

Raddery House Ltd.
Bev Smith
26, High Street
Fortrose
IV10 8SU

Please ask for: Willie MacKinnon
Direct phone: 07825116490
Your ref:
Our ref:
Date: 11/02/2025

**ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT
DECISION NOTICE 29th January 2025 – AGREED**

This Decision Notice relates to the asset transfer request made by **Raddery House Ltd. (RHL)** on the **30th November 2022**, in relation to **Sale of the Assets comprising the Raddery Wood and the Former Black Isle Education Centre, Raddery, The Black Isle, to RHL for £325, 500.**

Highland Council has decided to agree the request.

The request is agreed under the following terms and conditions:

- RHL will cover all reasonably incurred property and legal costs associated with the asset transfer process – both the Council's and its own.
- Community access to use of the facility must be maintained in line with the Community Empowerment Act.
- Any transfer will be subject to existing burdens/conditions in the Council's title to the property (e.g., third party access rights, etc.).
- The Council will only transfer property for which it has title to do so.
- The CAT application through the business plan provides an assurance by RHL that the house sites, if developed, will be protected for permanent residence by way of real burdens being placed on the title deeds preventing them from being used as holiday homes or short term lets. The missives for the sale of the property to RHL will oblige RHL to place these burdens on the house sites.
- Should RHL fail to secure the funding required to purchase the Assets and conclude the contract, in their entirety as per the request, within a period of 1 year from the date of agreement to sell the Assets, the Council reserves the right to withdraw the offer.

Willie MacKinnon: Community Development Manager, West & Mid Highland
Tigh na Sgìre, Park Lane, Inverness IV51 9GP

Phone: (07825116490)

Email: willie.mackinnon@highland.gov.uk

Web: www.highland.gov.uk

To proceed with the process, **Raddery HOUSE Ltd.** must submit an offer to the Highland Council within **six months**. The deadline for an offer to be made is: **29th July 2025**.

If you consider that the terms and conditions attached differ to a significant extent from those specified in your request, you may **apply to The Council to review this decision**.

Any **application for review** must be made in writing to Jane Young, Community Support Officer, West & Mid Highland, Charles Kennedy Buildings, Achintore Road, Fort William, PH33 6RQ by **10th March 2025**, which is twenty working days from the date of this notice.

Should you have any questions please do not hesitate to get in touch.

Kind regards,

Willie MacKinnon

Community Development Manager
West & Mid Highland
Highland Council

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