



Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba

Community Asset Transfer Scheme (CATS) for our national forests and land

ASSET TRANSFER REQUEST FORM

Introduction

Please read the relevant parts of the [Community Asset Transfer Scheme](#) (CATS) Guidance before completing this form. You may also wish to refer to the Scottish Government's [Asset Transfer Guidance for Community Bodies](#).

The Request must be submitted in writing, either as a hard copy or by email. Please answer all the questions. You can attach additional information as extra sheets or electronic documents. Please be specific. When answering the questions you do not need to repeat any information you have already given, but simply refer to an earlier answer or attached document.

Please return the completed form and supporting documentation to:

Community Asset Transfer Scheme Team
Forestry and Land Scotland
231 Corstorphine Road
Edinburgh
EH12 7AT

E-mail: fls.communities@forestryandland.gov.scot

We will confirm receipt of your Request within 5 working days and you will receive a formal acknowledgement letter within 15 working days to confirm whether your Request is valid or requesting further information. We may also ask you for more information during the assessment and evaluation process.

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

SECTION 1: Information about the community transfer body making the request

1.1 Name of the community transfer body making the asset transfer request

| |
|-----------------------------|
| Tain Rifle and Pistol Club. |
|-----------------------------|

1.2 Community transfer body address

This should be the registered address, if you have one.

| | |
|-----------------|--|
| Postal address: | 1 Migdale Gardens, Bonar Bridge, Sutherland, |
| Postcode: | IV24 3AH |

1.3 Contact details

Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

| | |
|-----------------|-------------|
| Contact name: | John Mayes |
| Postal address: | [REDACTED], |
| Postcode: | [REDACTED]. |
| Email: | [REDACTED] |
| Telephone: | [REDACTED] |

We agree that correspondence in relation to this asset transfer request may be sent by e-mail to the e-mail address given above. *(Please tick to indicate agreement)*

You can ask the Forestry and Land Scotland to stop sending correspondence by email, or change the e-mail address, by telling us at any time, as long as 5 working days' notice is given.

1.4 Type of eligible community transfer body

Please select one option and make with an "X" in the relevant box to confirm the type of community transfer body and its official number, if it has one:

- a Company and its company number is
- or
- a Scottish Charitable Incorporated Organisation (SCIO) and its charity number is
- or
- a Community Benefit Society (BenCom), and its registered number is
- or
- Unincorporated organisation (no number)

Please attach a copy of the community transfer body's constitution, articles of association or registered rules.

- If the organisation is an eligible community transfer body under the Community Empowerment (Scotland) Act 2015 go to **Section 2**.

1.5 If the organisation is **not** an eligible community transfer body under the Community Empowerment (Scotland) Act 2015:

a) Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No Yes

Please give the title and date of the designation order:

or b) Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No Yes

If yes what class of bodies does it fall within?

Section 2: Information about the land and rights requested

(see CATS Guidance Section 1.2)

2.1 Please identify the land to which this asset transfer request relates.

You should provide a **grid reference** and attach a **map** clearly showing the boundaries of the land to which this asset transfer request. You should also provide any name by which the land is known, and you may also wish to provide additional description. You can contact your Forestry and Land Scotland [Region](#) office for assistance in providing a copy of the map. *If you have identified the land on Forest Enterprise Scotland's [Register of Land](#), please enter the details listed there.*

The grid references are already known to Forestry and Land Scotland.

Location:

The map we are using is the one used in 2001 to determine the area being rented from our Landlord, at the time, Forest Enterprise Scotland (North). Copy enclosed.

The land is known as the Ardlarach Rifle Range at the top of Tain Hill, Tain in the county of Ross-shire. We are approximately 4 KM. West of the town of Tain in the Scottish Highlands.

Description:

The Ordnance Survey map refers to the land as "Tain Quarries (disused). It is rough overgrown moorland, with several disused work faces where the quarrying of sandstone blocks once took place. The quarry closed in 1915 after some 200 years and briefly re-opened again in 1952.

All the buildings and structures belong to the club and are not part of this application.

Our club has rented and leased the land since 1981.

If your request is for a building, you should provide a street address and the Unique Property Reference Number ([UPRN](#)) if known.

Address: Ardlarach Quarry, Ardlarach Tain, Ross-shire, IV19 1PX

UPRN (if known): 03/31/007250/5 208426

Section 3: Type of request, payment and conditions

(see CATS Guidance Section 1.4)

3.1 Please tick what type of request is being made:

for **ownership** (under section 79(2)(a)) – go to **Section 3A**

for **lease** (under section 79(2)(b)(i)) – go to **Section 3B**

for other **rights** (section 79(2)(b)(ii)) – go to **Section 3C**

3A – Request for ownership

What price are you prepared to pay for the land requested (see CATS Guidance Section 2.2)?

Please see our attached note regarding this matter.

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – Request for lease

a) What is the length of lease you are requesting?

Please see our attached note regarding this matter.

b) How much rent are you prepared to pay? (see CATS Guidance Section 2.2)

Please make clear whether this is per year or per month.

Please see our attached note regarding this matter.

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

3C – Request for other rights

a) What are the rights you are requesting?

Unobstructed access through our entrance gate to our site.

Do you propose to make any payment for these rights?

No **Yes**

As the access is at present a free public car park and club members would only be passing through.

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £ per

Please attach a note setting out any other terms and conditions you wish to apply to the request.

Section 4: Community Proposal

You may wish to refer to relevant sections in supporting documents.

4.1 Please set out the reasons for making the request and how the land or building will be used.

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

We wish to purchase the land on which we have established our club, in order to secure a suitable and safe venue to conduct Target Shooting. We have occupied this site since 1981. When our first rental agreement was agreed. We feel that this is an appropriate time to pursue the purchase of the land as our current lease is coming to an end. It is our wish to ensure the continued existence of this well-established club for future generations to enjoy as we have done.

The land will continue to be used to provide parking area, an outdoor shooting range and a clay target shooting area. The buildings, which belong to the club, will continue to be used as a clubroom, indoor range, kitchen and disabled toilets.

The rest of the land, approximately $\frac{3}{4}$ of the area will continue to be used as a safety area and will not be developed in any way.

It should be noted that both the indoor and outdoor ranges are certified for 3 Positional Shooting i.e. Standing, Kneeling and Prone. Which is the course of fire used at European, Commonwealth and Olympic Games. We believe this is the only such facility in the Highlands.

We have no plans to make any major changes to the land or buildings, save for ongoing maintenance and repairs.

4.2 Benefits of the proposal

Please set out the benefits that you consider will arise if the request is agreed to (see CATS Guidance Section 3.2). This section should explain how the project will benefit your community, and others.

Please refer to the guidance on how the relevant authority will consider the benefits of a request.

At the time of this application we do not have any members who reside out-with the Community.

Local Community:

- Trade into local businesses. (most members will do some shopping while in town).
- Diabetes UK. The club organises an open day each year for the benefit of children and parents who belong to this organisation.
- For young people who have enrolled in a target shooting discipline within the Duke of Edinburgh Award Scheme, we provide free of charge, the facilities to assist them.
- The preservation of the natural habitat, in the danger zone, of indigenous wildlife species, such as Capercaillie, Pine Martin, Roe Deer and numerous songbirds. Also, amphibians and reptiles.
- The historic sandstone quarry workings would remain intact.
- We have an open invitation to local youth organisations to visit us on pre-arranged open days.
- We can provide the Snowman Rally with overspill parking.
- We can provide toilet facilities in support of The Tain Hill Race.
- Access to Scottish Natural Heritage.

Target Shooting Community:

- Our members can enter shooting competitions (Leagues) run by the various shooting organisations that we are affiliated to. These can be on a "Postal" basis or members of other clubs can visit us at the range. Thus creating additional trade into local businesses'

Those other clubs have come from places such as: -

Lairg, Strathpeffer, Dingwall, Clachnacuddin and Kinlochewe.

- Those persons thinking of taking up the sport can be confident that we can provide a safe, controlled environment in which to begin and we can instil in them the importance of safety and a healthy respect for firearms.
- The club has twice hosted the Scottish Small-bore Rifle Championship, once at Strathpeffer and once at Tain. Both of which attracted 500 entries each.

- The club also supplied one of 5 technical officials for rifle shooting events at the Glasgow Commonwealth Games in 2014.

-Ex-members who have given up the sport because of ill health etc., are welcome to visit the club to socialise and keep in touch with old friends.

4.3 Restrictions on use of the land

If there are any restrictions on the use or development of the land, please explain how your project will comply with these. Your Forestry and Land Scotland [Region](#) office can provide assistance in identifying any restrictions and how to comply with them.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

We are not aware of any restrictions on the use or development of the land. Indeed, we do not wish to develop the land and simply wish to carry on our activities as we have done since 1981.

We already have permission to use the land for target shooting purposes. Our current lease with Scottish Land and Forestry permits this. As does our permissions from the Scottish Government to use rifles and pistols. The clay target shooting section is authorised by Police Scotland on an annual basis.

We do not wish to develop the land for commercial purposes in any way.

4.4 Negative consequences

What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.

The club is concerned that noise might be an issue with people using the forest such as dog walkers, joggers etc. Therefore, on clay target shooting days the competitions do not start before 11:00AM.

Also, we have planted trees around our boundary to provide a natural sound barrier.

During the time of our lease we have not been aware of any negative opinions raised by anyone within the community around us.

4.5 Capacity to deliver

Please show how your organisation will be able to manage the project and achieve your objectives.

This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

We are a Limited Company under the Companies Act 2006. We were incorporated on 6th November 2019. It is managed by a Board of five Directors, in accordance with our Articles of Association, Bye-Laws and Constitution.

Prior to this the club was run by a Management Committee, elected by the members.

This is not a new venture and our objectives have already been met.

Our members are from all walks of life, some are working and some are retired. Many have years of experience in the use of firearms. There is a diverse mix of members from the business world and skilled trade's persons. Therefore, all aspects of administration and maintenance are well covered.

Save for the initial setting up of the club, we have not been involved in any previous projects of this nature and have not, so far, sought any professional advice. However, we will do so when, hopefully, we are successful in our application, in regards to the land transfer documentation.

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request from your community and, if relevant, from others (see CATS Guidance Section 3.2)

You should describe the community your body represents and include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been.

You should also show how you have engaged with any other communities that may be affected by your proposals.

Our body is the Tain Rifle and Pistol Club and the community consists of those individuals living within the geographical area of the Highland Council. All the Directors and other members who are involved in this application reside within the community.

A ballot was taken on 31st March 2019. The result being that 100% of our members voted for the then Management Committee to pursue the possibility of the club purchasing the land.

A small sub-committee was then formed to take this task forward.

The club has strong support from the shooting community and is affiliated to the following organisations: -

The National Rifle Association (NRA).

The National Small-bore Rifle Association (NSRA).

The Muzzle Loaders Association of Great Britain (MLAGB).

Highland Sports Council.

Scottish Target Shooting Federation.

There is also support from non-members of the club within the Community. Letters are enclosed from those organisations/individuals listed below: -

Derek Loudon (Local Councillor).

Alasdair MacDonald (of the Children's Diabetes Association).

Jamie Stone (Local MP).

Local people attending our monthly Clay Target Shoots, who are not members of our club.

Tom Rob (1st St Duthus Scouts and Tain Explorers).

Halkirk Smallbore Rifle club.

Section 6: Funding

Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land

(see CATS Guidance Section 1.5)

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

We have sufficient funds set aside derived from annual Membership Subscriptions, donations, legacies, grants from the Sports Council and grants from Wind Farms (local community support fund).

The land will continue to be used as a target shooting club.

Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

- | | | |
|----|-----------|--|
| 1. | Name | Gregor Macleod. |
| | Address | [REDACTED] [REDACTED] [REDACTED] [REDACTED] |
| | Date | |
| | Position | Director/Chairman |
| | Signature | |
| 2. | Name | John A. McRae. |
| | Address | [REDACTED] [REDACTED] [REDACTED] |
| | Date | |
| | Position | Director/Secretary. |
| | Signature | |

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you **must** attach your organisation’s constitution, articles of association or registered rules

Title of document attached:

Section 2 – any maps, drawings or description of the land requested

Documents attached:

Section 3 – note of any terms and conditions that are to apply to the request

Documents attached:

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

Documents attached:

Section 5 – evidence of community support

Documents attached:

Section 6 – funding

Documents attached: