa Campbell MacKay, daughter of Major Donald Mackay, 70th Regiment of Foot.



At Edinburgh, Henry Mackenzie Fowler, Esq. of Raddery and Fairburg, to Miss Louisa Campbell, daughter of the late Major Donald Mackay, 70th Regiment.

Tipperary Free Press - Saturday 31 August 1844

That same year Henry was elected as one of fifteen members of the council of Fortrose of which his father had been Provost in previous years.



FORTROSE.
The council of Fortrose consists of fifteen members, six of whom fell to be elected on Tuesday week. Unlike most other places, there was a keen contest. The Magistrates and Town Council of Fortrose were declared on Friday to be as follows, viz. :—
George Gillanders, Esq., Provost.
Rohk. Mackenzie, Esq. of Flowerburn.
Henry Mackenzie Fowler, Esq. of Raddery, and
Patrick Maclean, Esq. of Hawkhill, bailies.
Mr Daniel Fraser, dean of guild.
Mr John Fraser, treasurer.
Dr George Tulloch,
Mr John Miller,
Mr Kenneth Mackenzie,
Mr John Hood,
Mr George Reid,
Mr Alexander Maciver,
Mr Andrew Williamson,
* Mr Donald Macritchie, and
* Mr Roderick Mann, councillors.

Inverness Courier - Wednesday 13 November 1844

Prior to inheriting Raddery, it appears that Henry was a partner to Charles Stirling of Stirling, Gordon & Co, West India Merchants, whose partners owned plantations in Jamaica. Charles Stirling a relation of Archibald

Stirling, would almost certainly have been related to William Stirling mentioned earlier in his father's story. Henry ceased to be a partner in the company in 1845.

Henry's claim on Raddery did not come without its problems. He was the youngest son of James Fowler who had written a deed in 1821, leaving the estate to his eldest son, John. However John died in 1825 and the next in line would have been James Evan Baillie Fowler, who died the same year as their father.

Two years before his death, James had updated his will and named Henry as his successor, however permission was required to ascertain this deed as valid which was a long drawn out affair and finally settled in 1869.

THE INVERNESS COURIER.—FEBRUARY 4, 1869.

COURT OF SESSION—SECOND DIVISION.
Thursday, January 28.
FOULKE v. FOWLER AND OTHERS.

This was an action of declarator by Mr **Fowler** of Raddery, in the county of Ross, against the succeeding heirs of entail, to have it declared that the lands of **Raddery** are not entailed.

By deed, dated 29th October 1821, the deceased **James Fowler of Raddery**, "gave, granted, and disposed" the lands of **Raddery** "to and in favour of myself during all the days of my life, and, after my death, to a specified series of heirs; . . . whom failing, to such other person or persons as I shall, at any time during my life, or even on deathbed, name and appoint to succeed to me in my said lands and estates, by any writing to be executed by me for that purpose; whom all failing, and that I shall not execute any other nomination of heirs, or, that these heirs fail, to my nearest lawful heirs or assigns whatsoever; . . . reserving always full power and liberty to me, at any time of my life, not only to revoke and alter the aforesaid course and order of succession as to all, or any, of the heirs of tailzie and provision before specified, and also to revoke, and alter any of the conditions, provisions," &c.

By deed, dated 27th November 1840, Mr **Fowler** declared: "in virtue of the reserved power to revoke and alter the same, I do hereby revoke and alter the course and order of succession contained in the said disposition and deed of entail, and declare the destination to my said lands and estate to be as follows—viz., in the first instance, to and in favour of myself during all the days of my life, and after my death to the said Henry Mackenzie **Fowler**," &c. The destination in this new deed was radically different from that contained in the former.

The pursuer pleaded—(1) By the supplementary deed the entailor revoked *in toto* the destination in the first deed; (2) the second deed containing no dispositive clause, cannot operate as a conveyance to the institute and series of heirs mentioned in it; and (3) the nomination of heirs in the second deed was not in conformity with the power reserved in the first.

The defenders replied, the two deeds together form a valid entail.

The Lord Ordinary (Kinloch) found—(1) That the supplementary deed was not executed in terms of the reserved power in the first deed; (2) that the destination in the first deed was revoked; (3) that the supplementary deed did not contain a valid conveyance to the heirs mentioned in it; and (4) that the pursuer holds the lands of **Raddery** as unlimited heir.

The defenders reclaimed, but the Court adhered.

Counsel for the Pursuer—Mr Gifford and Mr Duncan.
Agents—Messrs Mackenzie & Fraser, W.S.

Counsel for the Defenders—Mr Clark and Mr Balfour.
Agents—Messrs Mackenzie & Black, W.S.

The long protracted court proceedings for the above at the same time as possible expensive death duties of the father, may have left Henry struggling financially as in 1855, he made a request to the Queen's and Lord treasurer's Remembrance's Office for a gift of the estate of Sarah Williams Budge nee Fowler, daughter of his uncle John Fowler who had died at Rosemarkie in 1816.

Died at Lincolne, near Dulcey, on the 17th current, justly regretted by her friends and acquaintances, Mrs. Sarah Budge, relict of the late Lieutenant Budge, of the Ross-shire Militia. Her remains were afterwards conveyed and interred in the burying ground at Rosemarkie.

Inverness Journal and Northern Advertiser - Friday 28 June 1816

**QUEEN'S AND LORD TREASURER'S REMEMBRANCER'S
OFFICE, EXCHEQUER CHAMBERS,
Edinburgh, Dec. 19, 1855.**

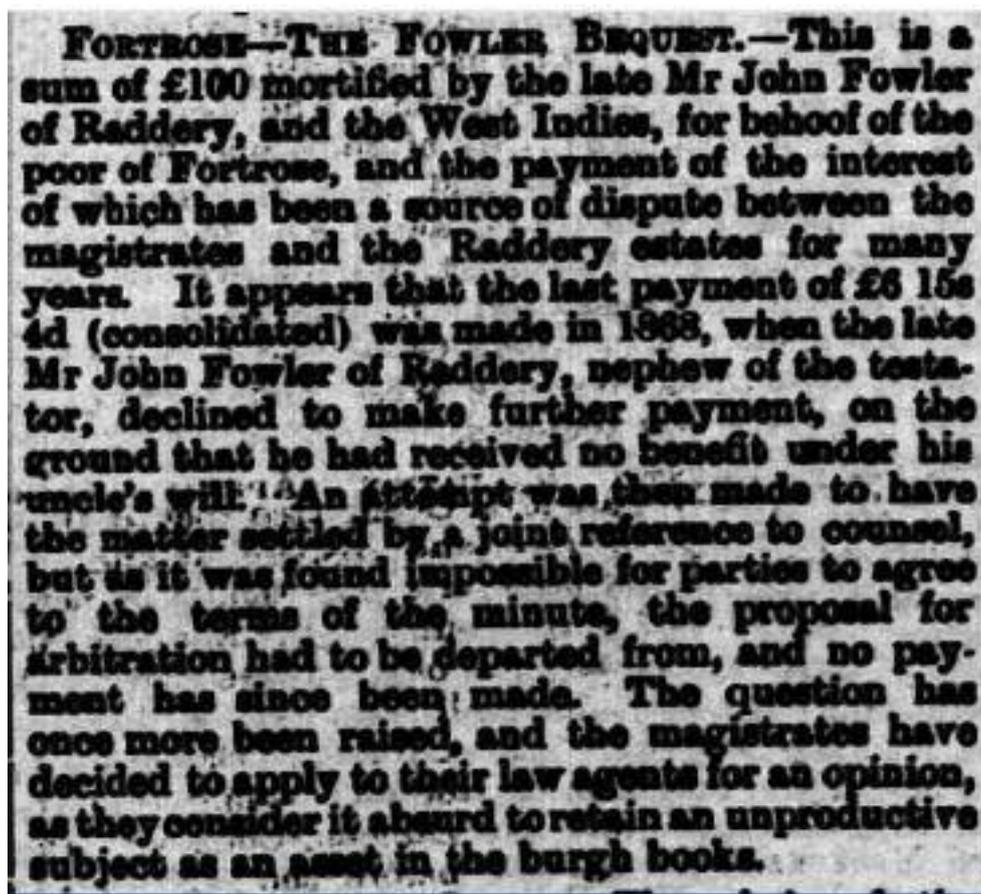
NOTICE IS HEREBY GIVEN that HENRY MAC-
KENZIE FOWLER, Esquire of Raddery, has ap-
plied to the Lords Commissioners of her Majesty's Treas-
ury for a Gift of the Estate of SARAH WILLIAMS
FOWLER or BUDGE, Deceased, Widow of Lieutenant
George Budge, sometime Quarter-master of the Ross-shire
Militia; which Estate has fallen to her Majesty as *Ultima
Haeres*.

Inverness Advertiser and Ross-shire Chronicle - Tuesday 25 December 1855

The Fowler Bequest

A newspaper report in the Ross-shire Journal, Friday 20th September 1895, on Fortrose affairs, mentions 'The Fowler Bequest'. This appears to have been a sum of £100 to benefit the poor of Fortrose, left by the late John Fowler of Raddery and the West Indies. The last payment to Fortrose County council had been made in 1868, following which a nephew, also named John Fowler, declined to make any further payment, on the ground that he had received no benefit under his uncle's will.

It is unclear whether the information in this report is correct as any uncle John Fowler at that time would have been the uncle to Henry Mackenzie Fowler and had no connection with Raddery House but did have connections to the West Indies.



FORTROSE—THE FOWLER BEQUEST.—This is a sum of £100 mortgaged by the late Mr John Fowler of Raddery, and the West Indies, for behoof of the poor of Fortrose, and the payment of the interest of which has been a source of dispute between the magistrates and the Raddery estates for many years. It appears that the last payment of £6 15s 4d (consolidated) was made in 1868, when the late Mr John Fowler of Raddery, nephew of the testator, declined to make further payment, on the ground that he had received no benefit under his uncle's will. An attempt was then made to have the matter settled by a joint reference to counsel, but as it was found impossible for parties to agree to the terms of the minute, the proposal for arbitration had to be departed from, and no payment has since been made. The question has once more been raised, and the magistrates have decided to apply to their law agents for an opinion, as they consider it absurd to retain an unproductive subject as an asset in the burgh books.

Ross-shire Journal - Friday 20 September 1895

Henry Mackenzie Fowler died at Lochardil House, where he was visiting Mr Fraser-Mackintosh M.P., in 1884. He was described, at that time as being a quiet country gentleman, earning the esteem and respect of all with whom he had contact.

Valuation Rolls (1855 – 1895)

Woodlands	4	Henry M. Fowler Esq -	1855
Grange of Raddery	4	do	1855
Trains of Raddery	4	do	1855
House of Raddery	4	do	1855

1855 VR

Grange of Raddery	4	Henry M. Fowler Esq -	1865
Trains of Raddery	4	do	1865
House of Raddery	4	do	1865
Woodlands	4	do	1865

1865 VR

Grange of Raddery	4	Henry M. Fowler Esq -	1885
Trains of Raddery	4	do	1885
House of Raddery	4	do	1885

1885 VR

Estate of Raddery		James Evan Fowler of Raddery, per Mrs Lillian C. Fowler, Raddery	John Arthur Fowler
66	Farm of Main Raddery
66	Farm of Upper ditto	...	Andrew Grant, hotelkeeper
67	" Rysdale	...	John Grigor
68	" Glise of Raddery	...	Robert Grigor
69	" Broomhill	...	Hugh Clark
69	" Muirycub	...	Donald Young
61	" Burnside	...	Alexander Grigor
62	" Baster Craigland	...	James Charles Stewarts
63	" Old Dam	...	James Anderson
64	" Weston	...	Mrs Catherine Clark or Grigor
65	Manse-house, Garden, and Offices, Raddery	...	Proprietor
67	Shootings of Raddery	...	James H. Fletcher of Rosshaugh, per John Henderson, Fortrose
68	Traylor's Croft ditto	...	Proprietor
69	Woodlands, Dean Barn, 30 Acres, at 4s	...	Proprietor
70	" of Craigland	...	Proprietor
71	Farm of Craigland	...	ditto
72	Elseose and Shop, Raddery	...	David Williamson, blacksmith

1895 VR

Children of Henry Mackenzie Fowler:

Mary MacInnes Fowler (1845 - 1937) died at Maryburgh

Mary remained in the local area, marrying Bank Agent, Peter Grant of Fortrose in 1871. She died in 1937 at Maryburgh . She is buried at Rosemarkie Churchyard

Sophia Anna Mackenzie Fowler (1847 - 1940)

Sophia married , engineer and coffee planter, Augustus Frederick Sanderson in 1879. They lived for a time at Travancore, India and Ceylon. The couple accompanied Sophia's brother James Evan (see below) home from India in 1896 when James died on the journey home. Sophias husband became ill at Marseilles and later died at Nice.

In 1907, Sophia was married again to Henry Arthur Paxton son of Maj-Gen George Paxton, Madras Army.

Sophie died in 1937 on the Isle of Wight.

Donald George MacKay Fowler (1850-1927)

Donald became a career soldier and served with the Argyll and Sutherland Highlanders attaining the rank of Lieutenant. He was married in 1882 to Charlotte Georgina Hare whilst serving in South Africa. When he retired, he moved to live in Glasgow where he was the secretary of the Western Club. He died in 1927 at Stirling. His son, Major Henry Godfrey Fowler (1881-1948) was his sole beneficiary and lived in London and died in Monte Carlo.

Thomas Henry Mackenzie Fowler (1853-1929)

Thomas remained in the area and died at Balblair near Kirkmichael on the North side of the Black Isle.

Louis Neil Fowler (1854 - 1908)

There is not a lot of information out there about Louis but he did marry in 1894 to a Harriet Treherne Sanderson at Wandsworth, Surrey. There may have been a connection with South Africa ?

He died in Bournemouth in 1908.

John Alexander Fowler (1856 - 1925)

John never married and had a farm at Drumore, Munlcochy where he died in 1925. He died intestate and his estate was settled to his sisters' Sophia Paxton in the Isle of Wight and Mary MacInnes Grant of Wellfield Villa, Fortrose, as his next of kin. Wellfield Villa is where their grandparents had lived before buying Raddery House.

Euphemia Cameron Fowler (1859– 1906) – died London, home address Raddrey Lodge

Euphemia became a nurse and regularly returned home to Raddery where she enjoyed the usual social gatherings of her class and was known as an expert with a rod and a gun. However, whilst on her annual visits home, she, along with her sister Sophia, would visit and care for the poor, the lonely and many of the elderly of the area.

Euphemia died of Heart failure at her home in London in 1906.

William Fowler (1863 - 1892)

Not much is known about William, he died aged 29 at Raddery and is buried at Rosemarkie.

Heir to Henry Mackenzie Fowler

James Evan Fowler (1849-1896)

The eldest son of Henry Mackenzie, naturally became heir to the Estates of Raddery. However, James was living on the Amimudi Estate, North Travancore, South India where he had a tea plantation. His mother continued to live at Raddery House.

It was on a return journey to Scotland from India, that James became unwell and died onboard the SS Lalfoora. He is buried at Colombo, Sri Lanka.

Following his death the estate at Raddery was put up for sale in 1899.

ROSS-SHIRE.

ROSS-SHIRE.

ROSS-SHIRE.—There will be exposed for SALE by Public Roup, within Dowell's Rooms, 18 George Street, Edinburgh, on Wednesday the 15th day of February 1899, at 2 P.M.,

The DESIRABLE RESIDENTIAL ESTATE of RADDERY, in the PARISH of ROSEMARKLE, and about 3 miles from Fortrose. The Estate extends to 1181 Acres, whereof 840 are good arable land, 24 woods and rough pasture, and 17 Houses, Gardens, &c. The Rental is £839; the Shootings are let for £50; and the Mansion-House is assessed at £50—in all £939. Public Burdens, £127.

UPSET PRICE, £20,000.

Simon McLennan, Upper Reddery, Fortrose, will point out the Boundaries on receiving a day's notice.

For further particulars apply to PATRICK WELSH, Writer, Stirling, in whose hands are the Titles and Articles of Roup. .

The Scotsman - Wednesday 25 January 1899

Valuation Roll 1905

Estate of Raddery.			
53	Farm of Mains Raddery ...	Mrs Jane Oliver, 19 Ness Bank, Inverness, in life rent, and Duncan Stewart Oliver, in fee, per Stewart, Rule, & Co., Inverness.	Ernest G. Hill ...
55	" Upper ditto ...	ditto	Simon MacLennan ...
56	" Ryeflat ...	ditto	John Grigor ...
57	" Carse of Raddery ...	ditto	Robert Grigor ...
58	" Broomhill ...	ditto	Hugh Clark ...
59	" Muiryden ...	ditto	Donald Young ...
60	" Burnside ...	ditto	James Anderson ...
61	" East Craighlands ...	ditto	Thomas Matheson ...
62	" Easter Craighlands ...	ditto	George Junor ...
63	" Old Dam ...	ditto	Mrs Ann Anderson & Rod. Anderson
64	" Weston ...	ditto	Mrs Catherine Clark or Grigor
65	Mansion-house, Garden, and Offices, Raddery	ditto	Ernest G. Hill ...
66	Shootings of Raddery ...	ditto	ditto ...
67	Taylor's Croft ditto ...	ditto	Alex. Mackenzie, blacksmith
68	Woodlands, Dean Burn ...	ditto	Proprietors ...
69	" of Craighland ...	ditto	ditto ...
70	" of Upper Raddery ...	ditto	ditto ...
71	House and Smithy, Raddery ...	ditto	Alexander Mackenzie, blacksmith
72	House and Land, Viewmount	James Douglas Fletcher of Roschaugh, per John Henderson, Forthrose.	James Mackay, farmer ...

1905

Mrs Jane Oliver

The estate was bought by a Mr Robert Stewart Oliver, Civil Engineer of 19 Ness Bank, Inverness. However the Valuation Roll of 1905 has the owners as Mrs Jane Oliver, his mother and Duncan Stewart Oliver, his uncle. Both had been named as beneficiaries in the Andrew Oliver's will. Andrew being Robert's father. Mrs Oliver died in 1908, leaving the estate to her brother-in-law.

SALE OF A ROSS-SHIRE ESTATE.—The estate of Raddery, in the county of Ross and Cromarty, was exposed for sale by auction, within Dowell's Rooms, Edinburgh, on 7th instant, at an upset price of £15,000. After keen competition the subjects were knocked down to Mr W. T. Rule, solicitor, Inverness, at £16,200, the purchaser being Mr R. S. Oliver, C.E., 19 Ness Bank.

Northern Chronicle and General Advertiser for the North of Scotland - Wednesday 14 June 1899

Ernest Gathorne Hill – Tenant until 1908

Raddery House, at this time was leased to Ernest Gathorne Hill who had been living at Castlecraig, Nigg where he had been studying farming and agriculture. His father was Charles Hill, a Bristol ship builder of Clevedon Hall and Hazel Manor, Somerset. Ernest was married at St Andrews Cathedral, Inverness in 1903 to Nina Rith Maxwell, daughter of Colonel Maxwell, 2nd Derbyshire regiment of Castlecraig Lodge, Nigg.

The couple only lived at Raddery for around three years and were living at Rheindown by 1908.

COL. ROSS ON TERRITORIAL FORCE.

On Monday, in ideal weather, Messrs Maccallum Bros., Dingwall, conducted the displesh sale of the farm stock and implements on the farm of Raddery Mains, above Rosemarkie.

The outgoing tenant, Mr E. G. Hill, was extremely popular all round the district, and this fact largely accounted for the big gathering of farmers and buyers and the exceptionally high prices which prevailed during the day. The incoming tenant is Mr Roberts. Mr Jonathan Middleton, Davidston, represented Mr Hill and superintended the sale.

After the implements were sold by Mr G. Maccallum, a large company sat down to lunch on splendidly and sumptuously purveyed by Mr Robt. "The Plough," Rosemarkie, the tables also being beautifully decorated with flowers.

North Star and Farmers' Chronicle - Thursday 14 May 1908

Adam Roberts & Sarah Ann Roberts – Tenants 1908 - 1913

Adam Roberts and Sarah Ann Mckenzie were married at Tummel Bridge in 1898, where Adam had a farm. They moved to farm at Raddery in 1908 as tenants to the House. Mrs Roberts settled into the community and offered an annual invitation to the children of Rosemarkie Public School to attend the grounds at Raddery House for a party. The children were treated to unlimited sandwiches and milk followed by games and fun. Mrs Roberts always looked forward to the children's visit with keen anticipation and continued until their last season in 1913.

Mrs Roberts was a Mackenzie by birth and her father had been born in Urray and worked as a gamekeeper at Knockbain before moving to Moray.

CHILDREN'S FETE AT RADDERY.—On Saturday last the children attending the Rosemarkie Public School were entertained by Mr and Mrs Roberts, who have recently come to reside at Raddery House. On reaching Raddery the children were met by Mr and Mrs Roberts and a large house party, who at once served their juvenile visitors with unlimited sandwiches and milk, after which games of various kinds were engaged in under the superintendence of Mr Cunningham and Miss Geddie, assisted by Canon and Mrs Spence Ross. The games were a great success.

North Star and Farmers' Chronicle

Thursday 23 July 1908

ROSEMARKIE—Children's Treat.—By the kindness of Mrs Roberts, Raddery, the school children of Rosemarkie were entertained to a picnic on Saturday. The little ones spent a most enjoyable time.

Highland News

Saturday 07 August 1909

ROSEMARKIE — Children's Treat.—With her customary generosity Mrs Roberts, Raddery will entertain the pupils of the Public School to a picnic and sports on Saturday. This event, which has become an annual affair since Mrs Roberts took up her residence at Raddery House a few years ago, is always looked forward to by the children with keen anticipation.

Highland News - Saturday 16 July 1910

ROSEMARKIE—School Treat.—On Thursday afternoon the pupils attending the Public School were entertained to their annual treat at the hands of Mr and Mrs Roberts, Raddery House. The good things provided were dispensed with a lavish hand. On the motion of Mr Cunningham, the generous donors were cordially cheered for their continued hospitality.

Highland News - Saturday 30 August 1913

Raddery Estate was back up for sale by 1911 and was finally sold in 1913, following the Roberts purchase of the Brucelands Estate, Elgin in 1913, the house was looking for a new tenant

ROSS-SHIRE ESTATE FOR SALE.

THE ESTATE of RADDERY, 3 miles from Fortrose, will be Exposed for SALE, by Public Auction (unless previously disposed of privately), within the OFFICES of STEWART, BULE & Co., Solicitors, Inverness, on FRIDAY, 3rd November, at 12 o'clock noon.

UPSET PRICE £15,000.

The Estate extends to 1120 Acres, and includes Mansion House, Home Farm, Ten other Farms, Woodlands, and Shootings. Rental, £220. For particulars, etc., apply to the said Stewart, Bule & Co.

Northern Chronicle and General Advertiser for the North of Scotland - Wednesday 25 October 1911

ROSS AND CROMARTY—BLACK ISLE—RADDERY ESTATE.

For SALE by Public Auction, within Dowell's Rooms, Number 18 George Street, Edinburgh, on Wednesday, 24th July 1912, at Two o'clock Afternoon.

The above **DESIRABLE RESIDENTIAL and AGRICULTURAL ESTATE**, which extends to about 1121 Acres, and is beautifully situated within two miles of Fortrose on the Black Isle Branch of the Highland Railway. The Mansion House is large and commodious and the Farm Buildings are suitable to the holdings. The Farms are all Let on Lease to good tenants. The Shootings, which are low ground, are good.

The Rental, as appearing in the Valuation Roll, is £220, 3s. 9d. The Public Burdens amount to £152, 15s. 9d.

UPSET PRICE, £15,000.

For further particulars apply to G. R. MANNING, C.E., 13 Lombard Street, Inverness; or to BUNGAN SMITH & MAULAREN, 82 Frederick Street, Edinburgh, the latter of whom will exhibit the Title-Deeds and Articles of Resp.

The Scotsman - Wednesday 17 July 1912

**DESIRABLE RESIDENCE WITH
SHOOTINGS.**

RADDERY MANSION HOUSE, with the Shootings over the Estate, are to Let on Lease from 15th May, 1914.

The Mansion House is well situated about seven miles from Cromarty and within two miles of Fortrose.

The Accommodation includes four Public Rooms, seven bedrooms, with ample servants' quarters, bathrooms, etc. The Policies include a large garden, stabling, coach-house, with three bedrooms, etc.

The Shootings, which extend to over 1,200 acres, are among the best in the neighbourhood, there being excellent cover.

For further particulars apply to Messrs. Stuart and Stuart, W.S., 56, Frederick-street, Edinburgh.

Hampshire Telegraph - Friday 03 April 1914

FORTROSE—Estate Sold.—Raddery estate has been purchased by Mr Logan, a London banker, whose progenitors belonged to the Black Isle. The purchase price has not been disclosed.

Highland News - Saturday 26 July 1913

Valuation Rolls (1915– 1930)

49	Estate of Raddery.		
50	Farm of Mains Raddery and Raddery Den ...	Robert Logan of Raddery, per Stuart & Stuart, W.S., 56 Frederick Street, Edinburgh	William Sinclair ...
51	" Upper ditto & Muryden	ditto	William and John Ross, farmers
52	" Ryeflat ...	ditto	John Grigor ...
53	" Carse of Raddery ...	ditto	Robert Grigor ...
54	" Broomhill ...	ditto	Hugh Clark ...
55	" Burnside ...	ditto	James Anderson ...
56	" Mid Craiglands ...	ditto	Donald Clark, farmer ...
57	" Easter Craiglands ...	ditto	George Junor ...
58	" Old Dam ...	ditto	Roderick K. Anderson ...
59	" Weston ...	ditto	Kenneth Grigor ...
60	Mansion-house, Garden, and Offices, Raddery	ditto	Vacant ...
61	Shootings of Raddery ...	ditto	Proprietor for season tenant
62	House, Smithy and Croft Raddery	ditto	Alex. Mackenzie, blacksmith
63	Woodlands, Dean Burn ...	ditto	Proprietor ...
64	" of Craigland ...	ditto	ditto ...
65	" of Upper Raddery	ditto	ditto ...

1915

Estate of Raddery.				
47	Farm of Mains of Raddery	Robert Logan of Raddery, per Stuart & Stuart, W.S., 56	Charles Reid	...
48	Farm Upper Raddery and Muiryden	Frederick Street, Edinburgh	William and John Ross, farmers	
49	" Ryeflat	ditto	John Grigor	...
50	" Carse of Raddery	ditto	Robert Grigor	...
51	" Burnside	ditto	James Anderson	...
52	" Mid Craighlands	ditto	Donald Clark, farmer	...
53	" Easter Craighlands	ditto	George Junor	...
54	" Old Dam	ditto	Roderick K. Anderson	...
55	" Weston	ditto	Kenneth Grigor	...
56	Mansion-house, Garden, and Offices, Raddery	ditto	G. L. Logan	...
57	Shootings of Raddery	ditto	Proprietor for 1920-1921	
58	House, Smithy and Taylor's Croft	ditto	Alex. Mackenzie, blacksmith	
59	Woodlands, Raddery Den	ditto	Proprietor	...
60	" of Craighlands	ditto	ditto	...
61	" of Upper Raddery	ditto	ditto	...

1920

Estate of Raddery.				
57	Farm of Mains of Raddery	Robert Logan of Raddery, per G. L. Logan, Raddery House, Fortrose	Angus Macdonald	...
58	Farm, Upper Raddery and Muiryden	ditto	William Ross, farmer	...
59	" Ryeflat	ditto	John Grigor	...
60	" Carse of Raddery	ditto	Kenneth Grigor	...
61	" Burnside	ditto	James Anderson, senr.	...
62	" Mid Craighlands	ditto	Donald Clark, farmer	...
63	" Easter Craighlands	ditto	Malcolm Grigor	...
64	" Old Dam	ditto	Roderick K. Anderson	...
65	" Weston [Raddery	ditto	Kenneth Grigor	...
66	Mansion-house, Garden, and Offices, Raddery	ditto	G. L. Logan	...
67	Shootings of Raddery	ditto	Proprietor	...
68	House, Smithy and Taylor's Croft	ditto	Alex. Mackenzie, blacksmith	...
69	Woodlands, Raddery Den	ditto	Proprietor	...
70	" of Craighlands	ditto	ditto	...
71	" of Upper Raddery	ditto	ditto	...

1925

				Brought forward
72	Mansion house, garden and affirs	Raddery	Property Realisation Coy., Limited, per Stewart, Hule & Co., solicitors, Inverness	4-10-1925
73	Shootings	do	do	Proprietor for 1925-1926
74	Woodlands	Raddery Den	do	Proprietor
75	do	Craighlands	do	do
76	do	House, Raddery	do	do

1930

Robert Logan

A news report on Robert Logan's purchase of Raddery House, made a note that his ancestors had been on the Black Isle. Further searches revealed that he belonged to the Loban/Logan family who had been at Drumderfit, North Kessock, for several generations and possibly as early as 1372 although more reliable sources can date the family from the early 18th century with Robert Loban/Logan (1704-1780).

Robert's son, Thomas (1750-1780) was recorded as the Chief of his branch, having inherited the title from his father. Thomas was a Tacksman at Drumderfit which was also passed to his son Robert (1793-1873) who was the last Tacksman of Drumderfit as by 1851 he was living in Inverness and working as a banker, whilst still remaining as the official Tacksman for Drumderfit. Research has also suggested that Robert (1793-1873) was also a banker in London but this I cannot confirm.



FORTROSE—Estate Sold.—Raddery estate has been purchased by Mr Logan, a London banker, whose progenitors belonged to the Black Isle. The purchase price has not been disclosed.

Highland News - Saturday 26 July 1913

His son, Robert (1847-1929) was the Robert who purchased Raddery House in 1913. The newspaper report suggest he was a banker in London too, however I have not been able to confirm this either. Robert worked for the Indian Civil Servant and married at Nagpru, Nagode, India to Susan Constance Mathias the daughter of a major General in the Indian Army. Their eldest son Robert Hector Logan (1877-1953) was a Lt Colonel in the British Army and served at both the Boer war and WW1 for which he was decorated with an OBE. He became the 41st Chief of the Logans of Drumderfit, with the title now in the hands of his son, Robert Nigel Crawford Logan. Both Roberts are buried at Fortrose cathedral.

Robert and Susan's second son, Guy L'estranger Logan (1882-1941) served during WW1 with the 7th Div & S Div Royal Field Artillery, Royal Field Artillery, Royal Field Artillery. He was married at Kensington, London to Edith Fellowes in 1919 and by 1920, the couple were living at Raddery House. The couple remained at Raddery, where Guy was recorded as being a farmer, until around 1930, when following his father's death in 1929, the property had to be sold. The 'Realisation Company' listed on the valuation roll of 1930, suggests the property was perhaps, repossessed.

The Logan's relocated to Thruxton Down Houes, Andoever, Hampshire where Guy died in 1941 and Ethel in 1958. One of their son's, also named Guy emigrated to New Zealand and died at Wanganui in 1960.

Valuation Roll 1935

do. Raddery House	Alex. Purvis Jack, per Grigor & Young, solicitors, 1 North Street, Elgin	Proprietor Proprietor
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1935 VR

I have not been able to identify or find any information on the above names. Who was Alex. Purvis Jack and did he work for or employ Grigor & Young solicitors?

I did find an Alex Purvis Jack from Edinburgh, however the only thing that could possibly link him with the Black Isle is the surname 'Jack'. His father was a Solicitor at the Supreme Court and both he and his wife appear to have been in Edinburgh for at least one generation. Alexander was a superintendent of the Indian Police Service and appears to have never married.

One theory could be that he did look after the property on behalf of Grigor & Young Solicitors, he may have retired from the Police and as a respected gentleman, was employed by G&Y until such times as the property was sold. He would have been around 45 years old at the time.

		Date and Place of Marriage			
Alexander Purvis Jack	1889 December Seventy first 5 to 15 Am. Stn 6 Mansfield Place Edinburgh	Mr James McGregor Jack Solicitor, Supreme Court	James McG Jack Fisher	1890 January 10 th in Edinburgh	William Blair West-Down 1891
		Mary Purvis Jack Mrs J. Adam 1887 June 1 st Edinburgh			

JACK Alexander Purvis of 14 Woodhall Bank **Edinburgh** died
27 November 1966 at Edinburgh Confirmation of Helen
Margaret Edith Jack and Hetty Low Mustard and Robert
Stuart Chesnutt writer to the Signet.
Sealed **London** 4 April.

1966

Helen Margaret Edith Jack, named above and Hetty Low Mustard was his niece by another sister. Coincidentally, the surname 'Mustard' is a local name to Elgin where Grigor & Young were based.

I have included the Birth & Death records for Alexander in case any future researchers can discover a link.

(1) Name(s) and Surname	Alexander Purvis Jack		(2) Sex	m.	
(3) Occupation	Superintendent Indian Police Service (retired)				
(4) Marital Status	Single	(5) Date of Birth	2/12/1889	(6) Age	46 years.
(7) Name, Surname and Occupation of Spouse(s)	—				
(8) When and Where Died	10.6. November Twenty seven 10h. 50m. p.m. Woodhall Bank, 18 Gilmerton Crescent, Edinburgh				
(9) Usual Residence (if different from Place of Death)	14 Woodhall Bank, Edinburgh.				
(10) Name(s), Surname and Occupation of Father	(11) Name(s), Surname(s) and Maiden Surname of Mother				
James McEwen Jack Solicitor, Supreme Courts. (Deceased.)	Mary Purvis Jack m.s. Adam. (Deceased.)				

Valuation Roll 1940

1	Buildings	do.	do.	Colonel L. H. Torin, Raddery Hon Proprietor
2	Mansion house, garden and offices	Raddery, Fortrose	Col. Lionel Henry Torin, retired (10)	
3	House	do.	do.	Proprietor for garden

1940 VR

The most interesting part regarding the Torin residency was Colonel Lionel H. Torin's wife.

Catherine Theodora Gordon-Duff was the daughter of Thomas Duff Gordon-Duff, 9th of Drummuir (by Keith) and 11th of Park and Mildred Mabel Walker. She was married in 1922 to Major Evelyn Robert Leopold Fraser-Mackenzie (Leo), son of Robert Scarlett Fraser-Mackenzie and Beatrice Anna Mackenzie. Beatrice Anna Mackenzie was the daughter of Thomas Mackenzie, 7th of Ord, a direct descendant of the 1st Baron of Kintail and his wife, Anna Watson Fowler, daughter of James Fowler, one of the first tenants at Raddery.

Leo was an officer in the Inverness Battery, Royal Horse Artillery and served through the 1914-18 war under General Allenby in Palestine. He retired with the rank of Major and became factor for the Bunchrew and Allangrange estates until his death in 1925. The following year Catherine married Colonel Lionel Henry Torin.

Lionel Henry Torin was the grandson of Richard Torin and Emillia Fraser-Tytler who was the daughter William Fraser of Balnain and niece of Simon Fraser of Balnain (of Outlander fame). On his maternal line, Lionel Torin could trace his ancestry back to the Mackenzie of Kintail, as a direct descendant of Colin Mackenzie, 11th of Kintail.

Lionel would have been a distant relation to his wife's first husband who was a direct descendant of the Kenneth Mackenzie, 8th of Kintail.

TORIN, Lionel Maynard, Tea Planter, retired, Bunchrew House, near Inverness, died 27 May 1928 at London, testate. Confirmation Inverness, 9 October, to Lionel Henry Torin, Major, King's Own Shropshire Light Infantry, Headquarters, Western Army, Salisbury, and Leonard Arthur Newton, o/o Westminster Bank Ltd., Weybridge, Surrey, Executors. Will dated 27 February 1927 recorded with other Writs Inverness 9 October 1928. Value of Estate, £57,847: -: 1.

Katherine and Lionel were married in 1926 whilst Lionel was still serving with the King's Shropshire Light Infantry and in 1928, he was based at their headquarters at Salisbury, when his uncle Lionel Maynard Torin died at Bunchrew, leaving him a half share of sizeable estate. It is uncertain of when they bought Raddery House but the valuation roll of 1940 and various newspaper adverts for nannies and other servants, indicates that they were there for most of the 1940's with Lionel being recorded as being a leader of the home defence unit of Ross-shire Organisers.

It was during this time that Catherine's eldest son, Sub- Lieutenant Thomas Robert Duff Fraser Mackenzie was killed in active service at the age of 21, whilst serving onboard H.M.S. Mastiff in the Mediterranean Sea. He is buried at Heliopolis War cemetery, Egypt. Thomas would have stood in line to inherit the estate at Allangrange and possibly even Ord House, Muir of Ord.

In 1949, Lionel bought Platcock House at Fortrose where they remained for the rest of their lives. Lionel died in 1960 and Katharine in 2002. Katharine was well-known in the area and was a prominent member of the Fortrose & Rosemarkie Scottish Women's Institute.

JAMES T. S. DOUGHTY, Writers, Ayton, Berwickshire.
ROSEMARKIE. ROSS-SHIRE.—RADDERY
R HOUSE.—For Sale by Private Bargain, this excellent Country House, Stone-built, and in first-class condition throughout, stands in Policies extending to 7½ Acres. There are, in addition, 19 Acres of Woodland. The House, erected in Two Storeys, comprises 4 Public, 7 Bed Rooms, 1 Dressingroom, Housekeeper's Room, 2 Servants' Bedrooms, Servants' Bathroom, Kitchen (Aga Cooker), &c.; Central Heating, Hot Water, Electric Light; Gardener's Flat; Double Garage; beautiful, well-stocked Garden. Assessed Rent, £67. Cards to view from, and offers to be lodged with Messrs FRASER & ROSS, Solicitors, 46 High Street, Inverness.

The Scotsman - Thursday 16 June 1949

The next owner of Raddery House was Major Noel Salevesen.

Noel Graham Salvesen



Noel Graham Salvesen was born in 1893 in Edinburgh where he was also educated. His grandfather, Christian Salvesen was a whaling and shipping magnate, based at Leith. In 1911, Noel went to University College Oxford to study, Classics, however, the outbreak of WW1 saw him see active service, leaving university in the final year of his degree. He never completed his studies.

His military service saw Noel rise to the rank of captain in the 7th Royal Scots who were involved in the train crash at Gretna Green in 1915, leaving Noel badly injured. Following his recovery, he continued to serve with the intelligence corps in the Glasgow Docks where he gained enough experience to serve again during WW2 as the security officer responsible for the North of Scotland. His fluency in Norwegian also allowed him to interrogate Norwegians escaping to Scotland so he could weed out any Nazi collaborators.

His father, Colonel Theodore Salvesen, had bought Carbisdale Castle in 1933 and offered it to King Hakkon VII of Norway as a refuge during WW2. The castle would later be donated by another son to the Scottish Youth Hostels Association. Examples of the philanthropy of such a wealthy local family.

Noel served for a time as the managing director of the family company and used his great wealth to benefit gifting two houses to in Leith, one for the Edinburgh Academy junior pupils and another as a rehabilitation centre for the war wounded and elderly seamen. Further north, near his home at Teaninich, he gifted a bridge over the river at Alness as a contribution to child safety and in 1952 he gifted Raddery House to the Borough of Ross and Cromarty to open a residential school for children with disabilities.

Raddery Residential School

New Residential School In Ross-shire

A CHANCE FOR SLOW LEARNERS

SLOW learners in Ross-shire will have a better chance in future of making something of their lives. Next month a special school is to be opened for them at Raddery House, near Fortrose.

In the ordinary day school the slow learner is under a double handicap. Unable to keep up with the pace of the rest of the class, he fails to learn even as much as he is capable of and the mere fact that he is overtaken by younger pupils induces a mood of despondency or rebellion.

At Raddery House School the children will get individual tuition at their own pace. There will be no sense of frustration in trying to keep up with bright pupils. The day is gone when the slow pupil was labelled "duffer" and thrown on the educational scrap heap.

Gift From Major Salvesen

Raddery House was gifted to Ross County Council by Major Salvesen, Teaninich. It is pleasantly situated, facing the south, in extensive grounds which include play-spaces, lawns, flower beds and a kitchen garden to supply the school with fresh vegetables and fruit.

Most of the pupils will be boarded in, so that Lewis, as well as mainland, children can benefit under the scheme. Boys will be admitted to the school between the ages of seven and twelve. Girls will be admitted of any age over seven.

The school is not an institution or an occupational centre. Pupils will only be admitted if they are capable of benefitting from teaching in ordinary school subjects, and when the boys leave at 12 they will go to a junior secondary school, with much more chance of keeping up with their classmates than if they had remained in the ordinary day school.

The Head Teacher at Raddery House, John D. Russell, M.A., and Mrs Russell, who is assistant teacher, both have special qualifications and experience in teaching children who are slow learners.

Spiritual Welfare And Medical Care

The subjects taught in the new school will be basic class-room subjects — religious knowledge, speech, number, reading and writing. Arts and crafts, music and drama will be used to help the children along. Instruction in child care will probably be given to the girls, many of whom are expected to become competent in needlework.

The education committee in a prospectus for the new school states that "appropriate arrangements will be made for the spiritual welfare of pupils". Arrangements are also made for their medical care.

Pupils accepted for the school will receive a maintenance allowance to cover the cost of residence, and travelling to and fro at vacations. The school is not confined to Ross-shire pupils, and Inverness, in particular, has shown an interest in it.

Ross County Council has been notably progressive in its policy in recent years of establishing special schools in different parts of the County, such as Lews Castle College at Stornoway, and Duncraig and Balmacara in the Kyle district. The new school at Raddery House should be of great benefit to a class of pupil which did not get much chance in the past.

Residential School

We are pleased to note that **Raddery** House School — a residential school for handicapped children — has proved a “worth-while investment and a necessary and valuable part of the country education service.” This is stated in the first annual report which has been adopted by the education committee.

Raddery House, gifted by Major Noel Salvesen, M.B.E., of Teaninich, to Ross and Cromarty County Council in 1952, is situated about three miles from Fortrose on the uplands of Rosemarkie. The gift also included the Den of **Raddery** comprising ten acres of rough woodland along the banks of **Raddery** Burn. It was opened as a residential school on October 14, 1955.

Twelve boys and 12 girls went into residence three days later. Of the 24, three were from Inverness-shire, the others were from widely separated parts of Ross-shire, including two from Lewis. Shortly after, seven boys and girls commenced attendance at the school as day pupils.

In addition to instruction by the head teacher and assistant teacher, visits are made each week by the itinerant teachers of art and physical education who also visit the other schools in the district.

The basic school subjects — religious education, speech, reading, writing and arithmetic — are taught mainly on an individual basis. A pupil progresses at his own best rate, without the constant reference to class standards and examinations which are beyond his ability. Extensive use is made of educational activities to supplement and illustrate verbal lessons.

Recreation indoors and out is organised and supervised to widen and deepen the pupils' range of interests. In this connection the stretch of woodland known as **Raddery** Den has proved a fascinating and instructive playground. The older pupils attend church in Rosemarkie, and religious services are held in the school by local ministers on special occasions. One of the medical practitioners of the district was appointed school doctor and he makes periodic visits. For any illness of the pupils, special sick-room nursing is arranged as required.

At vacation times a number of the children who live in the wider area around Raddery House School are taken to their homes by the school car. Others are conveyed to and from railway and bus stations. The children from Lewis are taken to and from the airport at Inverness, since in all the circumstances air travel to and from Stornoway is the most convenient and the cheapest. The parents co-operate in getting pupils to and from school, and their enquiries during term afford the staff an opportunity of getting to know their children better.

The second session at Raddery House School, which has now taken its place in the county education service, has commenced with a full complement of pupils. The scheme has proved itself from several points of view. Firstly, it meets the needs of the children attending the school, many of whom have shown great improvement in classwork and in social training. Secondly, it assists the day schools of the county by relieving them of responsibility for a number of those pupils who cannot benefit from class instruction — this assistance often has far-reaching results in that teachers

can devote themselves with better effect to their more responsive pupils. Thirdly, it serves as a means of attracting attention to the special problems of the mentally handicapped in all their categories from the ineducable to those who are simply classified as very slow learners and for whom Raddery House School is specially intended.

An incidental effect, not without its own importance, is that a vacant country house has been brought into active service again, contributing effectively in its everyday activities to the life of the neighbourhood, just as it has already been of benefit to its immediate neighbours through the improvements to roads and water supply.

**ROSS AND CROMARTY COUNTY
COUNCIL**

EDUCATION COMMITTEE

RODDARY HOUSE SCHOOL

A RESIDENTIAL school for mentally handicapped children is to be opened at **Roddary** House, three miles from Fortrose, in the autumn.

Full residential accommodation has been provided for 25 children (boys and girls), two teachers, one house-mother, domestic and maintenance staffs. A small number of day pupils will also be admitted.

Applications are invited for the following posts:—

Head Teacher. — In addition to teaching duties, the Head Teacher will be responsible for the supervision of children outside school hours and for the running of the school as a whole. Qualification under Article 51 of the Regulations and experience with mentally handicapped children are required. Residence will be free, and salary, which will be on the basis of the Teachers' Salaries (Scotland) Regulations with a further payment in respect of residential responsibility, will comprise the basic salary of a teacher with the required qualifications, and responsibility elements totalling £175 per annum.

Assistant Teacher. — In addition to teaching duties, the assistant teacher will share in the supervision of children outside school hours. Qualification under Article 51 of the Regulations and experience with mentally handicapped children are desirable. Residence will be free and salary will be in accordance with the Teachers' Salaries (Scotland) Regulations, with an additional payment of £40 per annum in respect of duties as a Senior Resident Teacher.

Housemother. — The Housemother will supervise the domestic work of the establishment, and be responsible, under the Head Teacher, for the care of the children. Residence will be free in addition to salary, the scale for which will be £250 rising by annual increments of £10 to £300 per annum, with plating.

Forms of application may be obtained from the undersigned with whom applications, accompanied by copies of three recent testimonials, should be lodged not later than 30th April, 1955.

Canvassing will be a disqualification.

GEORGE THOMSON,
Director of Education.

Education Office,
Dingwall.

8th April, 1955.

LEURBOST

Congratulations— The good wishes of the community go out to Miss Rhoda Maclean, 18 Leurbost on her appointment as Matron of Raddery House School, Easter Ross. The school which is a residential one for handicapped children was opened a few months ago. Miss Maclean was on the Leurbost School Canteen Staff. She was a prominent member of the North Lochs Ladies Choir.

Stornoway Gazette and West Coast Advertiser - Friday 20 January 1956

Francis Gay Salutes The Faithful Four

THANKS to all who wrote to me about Tommy, the pony. He is going to the children of Raddery House School near Fortrose. There Tommy will have plenty of ground to roam about in, a cosy stable if he ever needs it and all the love and care the children can give him.
I only wish I had a hundred Tommies to give away!

Sunday Post - Sunday 20 April 1958

RADDERY

A school for children with special needs

FORTROSE,

ROSS-SHIRE IV30 8SN.

Tel. 0881 28273

PRINCIPAL: DAVID DEAN

Raddery is a new independent school with charitable status due to open in April 1979. It will cater for 25 emotionally handicapped boys and girls aged between ten and seventeen years, and selected by us from the north and central areas of Scotland.

Situated on the Black Isle, fourteen miles from Inverness, Raddery is close to mountains, beaches and good local facilities.

The School Council wishes to recruit talented and committed workers to a fully integrated multi-disciplinary staff team which will provide a stimulating, spiritually based programme of behaviour therapy and education.

Applications are therefore invited for the following posts to commence either in the Summer or Autumn term.

Resident Senior Teacher/Houseparent

Resident Teacher/Houseparent

(3 posts) Burnham Scies

Resident Senior Houseparent

Resident Assistant Houseparent

N.J.C. Scies

Resident or non-resident Wholefood Cook

£50 per week.

Letters of application with full Curriculum Vitae to the PRINCIPAL at BADANFHUARAIN, NETHY BRIDGE, INVERNESS-SHIRE.

Requests for further information and informal enquiries may be made to David Dean at 04792 442.

1979

£56,000 raised for Black Isle school

By JIM LOVE

AN APPEAL launched 18 months ago by comedian Jimmy Logan in aid of Raddery School for children with special needs has raised £56,000, the school's principal, Mr David Dean, said yesterday.

"We have been overwhelmed by the interest and generosity shown by a considerable number of private individuals, very many of them residents of the Highlands and Islands, as well as by representatives of industry, commerce and trusts," Mr Dean said.

The independent Black Isle school has 37 pupils and this month Lady Cromartie succeeded Edinburgh lawyer Mr Douglas Paterson as chairman of Raddery School Trust.

Presented with an engraved glass bowl to mark his seven years as the trust's first chairman, Mr Paterson said that Raddery makes a unique contribution to Scottish education.

Taking over from Mr Gregor Grant as chairman of the trust's finance and general purposes committee, is Mr David Martin, a former regional councillor.

Other changes at Raddery, include the appointment of Miss Elisabeth Spence, a Raddery team leader, as assistant principal with special responsibility for the school's "halfway house" at Fortrose, and the departure of the depute principal, Mr Michael Toman who is to take up an appointment as principal of a Barnardo's school at Peebles.

P&J 1986

bevfortrose@hotmail.co.uk

From: Mike - [REDACTED]
Sent: 12 June 2022 16:18
To: chief.executive@highland.gov.uk
Cc: [REDACTED]
Subject: Raddery School Campus Sale

Dear Mrs Manson,

I have been made aware that the Highland Council are in the process of selling the Raddery School Campus site on the Black Isle.

It was my grandfather, N G Salvesen, who gifted the property to Ross and Cromarty in the 1950s with the desire that it should be used to support children and for other educational purposes.

I have long associations with the Black Isle having been brought up there and still having many relatives who live locally to Raddery. We have all been aware that Raddery was used for these purposes for many years.

It would be our hope that in selecting a purchaser for the site that the intentions of my grandfather's gift would be given strong consideration.

I understand that a number of Community bids have been proposed for the site. The family would staunchly support these community based future uses for Raddery and sincerely trust that the council will deem them to be the most appropriate bids.

Yours sincerely,

A M Salvesen
Edinburgh

David Dean O.B.E.

David Dean taught for 10 years in an independent progressive school in England before being appointed as headmaster to a new special school in Wales. In 1978 he founded Raddery School, a therapeutic school for children with special needs in Scotland where he worked with up to 40 children and 40 staff members for 17 years developing an innovative residential programme based on holistic and group psychotherapeutic principles. The school had an active small farm, outdoor education programme and a flourishing use of music and drama.

Importantly, the children's educational, social, emotional and spiritual development together with a strong involvement in community decision making were outstanding features of Raddery, much commented upon and commended by government inspectors and visitors as well as by some of the young people themselves.

During this time David Dean acted variously as Chairman of the Scottish Independent Special Schools Group and vice Chairman of the Charterhouse Group of therapeutic communities, UK.

David has acted, through the Ecologia Youth Trust, as an international advisor and consultant to the Kitezh Children's Community in Russia, to various programmes for young people in Thailand, and separately to British Executive Service Overseas / Voluntary Service Overseas where he has assisted in Russia, Romania and Uganda. He was honoured in the UK in 1990 with an award of the OBE for 'services to education' and later that year by the Russian Government for assisting in their programme of change in special schools, orphanages and special vocational

schools. He also contributes as a visiting lecturer to course work for students in the psychology and sociology departments at the State University of St.Petersburg.

“With profound thanks to all young people, colleagues, agencies, students, clients, the media and close family without whose scrutiny, criticism, support, dedicated hard work and loving companionship these experiences could never have materialised.”

David Dean

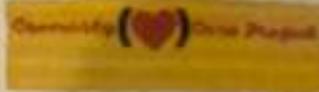
Raddery School closed in 2000, five years after David Dean retired.

Email to Highland Council

From David Dean OBE I feel it a privilege to be asked to make a contribution to this proposal for a new and innovative next stage in the life of Raddery House and Woodland. It is now over forty years since Dr Theodore Salvesen (Stubb) visited the second of the two schools to operate from the estate which his father, Major Noel Graham Salvesen of Teaninich, Alness, had gifted to the then Ross and Cromarty County Council. In 1979, Dr T. Salvesen visited Raddery to dedicate one of its rooms. This we had named the Salvesen Room in honour of the generosity of his late father. The room, in the centre of the House, served as an extremely busy hub for our work in the next twenty years, educating and caring, in all, for some one hundred and fifty emotionally damaged boys and girls whose needs could not, at the time, be met within mainstream schools. With the first Salvesen, Christian, having arrived in Scotland in the 1870's and, with his brother, set up initially a most successful shipping company, many of the wider family subsequently became known for philanthropic work in Edinburgh, Aberdeen and elsewhere. Noel Salvesen, grandson to Christian, responding to the educational and care needs of a reported number of children with 'minimal mental handicap' within Ross and Cromarty County Council's area, gifted Raddery estate on the Black Isle to the Council "for the purpose of educating and caring residentially for children with minimal mental handicap requiring specialist provision". This purpose of this gift was later interpreted more widely by Highland Council to cover young people with physical, emotional, social and educational needs yet remained another visionary example of the Salvesen's family's support to the Scottish community. During 1978 and '79 while I was conducting negotiations with Highland Council for the lease of this by then run down campus, I heard many times over from the likes of R&CCC former conveners Major Alan Cameron of Allangrange and George (Dodo) Finlayson, John MacLeod, Depute Director of Education, Highland Council and, in later years, Highland Council Convener, Duncan Macpherson of Cromarty, and others, that it was Noel Salvesen's gesture of support for such disadvantaged children which made possible the first residential school to occupy Raddery House, run for twenty years, by the Council itself and later the second residential school of which I was the founder Principal, 1978 – 1995. This second school eventually closed in 2001. Since then there has been further social care and education use of Raddery House by the Highland Council's Black Isle Education Centre, a short term facility which, due to falling numbers, later moved to Killen. It was to the credit of the much-respected John Macleod that the several anticipated and unanticipated difficulties raised by council departments as well as by our own negotiators were ironed out in record time and in a most civilised and honourable way. The whole process was completed in a year. The proposed school was registered as a company limited by guarantee and with the Scottish Office Education Department. A School Council of relevant professionals was recruited, to whom I made myself responsible, buildings and grounds were renovated, staff and the first children were moved into residence. Some years later we were privileged and thrilled to have the recently retired John MacLeod offer to join the Raddery School Council/Board. As with my own experience of setting up at Raddery, I imagine this new venture proposed by the largely local, well experienced and dedicated steering group will be needing to persuade the neighbours, local representatives and officials that they have more than just good intentions to bring about success for their project. As for the local residents, a number of whom I can remember listening to my colleagues and me with a patient yet discerning ear, there were many questions asked of us in 1978 as there will be of the new innovators now. Encouragingly, I understand there to be considerable local support for this new proposal.

What I can never forget from my tenure is the moment when John Grigor, farmer of Muiryden, by Raddery put the critical question to the assembled group; would they support this proposal or not? The answer came back as a 'yes'. Thereafter, no group of neighbours could have done more for us. Quite voluntarily, our neglected grass, broken fences and storm damaged trees were taken in hand, and we were further schooled in the management of livestock we chose to introduce for therapeutic purposes with some neighbours' skills in animal husbandry being generously shared. Critically, when we had a problem with one of our volatile or troublesome children and their behaviour threatened the hard-won good relationship we had striven to establish with our neighbours, openness, candour and yes, occasionally, when we fell on our faces, forgiveness was on offer from those around us. Many good time community events were shared in the old stable block and house; music and the arts brought real talent to the ears of children and adults alike. This new proposal for 2022, if acknowledged and embraced for its diversity and relative tranquillity, could, once again invite the campus's very special therapeutic qualities which served both schools admirably well to play their part with a new more vulnerable client group. The grounds with their enviable avenue of beech trees and shrubbery, could, once again offer appropriate physical challenge, healing and growth, resilience training and contemplation, conversation and appreciation for the present generation of young people needing help to grow and prosper. Inevitably, there will be those whose lives will be shortened by their condition. The new envisaged Raddery experience will reach out to them too. It is this new group's spirit of humanitarian and educational inventiveness for Raddery House and all those who may, under their auspices, spend time there which I find so exciting. In these days of heavy financial cutbacks, with more to come and a reduction in even statutory education, social work, and health services it is quite astonishing to me to see such an endeavour being planned. That the need for respite breaks for families with very sick children is blazingly obvious is in no doubt. I have been witness to that through the work of the Malcolm Sargent House project in Ayr which for many years undertook similar work. This proposal for Raddery House and Woodlands though is more extensive and ambitious in the diversity of related projects it is looking to initiate. I wish every success to those striving to see Raddery House and Woodlands once again throw off the lamentable stains of recent vandalism, serve well the Highlands and honour the Salvesen gift. David Dean <https://sites.google.com/view/daviddean/home> November, 2022.

Appendix 9 – Letters of Support



Cromarty Care Project
6 Miller Lane, Cromarty IV11 8XB
info@cromartycareproject.co.uk

22nd October 2023

TO WHOM IT MAY CONCERN

Proposed Dementia Centre at Raddery

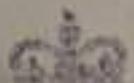
Cromarty Care Project is a registered Scottish charity whose main objectives are to provide care and support for those in need of it in the locality. We are aware of the growing number of people with Dementia and the local lack of resources to support them.

Dementia meeting centres have been shown to benefit both those with Dementia and their carers and, by so doing, centres enable those affected to remain in their own homes for longer.

Cromarty Care Project, therefore, fully supports the development of such a centre in the Black Isle.

Yours faithfully

Denise McIntosh
Chairperson, Cromarty Care Project





Highland Senior Citizens Network

Chair: Dr Ian McNamara

14th September 2023

To whom it may concern

Raddery House Project and Proposed meeting Centre

I am writing in my capacity as Chairman of the Highland Senior Citizens Network to give our whole hearted support to the Raddery House Project and in particular the provision of Dementia Support as part of this project.

On 13th of September we held our Annual Conference in Inverness and one of our sessions focused on Community Support for Dementia. We were fortunate in that Colm McBriarty, (Dementia Community Development Officer) was able to join us. Colm is employed by Age Scotland in a crucial development post funded by the Scottish Government. The purpose of his post is to encourage and support Dementia Friendly Communities across Scotland. For those who attended it was a revelation to hear just how active communities are becoming in supporting both those living with dementia and their carers.

The growing demographics of the number of us who are likely to be afflicted with dementia are almost overwhelming. Community support is recognised by both our Government and Statutory bodies, such as the NHS and Social Work departments, as playing a vital role in helping to support them in the growing demands on their services.

Our conference was attended by two of the three Highland Councillors who hold the brief of Older People's Champions; namely Cllr Isabelle MacKenzie and Cllr Bill Boyd. They are both actively committed to Community Support for Dementia and I am sure they would support the Raddery project.

Yours faithfully

Ian McNamara (Chairman)

HSCN: Enriching Life for Highland Senior Citizens

Nothing about us without us

HSCN, Box 301, 24 Station Square, Inverness IV1 1LD

Telephone 07716884989

www.hscn.co.uk hscn@hotmail.co.uk

Scottish Charity Incorporated Organisation No. 034260

As co-ordinator of the Scottish Dementia Friendly Communities Network (SDFCN), I am very pleased to have the Raddery House project team as one of our member groups. I spoke with the Chair, Bev Smith, earlier in 2023 as we share a mutual contact with Graham Galloway of Meeting Centres Scotland SCIO. Raddery House represents an exciting and much-needed resource for the local community in the Black Isle, and the SDFCN is keen to support the team and the project in every way we can.

More information about the SDFCN is available on the Age Scotland website here:

<https://www.ageuk.org.uk/scotland/what-we-do/dementia/about-dementia/dementia-friendly-communities-network/>

I have also attached a copy of our information leaflet.

The SDFCN was developed at the request of the Scottish Government as part of its partnership with Age Scotland and the About Dementia team, and has been operating since Spring 2023. It currently has over 110 organisations throughout Scotland, including Raddery House which is one of four member groups in the Highland area. The SDFCN emphasises the value of local, accessible and person-centred dementia support services, and the vision of Raddery House is perfectly aligned with these principles. Particularly in areas experiencing challenges with transport provision, social and rural isolation, and difficulties for people accessing statutory and family support, a service such as that offered by Raddery House is essential.

Based on the successful Meeting Centre model, it has the potential to meet the needs of a large number of local people living with dementia, as well as caring partners, family and friends. By maintaining social connections, offering stimulating and meaningful activities, and operating within a wider support network, Raddery House can ensure that people living with dementia can experience the best life possible, for longer. It can also provide the best possible support to unpaid carers through advice, empowerment and peer support.

If you would like any more information about Raddery House's involvement with SDFCN, or about the Network itself, please contact Colm McBriarty, Community Development Officer (Dementia) at colm.mcbriarty@agescotland.org.uk.



Black Isle Cares

CHARITY NUMBER: SCO45371

Black Isle Leisure Centre
Deans Road
Fortrose
IV10 8TJ

Dear Bev,

I am writing on behalf of Black Isle Cares to give our support for the development of a Dementia Meeting Centre on the Black Isle.

When Black Isle Cares was set up in 2015, we carried out community consultation across the Black Isle about people's priorities in terms of services and activities. Providing activities and a place to be together for people with dementia and their carers came up as an important priority for many respondents.

Since then, there has been a reduction in the support available for people with dementia locally. There is no day care provision available in the area and a very few people can access these services in Inverness and Dingwall. There has also been a reduction in the amount of respite available, with many carers not getting a break currently. The main Care at Home service provider for the Black Isle has just given notice on their contract, so from the start of December we are also facing a crisis in terms of home care.

Black Isle Cares focus on providing small services that make a big difference. Our team of over 40 volunteers who provide Befriending, Meals at Home and intergenerational activities, mean we are closely involved with many of the people who would benefit from a Dementia Meeting Centre, and are acutely aware of the pressing need for such a service on the Black Isle.

We have a waiting list of over 10 people looking for support from our Befriending Service. Many of these are people with early dementia and their families/cares. We also have enquiries from care home residents for this service, so are aware of unmet need here.

We have seen how the impact of social isolation has been exacerbated by Covid. Many in the community who previously attended the weekly intergenerational board game afternoons at Fortrose Academy have not returned due to concerns about socialising in such a setting and lack of transport. It is vital that people keep

connected locally, and a Dementia Meeting Centre would be perfect for enabling this to happen.

Black Isle Cares would be delighted if Raddery House were able to develop a Dementia Meeting Centre on the Black Isle and would be happy to work in partnership towards making this a success.

Best wishes

Anne

Anne McDonald
Chairperson
Admin@blackislecares.com
07548343375



3/11/23

Bev Smith
Raddery House Limited

Graham Galloway
Kirrie Connections
29 Roods
Kirriemuir
Angus
DD8 4HN
graham@kirrieconnections.com

Letter of support for the Community Asset Transfer of Raddery House

Dear Bev

I trust this letter finds you well. I am writing to express my wholehearted support for the community asset transfer of Raddery House Outdoor Education Centre in the Black Isle. As the CEO of Kirrie Connections, a dementia support charity deeply committed to enhancing the lives of those affected by dementia, I believe that the transformation of Raddery House into a community hub could be a transformative and invaluable resource for the local community.

The potential for Raddery House to become a hub for dementia support aligns seamlessly with our mission to create inclusive and supportive environments for individuals living with dementia and their families. The tranquil surroundings of Raddery House, coupled with its spacious layout, present an ideal setting for fostering a sense of community and well-being. The outdoor spaces could provide therapeutic opportunities for individuals to engage in nature-based activities, promoting physical and mental well-being.

Local community dementia support is paramount in ensuring that individuals living with dementia can remain active and connected members of their community. Establishing Raddery House as a dementia hub would not only offer a centralised location for support services but also serve as a focal point for educational programs, social activities, and respite services. This multi-functional approach has the potential to create a vibrant and inclusive community space that addresses the diverse needs of those affected by dementia.

As we are well aware, the prevalence of dementia is on the rise, and it is crucial that we proactively address the challenges faced by individuals living with dementia and their families. By repurposing Raddery House into a community hub, we have the opportunity to create a model of care that goes beyond the traditional healthcare setting, emphasising the importance of community-driven support.

Thank you for your attention to this matter, and I look forward to the positive changes that the community asset transfer of Raddery House could bring to the Black Isle.

Sincerely,

Graham Galloway
CEO Kirrie Connections

consultancy@duncanmacpherson.land

From: Michael Halley <chestfire@btinternet.com>
Sent: 21 November 2023 15:28
To: bevfortrose@hotmail.co.uk
Subject: Raddery

Bev

Thanks for your email to Donnie regarding the above. Although at this stage BIMS will not commit to moving to Raddery, we are however fully supportive of your application to take control of the property and your proposed venture.

We wish you every success with your application .

Regards

Michael Halley
Chair, Black Isle Men's Shed

From: Mike <mike.salvesen@btopenworld.com>
Sent: 12 June 2022 16:18
To: chief.executive@highland.gov.uk
Cc: ricky.cheng@highland.gov.uk
Subject: Raddery School Campus Sale

Dear Mrs Manson,

I have been made aware that the Highland Council are in the process of selling the Raddery School Campus site on the Black Isle.

It was my grandfather, N G Salvesen, who gifted the property to Ross and Cromarty in the 1950s with the desire that it should be used to support children and for other educational purposes.

I have long associations with the Black Isle having been brought up there and still having many relatives who live locally to Raddery. We have all been aware that Raddery was used for these purposes for many years.

It would be our hope that in selecting a purchaser for the site that the intentions of my grandfather's gift would be given strong consideration.

I understand that a number of Community bids have been proposed for the site. The family would staunchly support these community based future uses for Raddery and sincerely trust that the council will deem them to be the most appropriate bids.

Yours sincerely,

A M Salvesen
Edinburgh



The National Children's Charity

Dream Makers

Reg No. 1045148

Holly House, 69 Meriden Road, Hampton-in-Arden, Solihull, B92 0BS
Tel: 01675 442555 • Mob: 07816 124889 • Email: dreammakers21@outlook.com

www.dreammakerschildrenscharity.com

21/11/2022

Dear Beverly

I am just writing to say what a brilliant idea you are proposing re your plans to assist children from many walks of life with facilities for a respite holiday, times are very difficult just now and from my experience the children need our help more than ever!

We have been running our charity for over 30 years now and have found the resources are much more used than we started... children and their families go through such traumatic times and what with expenses and bills going higher all the time they need our help now more than ever.

I do hope that once you are up and running than we are able to make use of the facilities along with what we offer to children more in your area as this is our only downfall in assisting children so far afield.

Similarly, if we can assist your children too just shout. I do hope you fulfil your project's needs and are able to move forward as we have in the coming years too.

Please let me know how things carry on forward and if there is anything you may need further from myself just let me know.

Fingers crossed for your future venture and hope all goes to plan.

Very best wishes

Juney Walsh Cooper

Founder/Trustee

Founder and Trustee - Juney Walsh-Cooper
Co-founder - Gavin Prime
Head of Events & Fundraising - Sue March

From David Dean OBE

I feel it a privilege to be asked to make a contribution to this proposal for a new and innovative next stage in the life of Raddery House and Woodland. It is now over forty years since Dr Theodore Salvesen (Stubb) visited the second of the two schools to operate from the estate which his father, Major Noel Graham Salvesen of Teaninich, Alness, had gifted to the then Ross and Cromarty County Council.

In 1979, Dr T. Salvesen visited Raddery to dedicate one of its rooms. This we had named the Salvesen Room in honour of the generosity of his late father. The room, in the centre of the House, served as an extremely busy hub for our work in the next twenty years, educating and caring, in all, for some one hundred and fifty emotionally damaged boys and girls whose needs could not, at the time, be met within mainstream schools.

With the first Salvesen, Christian, having arrived in Scotland in the 1870's and, with his brother, set up what became a most successful shipping company, many of the wider family subsequently became known for philanthropic work in Edinburgh, Aberdeen and elsewhere. By way of response Noel Salvesen, grandson to Christian, to the educational and care needs of a reported number of children with `minimal mental handicap` within Ross and Cromarty County Council's area, gifted Raddery estate on the Black Isle to the Council 'for the purpose of educating and caring residentially for children with minimal mental handicap requiring specialist provision. ` Yet another example of the family's support to the Scottish community.

During 1978 and '79 while I was conducting negotiations with Highland Council for the lease of this by then run down campus, I heard many times over from the likes of R&CCC former conveners Major Alan Cameron of Allangrange and George (Dodo) Finlayson, John MacLeod, Depute Director of Education, Highland Council and, in later years, Highland Council Convener, Duncan Macpherson of Cromarty, and others, that it was Noel Salvesen's gesture of support for such children which made possible the first school to occupy Raddery House, run for twenty years, by the Council itself and later the second school of which I was the founder Principal, 1978 – 1995. This second school eventually closed in 2001.

It was to the credit of the much-respected John Macleod that the several anticipated and unanticipated difficulties raised by council departments as well as by our own negotiators were ironed out in record time and in a most civilised and honourable way. The whole process was completed in a year. The proposed school was registered as a company limited by guarantee and with the Scottish Office Education Department. A School Council of relevant professionals was recruited, to whom I made myself responsible, buildings and grounds were renovated, staff and the first children were moved into residence. Some years later we were privileged and thrilled to have the recently retired John MacLeod offer to join the Raddery School Council/Board.

As with my own experience of setting up at Raddery, I imagine this new venture proposed by the largely local, well experienced and dedicated steering group will be needing to persuade the neighbours, local representatives and officials that they have more than just good intentions to bring about success for their project. As for the local residents, a number of whom I can remember listening to my colleagues and me with a patient yet discerning ear, there were many questions asked of us in 1978 as there will be of the new innovators now. I understand there to be considerable local support for this new proposal.

What I can never forget from my tenure is the moment when John Grigor, farmer of Muiryden, by Raddery put the critical question to the assembled group; would they support this proposal or not? The answer came back as a 'yes'. Thereafter, no group of neighbours could have done more for us. Quite voluntarily, our neglected grass, broken fences and storm damaged trees were taken in hand, and we were further schooled in the management of livestock we chose to introduce for therapeutic purposes with some neighbours' skills in animal husbandry being generously shared.

Critically, when we had a problem with one of our volatile or troublesome children and their behaviour threatened the hard-won good relationship we had striven to establish with our neighbours, openness, candour and yes, occasionally, when we fell on our faces, forgiveness was on offer from those around us. Many good time community events were shared in the old stable block and house; music and the arts brought real talent to the ears of children and adults alike.

This new proposal for 2022, if acknowledged and embraced for its diversity and relative tranquillity could, once again invite the campus's very special therapeutic qualities which served both schools admirably well to play their part with a new more vulnerable client group. The grounds with their enviable avenue of beech trees and shrubbery, could, once again offer appropriate physical challenge, healing and growth, resilience training and contemplation, conversation and appreciation for the present generation of young people needing help to grow and prosper. Inevitably, there will be those whose lives will be shortened by their condition. The new envisaged Raddery experience will reach out to them too.

It is this new group's spirit of humanitarian and educational inventiveness for Raddery House and all those who may, under their auspices, spend time there which I find so exciting. In these days of heavy financial cutbacks, with more to come and a reduction in even statutory education, social work, and health services it is quite astonishing to me to see such an endeavour being planned. That the need for respite breaks for families with very sick children is blazingly obvious is in no doubt. I have been witness to that through the work of the Malcolm Sargent House project in Ayr which for many years undertook similar work. This proposal for Raddery House and Woodlands though is more extensive and ambitious in the diversity of related projects it is looking to initiate.

I wish every success to those striving to see Raddery House and Woodlands once again throw off the lamentable stains of recent vandalism, serve well the Highlands and honour the Salvesen gift.

David Dean <https://sites.google.com/view/daviddean/home> November, 2022.

Footnote

The Malcolm Sargent Cancer Care for Children organisation, now amalgamated as CLIC-Sargent and re-named 'Young Lives versus Cancer' set up Malcolm Sargent House in Ayr for very much the same use as is being proposed for one central strand of this current proposal for the future of Raddery House.

For over twenty years since retiring from Raddery I have been a committee member and, for seven of those years, chairman of the Highland Hospitals' Carol Concert Committee. Raising, in those years, over £250,000. for the charity's work in the north of Scotland. These funds also supported children from the Highlands and Islands who, with their carers, benefitted from a stay at Malcolm Sargent House.

A salutary tale can be found in the link below. When an organisation takes its eye off the ball, all the hard work that went into the creating and sustaining of something really special, evaporates other than in the minds and lives of its survivors.

Fortunately, there has arisen, close by, a group of dedicated social entrepreneurs who, undeterred by the calamity of neglect and mismanagement which saw the demise of Malcolm Sargent House, has ensured the phoenix rose again not far away.

David Dean November, 2022

<https://www.dailyrecord.co.uk/ayrshire/malcolm-sargent-house-set-demolition-22428327>

From: Paula Cormack <paula.cormack@archie.org>
Sent: 21 July 2022 10:18
To: bevfortrose@hotmail.co.uk
Cc: Mel Clayton
Subject: FW: Enquiry

Hi Bev

Thank you very much for reaching out to Archie and good for you (and your fellow committee members) for recognising this need and trying to do something to meet it. There's not a great degree of overlap with what we Archie offers, other than that we will more than likely at some stage be supporting the same families. Our focus is on supporting families when they are at coalface of health (and bereavement) support needs, for example providing financial support for parents who simply don't have the money to bring their child to hospital, and supporting young hospital patients and the staff who care for them.

If you're not already in contact with them I'd recommend connecting with Calum's Cabin - <https://www.calumscabin.com/> - as they offer something similar to what you're talking about on the Isle of Bute and in Argyll. They may be able to offer some tips and guidance based on their experience of building the charity and service.

As you get further down the line I would be very happy to help signpost families to the service you provide.

Good luck in your venture, it's not an easy task but it will be so rewarding for all involved and so appreciated by all who will benefit.

Best wishes
Paula

Paula Cormack
Chief Executive



e: paula.cormack@archie.org m: 07818 514925

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"Sometimes superheroes reside
in the hearts of small children
fighting big battles", Unknown 

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-----Original Message-----

From: Mel Clayton <Mel.Clayton@archie.org>
Sent: 13 July 2022 16:02
To: Paula Cormack <paula.cormack@archie.org>
Subject: FW: Enquiry

Hi Paula

I wasn't sure who else to send this to. I've gone back to them to explain you're on holiday so not to expect a response until a week or so.

Kind regards
Mel

-----Original Message-----

From: The ARCHIE Foundation <hello@archie.org>
Sent: Wednesday, July 13, 2022 3:49 PM
To: Mel Clayton <Mel.Clayton@archie.org>
Subject: FW: Enquiry

-----Original Message-----

From: bev Smith <bevfortrose@hotmail.co.uk>
Sent: 13 July 2022 11:13
To: The ARCHIE Foundation <hello@archie.org>
Subject: Enquiry

Good Morning,

A group on the Black Isle are taking forward plans for a respite unit for children with life shortening conditions and their families. We are also becoming aware that there may be need for self catering family holiday accommodation for families with children who require fully adapted accommodation.

I wonder if anyone from your organisation would be willing to talk to me and see if there is any overlap with your organisation. Whether there could be mutual benefit etc.

Kind regards
Bev

Sent from my iPad

From: Timothy Whittome <timwhittome@aol.com>
Sent: 26 June 2024 10:18
To: willie.mackinnon@highland.gov.uk
Cc: cex.secretary@highland.gov.uk
Subject: Raddery House proposed CAT

To: Willie MacKinnon, Community Development Manager, West and Mid Highland, The Highland Council
Copy to: Derek Brown, Chief Executive, The Highland Council

Dear Mr MacKinnon,

My sister Elisabeth (Libby) Whittome and I would like to express our strong support for the proposed Community Asset Transfer (CAT) of Raddery House from The Highland Council to Raddery House Ltd.

In 1952 Raddery House was gifted by our grandfather, Noel Salvesen, to the then Ross and Cromarty County Council, to be used to support children and for other educational purposes, and it was so used until 2017.

Until our early teens Libby and I (and our older sister Diana, who sadly passed away earlier this year) lived in the south of England. However, we spent almost all our holidays at Teaninich House, our Salvesen grandparents' home at Alness. As a result, we got to know our grandfather and grandmother very well.

In particular, as we grew up we became aware of the gifts that had been made by our grandfather to local communities and educational establishments, including Raddery House and the pedestrian bridge over the river at Alness as well as two houses in Edinburgh. Libby and I are certain that if at all possible, he would have wished Raddery House to continue to be used for community benefit once The Highland Council no longer had a use for it.

Libby and I have each lived in the Highland region for several decades, Libby in Contin and I in Aviemore and Inverness. We have many friends and relatives in the region. We would wish to see the region develop and prosper, and we believe that the best way in which Raddery House could contribute to this would be under community ownership via a CAT to Raddery House Ltd. We also believe that this would have been in accordance with our grandfather's intention.

Yours sincerely,

Timothy (Tim) Whittome

14 Sandalwood Avenue, Inverness IV2 6GR
07768 061877

consultancy@duncanmacpherson.land

From: Sue Hogg <suehogg@chas.org.uk>
Sent: 10 November 2022 17:52
To: bevfortrose@hotmail.co.uk; Nicky Bridges
Cc: Danielle Harley
Subject: RE: Thank you Raddery House

Hi Bev

It was lovely to meet you too. We'll see if we can get some data for you about the number of families we support - but it's a bit complex around data sharing so we'll have to ask our data person. Leave that with us.

As for a sentence - how about

"CHAS supports families through the terrifying heartbreak of knowing their child may die young. We know how important it is for families to be able to spend time together enjoying the pleasures others take for granted. The opportunity to have a family break together, in facilities that are fully adapted to meet their needs, in a beautiful part of Scotland will be welcomed by many"

Kind regards

Sue

Sue Hogg
(She, Her)
Director for Children and Families
mob: 07876 434739
tel: 0131 444 4918

<https://emea01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.chas.org.uk%2F&data=05%7C01%7C%7C4d4ff74949ac4b94750708dac3443cc2%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638036995083552225%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C&data=M4M0DI9nct4exb2YkzozDVWg%2Be6zpxnERGNQEWED1g%3D&resend=0>

Children's Hospices Across Scotland (known as CHAS) is a Scottish charity, SC019724, regulated by the Scottish Charity Regulator (OSCR). CHAS is a company limited by guarantee and is registered in Scotland, SC136410. VAT Registration number 214 8303 34. Registered office: Canal Court, 42 Craiglockhart Avenue, Edinburgh, EH14 1LT.

-----Original Message-----

From: bev Smith <bevfortrose@hotmail.co.uk>
Sent: 10 November 2022 11:44
To: Sue Hogg <suehogg@chas.org.uk>; Nicky Bridges <nickybridges@chas.org.uk>
Subject: Thank you Raddery House

Good Morning and a big thank you for meeting with me yesterday.

You were very helpful and uplifting!

I just wondered if there are any figures or projected figures which might work well in our business plan.

I am thinking maybe the number of families CHAS supports in the Highlands/ Scotland Any prediction you might be able to give of families who might use/ benefit from a respite holiday at Raddery House.

And a big ask.....would you be able to write a sentence in support , the benefit , the benefit families have experienced elsewhere ? CHAS supporting families at Raddery ?

If you can help at all it would be fantastic.

Many thanks

Bev

Sent from my iPad

Appendix 10 – Displacement Analysis 2023

Displacement Analysis 2023¹

The business plan addresses provision, need and demand for respite accommodation nationally, there being no provision in the Black Isle. The tables below set out the existing businesses and organisations in the area offering each of the other services that we have planned for the Raddery House campus, and the potential for displacement and/or partnership working in each case.

1. Growing spaces		
Name	What they offer	Potential for displacement
Culbokie Community Garden AND polytunnel	<p>Only Netherton site remains due to landowner selling Loch na Mhoid.</p> <p>Currently allotments rented directly from landowner on commercial basis.</p> <p>Ad hoc community projects utilise the site.</p>	<p>Minimal</p> <p>Different catchment area at furthest North point of BI and outside of ward 10.</p> <p>Situated 10 miles from Raddery.</p> <p>No raised beds or disabled access.</p> <p>Helpful discussion with Anne Thomas Transition Black Isle – no conflict anticipated.</p>
Culbokie Green	<p>Under development for Culbokie community. A gathering space, grass `meadow`, orchard and herb garden. Managed by the Culbokie community</p>	<p>Minimal</p> <p>This project is aimed at Culbokie residents</p> <p>And is sited 10 miles from Raddery.</p>
Rosemarkie Allotment	<p>Rental of plots or half plots to paying individuals</p> <p>Land Owned by private landowner.</p> <p>Oversubscribed and have closed waiting list at 10 waiting.</p> <p>This is the closest to Raddery at 2 miles</p>	<p>None/minimal</p> <p>No availability and closed their waiting list at 10 waiting.</p> <p>They do not offer raised beds, polytunnels or disabled access.</p> <p>They do not host community projects or links to supporting local food larders.</p> <p>Conversation with 2 committee members who support our project and offered help to us.</p>
Cromarty Allotments and GARDENS SOCIETY	<p>Plots and half plots to paying individuals. 8 miles from Raddery</p>	<p>Minimal.</p> <p>None currently available waiting list in operation</p>

¹ Text references to the business plan refer to an earlier version than the current one.

		They do not offer raised beds, polytunnels or disabled access
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Conclusions:

Raddery would help to fulfil the unmet demand for allotments on the Black Isle and fill the gap in provision of facilities for use by people with mobility impairment and disability. The site would be founded on the needs of all the community rather than commercial rental.

2. Community cafes

Name	What they offer	Potential for displacement
Cubokie Green (under development) Glascairn Community project	Small Café in proposed Culbokie community hub aimed at bringing together the Culbokie Community. Situated 10 miles from Raddery	None Due to location and purpose. Situated in the extreme North of BI 10 miles from Raddery. Could link up with cycling/walking routes
Rosemarkie Beach Cafe	Café offering coffee and light snacks on the beach/ beach toys etc. Commercial leased from Rosemarkie amenity association	Minimal Geographically near at 2.5 miles away but serving the beach users.
Cromarty Slaughterhouse Coffee	Coffee – specialist Commercial	Minimal Far enough away, specialist coffee market. 8 miles away
The Pantry Cromarty	Tea Room Commercial	Minimal Different market far enough away at 8 miles
Cromarty cafe	Coffee shop Commercial	Minimal Far enough away at 8 miles
Avoch No 19	Coffee and light snacks No disabled access Commercial	Minimal Far enough away at 6 miles and market focused on tourist attraction in Avoch No disabled access
<p>Conclusions: Raddery is far enough away and has a different target market. It will have Disabled access and parking and its primary job is to provide a centre to the Hub, for the use of those using</p>		

the site and for projects centred there. Income generation from visitors to the area, walking or cycling or touring.

3. Charity shops

Name	What they offer	Potential for displacement
Cromarty Thrift shop	Donated for resale clothes books bric-a-brac. For charity purpose	Minimal Similar but far enough away (8miles)
Fortrose Church Charity Shop	Re sale of donated bric-a-brac, clothes and books. Open 2 days a week Proceeds to Charity	Minimal Similar but far enough away (4miles)
Bella's Bargains Rosemarkie	Animal welfare charity shop Dog related items	None Different market

Conclusions:

The existing charity shops are well supported but are restricted from inability to carry more stock due to lack of storage and retail space. There would appear to be a big enough market to support another without affecting the current shops.

One has already expressed interest in moving their trading to Raddery – (non-competitive)

4. Fully accessible adapted self-catering holiday cottages

Name	What they offer	Potential for displacement
Lochsheriff House Culbokie	Wheelchair Accessible throughout. No wet room partially adapted bathroom	Minimal / none Lower standard of adaption than Raddery 10 miles away from Raddery
Factors House Cromarty	One room Wheelchair accessible, ground floor. No wet room. B&B	None Not self-catering, only partially adapted for wheelchair users. 8 miles from Raddery

Conclusions: search on Booking.com , Air BnB, Holiday Cottages UK and other sites exposed the lack of provision for fully accessible adapted self-catering holiday cottages on the Black Isle The lack of standardisation or categorisation of disabled facilities means that in many cases the only adaption is a ramp to the outside door.

Entering in all the parameters to meet the requirements of a wheelchair user or mobility impaired guest into the Booking dot com search revealed no accommodation on the BI.

Raddery would provide the very much needed adapted cottages allowing holidays for individuals and families together.

5. Office, co-work and storage space

Name	What they offer	Potential for displacement
The Stables Cromarty Cromarty arts trust	A variety of facilities aimed at writers and artists. Seven artist studio bays and performance and events gallery Limited wheelchair access for majority of the building	Minimal Different target group 8 miles from Raddery
Campbell's garage/ Ewen Gillies Storage Fortrose	5 Lock up storage units for long term rental. Fortrose Commercial- Cost per month £270 Currently fully let	Some possible Impact although fully let long term. Sited 2.5 miles from Raddery

Conclusions:

Raddery would provide fully equipped office and co-working space available to rent by hour or longer term. Meeting/ social areas to encourage mutual support ,social mixing and reduce isolation. Affordable for new startups, reduce commuting, and taking the office out of the home. Foster a business community akin to Greenbrae steading Hopeman (50 miles away)

Culbokie Green Community consultation last year established a wish for office spaces in their new development.

There is likely demand for storage units based on the limited availability. Raddery can readily provide storage spaces.

6. Sapling Growing

Name	What they offer	Potential for displacement
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Jo`s Gardening enterprise Fortrose	Commercial small nursery growing and selling perennials and bedding plants	None No sapling growing/ tree sales. 2.5 miles from Raddery
Munros Nursery Munloch	Commercial Nursery and retailer of plants, bushes, trees etc.	Minimal No saplings grown from woodland mast. 9 miles from Raddery
Poyntzfield Herb Nursery	Specialist Herb grower Commercial retailer	None No sapling growing or tree sales. 4 miles from Raddery
<p>Conclusions – There is no other local supplier in the same market.</p> <p>Possibilities for partnership with Munro`s nursery – early conversation</p>		

Holiday Respite for families with Children with Cancer and life shortening illness		
Name	What they offer	Potential displacement
Abbie`s Sparkle foundation	One caravan unit wheelchair access to caravan no internal adaptions, no wet room. For families with a child with cancer Charity	Minimal 50 miles away from Raddery. Different target market (not requiring adaptions) Just for cancer Lower standard of adaptions
Calum`s Cabins	Four adapted units For families with children with cancer. Charity	Minimal 200miles away Just for cancer Similar level of adaption

Conclusion

No Provision like for like in the Highlands. Conversations with Calum`s Cabins CHAS (Robin and Rachael House) ` Archies foundation` and Highland Hospice. All supportive and saw no potential displacement. All keen to work with us in partnership.

Kirrie Meeting Place (Dementia)		
Name	What they offer	Potential displacement
Mackenzie Day Centre Inverness	Day Centre for people with Dementia 7 miles From Raddery	None Outside Catchment Area
Alzheimer Scotland Dingwall	Day Centre for People with Dementia !8miles from Raddery	Minimal Oversubscribed, has waiting list. Needs formal diagnosis and referral. Need to arrange own transport. Currently only 2 attending from BI. Different target clientele
Eilean Dhu residential/ Nursing Home (parklands) Fortrose	Residential care No day care. 3 miles from Raddery	None

Conclusion- With estimated 200 people on the BI with Dementia there is a huge lack of provision of any sort. Raddery with the enlightened approach to supporting people with dementia and their families used by the Kirrie project would fill a huge gap in provision.

Conversation with Alzheimer Scotland who are supportive and offered to help with any training needs