

## AIRFIELD OPPORTUNITY

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**DORNOCH AIRFIELD, AIRFIELD ROAD  
DORNOCH**

**OFFERS INVITED**

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## Description:

The Dornoch airfield, a common good asset, is currently unlicensed with a total site area measuring up to 16.16 hectares (41 acres).

Historically, the airfield is used for various means such as a base for local groups operating R.C. planes and vehicles and a landing spot for private operators.

The airfield (red outline on Site Plan) is currently unmanned and is available for private and emergency landings. There is also a public car parking area near to the site.

There is a privately leased hangar adjoining the airfield of approximately 2000m<sup>2</sup> (this is not included in the lease of the airfield).

The runway is approximately 775m long by 23m wide.

The use of the airfield would be subject to the guidance outlined in the CAP 793: Safe Operating Practices at Unlicensed Aerodromes published by the Civil Aviation Authority.

## Location:

The airfield is located along the southeastern outskirts of the Dornoch Town Centre which is commonly known for its world class golf course and its wide spanning beaches.

It is accessed via a single-track road from Littletown that extends through the Dornoch Links Golf Course.

## Lease Terms:

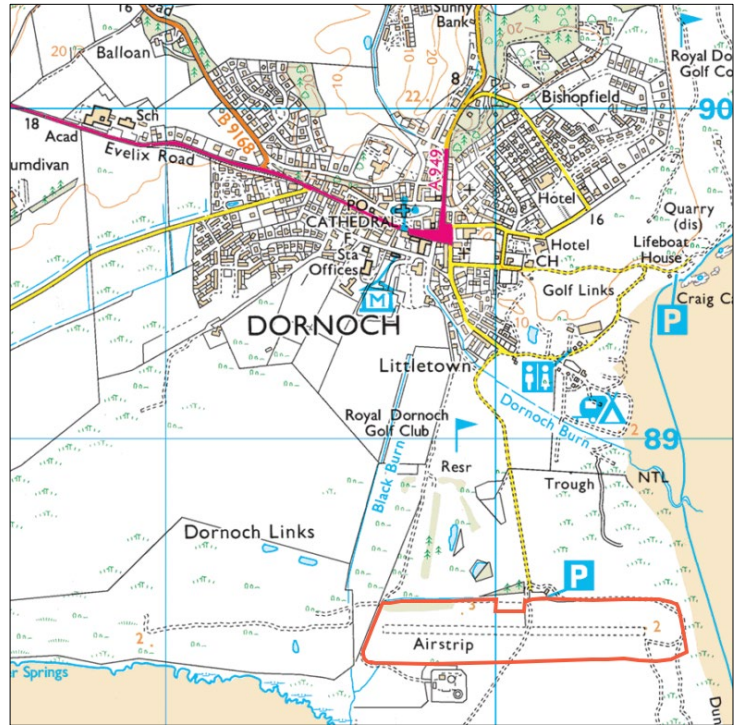
As the tenant of the airfield, you will initially be subject to a 5-year lease for all aspects of the airfield's operation, including but not limited to:

- **Site Management:** Issuing annual landing cards, liaising with existing tenants and users.
- **Maintenance of Facilities:** That all maintenance requirements are fulfilled, including landscaping the airfield and its surrounding areas.
- **Safety and Compliance:** Acquiring and maintaining a relevant annual insurance cover, and to ensure adherence to published guidance to meet the highest safety standards.
- **Business Development:** Identify growth opportunities, attract new aviation partnerships, and explore potential revenue streams to sustain and develop the airfield's future.
- **Stakeholder Relations:** Foster positive relationships with key stakeholders i.e., local businesses, government agencies and the local community.
- **Manage community access:** Ensure that access to the airfield is safely managed in line with relevant legislation and codes.

## Site Plan:



## Location Map:



## Date of Entry:

To be mutually agreed.

## Use:

As an airfield only and for no other purpose.

## Rateable Value:

The airfield's current rateable value is £3,000. You may be eligible for small business rates relief.

## Viewing Arrangements / Inquiries:

Viewing is strictly by appointment (Monday to Friday between 9 am to 5 pm). Please contact Aaron Duncan on 07799 048230 or e-mail: [aaron.duncan@highland.gov.uk](mailto:aaron.duncan@highland.gov.uk). Alternatively contact Kenneth Forbes on 07748 703954 or email: [kenneth.forbes@highland.gov.uk](mailto:kenneth.forbes@highland.gov.uk).

## Offers Invited:

All proposals are welcomed for this airfield on or before the closing date of 13th of October 2023. Your offer should ideally outline your relevant background and experience and include an appropriate business case for the outlined requirements.

Please send all offers to our Property Lettings inbox, via [property.letting@highland.gov.uk](mailto:property.letting@highland.gov.uk).