

GORDON & CO
12, Carnarvon
DORNOCH

11-1-71

The Town Clerk
Dornoch.

River St. Improvement

Dear Sir,

I have just heard, although I have had no official notice, that under the above scheme, part of my garden is to be taken away.

If this is so, will the Town Council please let me have full details

Yours obliged

Yours faithfully
(Miss) ARoss

GOVT. DEPT. COPY

Departmental Reference No.

Local Authority Reference No.

Chief Valuer's Reference No. **CV(S)/V 66309**

District Valuer's Reference No. **INVSS OGD 148/72**

Name of Scheme **Church Street/River Street Improvement**

Plot No. **9** Date of Notice to Treat **-**

County/Burgh **of Dornoch**

ACQUISITION OF LAND

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

| | | |
|--|--|--|
| <p>1. (a) Name and Address of Owner.</p> <p>(b) Name and Address of Surveyor.</p> <p>(c) Name and Address of Agents.</p> | <p>Miss A Ross, "Gordonlea", 12 Carnaig Street Dornoch.</p> <p>-</p> <p>-</p> | |
| <p>2. (a) Short description of property and of any Servitude Rights being acquired; name of Parish, O.S. Map No. and Edition</p> <p>(b) Nature of Interest, e.g., Owner, Lessee If lessee, state duration of Lease.</p> <p>(c) Area.</p> | <p>Area of land forming part of the garden ground of the dwellinghouse known as "Gordonlea", 12 Carnaig Street, Dornoch, in the Burgh of Dornoch, County of Sutherland. OS (Suth) CXIII-6, 2nd Edition 1906.</p> <p>Owner.</p> <p>53 square yards or thereby.</p> | |
| <p>3. Purchase Price or Compensation.</p> | <p>£20 (TWENTY POUNDS).</p> | |
| <p>4. Fixed Charges (with agreed allocation when appropriate).</p> <p>(i) Feu-Duty.</p> <p>(ii) Ground Annual.</p> <p>(iii) Tack Duty.</p> <p>(iv) Stipend.</p> <p>(v) Other Charges.</p> | <p>Gross Amount</p> <p>£</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> | <p>Allocation to land being acquired</p> <p>£</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> |
| <p>5. Date of Entry.</p> | <p>To be agreed.</p> | |
| <p>6. (a) Restrictions affecting the land.</p> <p>(b) Reservations and conditions affecting the Title imposed by the claimant.</p> <p>(c) Outstanding obligation for roads and footpaths.</p> <p>(d) Boundary walls and fences passing with the land are indicated by T's on plan.</p> | <p>None known.</p> <p>None.</p> <p>-</p> <p>-</p> | |

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 re-instating the existing boundary wall and netting 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

24 October 1972

Our Ref: 1L

14th November, 1972.

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

Dear Mr. Wright,

Church Street/River Street Road Widening
'Gordonlea' 12, Carnaig Street

I refer to previous correspondence and now enclose report and plan by the District Valuer in respect of the acquisition of ground at 'Gordonlea' required in connection with the above road widening project.

The Town Council have approved the report and I shall be glad if you will now proceed with the necessary disposition etc..

Yours faithfully,



Town Clerk.

Encls.

16
Our Ref: ~~7/8~~

25th January, 1973.

Miss A. Ross,
'Gordonlea'
Carnraig Street,
DORNOCCH.

Dear Miss Ross,

Boundary Wall At River Street

I refer to Mr. Macdonald's telephone call regarding the height of the boundary wall being erected at River Street.

This matter was reported to the Works and Cemeteries Committee at their meeting on Tuesday evening, 23rd January, 1973 when they resolved to a uniformity of height of the Boundary walls along River Street and accordingly I have to advise you that there will be no change in the arrangements to be made by the Roads Department of Sutherland County Council who are carrying out the work for the Town Council.

Yours faithfully,



Town Clerk.

Photo copy 17/11/73

op Ballingall
3 Drumblair Street
Kirkcubright
19th Nov. 1973

W.C. Wright Esq
Solicitor
Dornoch

Church St / River St Widening

Dear Sir

Your letters W/M/1/779 & W/M/1/779 dated 22nd 24th Oct 1973 received.

Sorry I'm not at home to discuss this matter over as I have a few complaints to make. VIZ.

- 1 a larger area has been taken off my garden, than was first agreed on, and without asking my permission.
 - 2 The workmen took away the top good clean soil which wasn't necessary, and when the dyke was finished the gap was filled in with soil full of weeds and stones.
 - 3 The cement posts supporting the gate, were taken away & replaced with wooden ones, which won't stand the winter so well, & will be a bit expensive if I have to renew them.
 - 4 A few of the iron stays supporting the wire netting have still to be fixed up.
- Under these circumstances I therefore am obliged to ask the Town Council for a sum of £100 (one hundred pounds) to cover the cost of the above.

Yours faithfully
A Ross (Miss)
of Dornoch.

RECEIVED 26 NOV 1973

ARTHUR & CARMICHAEL

Solicitors,

Cathedral Square
Dornoch Sutherland

Our Ref. WCW/AN/77/-

Your Ref.

23rd November, 1973.
Dictated 22nd inst.

TEL : 202 & 444

~~Francis G. Carmichael, N.P.~~

William C. Wright, B.L.

G.F. Trowbridge, Esq.,
Town Clerk,
DORNOCH.

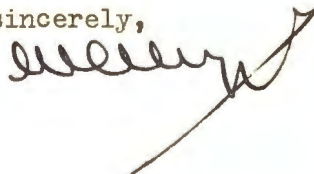
Dear Town Clerk,

Church Street/River Street Road Widening

I enclose photocopy of letter of 19th instant received today from Miss Annie Ross, Gordonlea, Carnaig Street, with reference to the offer which I sent to her, along with other proprietors in Littleton, on my receipt of dimension plans of the lands taken.

Perhaps the Burgh Surveyor can look into the matters complained of. Rather than consider readjusting the payment it might be preferable to rectify the items which Miss Ross mentions in her letter. I will leave it to you.

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'W.C. Wright', with a long, sweeping flourish extending from the bottom right.

17th January, 1974

J.G.Edmond Esq.,
County Surveyor
County Offices
Brora

Ref. 1L

Dear Sir,

Church Street/River Street Road Widening

I enclose herewith copy letter dated 19th November, 1973 received from Mr.W.C. Wright, Solicitor who is acting on behalf of the Town Council in settlement of the various transactions concerning the acquisition of land in respect of the above project.

Miss Ross makes various allegations which I shall be glad to have your comments thereon before dealing with the matter further.

The District Valuer's report dated 24th October, 1972 showed an area of 53 sq.yds as being the area affected. Purchase price agreed was £20.00 and the only conditions prevailing being the 'Acquiring Authority will be responsible for re-instating the existing boundary wall and netting 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'.

I shall be obliged if you will confirm whether or not the area actually utilised is larger than the agreed area of 53 sq.yds and also your comments on the other questions raised.

Yours faithfully,

Town Clerk.

COUNTY COUNCIL OF SUTHERLAND
ROADS DEPARTMENT

RECEIVED 20 FEB 1974

J. G. EDMOND, M.I.C.E.
County Surveyor

Telephones: Brora 301/302

Your Ref.:

Our Ref.: JNM/HBF/JD



County Surveyor's Office
Brora KW9 6QN

19th February, 1974

G.F. Trowbridge, Esq.,
Town Clerk,
Town Clerk's Chamber,
Dornoch, IV25 3SH.

1/L

Dear Sir,

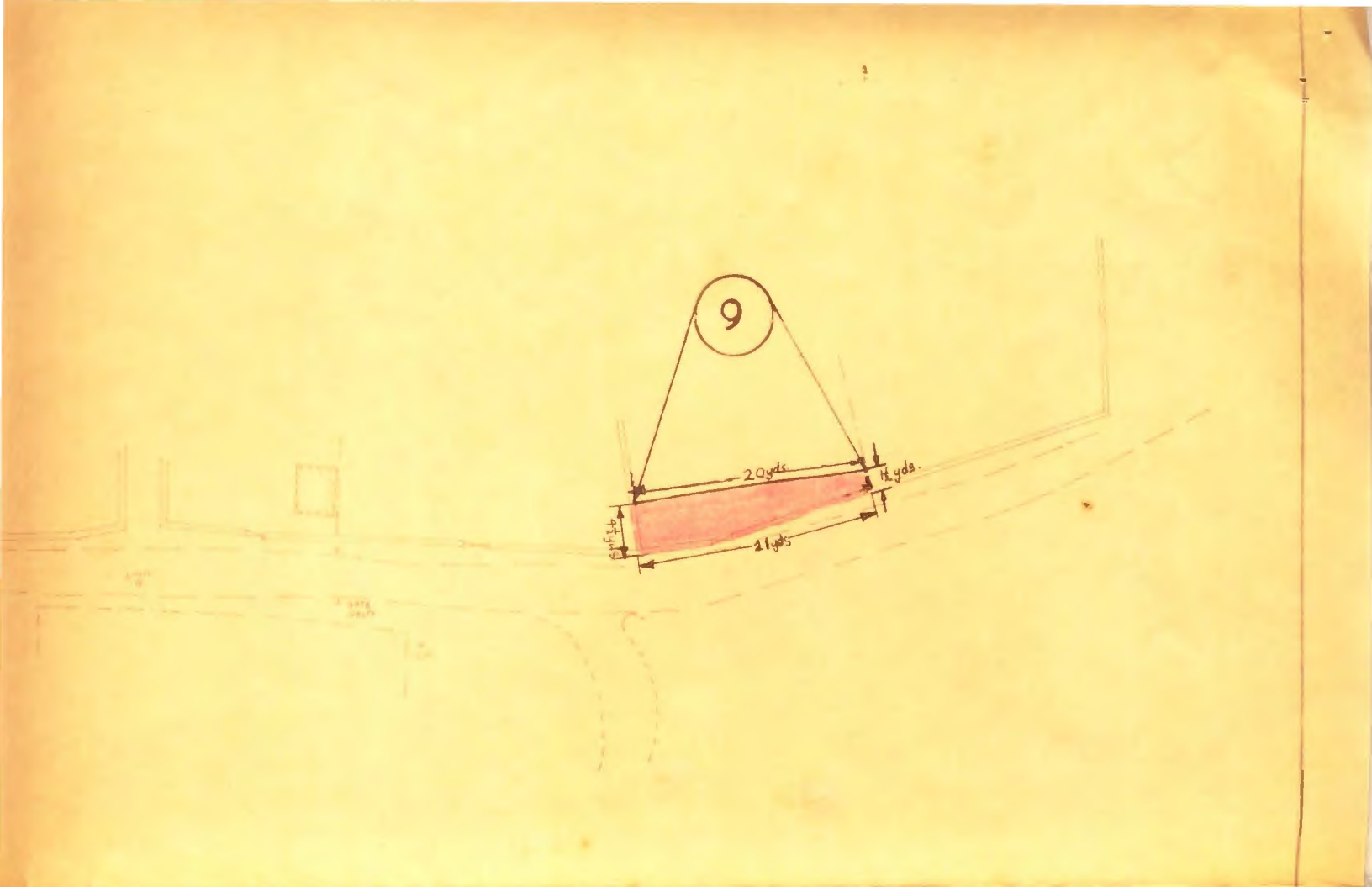
Church Street/River Street, Dornoch

Further to your letter of 17th January, 1974, and attached letter.
Referring to the points raised in the letter I now comment as follows:-

1. I attach two copies of my land plan showing an altered area of garden taken from Gordonlea. The area has been agreed with the owner within the last few days.
2. I cannot really comment on whether good top soil was taken away but it does seem strange that approximately a year has elapsed before any complaint of stones has appeared. Presumably some small disturbance has taken place and it will probably be best to obtain a settlement for this.
3. It is correct to say that the concrete posts were taken away and replaced with wooden ones but I doubt whether they would have to be renewed within the next 20 years.
4. It is correct that a few U-bolts are missing but these will be placed when my department returns to complete the remainder of the work.

Yours faithfully,

County Surveyor.



| | |
|--------|----------|
| LESSEE | OCCUPIER |
| OWNER | OWNER |

| DATE | AMENDMENTS | |
|---------|--------------------|---------|
| | DESCRIPTION | INITIAL |
| 25/5/72 | AREA PLOT No 9 | DS |
| 5/2/73 | DIMENSIONS ALTERED | 88M |
| | | |
| | | |

DRG No 10

SCALE

1 / 500

The District Valuer,
River Street
Young Street
Inverness

6th March, 1974

Your ref. CV(S)/V 66309

Ref. 1L

Dear Sir,

Miss A. Ross - 'Gordonlea' 12, Carnaig Street, Dornoch

A recent claim was received in respect of land to be purchased by the Town Council in connection with the road widening at Church Street/River Street, Dornoch.

It appears a small area of ground was used by Sutherland County Council Roads Department who undertook the contract work on behalf of the Town Council, this area of ground being in excess of the original agreed area. There is also an additional claim by Miss Ross in respect of soil and fencing. Accordingly it would be appreciated if you would look into this matter again and let me have a re-appraisal of the position.

Yours faithfully,


Town Clerk.

GOVT. DEPT. COPY

To:—

Departmental Reference No.

Local Authority Reference No.

Chief Valuer's Reference No. **CV(S)/V 66309**District Valuer's Reference No. **INVSS OGD 148/72**Name of Scheme **Church Street/River Street Improvement**Plot No. **9** Date of Notice to Treat **-**~~XXXX~~ 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. | Miss A Rose, "Gordonlea", 12 Carnaig Street, Dornoch. | | | |
| (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 forming part of the garden ground of the dwellinghouse known as "Gordonlea", 12 Carnaig Street, Dornoch, in the Burgh of Dornoch, County of Sutherland. OS (Suth) CXIII-6, 2nd Edition 1906. | | | |
| (b) Nature of Interest, e.g., Owner, Lessee If lessee, state duration of Lease. | Owner. | | | |
| (c) Area. | 72 square yards or thereby. | | | |
| 3. Purchase Price or Compensation. | £35 (THIRTY-FIVE POUNDS). | | | |
| 4. Fixed Charges (with agreed allocation when appropriate). | Gross Amount | | Allocation to land being acquired | |
| | £ | p | £ | p |
| (i) Feu-Duty. | | - | | - |
| (ii) Ground Annual. | | - | | - |
| (iii) Tack Duty. | | - | | - |
| (iv) Stipend. | | - | | - |
| (v) Other Charges. | | - | | - |
| 5. Date of Entry. | To be agreed. | | | |
| 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 re-instating the existing boundary wall and netting 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.

Date.....8 March 1974

Sgd H McCORMICK For District Valuer

INVERNESS

ACE/PL



Valuation Office Inland Revenue

District Valuer Inverness

W G Henderson ARICS Chartered Surveyor

River House Young Street Inverness

Telephone Inverness 34131

12

Town Clerk
Town Clerk's Chambers
High Street
DORNOCH
IV25 3SH

CV(S)/V 66309

Your reference

1L

My reference

OGD 148/72

Date

8 March 1974

Dear Sir

SCOTTISH DEVELOPMENT DEPARTMENT (ROADS)
CHURCH STREET/RIVER STREET IMPROVEMENT
PLOT 9
DORNOCH TOWN COUNCIL
OWNER: MISS A ROSS

I refer to your letter dated 6th instant.

Please find enclosed two copies of my amended agreement on Form VO 137 together with docketed plan.

The above settlement is recommended for your Council's approval.

Yours faithfully

ace

For DISTRICT VALUER

Our Ref:1L
Yr Ref:CV(3)/V66309

3rd April, 1974.

The District Valuer,
River House,
Young Street,
INVERNESS.

Dear Sir,

Miss A. Ross - 'Gordonlea' Carnaig Street, Dornoch
Church Street/River Street Road Widening

I refer to your letter of 8th March, 1974 and have to advise you that the Town Council have approved of your recommended figure of £35.00 in final settlement of the claim by Miss A. Ross in respect of the additional land and other matters arising in connection with the Church Street/River Street Road Widening.

Yours faithfully,



Town Clerk.

Your Ref: CW/AN/77/-
Our Ref: 1L

3rd April, 1974.

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

Dear Mr. Wright,

Church Street/River Street Road Widening
Miss A. Ross - 'Gordonlea' Carnaig Street
Revised District Valuer's Report

I refer to your letter of 23rd November, 1974 regarding a claim by Miss A. Ross of 'Gordonlea' in respect of additional land used in connection with the above project and other matters arising therefrom.

I ultimately obtained a report from Sutherland County Council Roads Department on the matter which was referred to the District Valuer for his report. A revised report has been received recommending final settlement of the whole claim at £35 a copy of which is enclosed together with revised plan. The Town Council have approved of the District Valuer's report and accordingly I shall be glad if you will now conclude the business on behalf of the Town Council.

Yours sincerely,

22
Town Clerk.

ARTHUR & CARMICHAEL

William C. Wright, B.L.

Solicitors

CATHEDRAL SQUARE
DORNOCH, SUTHERLAND.
IV25 3SW
P.O. Box No. 1
Telephone: 202 (2 lines)

Our Ref. W/NM/77

Your Ref. 1 L

4th April, 1974.

12

G.F. Trowbridge, Esq.,
Town Clerk,
DORNOCH.

Dear Mr. Trowbridge,

Church Street/River Street Road Widening
Miss Annie Ross, Gordonlea, Carnaig Street

Thank you for your letter of 3rd instant with enclosures which are
having my attention.

Yours sincerely,

