

**District Valuer Inverness**W G Henderson ARICS *Chartered Surveyor*

River House Young Street Inverness

Telephone Inverness 34131

RECEIVED - 7 AUG 1972

Town Clerk
 Town Clerk's Office
 DORNOCH
 Sutherland

Your reference

My reference

OGD 151/72

Date

4 August 1972

Dear Sir

SCOTTISH DEVELOPMENT DEPARTMENT (ROADS)
 CHURCH STREET/RIVER STREET IMPROVEMENT
 PLOT 14
 DORNOCH TOWN COUNCIL
 OWNERS: REPS OF W C BREMNER

I refer to your application for my services in the above scheme.

Provisional agreement has now been reached with the Reps of W C Bremner per D Bremner Esq., "Camore Cottage", Camore, Dornoch, and my report is contained on Form VO 137 of which I enclose two copies along with docketted plan.

acf I recommend the above settlement for your Council's approval.

Yours faithfully

DISTRICT VALUER

Encs

GOVT. DEPT. COPY

Departmental Reference No.

Local Authority Reference No.

Chief Valuer's Reference No. CV(S)/V 66309District Valuer's Reference No. INVSS OGD 151/72Name of Scheme Church Street/River Street ImprovementPlot No. 14 Date of Notice to Treat -County/Burgh of Dornoch

ACQUISITION OF LAND

VALUATION OFFICE REPORT on terms provisionally agreed and subject to formal contract.

1. (a) Name and Address of Owner.	Reps of W C Bremner per D Bremner Esq., "Camore Cottage", Camore, Dornoch, Sutherland	
(b) Name and Address of Surveyor.	-	
(c) Name and Address of Agents.	-	
2. (a) Short description of property and of any Servitude Rights being acquired; name of Parish, O.S. Map No. and Edition	Area of land situated at "Roseburn", River Street, Dornoch, in the Burgh of Dornoch, County of Sutherland. OS (Suth) CXIII-4, 2nd Edition 1906.	
(b) Nature of Interest, e.g., Owner, Lessee If lessee, state duration of Lease.	Owner.	
(c) Area.	42 sq yds or thereby.	
3. Purchase Price or Compensation.	£15 (FIFTEEN POUNDS).	
4. Fixed Charges (with agreed allocation when appropriate).	Gross Amount	Allocation to land being acquired
(i) Feu-Duty.	£ -	£ -
(ii) Ground Annual.	-	-
(iii) Tack Duty.	-	-
(iv) Stipend.	-	-
(v) Other Charges.	-	-
5. Date of Entry.	To be agreed between the parties.	
6. (a) Restrictions affecting the land.	None known.	
(b) Reservations and conditions affecting the Title imposed by the claimant.	None.	
(c) Outstanding obligation for roads and footpaths.	-	
(d) Boundary walls and fences passing with the land are indicated by T's on plan.	-	

7. The property is sold with vacant possession/subject to tenancy as described.

8. Particulars of agreed accommodation works in lieu of Compensation. -

9. Particulars of agreed conditions.

The Acquiring Authority will be responsible for reinstating the existing wood paling boundary and this boundary, whether it be the existing structure re-erected or a new structure, will become the property of the vendor who shall continue to be responsible for future maintenance.

~~*10. The Acquiring Authority will pay interest from date of entry (unless otherwise stated) at the statutory rate.~~

*11. The Acquiring Authority will pay such expenses of the conveyance as are required to be borne in terms of Section 81 of the Lands Clauses (Consolidation) (Scotland) Act, 1845, as amended by Section 48 of the Town and Country Planning (Scotland) Act, 1959. All other outlays properly incurred are included in the compensation at Item No. 3.

**Delete where inapplicable.*

Sgd W G HENDERSON

.....District Valuer

INVERNESS

Date..... 4 August 1972

Yr. Ref: ABA/LEG/C
Our Ref: 1a

5th June, 1974.

Messrs Andrew and J.M. Aitken,
Solicitors,
308, Dumbarton Road,
Partick,
Glasgow.
G11 6TD

Dear Sirs,

Mr. J.W. Bremner - Roseburn, River Street, Dornoch

I refer to your two letters of 17th May, 1974 (Recorded Delivery) objecting to the Town Council's housing development at River Street.

The Dean of Guild Court dealt with this matter at their meeting on 28th May, 1974 when it was considered invalid so far as Building Regulations were concerned and accordingly fell.

With regard to the proposed sale of a strip of ground to Mr. Bremner there appears to be some confusion, and it would appear that your firm are not fully conversant with the situation.

The Town Council have had extreme difficulty in finding land available for local authority housing accordingly found it necessary to develop the small area lying between Mr. Bremner's subjects and the Carlingbank Motel.

It is correct that the Town Council did, in November, 1974 agree in principle to a strip of ground being made available to Mr. Bremner for access purposes, but this was also dependent on a previous arrangement made with the owners of the Carlingbank Motel.

The area of ground between 'Roseburn' and Carlingbank Motel was to be the subject of an excambian between the Town Council and the Carlingbank owners for an area of ground on the north side of the Motel for local authority housing. Carlingbank owners did ultimately inform the Town Council, long after November, 1974 that the excambian would not now take place. Accordingly the Town Council were forced to look elsewhere for land for housing development and as none was immediately available it was decided to retain all the land in their possession for their own development.

This decision was made by the Housing Committee and approved by the Town Council on 5th March, 1974.

Mr./

Messrs Andrew & J.M. Titlen

5th June, 1974.

Mr. Bremner was aware of the position, as on 20th February, 1974 he submitted a letter and rough sketch showing a smaller area of land which he would like to purchase. This letter was submitted to the Town Council on 5th March, 1974 when, having regard to their decision to retain the ground, continued consideration of the matter. The plan was submitted to the Architect responsible for the layout and motor access was provided thereon for Mr. Bremner.

Your letter of 17th May, 1974 was submitted to the Housing Committee on 28th February, 1974 when I was instructed to write and ask for the title deeds to 'Roseburn' as there appears to be a question of the alignment of the actual boundary between the two properties. The Town Council approved of this decision on 4th June, 1974.

I might add that Mr. Bremner has paid me a number of calls in recent months on this subject and has been completely aware of the situation, and in view of his letter of 20th February, 1974 it was assumed that he had now taken up the matter on his own behalf and no longer through your firm. I might add that I have also asked both Mr. and Mrs. Bremner, verbally if they would arrange for me to have a sight of the title deeds. Perhaps you would be kind enough to arrange for this now.

Yours faithfully,

Town Clerk.

J. J. Bremner, Esq.,
'Roseburn'
River Street,
GLASGOW

Dear Sir,

River Street Housing Development
request for access facilities

I refer to letter dated 17th May, 1974 from your agents, Messrs Andrew & J. N. Litchen, Solicitors, Glasgow objecting to the Town Council's housing development at River Street.


The Deans of Guild Court dealt with this matter at their meeting on 28th May, 1974 when ^{and} it was considered invalid so far as Building Regulations were concerned, ₄ your agents have been advised of the position.

In addition a similar letter of 17th May, 1974 was submitted to the Housing Committee on 28th May, 1974 when I was instructed to inform Messrs Andrew & J. N. Litchen of the current position and informing them of what had taken place in connection with your application to the Town Council for the sale of a strip of ground since last November.

I should also advise you that the Town Council have instructed me to obtain the Title deeds to the subjects known as 'Roseburn' and owned by you as clarification is required regarding the actual boundary line. You will no doubt be hearing direct from your lawyers.

Perhaps you would advise me whether, in future, all correspondence should be direct with your lawyers or through yourself?

Yours faithfully,


Town Clerk.

RECEIVED 14 JUN 1974

From: Robert MacLennan, M.P.



HOUSE OF COMMONS
LONDON SW1A 0AA

11th June 1974

Dear Mr. Trowbridge,

I have been approached by my constituent Mr. Ian Bremner of Roseburn, River Street, Dornoch who was I understand affected by a decision of the Dornoch Town Council to acquire about 42 yards of land from him in order to effect the widening of River Street. Mr. Bremner was satisfied I understand by the terms of compensation which were offered to him but he has sought an extension of his ground to the west of his house measuring 9' x 45' which would give him a passage way round the side of his house to the front garden without entering the proposed car park - plainly not a safe place for children.

I am writing to ask if your Council would give favourable consideration to Mr. Bremner's request for this piece of land which as far as I understand the position would not greatly detract from what the Council has in mind for the space.

Yours sincerely,

Robert MacLennan

Mr. G.F. Trowbridge,
Town Clerk,
High Street,
Dornoch,
Sutherland.

Our Ref: 74

3rd July
25th June, 1974.

Robert Macleaman, Esq., M.P.,
House of Commons,
LOUVELL,
SMIA Hill

Dear Mr. Macleaman,

Mr. J.W. Bremner - River Street, Drooch

I refer to your letter of 11th June, 1974 regarding Mr. Bremner's application to acquire a strip of land from the Town Council adjacent to his subjects known as 'Roseburn' at River Street.

I do not know the contents of Mr. Bremner's letter to you but would advise you that at no time did the Town Council refuse Mr. Bremner's request. This matter has been under consideration for sometime. The area of ground owned by the Town Council was originally the subject of a proposed excahian with the owners of Carlingbank Hotel who were to let the Town Council have another area of ground for local authority housing development. This was before Mr. Bremner approached the Town Council, accordingly the proposed sale of a strip to him was subject to the said arrangements. Ultimately the proposed excahian fell through and the Town Council had to look at the matter again and finally decided to develop the area of ground owned by them and lying between Mr. Bremner's property and Carlingbank Hotel. At this stage the Town Council resolved to retain all the land in their possession pending the submission of a layout plan of their development. The Town Council approved a layout two or three months ago which ~~provided~~ ^{allowed} for a narrow strip being made available to Mr. Bremner. This, however, did not satisfy Mr. Bremner and he again made an approach to the Town Council for a wider area. In the meantime the Town Council asked Mr. Bremner to produce his title deeds to ascertain the correct boundary and I must say that Mr. Bremner was very slow to arrange this. In the interim period Mr. Bremner had approached his solicitors and they too had been in correspondence with us. Mr. Bremner was also in direct contact with me and had approached various Councillors regarding the matter, accordingly it was difficult to know with whom to negotiate. Mr. Bremner's unorthodox manner in dealing with the matter did not help in reaching a resolution being reached.

~~Mr. Bremner~~ The matter has now been resolved and Mr. Bremner is to be given an area of ground measuring 9 feet in width narrowing down to a lesser width at a point agreed with

Mr. Bremner. Access is to be direct from River Street. Mr. Bremner and Mr. W.C. Wright, Solicitor were invited to a meeting of the Housing Committee on 18th June, 1974 when the matter was resolved. Mr. Bremner expressed his satisfaction at the final decision. This has now been approved by the Town Council and I have to advise you accordingly.

Yours faithfully,

Town Clerk.

Our Ref: 1L

5th July, 1974.

W.C. Wright, Esq.,
Solicitor,
Cathedral Square,
DORNOCH

Dear Mr. Wright,

Mr. J.W. Bremner 'Roseburn' River Street, Dornoch
River Street Housing Development

I refer to your attendance at the Housing Committee meeting on 18th June, 1974 when the question of the area of ground to be sold to Mr. J.W. Bremner was resolved and enclose for your information copy of my letter today to Mr. Bremner.

I also enclose the letter dated 11th June, 1974 from Messrs Andrew & J.M. Aitken, Solicitors, 308 Dumbarton Road Partick, agents for Mr. Bremner and to which I understand you will be replying.

The question of the production of a plan of the requisite area of ground might cause some difficulty, particularly as the Town Council do not possess a documentary title and in the circumstances would suggest that you contact Mr. Robert I. Beaton, Architect, who will no doubt be able to supply the necessary plan.

As you probably know I will be out of the country on holiday as from 6th to 29th July 1974 so will be of little assistance to you meantime, I will, however, do whatever I can on return.

Yours sincerely,

Town Clerk.

Our Ref:1L

5th July, 1974.

J.W. Bremner, Esq.,
'Roseburn',
River Street,
DORNOCH

Dear Sir,

'Roseburn', River Street, Dornoch
Town Council Housing Development at River Street

I refer to your attendance at the Housing Committee meeting at the Council Chambers on 18th June, 1974 and confirm that the Town Council have approved of a strip of ground being sold to you as agreed at that meeting - a strip 9 feet wide from the gable end of 'Roseburn' at the River Street entrance narrowing to a smaller area the point shown to you on the plan.

A copy of this letter has been sent to Mr. W.C. Wright, Solicitor for his information

Yours faithfully,

Town Clerk.