

THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

NOTICE OF CONSULTATION ON THE CHANGE OF USE (appropriation) OF COMMON GOOD LAND.

Land at Stadium Road, East Longman, Inverness IV1 1FF

The Highland Council (the Council) has received a request to change the use of common good land known as Land at Stadium Road, East Longman, Inverness. Before reaching a decision, the Council is required to seek the views of Inverness inhabitants through a consultation carried out under Section 104 of the Community Empowerment (Scotland) Act 2015. Should the Council decide to support the request following the consultation, it must apply to the Sheriff Court to obtain the necessary consent.

Background

Since 1994, Inverness Caledonian Thistle Football Club (ICTFC) has leased the common good land known as Caledonian Thistle Football Ground Site. It is located to the East of the A9 and Kessock Bridge. Throughout the years, various changes to the lease arrangements have been made however following the restructure of ICTFC in 2025, most of this land is leased directly to the football club and approximately 2.57 acres leased to Inverness Caledonian Thistle Properties Ltd. To reflect these updated arrangements, the area outlined in red below, is now referred to as Land at Stadium Road (the Property) and is the subject of this consultation. The Property is leased to Inverness Caledonian Thistle Properties Ltd (the Tenants) which is a separate entity from the football club.

What is being proposed?

The Property is currently undeveloped however remains restricted due to previously forming part of the football club's lease. The Tenants are seeking to assign the remainder of the lease, which runs until 2094, to a new occupier and to broaden the permitted uses of land so that it may be developed in accordance with Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. This would bring the permitted uses of the Property into line with other common good land leases within the Longman Industrial Estate. These use classes allow for the following categories of development:

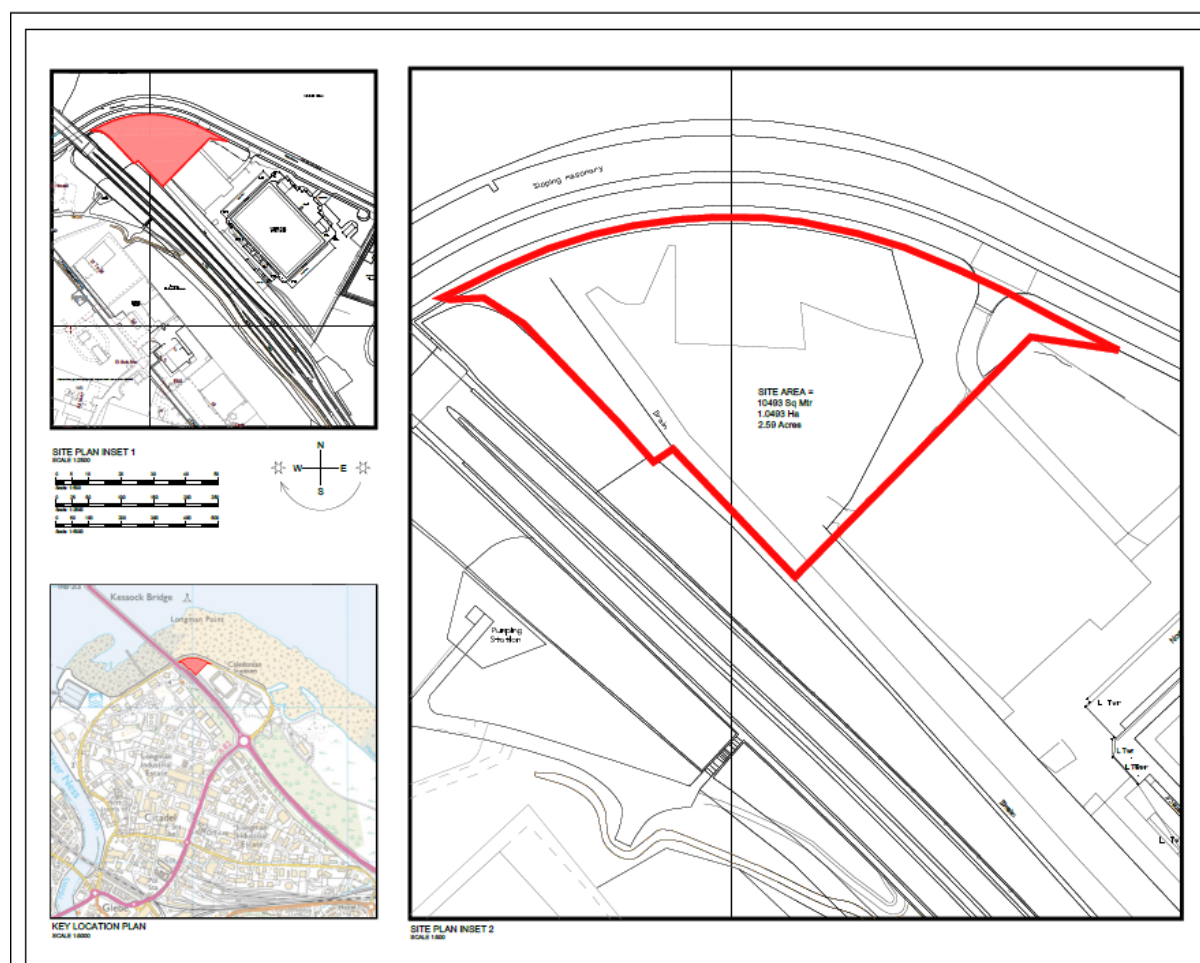
- Class 4 – Business
- Class 5 – General Industry
- Class 6 – Storage and Distribution

While longer-term development options for the site continue to be considered, the Property is expected to be used initially as laydown space for storage purposes.

For the remainder of the lease period, the Inverness Common Good Fund would benefit from increased rental income, reflecting the enhanced development potential of the land under the applicable planning use classes. The rent is set at current market rates and will be reviewed every five years to ensure the Fund continues to achieve Best Value.

What land is affected?

The Property, (outlined in red below) is situated at Stadium Road, East of the A9 and Kessock Bridge and adjacent to the Inverness Caledonian Thistle Football Club stadium.



Representations

This consultation invites the views of the Inverness inhabitants to inform the Council's decision on the proposal described above to:

- Change the use of common good land for business, general industry, storage and distribution purposes.

The consultation relates specifically to the common good requirements set out under Section 104 of the Community Empowerment (Scotland) Act 2015. Should the

proposal progress, additional statutory consents such as those relating to planning will still be required

Key questions:

1. Do you have any views on potential benefits of the proposal?
2. Do you have any issues or concerns arising from the proposal?
3. Do you have any additional comments?

Inverness Members will consider and have regard to all representations received before reaching a decision on whether to:

- a. Approve the proposal; or
- b. Reject the proposal.

A copy of the decision, along with the representations received and the Council's responses, will be published on the Council's website.

Please submit written representations via the following options:

- On-line form: <https://forms.office.com/e/JbtTc268zc>
- Email: common.good@highland.gov.uk
- Post: Common Good Fund Officer, Highland Council, Headquarters, Glenurquhart Road, Inverness, IV3 5NX.

Timescales

The consultation period will be open for 8-weeks commencing from 5 February 2026. Final written representations must be received by close of play 2 April 2026.

It is anticipated that a report on the outcome of the consultation will be submitted to the Inverness Common Good Sub-Committee on 27 April 2026 with recommendations being put forward to the City of Inverness Area Committee on 18 May 2026 for final consideration.

Additional Information

All Common Good property is categorised as either alienable or inalienable. Alienable property may be sold, leased, or have its use altered in a way that reduces public use, provided statutory consultation requirements are met. Inalienable property is also subject to statutory consultation but additionally requires consent from the Sheriff Court under Section 75 of the Local Government (Scotland) Act 1973 where questions arise about the Council's right to alienate it.

As the Property included in this consultation is owned by the Council under the Royal Charter of James VI dated 1591, it may be classed as Inalienable Common Good. Therefore, if the Council decides to support the request following the consultation, it must apply to the Sheriff Court for consent. The court process will offer a further opportunity for the public to submit representations on the proposal. A statutory advertisement will be placed in the local press to inform the public that a court process has commenced.