



ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

Forestry and Land Scotland – Community Asset Transfer Scheme

DECISION NOTICE – AGREED

To: Kyle & Lochalsh Community Trust
Toll Office
Kyle of Lochalsh
IV40 8AZ

Forestry and Land Scotland
Apex 1, 99 Haymarket Terrace
Edinburgh EH12 5HD

fls.communities@forestryandland.gov.scot

Head of Land Transactions and Development
Malcolm Pearson

Our ref: 24-25-02RATN

7 February 2025

This Decision Notice relates to the asset transfer request made by KYLE & LOCHALSH COMMUNITY TRUST (KLCT) on 7 October 2024 in relation to 8.05 hectares of land at Ratagan and 12.48 hectares of land at Saraig, Loch Duich shown on the indicative plans annexed, “the disposal area”.

Forestry and Land Scotland has decided to **agree** to the request.

The reasons for this decision are as follows:

- The proposed use of the land will deliver affordable housing, identified as the top priority in the Lochalsh Community Action Plan (2022), woodland crofts, and business units and growing space also identified as priorities for Lochalsh.

- The proposals will also contribute to the Scottish Government’s commitment to deliver 110,000 affordable homes by 2032, of which at least 10% will be in our rural and island communities. The creation of new woodland crofts will contribute to the Crofting: National Development Plan (2021), particularly actions to encourage new entrants to crofting. The Scottish Government will continue to support and encourage croft management practices that support biodiversity and the sustainable management of existing forests and woodlands.
- The proposals have the potential to deliver significant social, economic, and environmental benefits to the local area. KLCT has identified the need for affordable homes and woodland crofts to meet local demand and retain jobs and services within the local area. A recent report by Biggar Economics for the Crofting Commission sets out the significant contribution of crofting to the Scottish economy and to the resilience of rural communities ([The Value of Crofting, September 2024](#)).
- The sites at Ratagan and Saraig are identified in the Lochalsh Local Place Plan, validated by Highland Council on 11 October 2024 following extensive community consultation, for potential development of affordable homes and woodland crofts.
- FLS has received representations from local residents objecting to the proposals (see [Ratagan and Saraig Affordable Housing and Woodland Crofts | Forestry and Land Scotland](#)) which have been taken into consideration in making the decision. However, the proposals for both sites will be subject to submission of a full planning application, which will require further community engagement as the proposals are refined. The pre-planning advice states that requirements will include an Ecological/Species Survey, a Flood Risk Assessment/Drainage Impact Assessment, Landscape and Visual Impact Assessment and consultation with NatureScot. The creation of new crofts will be subject to an application to the Crofting Commission to determine if it is the public interest. FLS has therefore made the decision to approve the sale of the land at Ratagan and Saraig so that the proposals can be appropriately considered by the relevant authorities.
- The land at Ratagan and Saraig identified for affordable housing plots would otherwise be disposed of by FLS through an open market sale. FLS would otherwise retain the land identified for woodland crofts and this will be protected by a right of pre-emption should should Kyle & Lochalsh Community Trust decide to sell this area in future.

The attached document specifies the terms and conditions subject to which we would be prepared to **transfer ownership of** the land to you. If you wish to proceed, you must submit an offer to us at the address above 8 August 2025. The offer must reflect the terms and conditions attached, and may include such other reasonable terms and conditions as are necessary or expedient to secure the transfer within a reasonable time.

Right to appeal

If you consider that the terms and conditions attached differ to a significant extent from those specified in your request, you may appeal to the Scottish Ministers.

Any appeal must be made in writing by 6 March 2025, which is 20 working days from the date of this notice, to:

Community Land Team
D Spur
Saughton House
Broomhouse Drive
Edinburgh
EH11 3XD

Email: CRTB@gov.scot

Guidance on making an appeal is available at www.gov.scot/policies/community-empowerment/asset-transfer/.