

The Highland Council

Planning, Development and Infrastructure Committee

4 November 2015 - Bulletin

Valuation on Land for Infrastructure Related Services

Summary

The purpose of this report is to inform Members of valuations in respect of land required for the delivery of the Kinnairdie Link Road in Dingwall.

1. Background

- 1.1 The Kinnairdie Link Road scheme received planning permission on 26 February 2015 which means we can now proceed with land purchase for the scheme.

2. Valuations

- 2.1 Land owned by Mr Saunders Campbell required for the construction of flood mitigation measures required by SEPA prior to the construction of the proposed link road.

- Plot 42 – 3945sqm - Land to be acquired for construction of flow control structure and associated bund.
- Plot 43 – 3438sqm - Permanent servitude for construction and future maintenance of the flow control structure and bund.
- Plot 45 – 3946sqm - Permanent servitude for access to allow construction and future maintenance of the flow control structure and bund.

In addition the construction of these flood mitigation measures will impact on 2 acres or thereby of land upstream of the bund which could otherwise be developed for residential development.

Valuation in respect of the above by the Council's Asset Management Team amounts to £180,000.

- 2.2 Land owned by Scottish Water required for the construction of the proposed link road.

- Plot 11 – 860sqm - Land to be acquired.

Valuation in respect of the above by the District Valuer amounts to £3,000.

2.3 Land owned by Mrs Rosemary A L Mathis & Family required for the construction of the proposed link road.

- Plot 4 – 1461sqm - Land to be acquired
- Plot 9 – 1232sqm - Land to be acquired

Valuation in respect of the above by the District Valuer amounts to £6,000 plus negotiating fees.

2.4 Land owned by The Nightingale Estates Trust required for the construction of the proposed link road.

- Plot 2A – 235sqm - Land to be acquired, partially by excambion of
- Plot 102 – 63sqm - Land in ownership of The Highland Council to be transferred to The Nightingale Estates Trust.

Valuation in respect of the above by the District Valuer amounts to £7,000 plus negotiating fees and accommodation works.

3. Resource Implications

3.1 The resource implications are already accounted for within the approved budget for the scheme.

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