

From: [REDACTED]
To: [REDACTED]@ardgayanddistrictcommunitycouncil.org.uk"
Subject: Carbisdale Castle
Date: 01 August 2023 11:44:00
Attachments: [REDACTED]

Dear Ardgay & District Community Council,

I am contacting you as we have been approached by [REDACTED] who is seeking to acquire approximately 6.5 ha (16 acres) of FLS lands adjacent to the Castle. The area in question is outlined in red on the attached plan, with the current FLS ownership shown in purple.

Private treaty sales of public land to individuals are unusual and if we were to progress we would be required to follow the terms of the Scottish Public Finance Manual to ensure we received best value for a public asset.

We are aware that this areas is used by the community for walking and other recreational activities and the primary reason for this email is to gauge community views on any potential sale before conducting further discussions with [REDACTED]

[REDACTED] proposal is based around protecting the amenity of the castle, protecting the natural environment of the area in question and sustaining the castle and immediate surrounds to support local employment and tourism.

I understand that [REDACTED] has canvassed local opinion to an extent however, should the matters progress further we would request a full written proposal from [REDACTED] as to how [REDACTED] intends to work with the local community and this would need to contain letters of support from community groups.

We are at a very early stage in the assessment of this potential disposal and any views ADCC may have at this time would be helpful.

Happy to discuss further if required and I look forward to your response

Kind Regards

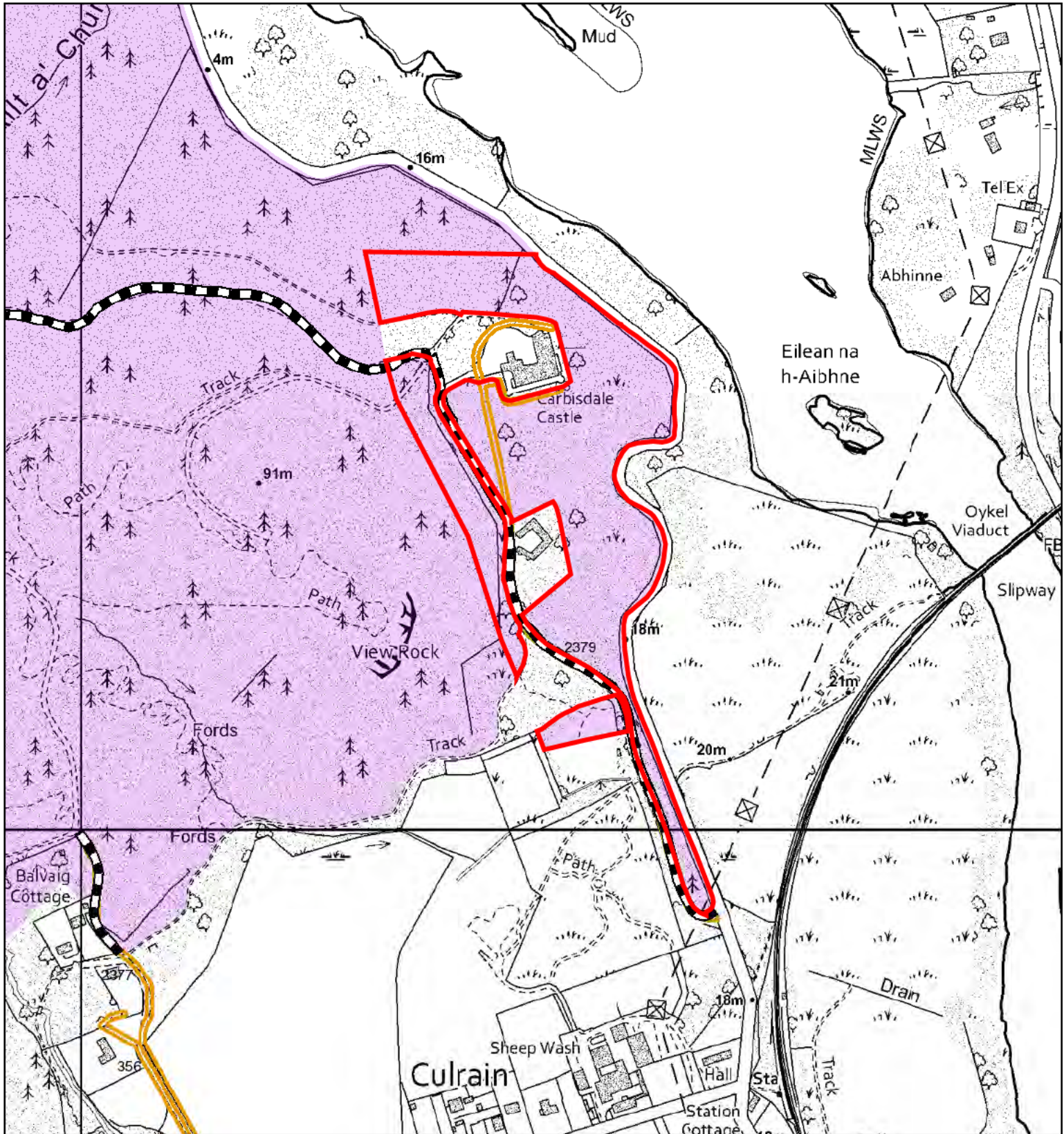
[REDACTED]
Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB
m: [REDACTED] | e: [REDACTED] [forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)



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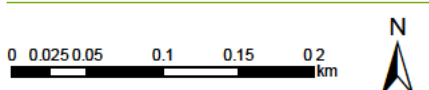


Cardisdale Castle

Scale @ A4: 1:5,000

Date: [REDACTED]

Author: [REDACTED]



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Legend

Forest Roads	Forest Roads	Ownership Pending
Acquired Rights	Acquired Rights	Ownership Registered (tbc)
Registrations	Ancillary Rights Pending	Ownership Registered
Ancillary Rights Registered (tbc)	Ancillary Rights Tenancy (tbc)	Tenancy Registered (tbc)
Ancillary Rights Registered	Ancillary Rights Tenancy Registered	Ancillary Rights Tenancy Registered
	Tenancy Registered	Tenancy Registered

Scotland's national forests and land are responsibly managed to the UK Woodland Assurance Standard.



From: [REDACTED]
To: [REDACTED] [@ardgayanddistrictcommunitycouncil.org.uk](mailto:[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk)
Subject: RE: Carbisdale Castle
Date: 30 August 2023 08:42:00
Attachments: [REDACTED]

Good Morning [REDACTED]

Thank you for your response.

I have received detailed feedback from [REDACTED] [REDACTED] on behalf of the Culrain Community, which mirrors your comments.

Since that meeting [REDACTED] [REDACTED] as provided a revised proposal to ourselves and Culrain community, which may go some way to alleviating the communities concerns. I believe see has also sent this directly to ADCC, however I have copied it [REDACTED] for convenience. This is in black and white but essentially [REDACTED] [REDACTED] is removing the two hatched areas from [REDACTED] request.

While this new plan does appear to mitigate some of the Culrain Communities concerns I must say at this point that FLS have yet to reach a view on any sale to [REDACTED] [REDACTED]. Direct sales to individuals are unusual and IF we are to progress to that I need to circulate an internal report and recommendation with the final decision lying with our CEO. Within that report and recommendation I will need to consider fully the communities views, any impacts on local access taking and impacts on the local economy. As a potentially concessionary sale I will also need to ensure that best value is received to the public purse. In that respect I would expect any price to be in excess of what could be achieved in an open market sale.

I do appreciate these discussions can be difficult and at time divisive for communities but they are vital to our decisions making. If I can help further prior to your meeting please get in touch.

Kind Regards

[REDACTED]
Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB
m: [REDACTED] | e: [REDACTED] [forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)



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From: [REDACTED]@ardgayanddistrictcommunitycouncil.org.uk
<[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk>
Sent: Tuesday, August 29, 2023 7:04 PM
To: [REDACTED] <[REDACTED]forestryandland.gov.scot>
Cc: [REDACTED] <[REDACTED]@gmail.com>
Subject: Re: Carbisdale Castle

Hi [REDACTED]

Thank you for getting in touch regarding the proposal from the owner of Carbisdale Castle to purchase land from FLS to extend the grounds around the castle.

At the August meeting of ADCC, which was held in Culrain, ADCC expressed the view that in general the transfer of public land (as owned by FLS) to a private individual was not a good idea & that a general move towards more public ownership of land should be the direction of travel. We were particularly concerned about the inclusion of the car park & the land to the west of the access road as this would interfere with public access to the forestry trails.

We were told that the residents of Culrain had organised a meeting with [REDACTED] [REDACTED] where [REDACTED] would explain [REDACTED] plans. We agreed to wait until we had feedback from that meeting before contacting you. The majority feeling at that meeting was not in favour of the land sale.

However, following contact from [REDACTED] [REDACTED] we understand that [REDACTED] has agreed to modify [REDACTED] plans & has been invited to attend the ADCC meeting on Sept 11th. We will respond following that meeting.

Regards

[REDACTED]

Ardgay & District Community Council

On 01.08.2023 11:44, [REDACTED] [forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot) wrote:

Dear Ardgay & District Community Council,

I am contacting you as we have been approached by [REDACTED] who is seeking to acquire approximately 6.5 ha (16 acres) of FLS lands adjacent to the Castle. The area in question is outlined in red on the attached plan, with the current FLS ownership shown in purple.

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We are at a very early stage in the assessment of this potential disposal and any views ADCC may have at this time would be helpful.

Happy to discuss further if required and I look forward to your response

Kind Regards

[REDACTED]

Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB

m: [REDACTED] | e: [REDACTED] [forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)



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This email has been received from an external party and has been swept for the presence of computer viruses.

From: [REDACTED] ardgayanddistrictcommunitycouncil.org.uk
To: [REDACTED]
Cc: A&D CC [REDACTED]
Subject: Re: Carbisdale Castle
Date: 12 September 2023 10:03:06
Attachments: [REDACTED]

Hi [REDACTED]

The proposal for [REDACTED] [REDACTED] to buy land from FLS was discussed at last night's meeting of Ardgay & District Community Council. A&DCC cannot support the sale of this land to [REDACTED] [REDACTED] as it is presently presented. We have taken into account the feedback, of which you will also be aware, from the Culrain residents who are opposed to the sale.

Regards

[REDACTED]

[REDACTED]

Ardgay & District Community Council

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Kind Regards

[REDACTED]
Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB
m: [REDACTED] | e: [REDACTED] forestryandland.gov.scot



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From: [REDACTED]
To: [REDACTED] <[\[REDACTED\]@ardgayanddistrictcommunitycouncil.org.uk](mailto:[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk)>
Cc: [A&D CC](#) [REDACTED]
Subject: RE: Carbisdale Castle
Date: 25 September 2023 15:11:00
Attachments: [REDACTED]

Hi [REDACTED]

Thank you again for consulting the CC on this matter. As I expected this one is not going away and I believe relations between [REDACTED] and some members of the Culrain community have deteriorated to the extent that CDHC have stepped back from the consultation process.

I have attached for your interest an indicative plan of a 3rd version of [REDACTED] [REDACTED] proposal that reduces the requested acquisition area to 3 ha (7.4 acres) adjacent to the castle. As noted CDHC have stepped back from the consultation process, however an individual within the Culrain community has offer to canvas the communities views on this so we will see what transpires.

I have reiterated to [REDACTED] [REDACTED] that in order to consider making a recommendation within FLS I require a Business Plan that sets out the benefits that would ensue from a sale of public land to [REDACTED] [REDACTED] has agreed to consult with a business advisor to produce such a document.

Happy to discuss further if required.

Kind Regards

[REDACTED]
Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB
m: [REDACTED] | e: [REDACTED] [forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)



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From: [REDACTED] <[\[REDACTED\]@ardgayanddistrictcommunitycouncil.org.uk](mailto:[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk)>
<[\[REDACTED\]@ardgayanddistrictcommunitycouncil.org.uk](mailto:[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk)>
Sent: Tuesday, September 12, 2023 10:03 AM
To: [REDACTED] [REDACTED] <[\[REDACTED\]@forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)>
Cc: A&D CC [REDACTED] <[\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>
Subject: Re: Carbisdale Castle

Hi [REDACTED]

The proposal for [REDACTED] [REDACTED] to buy land from FLS was discussed at last night's meeting of Ardgay & District Community Council. A&DCC cannot support the sale of this land to [REDACTED] [REDACTED] as it is presently presented. We have taken into account the feedback, of which you will also be aware, from the Culrain residents who are opposed to the sale.

Regards

[REDACTED]

[REDACTED]

Ardgay & District Community Council

On 01.08.2023 11:44, [REDACTED] forestryandland.gov.scot wrote:

Dear Ardgay & District Community Council,

I am contacting you as we have been approached by [REDACTED] who is seeking to acquire approximately 6.5 ha (16 acres) of FLS lands adjacent to the Castle. The area in question is outlined in red on the attached plan, with the current FLS ownership shown in purple.

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We are aware that this areas is used by the community for walking and other recreational activities and the primary reason for this email is to gauge community views on any potential sale before conducting further discussions with [REDACTED]

[REDACTED] proposal is based around protecting the amenity of the castle, protecting the natural environment of the area in question and sustaining the castle and immediate surrounds to support local employment and tourism.

I understand that [REDACTED] has canvassed local opinion to an

extent however, should the matters progress further we would request a full written proposal from [REDACTED] as to how [REDACTED] intends to work with the local community and this would need to contain letters of support from community groups.

We are at a very early stage in the assessment of this potential disposal and any views ADCC may have at this time would be helpful.

Happy to discuss further if required and I look forward to your response

Kind Regards

[REDACTED]

Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB

m: [REDACTED] | e: [REDACTED] [forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)



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From: [REDACTED]
To: [REDACTED] [@ardgayanddistrictcommunitycouncil.org.uk](mailto:[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk)
Cc: [A&D CC](#) [REDACTED] [REDACTED] [REDACTED]
Subject: RE: Carbisdale Castle
Date: 15 November 2023 15:39:00
Attachments: [REDACTED]

Good afternoon,

When we last had contact it was indicated that ADCC were dissolving pending an election period and therefore you felt unable to comment further on the proposed disposal of an area of land to Carbisdale Castle at that time.

I understand that a new committee is now in place and wonder if you are in a position to discuss [REDACTED] [REDACTED] proposal and provide me with feedback.

I must emphasise that no decision has yet been made of the proposal and any decision will consider community views and will focus on any benefits that [REDACTED] [REDACTED] proposal will bring (or not) to the local economy and the sustainability of the fabric of the castle.

Having listened to feedback from the earlier 2 proposals we have greatly reduced the potential disposal area and are now focused on 3 ha (7.4 acres) of land immediately adjacent to the castle, as per the attached indicative plan.

As a slight aside I have discussed the potential to swap this area for the loch and adjoining land that [REDACTED] [REDACTED] owns in the middle of the forest however that was deemed in conflict with [REDACTED] long term business plans.

I would be grateful if you are able to give this matter consideration and an happy to discuss further if required.

Kind Regards

[REDACTED]
Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB
m: [REDACTED] | e: [REDACTED] [forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)



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From: [REDACTED]
Sent: Monday, September 25, 2023 3:11 PM
To: [REDACTED]@ardgayanddistrictcommunitycouncil.org.uk
Cc: A&D CC [REDACTED] <[REDACTED]@gmail.com>
Subject: RE: Carbisdale Castle

Hi [REDACTED]

Thank you again for consulting the CC on this matter. As I expected this one is not going away and I believe relations between [REDACTED] and some members of the Culrain community have deteriorated to the extent that CDHC have stepped back from the consultation process.

I have attached for your interest an indicative plan of a 3rd version of [REDACTED] proposal that reduces the requested acquisition area to 3 ha (7.4 acres) adjacent to the castle. As noted CDHC have stepped back from the consultation process, however an individual within the Culrain community has offer to canvas the communities views on this so we will see what transpires.

I have reiterated to [REDACTED] that in order to consider making a recommendation within FLS I require a Business Plan that sets out the benefits that would ensue from a sale of public land to [REDACTED] has agreed to consult with a business advisor to produce such a document.

Happy to discuss further if required.

Kind Regards

[REDACTED]
Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB
m: [REDACTED] | e: [REDACTED][forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)



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From: [REDACTED][@ardgayanddistrictcommunitycouncil.org.uk](mailto:[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk)
[REDACTED][@ardgayanddistrictcommunitycouncil.org.uk](mailto:[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk)>
Sent: Tuesday, September 12, 2023 10:03 AM
To: [REDACTED] <[REDACTED][forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)>
Cc: A&D CC [REDACTED] <[REDACTED]@gmail.com>
Subject: Re: Carbisdale Castle

Hi [REDACTED]

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Regards

[REDACTED]

[REDACTED]

Ardgay & District Community Council

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From: [A&DCC](#) [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [A&D CC](#) [REDACTED] [A&D CC](#) [REDACTED] [A&D CC](#) [REDACTED]
Subject: Re: Carbisdale Castle
Date: 24 November 2023 17:45:01
Attachments: [image001.png](#)

Dear [REDACTED]

At our extraordinary meeting on the 21st November 2023, Ardgay & District Community Council held a public forum to discuss the proposed sale of forestry land around Carbisdale Castle, defined as the 3rd proposal.

In accordance with the views expressed by the community, Ardgay & District Community Council recommends to reject the sale, with the following grounds:

- [REDACTED] [REDACTED] has failed to demonstrate with sufficient clarity what economic benefit the sale of land will provide to the community, or justification as to why this piece of land is deemed essential to [REDACTED] project.
- Similarly, the community has significant concerns regarding access to core paths, forest walks and loch, and fears [REDACTED] [REDACTED] would put barriers for the community and the wider public to exercise their outdoor access rights.
- In that respect, a previously proposed exchange of land between the castle and the community would have been more desirable.

The meeting was attended by more than 40 members of the public and many questions, comments and representations were made, enabling the council to have a clear indication of public views. There were residents from all across Ardgay & District CC area: Oldtown, Ardgay Hill, Ardgay village, Strathcarron and Culrain. Also some residents from Creich (Invershin, Bonar Bridge) and Brora. Following the meeting [REDACTED] [REDACTED] expressed anger at the outcome, and spoke with abusive language toward the community council members - who felt physically threatened - and then towards the members of the community in general.

I would be grateful if you could please keep us apprised of the outcome when decided.

Kind regards,

[REDACTED] [REDACTED]

[REDACTED]

Ardgay & District Community Council

On 15.11.2023 15:39, [REDACTED] forestryandland.gov.scot wrote:

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[REDACTED]
Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB
m: [REDACTED] | e: [REDACTED] [forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)



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Sent: Monday, September 25, 2023 3:11 PM
To: [REDACTED] [ardgayanddistrictcommunitycouncil.org.uk](mailto:[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk)
Cc: A&D CC [REDACTED] <[REDACTED]@gmail.com>
Subject: RE: Carbisdale Castle

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[REDACTED]
Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB
m: [REDACTED] | e: [REDACTED] [forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)



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From: [REDACTED] <[\[REDACTED\]@ardgayanddistrictcommunitycouncil.org.uk](mailto:[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk)> <[\[REDACTED\]@ardgayanddistrictcommunitycouncil.org.uk](mailto:[REDACTED]@ardgayanddistrictcommunitycouncil.org.uk)>
Sent: Tuesday, September 12, 2023 10:03 AM
To: [REDACTED] <[\[REDACTED\]@forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)>
Cc: A&D CC [REDACTED] <[\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>
Subject: Re: Carbisdale Castle

Hi [REDACTED]

The proposal for [REDACTED] [REDACTED] to buy land from FLS was discussed at last night's meeting of Ardgay & District Community Council. A&DCC cannot support the sale of this land to [REDACTED] [REDACTED] as it is presently presented. We have taken into account the feedback, of which you will also be aware, from the Culrain residents who are opposed to the sale.

Regards

[REDACTED]

[REDACTED]

Ardgay & District Community Council

On 01.08.2023 11:44, [REDACTED] <[\[REDACTED\]@forestryandland.gov.scot](mailto:[REDACTED]@forestryandland.gov.scot)> wrote:

Dear Ardgay & District Community Council,

I am contacting you as we have been approached by [REDACTED] who is seeking to acquire approximately 6.5 ha (16 acres) of FLS lands adjacent to the Castle. The area in question is outlined in red on the attached plan, with the current FLS ownership shown in purple.

Private treaty sales of public land to individuals are unusual and if we were to progress we would be required to follow the terms of the Scottish Public Finance Manual to ensure we received best value for a public asset.

We are aware that this area is used by the community for walking and other recreational activities and the primary reason for this email is to gauge community views on any potential sale before conducting further discussions with [REDACTED]

[REDACTED] proposal is based around protecting the amenity of the castle, protecting the natural environment of the area in question and sustaining the castle and immediate surrounds to support local employment and tourism.

I understand that [REDACTED] has canvassed local opinion to an extent however, should the matters progress further we would request a full written proposal from [REDACTED] as to how [REDACTED] intends to work with the local community and this would need to contain letters of support from community groups.

We are at a very early stage in the assessment of this potential disposal and any views ADCC may have at this time would be helpful.

Happy to discuss further if required and I look forward to your response

Kind Regards

[Redacted Name]

Forestry and Land Scotland, Peel Tower, Glentress, Peebles, EH45 8NB

m: [Redacted] | e: [Redacted] forestryandland.gov.scot



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From: [REDACTED]@ardgayanddistrictcommunitycouncil.org.uk
To: [REDACTED]
Subject: Re: Carbisdale Castle
Date: 05 August 2023 19:14:48
Attachments: [REDACTED]

Hi [REDACTED]

Thank you for your email and making A&DCC aware of this. It next meets 7pm on 14th August 2023 in Culrain Hall. [REDACTED] proposal is now on the agenda for discussion and A&DCC will respond to you in due course.

Regards

[REDACTED]

[REDACTED]

Ardgay & District Community Council

On 01.08.2023 11:44, [REDACTED]@forestryandland.gov.scot wrote:

Dear Ardgay & District Community Council,

I am contacting you as we have been approached by [REDACTED] who is seeking to acquire approximately 6.5 ha (16 acres) of FLS lands adjacent to the Castle. The area in question is outlined in red on the attached plan, with the current FLS ownership shown in purple.

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We are aware that this areas is used by the community for walking and other recreational activities and the primary reason for this email is to gauge community views on any potential sale before conducting further discussions with [REDACTED].

[REDACTED] proposal is based around protecting the amenity of the castle, protecting the natural environment of the area in question and sustaining the castle and immediate surrounds to support local employment and tourism.

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Kind Regards

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