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**Mulbuie Water Supply Zone
Mains Renewals Design**

**Archaeological Desk-based
Assessment and Walkover Survey**

Report No. 778

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Map extracts showing location of sites and monuments

1. INTRODUCTION

1.1 General

- 1.1.1 This report presents the results of a desk-based assessment and walkover survey conducted during December 2002 by CFA Archaeology Ltd (CFA). The work was conducted in advance of proposals to renew the Mulbuie water supply within and around Muir of Ord, Highland (NH 449 540 to NH 561 490) and was commissioned by Earth Tech Engineering Limited.
- 1.1.2 The water supply renewal measures 42 km and is shown indicatively on ten 1:2500 base maps supplied by Nicholas Smith of Earth Tech Engineering Ltd. A Brief produced by The Highland Council Archaeology Unit for the general use of Scottish Water was provided.
- 1.1.3 Earth Tech has suggested that, in general, a 20m wide corridor should be surveyed, centred upon the current water main as marked upon the maps. The corridor surveyed will be sufficiently wide to ensure that a new main can be laid without causing disruption to archaeological remains that are revealed during the course of the present study, unless such remains are extensive or linear and cross the entire corridor. Since the current mains involve asbestos in their construction, they cannot be broken out. Thus, the replacement mains will need to be placed around 5m from the original mains, which may in some cases mean on the opposite side of a road. Furthermore, since the original mains were inserted with no regard for the preservation of archaeological remains, it is possible that they have impacted upon archaeological sites and that the replacement mains may in certain situations have to be diverted some way from the original line.
- 1.1.4 There does not seem to have been any previous systematic archaeological survey conducted in this area, and thus the potential for discovering previously unknown remains was considered to be good. A number of watching briefs (including Farrell 2000a and b, Robins 1998) and an evaluation (Glendinning 2000) have taken place recently in the general area, along with previous desk-based assessments and walkover surveys (including Farrell 2002a and b). The area is also rich in cropmark archaeology and was an area that the late G D B Jones was particularly interested in (2001). A number of Scheduled Ancient Monuments are present within the general area but none will be directly affected by the proposed development.
- 1.1.5 At the time of the survey, the weather was generally clear and cold. The hours of daylight available were limited.

1.2 Aims and Objectives

- 1.2.1 The objectives of the study were:
 - to identify the location, nature and extent of any features or objects of archaeological importance that would be damaged or destroyed by this project;

- to assess the likelihood of buried as well as surface remains, and indicate any areas of particular sensitivity;
- to propose arrangements for the safeguarding where possible (or recording where necessary) of any archaeological features or finds identified. These arrangements need to be agreed by the Senior Archaeologist before the start of site clearance works;
- to ensure that the needs for archaeological conservation and recording are met without causing any unnecessary delay or disturbance to the project.

2. PLANNING AND LEGISLATIVE BACKGROUND

- 2.1 Cultural heritage resources include World Heritage Sites, Scheduled Ancient Monuments, other archaeological features, listed and other buildings of historic or architectural significance, Conservation Areas, and historic gardens and designed landscapes.
- 2.2 Of these categories, Scheduled Ancient Monuments, listed buildings, part of a designed landscape and other archaeological features have been identified within the study area. The following were the principal relevant legislation and planning policy documents providing the framework for the protection and conservation of cultural heritage resources identified within the proposed development site as of December 2002.

Legislation

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (1997 Act)
- Ancient Monuments and Archaeological Areas Act 1979 (1979 Act)
- Town and Country Planning (General Development Procedure) (Scotland) Order 1992 (1992 Order)

National Planning Policy

- National Planning Policy Guideline 5, Archaeology and Planning (NPPG 5)
- National Planning Policy Guideline 18, Planning and the Historic Environment (NPPG 18)
- Planning Advice Note 42, Archaeology (PAN 42)

Regional and Local Planning Policy

- The Highland Structure Plan: written statement March 2001
- Ross and Cromarty East, Local Plan (consultative draft, June 2002)

Scheduled Ancient Monuments

- 2.3 Under the 1979 Act the Scottish Ministers are required to compile and maintain a Schedule of monuments considered to be of national importance. The statutory consent of the Scottish Ministers is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Ancient Monument (SAM). A formal process of application to conduct such works (known as Scheduled Monument Consent) is administered on behalf of the Scottish Ministers by Historic Scotland. Effects of proposed development works upon the setting of a SAM form an important consideration in the granting or refusal of consent to conduct development works. Further information on development control procedures relating to SAMs is provided in NPPG5 and PAN 42.

Listed buildings

- 2.4 The primary legislation relating to listed buildings is the 1997 Act. The *Memorandum of Guidance on Listed Buildings and Conservation Areas, 1998*, produced by Historic Scotland, provides explanatory guidance and advice. Government policy and guidance is also stated in NPPG 18. Under the Act, the Scottish Ministers are required to compile a list of buildings of special architectural or historic interest. Such buildings are classified into Categories A, B and C(S), in decreasing order of importance. Sustainable development is the principle underlying Government policy towards the historic environment. There is a presumption against development that will adversely affect the character of a listed building or its setting, and planning authorities and the Scottish Ministers are required to have special regard for the desirability of preserving listed buildings or their settings and any features of special architectural or historic importance they possess. The term ‘setting’ has no definition in the Act, although the Memorandum advises planning authorities to interpret the term broadly. The Memorandum (Appendix 1, 10.1.0) states that a listed building should at all times remain the focus of its setting, and that attention should not be distracted from it by the presence of any new development.
- 2.5 The Highland Structure Plan contains a policy (Policy BC5) stating that the Council will seek to preserve Highland’s buildings and groups of buildings of historic or architectural interest.

Historic gardens and designed landscapes

- 2.6 This is a non-statutory designation, although the effect of a proposed development on an historic garden or designed landscape is a material consideration in the determination of a planning application. The Inventory of Gardens and Designed Landscapes in Scotland (hereafter ‘Inventory’) is compiled and maintained jointly by Historic Scotland and Scottish Natural Heritage (1988). Under the provisions of the 1992 Order, planning authorities must consult Historic Scotland and Scottish Natural Heritage on any proposed

development that may affect a site contained in the Inventory. Further details are published in NPPG 18 and the Memorandum.

Archaeological sites, monuments and landscapes

- 2.7 Archaeological sites and monuments without statutory protection are curated by the local planning authority. NPPG5 and PAN 42 provide national planning policy guidance and advice on the treatment of this resource. PAN42 indicates that the principle that should underlie all planning decision-making is preservation of cultural resources, *in situ* where possible, and by record if destruction cannot be avoided. It is recognised in that document that preservation may not always be possible, and where damage is unavoidable various mitigation measures may be proposed.
- 2.8 Archaeological sites and monuments are covered by Structure Plan Policy BC1 and Local Plan Policy BP3.
- 2.9 Structure Plan Policy BC1 relates to the Preservation of Archaeological Sites and states:

Archaeological sites affected by development proposals should be preserved, or, in exceptional circumstances where preservation is impossible, the sites will be recorded at developer's expense to professional standards.

- 2.10 Local Plan Policy BP3 states:

The Council will only permit development where there would be no significant adverse effects to heritage, amenity, public health and safety.

3. SURVEY METHODS

3.1 General

- 3.1.1 Work was conducted with regard to the Institute of Field Archaeologists Code of Conduct and relevant Standards. Recording of all elements was carried out following established CFA methods.

3.2 Desk-based research

- 3.2.1 A number of sources hold information regarding provide baseline information on archaeological sites and monuments previously recorded within the study corridor. The following data sources were consulted in order to collate baseline cultural heritage information:
- The National Monuments Record for Scotland (NMRS) and The Highland Council Sites and Monuments Record (SMR) were consulted. Each comprises a database and archive, the former of all known archaeological sites and monuments in Scotland maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) and the

latter of all known sites and monuments within Highland Region. These sources were checked for information on recorded archaeological sites and monuments and architectural sites. An online version of the NMRS database is at <http://www.rcahms.gov.uk/canmore.html>.

- Information was obtained on any cultural heritage sites with statutory protection. Historic Scotland and The Highland Council were consulted as appropriate for information regarding Scheduled Ancient Monuments, Listed Buildings, and Gardens and Designed Landscapes. Historic Scotland's on-line databases of listed buildings and Scheduled Ancient Monuments can be found at <http://www.historic-scotland.gov.uk>.
- The most recently published edition of A List of Ancient Monuments in Scotland (Historic Scotland 1999) was consulted for information on Scheduled Ancient Monuments. The relevant Historic Scotland Casework Inspectors of Ancient Monuments were contacted to ensure that information about the legal status of any identified monuments was up-to-date.
- The Inventory of Gardens and Designed Landscapes in Scotland (1988) was consulted for information on historic gardens and designed landscapes.

1.3.3 The following archival sources were examined for the identification of other features of cultural heritage interest:

- Vertical stereo aerial photographic coverage held by RCAHMS was checked to ascertain whether any sites are present as soil or vegetation marks, or as sites with low relief not readily visible on the ground in present conditions. Imagery from 1946, 1947 and 1988 was available for consultation.
- Oblique aerial photographic records for known sites and monuments were checked.
- Ordnance Survey 6 inch to 1 mile scale map editions from the 1850s onwards, and other readily available early cartographic sources held at the National Library of Scotland Map Library, Highland Council Archives and the National Archives of Scotland were checked to record former land-use and settlement patterns within the study area.
- A documentary and bibliographic study was made of relevant items held by the NMRS library and The Highland Council Archives to provide background and historical information. Parish accounts were consulted. No attempt was made within the remit of this study to conduct detailed historical analysis.

1.3.4 A full list of sources consulted during the desk-based assessment is presented in Section 6.

3.3 Field Survey

- 3.3.1 Field inspection was undertaken between 9th and 13th December 2002, to assess the presence / absence, character and condition of the sites, monuments and landscape features identified by the desk-based assessment, and to identify any further features of cultural heritage interest not detected from desk study. The topography, geomorphology and current land use of the proposed development area was assessed. Sites were plotted accurately using GPS, local landmarks and tapes as appropriate onto the 1:2500 base plans supplied by the client. Written descriptions, scale plans and photographic records were made of all sites located within the study corridor.
- 3.3.2 The limits of all features were not marked upon the ground by temporary boundary flags due to the long period of time anticipated between the survey and the commencement of construction works.
- 3.3.3 An instrument survey was not conducted at this stage as we regard this as being more appropriate to work conducted as part of the mitigation stage.
- 3.3.4 Contact details were provided to The Highland Council Archaeology Unit in advance of fieldwork commencement to allow monitoring arrangements to be put in place.

4. ARCHAEOLOGICAL RESULTS

4.1 Desk-based assessment and field survey results

- 4.1.1 Eighty-five archaeological sites and monuments were identified by the desk-based study and field survey. These comprise a Designed Landscape, a monument, nine farmsteads, nineteen buildings or groups of buildings, two townships, two wells, eleven cropmarks or areas of cropmarks, one artefact find-spot, one distillery, one village, one estate, two bridges, one tower-house, one stone, one cist find-spot, twenty-three field walls or groups of field walls, and five clearance heaps or cairns.
- 4.1.2 Consultation of the NMRS led to the identification of forty-three sites (**1-26, 28-44**). Consultation of the Highland Council SMR and the Highland Council Statutory List of Buildings of Special Architectural or Historic Interest led to the identification of a further seven sites (**45-51**) and provided additional information on a number of those recorded by the NMRS.
- 4.1.3 Historic Scotland's on-line databases and published documents, and the Local Plans, indicated that no Scheduled Ancient Monuments will be directly affected by the proposed development. A number of category A, B and C(S) listed buildings (**2, 16, 19, 21, 23-24, 26, 28-31, 35, 38, 45**) and a B listed bridge (**47**) are present which in many cases lie very close to the proposed development.
- 4.1.4 Examination of cartographic sources led to the identification of site **27**.

- 4.1.5 Examination of vertical aerial photographs did not provide any extra information on the sites identified from NMRS and cartographic sources. Four sites were identified through examination of the vertical aerial photographs (52-55).
- 4.1.6 Field reconnaissance allowed the character and current condition to be assessed of the sites located through desk study. Thirty new features of cultural heritage interest were discovered through the field study (56-85).

4.2 Cultural heritage features

Prehistoric remains and find spots

- 4.2.1 A find of a single bronze socketed axe (18) was made at Tarradale Quarry in the late nineteenth century. Two cists were found (41) in the field to the north of Muirton Mains in the 1970's, one contained an inhumation and the other one contained two cremations and a quantity of pottery.

Designed Landscapes

- 4.2.2 Fairburn Designed Landscape (1) was recorded in the Inventory. It falls partially within the western portion of the study area and is named after a 15th century tower (38). The present designed landscape was established in the late 18th century/early nineteenth century. John Stirling bought the property of Muirton and Achonachie c.1872 after which he demolished the existing house and built a new one on the same site c.1874-78. The Designed Landscape was redesigned and extended by Stirling when the house was rebuilt, with embellishments made in the 1870's and the policies were extended further to the east. He created a woodland garden and planted many exotic species. Elements of the Designed Landscape comprise parkland, woodland (especially famous for its conifers), a woodland garden, a formal garden, a kitchen garden, and a rose garden. Buildings include lodges, a stable block, a curling pond, an ice house, estate offices, kennels, a gardener's cottage, a saw mill and a family burial ground. Fairburn House was used as a convalescent home during World War I and had as guests foreign servicemen on leave during World War II. The house is now used as a private nursing home.
- 4.2.3 An estate at Highfield (27), although not recorded by the Inventory, is visible on Thomson's map of 1826 as trees surrounding a large house, and is also depicted on the 1st edition 6-inch OS map (1881). Highfield House is now demolished although it was present in 1881, and elements of the estate survive, such as Home Farm, the North Lodge (28), Highfield Cottage Lodge (29), West Lodge (30) and Highfield Cottage (31). The land is currently in agricultural use.

Housing

- 4.2.4 Sixteen buildings in residential use were recorded during the survey.

- 4.2.5 Category B listed buildings which are currently occupied include: Tomich House (16), whose listing includes the gate piers and garden walls; Tarradale Mains (19), which comprises a house and steading and a dovecot; Evelix, Chapelton (23) which is a former schoolhouse and has a wall with gate piers present; Highfield House North Lodge (28); Highfield Cottage Lodge (29); Highfield Cottage (31); Urray Parish Manse (35); the former parish manse of Old Urray, whose listing includes the manse, the rear walled garden, and a steading with a barn and cottage; Aultgowrie Lodge (45), whose listing includes gate piers and gates.
- 4.2.6 Category C(S) listed buildings which are currently occupied comprise Ord Cottage (21), which was formerly an Episcopal Chapel and Highfield House West Lodge (30).
- 4.2.7 Tarradale House (20) and Arcan Mains Cottage (32), and houses at Easter Balloan (36), Woodside East (46) and Balvaird (4) have no current statutory designation and are currently occupied as residences.
- 4.2.8 Aultgowrie Mill (44), a mill depicted on the 1st edition 6-inch OS map (1881) and named as a corn mill on the 2nd edition (1907) is currently in use as a residence and has no statutory designation.

Farmsteads

- 4.2.9 Ten farmsteads were recorded during the survey.
- 4.2.10 The farmsteads at Muir of Tarradale (3), Muir of Ord (7), Teanalick (14), Balvaird (33), Tower Wood (39), Muirton Mains (42) and Tighnafraoch (43) are present in 1881 on the 1st edition 6-inch OS map (1881) and are currently occupied. A farmstead named as Hawthorn (8) depicted on the 1st edition (1881) 6-inch OS map is still present and is occupied. The farmstead at Tower Mains (37) was depicted on the 1st edition (1881) 6-inch OS map, and a threshing machine is recorded there.
- 4.2.11 A farmstead at Woodside (56) was recorded during field survey and comprises a barn which is still upstanding and roofed plus two ruined buildings and a clearance cairn set within a semicircular boulder-built enclosure. The settlement is present on the 1st edition 6-inch OS map (1881). The barn, the unroofed building to its south and part of the enclosure are present on the current OS 1:10000 map.

Townships

- 4.2.12 Two townships were recorded within the development area.
- 4.2.13 The township at Balvaird (5) comprises a relict crofting landscape. The area is still in agricultural use. It is present on the 1st and 2nd edition 6-inch OS maps (1881, 1907).

- 4.2.14 The township at Rheindown (**15**) lies in the southerly part of the development area. Lying on steep slopes it comprises a small village today with the land still in agricultural use. It is depicted on Thomson's map of 1826, named as Roindown. It is depicted on the 1st edition 6-inch OS map (1881) as nine roofed buildings. The current 1:10000 OS map shows eight roofed buildings.

Agricultural features

- 4.2.15 Twenty-three individual or groups of field walls were recorded during the survey. Five clearance heaps or cairns were recorded.
- 4.2.16 The field walls (**57-64, 66, 68, 70-75, 77, 79, 81-85**) comprise lengths of wall which may be crossed by the water mains route or which may run alongside the route. Many of these are denuded and overgrown, although some are in moderately good condition. Almost all of them have been replaced as field boundaries by modern fences. The walls relate to former land-use patterns in the study area and form part of the farming landscape.
- 4.2.17 The clearance cairns or heaps (**67, 69, 76, 78, 80**) comprise heaps of stones cleared from fields. The heaps can be found piled in the corner of the field (**69**), along the field boundary (**80**), lying within the field (**67, 76**) or at the edge of a road (**78**). These clearance heaps form part of the farming landscape and may have been added to over many years. Site **76** includes broken concrete blocks as well as stone, indicating more recent use.

Other buildings

- 4.2.18 Eight buildings in non-residential use were recorded during the survey.
- 4.2.19 A tower house is located at Tower Mains (**38**) and is known as Fairburn Tower. The tower was a stronghold of the Mackenzie's, and was originally named Forberin, as indicated on Gordon and Moll's maps of 1654 and 1732 respectively. By 1826 Thomson's map shows it named as Fairbairn. It comprises the ruin of a 16th century tower house, standing to the height of the wall-head. The tower is built of rough hauled masonry, some of which is in poor condition and is badly cracked. It dates to two periods, the original was a massive oblong keep with crow-steps and angle-turrets, to the SE of which a stair tower four storeys and a garret in height was added in the early 17th century. The entrance, in the S face of the stair tower, is defended by gun-loops and shot-holes. The original entrance to the keep was at first floor level. There is a barrel-vaulted basement. Later, now ruinous, domestic buildings were attached to the W side of the tower and a wooden farm building to the E side. It is depicted as ruinous on the 1st edition 6-inch OS map (1881).
- 4.2.20 A number of modern buildings were included in the survey due to their inclusion in the NMRS. These comprise a police station (**11**), a primary school (**10**), and a distillery (**22**), all of which are currently in use and have no statutory designation.

- 4.2.21 The village of Muir of Ord (**25**) was recorded by the NMRS and is included here. The village is present on the 1st edition 6-inch OS map of 1881 but is not present on Thomson's map of 1826.
- 4.2.22 A building at Muir of Ord (**6**) was depicted on the 1st edition (1881) 6-inch OS map but was not shown on the current OS 1:10000 map. However, it was recorded during field survey as a poorly defined rectangular building, grassed-over and appearing as banks. It measures c.4m x 12m x 0.80m high and is aligned roughly NE-SW.
- 4.2.23 The Ord Arms Hotel (**24**) is a category B listed building and is currently in use. It is depicted on the 1st edition 6-inch OS map (1881) named as the Muir of Ord Inn.
- 4.2.24 Urray (West) Parish Church (**26**) is a category B listed building. The church (Church of Scotland) and graveyard are currently in use.

Bridges

- 4.2.25 Two bridges were recorded within the area. Of the first, only the footings survive (**34**) on either side of the River Orrin to the north-west of Easter Urray, and has been replaced by a modern road bridge to its west. The second lies further west along the River Orrin and is a single arch stone road bridge at Aultgowrie (**47**) which is listed category B.

Cropmarks

- 4.2.26 A possible enclosure is visible as a cropmark (**12**) within the agricultural show ground at Gilchrist. It comprises two curvilinear sections of ditch.
- 4.2.27 Cropmarks, which are likely to be of periglacial or geological origin, were recorded at The Range (**13**), Bridge Cottage (**52**), Springwood (**53**), Easter Urray (**54**) and Arcanside (**55**) and are likely to be of little archaeological interest.
- 4.2.28 Cropmarks (**17**) to the west of Tarradale House indicate the presence of a barrow cemetery containing at least 15 round and square barrows.
- 4.2.29 Cropmarks at Windhill (**48-49**) and at Spital Wood (**51**) may be of prehistoric origin but there is no further information available.
- 4.2.30 A possible enclosure is recorded as a cropmark (**50**) at Tarradale House.

Other features

- 4.2.31 Other features within the corridor include a monument dedicated to the military career of Sir Hector Macdonald (**2**) built in the style of a tower. Two wells were recorded, one found within the garden of Tarradale Schoolhouse (**9**) which is stone built, the other (**65**), although marked on the current 1:10000 OS map, appears as a mound of grassed-over stones within a field of

pasture. A probable quernstone (40) is built as a foundation stone into the end of a building known as Clachuile Inn.

4.3 Assessment of importance of cultural heritage features

4.3.1 Methods for assessing the importance of cultural heritage resources appear in published guidance in NPPG5 (for archaeological sites) and the Memorandum (for listed buildings). As a basis for conducting an assessment of the predicted impacts of the development upon cultural heritage resources, the importance of sites, monuments and landscapes has been assessed according to the main thresholds of archaeological significance proposed in NPPG5. Sites proposed for scheduling are also potentially of National Importance.

- *Sites of National Importance* comprise those sites protected by scheduling under the 1979 Act, and sites of "schedulable quality". Scheduling is an ongoing process and not all sites of "schedulable quality" are currently scheduled.
- *Sites of Regional and Local Importance* are those that do not merit scheduling, but which have significance within a regional or local context. This may, for example, apply to their importance to regional or local history, or they may be the only local example of a monument type.
- Other sites are of *lesser importance*, although they may comprise component parts of a landscape rich in archaeological monuments, and thereby gain greater significance.

4.3.2 Using the thresholds listed in 4.2.1, Table 1 indicates the assessment of importance of each cultural heritage feature identified by the study.

No.	Site	Importance
1	Designed landscape	Regional
2	Monument	Regional
3	Farmstead	Lesser
4	Building	Lesser
5	Township	Local
6	Building	Lesser
7	Farmstead	Lesser
8	Building	Lesser
9	Well	Local
10	School	Lesser
11	Police station	Lesser
12	Cropmarks	Local
13	Cropmarks	Lesser
14	Farmstead	Lesser
15	Township	Local
16	Building	Regional
17	Cropmarks	Local
18	Find spot	Unknown

19	Building	Regional
20	Building	Lesser
21	Building	Local
22	Distillery	Local
23	Building	Regional
24	Building	Regional
25	Village	Local
26	Church	Regional
27	Estate	Local
28	Building	Regional
29	Building	Regional
30	Building	Local
31	Building	Regional
32	Building	Lesser
33	Farmstead	Lesser
34	Bridge	Lesser
35	Building	Regional
36	Building	Lesser
37	Farmstead	Lesser
38	Tower house	National
39	Farmstead	Lesser
40	Stone	Local
41	Cists	Unknown
42	Farmstead	Lesser
43	Farmstead	Lesser
44	Building	Lesser
45	Building	Lesser
46	Building	Regional
47	Bridge	Regional
48	Cropmarks	Local
49	Cropmarks	Local
50	Cropmarks	Local
51	Cropmarks	Local
52	Cropmarks	Lesser
53	Cropmarks	Lesser
54	Cropmarks	Lesser
55	Cropmarks	Lesser
56	Farmstead	Local
57	Field wall	Lesser
58	Field wall	Lesser
59	Field wall	Lesser
60	Field wall	Lesser
61	Field walls	Local
62	Field wall	Lesser
63	Field wall	Lesser
64	Field wall	Lesser
65	Well	Local
66	Field wall	Lesser

67	Clearance	Lesser
68	Field wall	Lesser
69	Clearance	Lesser
70	Field wall	Lesser
71	Field wall	Lesser
72	Field wall	Lesser
73	Field wall	Lesser
74	Field wall	Lesser
75	Field wall	Lesser
76	Clearance	Lesser
77	Field wall	Lesser
78	Clearance	Lesser
79	Field wall	Lesser
80	Clearance	Lesser
81	Field wall	Lesser
82	Field wall	Lesser
83	Field wall	Lesser
84	Field wall	Lesser
85	Field wall	Lesser

Table 1 - Assessment of importance of cultural heritage features identified by the study

- 4.3.3 One site of National Importance has been identified by the study. The tower-house at Fairburn (**38**) is listed category A.
- 4.3.4 Thirteen sites of Regional Importance have been identified by the study, which consist of B-listed buildings, a B-listed monument and a B-listed bridge, and a designed landscape.
- 4.3.5 Eighteen sites of Local Importance have been identified. These include category C(S) listed buildings, townships, cropmarks, a distillery, a stone, two wells, a series of field walls within Balvaird township and the village of Muir of Ord.
- 4.3.6 Fifty-one sites of lesser importance have been identified. These include buildings which have no statutory protection, cropmarks of periglacial origin, field walls and clearance cairns.
- 4.3.7 Two sites are considered to be of unknown significance. These comprise the find-spots of a bronze axe and of two cists. That such chance finds have been made highlights the potential for the discovery of prehistoric features and artefacts during ground breaking works.

4.4 Archaeological potential of the study area

- 4.4.1 The majority of the route follows an existing water main, which runs alongside roads or driveways or through private gardens, passes through the village of Muir of Ord, and through agricultural land, woodland and scrub.

- 4.4.2 There are two main concerns with regard to the archaeology of this area; the potential for the discovery of prehistoric remains, and the possibility that elements of the medieval or later crofting landscape will be disturbed.

Prehistoric remains

- 4.4.3 Previous work in the area, including watching briefs (e.g. Farrell 2000a and b, Robins 1998) and evaluations (e.g. Glendinning 2000), has demonstrated that archaeological features that were not previously visible are likely to be found. The late Professor GDB Jones investigated part of the remains of a double palisaded enclosure in this area (Gregory & Jones 2001). Excavation undertaken on a cropmark site to the north-west of site **17** near Tarradale House revealed several phases of settlement spanning the Mesolithic, the Late Bronze Age/Early Iron Age and the mid first millennium AD. The barrows present as cropmarks (**17**) may be related to this later phase of settlement.
- 4.4.4 In a number of the fields within the study area, particularly to the east, a dense scatter of known cropmark sites includes a possible barrow cemetery (**17**). Other fields contain isolated cropmark sites, which although they do not lie within the corridor, indicate the likelihood of other features being found in association with them. Cropmarks in the vicinity include a henge (NH55SW 11), ring-ditches (NH54NW 20, NH54NE 54, NH55SW 17, NH55SW 16, NH55SW 18), a fort (NH54NW 30) and a pit-circle (NH54NW 36).
- 4.4.4 Other features of earlier prehistoric date present in the environs of the development include upstanding monuments such as henges (for example NH 54NW 12), standing stones (for example NH54NW 9 and 10, NH55SW 2) and chambered cairns (for example NH55SW 8), which although outwith the survey corridor again indicate the density of prehistoric settlement within the area.

The crofting landscape

- 4.4.5 There are many farmsteads and associated structures (**3, 7, 14, 33, 37, 39, 42, 43, 56**) within the study area, and two townships are recorded (**5, 15**). A number of monuments recorded comprise field walls and clearance cairns (**57-85**) which form an integral part of this landscape. Again, outwith the survey corridor there are widespread remains visible in the surrounding area. It remains possible that alongside these visible upstanding features there will also be buried features relating to crofting land-use.
- 4.4.6 In terms of archaeological potential, areas of high potential constitute agricultural land where upstanding features associated with the crofting landscape or buried features of prehistoric or later date may be found. Areas of low archaeological potential include urban areas and densely wooded areas or plantations due to the likelihood of extensive ground disturbance.

4.5 Mitigation

- 4.5.1 *Planning Advice Note 42, Archaeology* (PAN 42) indicates that the principle that should underlie all planning decision-making is the preservation of cultural heritage resources, *in situ* where possible, and by record if destruction cannot be avoided. It is recognised in that document that preservation may not always be possible, and that where damage is unavoidable various mitigation measures may be proposed.
- 4.5.2 Except where otherwise stated, all mitigation works should take place prior to the commencement of development construction works. In general terms, the preservation *in situ* of all significant cultural heritage remains, with design modifications effected to protect those features identified below, is regarded as the best mitigation strategy.
- 4.5.3 The following mitigation recommendations are proposed in relation to the archaeological sites and monuments identified during the study. All mitigation measures will require to be agreed formally with the Highland Council Archaeology Unit as required by planning policy.

Listed buildings: The development will have no impact on the listed buildings and therefore we recommend no further archaeological work, unless the specific requirements of the development require alteration to the fabric or curtilage of the buildings. In this instance, a photographic record should be made. In particular, as the pipes are to be underground, there will be no visual impact on their setting. However, an exception is Fairburn Tower (38): we recommend that a watching brief be undertaken during all ground breaking works in the vicinity of the tower as there is a moderate potential for discovering buried archaeological remains which are associated with the tower.

Rural land: It is recommended that a programme of monitoring is carried out during the construction of the water mains. There is a moderate potential for discovering buried archaeological remains of prehistoric date within the agricultural land. This is illustrated by the density of cropmark features (17, 48-51) and the discovery of a prehistoric bronze axe (18) and cists (41) along the route of the water mains. Whilst a full time watching brief is not deemed appropriate for the whole of the route, we suggest that monitoring should take place and could have two complementary aspects. Firstly, a programme of random, regular inspection visits may be required as it is possible that previously undetected archaeological remains are present along the route. Secondly, that a watching brief may be required in the vicinity of a number of sites, which comprise a cist find spot (41), a stray find (18), cropmark sites (12, 49, 51), clearance cairns (76, 78, 80) and a farmstead (56), and where the route may cross, and so require the dismantling of, field walls (57, 59-64, 66, 68, 70-71, 73-75, 77, 82). We recommend that no further archaeological work will be required on mains replacement within 5m of the edge of roads.

Urban areas: Whilst a full time watching brief is not deemed appropriate, a programme of regular inspection visits may be required.

- 4.5.5 Only the removal of topsoil down to the subsoil surface or the first archaeologically significant horizon would require to be archaeologically monitored with a watching brief. Deeper excavation through the subsoil would not require to be monitored.
- 4.5.6 It is recommended that the developer define formal arrangements for any unexpected archaeological discoveries made by the construction contractor to be reported. This will allow any finds to be assessed and dealt with appropriately. Any Construction Method Statement for the development should include a statement on procedures for the treatment of unexpected archaeological discoveries.

5. SUMMARY AND CONCLUSIONS

- 5.1 The area around Muir of Ord has evidence for extensive occupation since prehistory, with current land-use patterns reflecting medieval or later rural settlement. The study area has extensive areas of cropmarks indicating that these areas may be rich in buried archaeological remains of prehistoric date. Eighty-five archaeological sites and monuments were identified by the desk-based study and field survey. These comprise a Designed Landscape, a monument, nine farmsteads, nineteen buildings or groups of buildings, two townships, two wells, eleven cropmarks or areas of cropmarks, one artefact find-spot, one distillery, one village, one estate, two bridges, one tower-house, one stone, one cist find-spot, twenty-three field walls or groups of field walls, and five clearance heaps or cairns. These sites are important at the National, Regional, Local and lesser levels of importance (as defined in NPPG5), where baseline information is sufficient for them to have been classified according to these thresholds.
- 5.2 In overall terms, it is not considered that the overall impact of the proposed development on cultural heritage interests will be significant in terms of the Environmental Impact Assessment (Scotland) Regulations 1999. It is considered that the mitigation proposals presented in this chapter will allow the development to proceed without causing unrecorded loss of cultural heritage information, and thus without conflicting with the principles of the relevant legislation and national, regional or local planning policies.
- 5.3 A summary statement of results will be submitted for publication in *Discovery and Excavation in Scotland* at the appropriate time.
- 5.4 The project archive, comprising all CFA record sheets, plans and reports, will be deposited with the National Monuments Record of Scotland following completion of all work for the project and approval by the client.

6. REFERENCES

Cartographic

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Gordon, Robert c.1636-52 *Map of the Coast of the Moray Firth showing Dornoch, Cromarty and Beauly Firths*

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OS 2nd edition 1907 *Ross and Cromarty* 6" to 1 mile. Sheets XCVIII, XCIX, and LXXXVIII

Roy, W 1747-55 *Military Survey of Scotland*, sheet 25/2

Thomson, John 1826 *Southern Part of Ross and Cromarty Shires*

Wade, George 1730 *Plan of the Murray Firth and Cromarty Firth, with parts of the Shires of Inverness, Sutherland, Ross, Nairn and Elgin. Showing Roads.*

Vertical Aerial Photographs

Sortie	Frames	Date	Scale
CPE/Scot/UK 184	2207-2210 5198-5204 3198-3202 1197-1204 2325-2331 5321-5323	09/10/1946	1:10000
CPE/Scot/UK 254	4249-4251	09/08/1947	1:10000
626 88	095-099 048-152	13/06/1988	1:24000

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Gregory RA & Jones, GBD 2001 “Survey and Excavation at Tarradale, Highland” *Proc Soc Antiq Scot* (2001): 241-266.

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7. APPENDIX 1

Photographic Register

Shot	Site	Direction	Conditions
1-2	Site 61	From S	Overcast
3-4	Site 65	From S	Overcast
5-8	Site 52	Various	Overcast
9-12	Site 72	From N	Overcast
13-14	Site 6	From W	Overcast

8. GAZETEER OF SITES AND MONUMENTS

No: 1
NGR: NH 455 530
NMRS no. NH45SE 21
Source: Inventory; maps
Class: Designed Landscape
Name: Fairburn

Description: Fairburn Designed Landscape falls partially within the western portion of the study area and covers 445 ha in total. It is named from a 15th century tower, built as a Mackenzie stronghold. Some of the earlier map evidence (1654, 1745) have the tower named as Forberin, situated on the River Forberin (present River Orrin). The Mackenzie's built Muirton House, now known as Fairburn House, c.1800. The present designed landscape was established in the late 18th century/early nineteenth century, with no known designers. It was extended considerably to the west and south between 1750-1850. John Stirling bought the property of Muirton and Achonachie c.1872 after which he demolished the existing house and built a new one on the same site c.1874-78. The Designed Landscape was redesigned and extended by Stirling when the house was rebuilt, with embellishments made in the 1870's and the policies were extended further to the east. He created a woodland garden and planted many exotic species. He also extended the east drive from Muirton Lodge to the Marybank/Aultgowrie Road, and established the beech hedge and woodland which flank it today.

Cartographic evidence shows the location of the Designed Landscape. Roy's map of 1750 shows Fairburn Castle with grounds present extending to the River Orrin in the south, and with a long driveway extending to the north. Arable land is indicated as present to its east. The 1st and 2nd edition OS maps show an increase in woodland cover and parkland between 1881 and 1907 around Muirton Mains.

Elements of the Designed Landscape comprise parkland, woodland (especially famous for its conifers), a woodland garden, a formal garden, a kitchen garden, and a rose garden. Buildings include lodges, a stable block, a curling pond, an ice house, estate offices, kennels, a gardener's cottage, a saw mill and a family burial ground.

Fairburn House was used as a convalescent home during World War I and had as guests foreign servicemen on leave during World War II. The house is now used as a private nursing home. There is no formal public access to the gardens.

In the Inventory, the Landscape is assessed as having Outstanding Horticultural Significance due to the conifers, having High Architectural Significance due to it being the setting for a number of B-listed buildings, and has Outstanding Scenic Significance due to the woodland canopy and parkland setting.

No: 2
NGR: NH 5508 5225
NMRS no. NH55SE 70
SMR no. NH55SE 28 and 80
Source: NMRS

Class: Monument
Name: Monument to Sir Hector Macdonald
Listed category C(S)

Description: This monument comprises a circular stone tower set within an enclosure of iron railings. It is constructed of two parts: the main tower has a door with an inscription panel above, and a series of small rectangular windows around the upper part; the upper part of the tower comprises a cylinder of smaller diameter set on top of the main tower, with a short flag pole on top. The tower is dedicated to Sir Hector Macdonald for his military achievements. It is in good condition.

No: 3
NGR: NH 5439 5084
NMRS no. NH55SW 38
SMR no. NH55SW 53
Source: NMRS
Class: Farmstead
Name: Muir of Tarradale

Description: A farmstead comprising one unroofed and three roofed buildings and two enclosures is depicted on the 1st edition OS 1881. Two roofed buildings and an enclosure are shown on the current edition of the OS 1:10000 map. The farm is currently occupied.

No: 4
NGR: NH 5360 5185
NMRS no. NH55SW 51
SMR no. NH55SW 66
Source: NMRS
Class: Building
Name: Balvaird

Description: The building is currently occupied.

No: 5
NGR: NH 536 518
NMRS no. NH55SW 41
SMR no. NH55SW 56
Source: NMRS
Class: Township
Name: Balvaird

Description: A crofting township comprising twenty-five roofed, seven partially roofed, five unroofed buildings and twenty-six enclosures is depicted on the 1st edition of the 6-inch OS (1881). Forty roofed and four unroofed buildings are shown on the current edition of the OS 1:10000. The township is currently occupied and farming activities are still undertaken.

No: 6
NGR: NH 534 508

NMRS no. NH55SW 42
SMR no. NH55SW 57
Source: NMRS
Class: Building
Name: Muir of Ord

Description: An unroofed building is depicted on the 1st edition 6-inch OS map (1881), but is not shown on the current edition of the OS 1:10000. The building is poorly defined and survives as grassed-over banks with considerable slumping. The building measures c.4m x 12m x 0.80m high and is aligned approximately NE-SW. It has been robbed on its north-eastern side.

No: 7
NGR: NH 5356 5060
NMRS no. NH55SW 44
SMR no. NH55SW 59
Source: NMRS
Class: Farmstead
Name: Muir of Ord

Description: A farmstead comprising one roofed and one unroofed building and two enclosures is depicted on the 1st edition 6-inch OS map. Two roofed buildings, one of which has an attached enclosure, lying within a larger enclosure, and two lengths of field wall are shown on the current edition of the OS 1:10000 map. The buildings are currently occupied.

No: 8
NGR: NH 5352 5044
NMRS no. NH55SW 45
Source: NMRS
Class: Farmstead
Name: Hawthorn

Description: A farmstead comprising one roofed, one partially roofed and one unroofed building and an enclosure is depicted on the 1st edition of the 6-inch OS map (1881). Two roofed buildings and two enclosures are shown on the current edition of the OS 1:10000 map. The buildings are currently occupied.

No: 9
NGR: NH 5290 5007
NMRS no. NH55SW 67
SMR no. NH55SW 34
Source: NMRS
Class: Well
Name: Tarradale Schoolhouse

Description: A well composed of dressed sandstone blocks was revealed in the garden of the former schoolhouse at Tarradale. The leaded iron settings on the cover slabs suggest it has been an enclosed well worked by a pump. It is not depicted on the

1st and 2nd edition 6-inch OS maps, but is likely to be late 19th century in date. The well was not visited during the walkover survey as it lies within private grounds.

No: 10
NGR: NH 5296 5003
NMRS no. NH55SW 59
SMR no. NH55SW 79
Source: NMRS
Class: Building
Name: Tarradale Primary School

Description: The building is currently in use.

No: 11
NGR: NH 5295 4968
NMRS no. NH54NW 100
Source: NMRS
Class: Building
Name: Muir of Ord Police Station

Description: The building is currently in use.

No: 12
NGR: NH 533 491
NMRS no. NH54NW 35
SMR no. NH54NW 35
Source: NMRS; AP's
Class: Cropmarks
Name: Gilchrist

Description: A possible large enclosure, comprising two curvilinear sections of ditch are visible as cropmarks. The site lies within an agricultural showground and may have fences placed upon it.

No: 13
NGR: NH 533 486
NMRS no. NH54NW 53
Source: NMRS; AP's
Class: Cropmarks
Name: The Range

Description: Cropmarks, which are likely to be periglacial in origin, have now been completely built upon by an industrial estate.

No: 14
NGR: NH 520 480
NMRS no. NH54NW 81
Source: NMRS
Class: Farmstead
Name: Teanalick

Description: A farmstead comprising one roofed building, one partially roofed L-shaped building, one unroofed structure and two conjoined enclosures is depicted on the 1st edition 6-inch OS map (1881). Two roofed buildings are shown on the current edition of the OS 1:10000 map. The buildings are currently occupied.

No: 15
NGR: NH 520 476
NMRS no. NH54NW 80
SMR no. NH54NW 119
Source: NMRS; maps
Class: Township
Name: Rheindown

Description: A township comprising nine roofed and three unroofed buildings is depicted on the 1st edition of the OS 6-inch map. Eight roofed buildings are shown on the current edition of the OS 1:10000 map. The village is currently occupied and agricultural activities continue. It is depicted on Thomson's map of 1826, named as Roindown.

No: 16
NGR: NH 5322 4799
NMRS no. NH54NW 104
SMR no. NH54NW 99
Source: NMRS
Class: Building
Name: Tomich House
Listed category B

Description: The house is currently occupied. The listing includes the gate piers and garden walls.

No: 17
NGR: NH 5487 4888, NH 5494 4895
NMRS no. NH54NW 24 and 25
SMR no. NH54NW 23-25
Source: NMRS; AP's
Class: Cropmarks
Name: Tarradale House

Description: Cropmarks suggesting the presence of a barrow cemetery containing at least 15 round and square barrows, concentrated on the NW and SW side of a plantation bank. There are at least three square barrows measuring 5-6m across. The internal diameters of the larger round barrows, visible mainly to the NW side of the plantation bank, are c.13-16m. At least five of the barrows have a visible central pit which may represent burials. A possible large round barrow measuring about 30m across is situated between these barrows.

No: 18
NGR: NH 553 498

NMRS no. NH54NE 26
SMR no. NH54NE 12
Source: NMRS
Class: Stray find
Name: Tarradale Quarry

Description: A single find of a bronze socketed axe was made at Tarradale Quarry. The quarry is currently a landfill site.

No: 19
NGR: NH 5557 4928, NH5552 4928
NMRS no. NH54NE 48.00 and 48.01
SMR no. NH54NE 43, 48A and 59
Source: NMRS
Class: Building
Name: Tarradale Mains
Listed category B

Description: The house and steading are currently occupied. A dovecot is included in the listing.

No: 20
NGR: NH 5527 4876
NMRS no. NH54NE 28
SMR no. NH54NE 11
Source: NMRS
Class: Building
Name: Tarradale House

Description: The house is currently occupied.

No: 21
NGR: NH 5228 5060
NMRS no. NH55SW 60
SMR no. NH55SW 60
Source: NMRS
Class: Building
Name: Ord Cottage
Listed Category C(S)

Description: This former Episcopal Chapel is currently occupied as a residence.

No: 22
NGR: NH 5185 5075
NMRS no. NH55SW 25
SMR no. NH55SW 27
Source: NMRS
Class: Building
Name: Ord Distillery

Description: Founded in 1838 by Maclellan and Johnson. The site consists of a large complex of buildings, at the centre of which is the 3-storey maltings with double kilns in the northern end. The site is currently in use.

No: 23
NGR: NH 5255 5102
NMRS no. NH55SW 26
SMR no. NH55SW 26 and 48
Source: NMRS
Class: Building
Name: Evelix, Chapelton
Listed category B

Description: This former schoolhouse is currently occupied. There is a wall with gate piers facing onto the main road.

No: 24
NGR: NH 5267 5082
NMRS no. NH55SW 58
SMR no. NH55SW 78
Source: NMRS; maps
Class: Building
Name: The Ord Arms Hotel
Listed category B

Description: Depicted on the 1st edition 6-inch OS map, named as the Muir of Ord Inn. The building is currently in use.

No: 25
NGR: NH 52 50
NMRS no. NH55SW 56
SMR no. NH55SW 76
Source: NMRS
Class: Village
Name: Muir of Ord

Description: General reference to Muir of Ord village.

No: 26
NGR: NH 5089 5247
NMRS no. NH55SW 63
SMR no. NH55SW 47 and 83
Source: NMRS
Class: Building
Name: Urray (West) Parish Church and Graveyard
Listed category B

Description: The church and graveyard are currently in use by the Church of Scotland. Architects Ross & Joass are recorded as conducting repairs to the church and manse in 1862.

No: 27
NGR: NH 5165 5200
NMRS no. NH55SW 54.00
SMR no.
Source: Maps; NMRS
Class: Estate
Name: Highfield

Description: An estate centred around Highfield House, (NH 5165 5200) is visible on Thomson's map of 1826 as an estate depicted as trees surrounding a large house, and is also depicted on the 1st edition 6-inch OS map (1881). Highfield House is now demolished although it was present in 1881, and elements of the estate survive, such as Home Farm, the North Lodge (28), Highfield Cottage Lodge (29), West Lodge (30) and Highfield Cottage (31). The land is currently in agricultural use.

No: 28
NGR: NH 5124 5224
NMRS no. NH55SW 54.02
SMR no. NH55SW 37, 74B
Source: NMRS
Class: Building
Name: Highfield House, North Lodge
Listed category B

Description: The building is currently occupied.

No: 29
NGR: NH 5252 5151
NMRS no. NH55SW 54.01
SMR no. NH55SW 74A
Source: NMRS
Class: Building
Name: Highfield Cottage Lodge
Listed category B

Description: The building is currently occupied. The listing includes gate piers, gates and railings.

No: 30
NGR: NH 5131 5159
NMRS no. NH55SW 23
SMR no. NH55SW 29, 40
Source: NMRS
Class: Building
Name: Highfield House, West Lodge
Listed category C(S)

Description: The building is currently occupied.

No: 31
NGR: NH 5249 5166
NMRS no. NH55SW 21
SMR no. NH55SW 31 and 51
Source: NMRS
Class: Building
Name: Highfield Cottage
Listed category B

Description: The house is currently occupied. The listing includes the lodge, the gate piers, the gates and the railings. A wall is present running beside the road.

No: 32
NGR: NH 5012 5338
NMRS no. NH55SW 66
SMR no. NH55SW 86
Source: NMRS
Class: Building
Name: Arcan Mains Cottage.

Description: The construction of the stables and byre at Arcan Cottage is recorded as occurring in 1835. The building is currently a terrace of cottages which are occupied.

No: 33
NGR: NH 500 516
NMRS no. NH55SW 50
SMR no. NH55SW 65
Source: NMRS
Class: Farmstead
Name: Balvraid

Description: A farmstead comprising one partially roofed and two unroofed buildings arranged around a courtyard is depicted on the 1st edition 6-inch OS map. One roofed building and a field wall are shown on the current edition of the OS 1:10000 map. The building is currently occupied.

No: 34
NGR: NH 5054 5334
NMRS no. NH55SW 32
SMR no. NH55SW 72
Source: NMRS
Class: Bridge
Name: Orrin Bridge

Description: Bridge across River Orrin prior to construction of the modern one. The bridge footings are still present on each side of the river.

No: 35
NGR: NH 5070 5290, 5071 5291
NMRS no. NH55SW 22.00 and 22.01

SMR no. NH55SW 22, 30, 39, 73, 73A
Source: NMRS
Class: Building
Name: Urray Parish Manse
Listed category B

Description: Former parish manse of Old Urray. The listing includes the manse, the rear walled garden, and a steading with a barn and a cottage. The buildings are currently occupied. A house is indicated at Urray on Thomson's map of 1826.

No: 36
NGR: NH 4845 5365
NMRS no. NH45SE 19
SMR no. NH45SE 20
Source: NMRS
Class: Building
Name: Easter Balloan

Description: Steading and house, recorded as being constructed by architects Ross and Joass in 1859. The building is currently occupied.

No: 37
NGR: NH 4694 5244, 4694 5246
NMRS no. NH45SE 7.00, 7.01
SMR no. NH45SE 15, 15A
Source: NMRS
Class: Farmstead
Name: Tower Mains

Description: A farmstead comprising seven roofed buildings, one of which is L-shaped and has an attached horse-gang, one partially roofed building, one unroofed building and three enclosures are depicted on the 1st edition of the 6-inch OS map (1881). Five roofed buildings and five enclosures are shown on the current edition of the OS 1:10000 map. The buildings are currently occupied. A threshing machine is recorded by NMRS but was not visited during the walkover survey.

No: 38
NGR: NH 4693 5235
NMRS no. NH45SE 1
SMR no. NH45SE 1
Source: NMRS; maps
Class: Building
Name: Fairburn Tower
Listed category A

Description: The ruin of a 16th century tower house, standing to the height of the wall-head. It dates to two periods, the original was a massive oblong keep with crow-steps and angle-turrets, to the SE of which a stair tower four storeys and a garret in height was added in the early 17th century. The entrance, in the S face of the stair tower, is defended by gun-loops and shot-holes. The original entrance to the keep

was at first floor level. The barrel-vaulted basement is intact. There was a courtyard to the S and W, some tooting at the SE corner of the 17th century addition suggests its position. The tower is built of rough harled masonry. Later, now ruinous, domestic buildings are attached to the W side of the tower and a wooden farm building to the E side. The tower was a stronghold of the Mackenzie's and was originally named Forberin, as indicated on Moll and Gordon's maps of 1732 and 1654 respectively. By 1826 Thomson's map shows it named as Fairbairn. It is depicted as ruinous on the 1st edition 6-inch OS map (1881). The tower is as described by the NMRS. Some of the masonry is in poor condition and is badly cracked.

No: 39
NGR: NH 4698 5227
NMRS no. NH45SE 12
SMR no. NH45SE 29
Source: NMRS
Class: Farmstead
Name: Tower Wood

Description: A farmstead comprising two roofed buildings, one of which is a long building, one unroofed building and two unroofed structures is depicted on the 1st edition of the 6-inch OS map. One roofed building is shown on the current edition of the OS 1:10000 map. The building is currently occupied.

No: 40
NGR: NH 4643 5398
NMRS no. NH45SE 2
SMR no. NH45SE 2
Source: NMRS
Class: Stone
Name: Clachuile

Description: Placed in the eastern end of the Inn of Clachuile is a large stone with a round hole in the centre. The stone is laid flat and is built into the end wall at ground level. It is possibly part of a quern stone. The Inn is currently in use as a residence.

No: 41
NGR: NH 4580 5404, 4583 5404
NMRS no. NH45SE 4
SMR no. NH45SE 4 and 6A
Source: NMRS
Class: Cist
Name: Muirton Mains

Description: Two cists were excavated in 1972/1973, lying on the edge of a river terrace. The first cist contained a crouched inhumation and contained a small quantity of seeds. The second cist contained two cremations; the first lay in the SW corner and was associated with fragments of an undecorated beaker and was covered by a capstone, on top of which, in the NE corner, lay the second cremation mixed with charcoal, which was covered with a heap of small rounded stones. There is nothing visible on the ground.

No: 42
NGR: NH 4546 5365
NMRS no. NH45SE 22
SMR no. NH45SE 23
Source: NMRS
Class: Farmstead
Name: Muirton Mains

Description: A Farmstead named as Muirton House on the 1st edition 6-inch OS map (1881) and as Fairburn House on the 2nd edition 6-inch OS map (1907) is now named as Muirton Mains on the current OS 1:10000 map. A house set within grounds indicated as trees is named as Muirtown on Thomson's map of 1826. The farm is currently occupied.

No: 43
NGR: NH 4647 5274
NMRS no. NH45SE 10
SMR no. NH45SE 30
Source: NMRS; maps
Class: Farmstead
Name: Tighnafraoch

Description: A farmstead comprising two roofed and two unroofed buildings and an enclosure is depicted on the 1st edition of the 6-inch OS map. It is also present on the 2nd edition 6-inch OS map (1907). Two roofed buildings are shown on the current edition of the OS 1:10000 maps. The buildings are currently occupied.

No: 44
NGR: NH 4776 5135
NMRS no. NH45SE 25
Source: NMRS; maps
Class: Building
Name: Aultgowrie Mill

Description: A mill named as Aultgowrie Mill is depicted on the 1st and 2nd edition 6-inch OS maps (1881, 1907). On the latter map it is mentioned as being a corn mill. The farmstead to its north, Aultgowrie, is also present on the 1st and 2nd edition 6-inch OS maps. The current OS 1:10000 map indicates that the mill sits within an enclosure. The building is currently in use as a residence.

No: 45
NGR: NH 4770 5170
NMRS no. NH45SE 21
SMR no. NH45SE 11, 24
Source: SMR
Class: Building
Name: Aultgowrie Lodge
Listed category B

Description: The building is currently occupied. The listing includes gate piers and gates. It is depicted on the 1st and 2nd edition (1881, 1907) 6-inch OS maps.

No: 46
NGR: NH 5471 5109
NMRS no.
SMR no. NH55SW 91
Source: SMR
Class: Building
Name: Woodside East

Description: The buildings are currently occupied.

No: 47
NGR: NH 477 516
NMRS no.
SMR no.
Source: Highland Council
Class: Bridge
Name: Orrin Bridge
Listed category B

Description: A single-arch stone bridge over the Rover Orrin at Aultgowrie. The bridge is in good condition.

No: 48
NGR: NH 5294 4886
NMRS no.
SMR no. NH54NW 174
Source: SMR
Class: Cropmarks
Name: Windhill

Description: Cropmarks recorded. No further information available.

No: 49
NGR: NH 5323 4822
NMRS no.
SMR no. NH54NW 171
Source: SMR
Class: Cropmarks
Name: Windhill

Description: Cropmarks recorded. No further information available.

No: 50
NGR: NH 5520 4870
NMRS no.
SMR no. NH54NE 22
Source: SMR

Class: Cropmarks
Name: Tarradale House

Description: ?Enclosure recorded by SMR. No further information available.

No: 51
NGR: NH 5610 4960
NMRS no.
SMR no. NH54NE 67
Source: SMR
Class: Cropmarks
Name: Spital Wood

Description: Cropmarks recorded by SMR. No further information available.

No: 52
NGR: NH 527 517
NMRS no.
Source: VAP
Class: Cropmarks
Name: Bridge Cottage

Description: An area of cropmarks of possible periglacial origin were noted on vertical aerial photographs.

No: 53
NGR: NH 511 520
NMRS no.
Source: VAP
Class: Cropmarks
Name: Springwood

Description: An area of cropmarks of possible periglacial origin were noted on vertical aerial photographs.

No: 54
NGR: NH 515 530
NMRS no.
Source: VAP
Class: Cropmarks
Name: Easter Urray

Description: An area of cropmarks of possible periglacial origin were noted on vertical aerial photographs.

No: 55
NGR: NH 491 536
NMRS no.
Source: VAP
Class: Cropmarks

Name: Arcanside

Description: An area of cropmarks of possible periglacial origin were noted on vertical aerial photographs.

No: 56
NGR: NH 5456 5068
NMRS no.
Source: Field survey
Class: Farmstead
Name: Woodside

Description: One roofed and one unroofed building and a length of wall are shown on the current 1:10000 OS map. The settlement comprises three buildings within an enclosure. The enclosure is semicircular and built of large boulders. It is overgrown and has been robbed along part of the north-eastern side and stands no more than 0.60m high. A barn with a corrugated iron roof still stands and measures approximately 5m x 12m. A ruined building measuring approximately 4m x 10m lies to its south. This building is boulder-built and overgrown, with parts of it robbed and collapsed, standing no more than c.1m high. A second ruined building lies to the north of the barn. It is roofless and measures approximately 5m x 15m x 2m high. It is in poor condition at the front and is filled with modern debris such as pallets and plastic piping. Adjacent to this building, on the east, is an overgrown mound of tumbled stone and a short length of wall standing to a height of about 1m. This wall is revetted. A small overgrown clearance cairn lies on the eastern side of the settlement.

No: 57
NGR: NH 5502 5208 and NH 5494 5192
NMRS no.
Source: Field survey
Class: Field wall
Name: Drynie Park

Description: Two lengths of denuded field wall aligned roughly ENE-WSW have been replaced by modern fences.

No: 58
NGR: NH 5412 5152 to NH 5469 5126
NMRS no.
Source: Field survey
Class: Field wall
Name: Ord Muir

Description: A heavily overgrown field wall, often visible only as a bank, runs alongside the road on the northern side, providing a boundary with the woodland to its north.

No: 59
NGR: NH

NMRS no.
Source: Field survey
Class: Field wall
Name: Glebe Cottage

Description: An old field wall, denuded and overgrown, runs along the west side of the track leading to Glebe Cottage. It has been replaced by a modern fence.

No: 60
NGR: NH 538 518
NMRS no.
Source: Field survey
Class: Field wall
Name: Balvaird

Description: A series of old field walls running throughout the crofting township (5). They are largely denuded and overgrown. A number have clearance stones thrown up against them. The majority have been replaced by modern fences.

No: 61
NGR: NH 5457 5088
NMRS no.
Source: Field survey
Class: Field wall
Name: Woodside

Description: A field wall running roughly NNW-SSE between two modern fences. It is in fairly good condition.

No: 62
NGR: NH 5504 5074 and NH 5502 5090
NMRS no.
Source: Field survey
Class: Field wall
Name: Fiddlefield

Description: Two old field walls which have been replaced by modern fences. They are denuded and run roughly NE-SW.

No: 63
NGR: NH 5343 4879 to NH 5367 4859
NMRS no.
Source: Field survey
Class: Field wall
Name: The Range

Description: Old field wall, denuded, replaced by a modern fence, aligned roughly NW-SE.

No: 64

NGR: NH 5181 4774 to NH 5198 4768
NMRS no.
Source: Field survey
Class: Field wall
Name: Rheindown

Description: Old field wall to the north of the road, denuded and overgrown, aligned roughly E-W. Replaced by a modern fence.

No: 65
NGR: NH 5602 4933
NMRS no.
Source: Field survey
Class: Well
Name: Acharry

Description: Small cairn of stones measuring c.2m x 2m by 0.50m high. Grassed-over with a few stones protruding. A linear depression is visible to its south-west with a low bank to the east of this depression. It is marked as a well on the current 1:10000 OS map.

No: 66
NGR: NH 5606 4931
NMRS no.
Source: Field survey
Class: Field wall
Name: Acharry

Description: Old field wall, denuded, aligned roughly ENE-WSW. Replaced by a modern fence.

No: 67
NGR: NH 5580 4982
NMRS no.
Source: Field survey
Class: Clearance cairn
Name: Whitewells

Description: Large linear clearance heap aligned roughly N-S with smaller clearance heaps to its west. It is grassed-over and measures c.10m x 2m x 1.5m high.

No: 68
NGR: NH 5529 5000
NMRS no.
Source: Field survey
Class: Field wall
Name: Hughston

Description: Old field wall, in fairly good condition, replaced by a modern fence.

No: 69
NGR: NH 5510 5006
NMRS no.
Source: Field survey
Class: Clearance cairn
Name: Hughston

Description: Clearance heap in the corner of the field, c.3m x 3m x 0.6m high.

No: 70
NGR: NH 5515 5012
NMRS no.
Source: Field survey
Class: Field wall
Name: Hughston

Description: Two old field walls in close proximity and roughly parallel. The northerly one is very denuded and overgrown, the southerly one is in fairly good condition and has been replaced by a modern fence.

No: 71
NGR: NH 5353 5046
NMRS no.
Source: Field survey
Class: Field wall
Name: Hawthorn

Description: Old field wall, denuded and replaced by a modern fence.

No: 72
NGR: NH 5247 5100
NMRS no.
Source: Field survey
Class: Field wall
Name: Chapelton

Description: Old field wall, very denuded. Replaced by a modern fence. Marks the boundary of woodland.

No: 73
NGR: NH 5224 5079
NMRS no.
Source: Field survey
Class: Field wall
Name: The Meadows

Description: Two short lengths of field wall lying in scrub amongst a housing development.

No: 74

NGR: NH 5218 5013 to 5179 4979
NMRS no.
Source: Field survey
Class: Field wall
Name: Broomhill

Description: Old field wall, fairly good condition, replaced by a modern fence.

No: 75
NGR: NH 5177 4996
NMRS no.
Source: Field survey
Class: Field wall
Name: Broomhill

Description: Old field wall, fairly good condition, replaced by a modern fence.

No: 76
NGR: NH 5282 5151 and NH 5288 5155
NMRS no.
Source: Field survey
Class: Clearance cairn
Name: Bridge Cottage

Description: Two clearance heaps lying on the edge of an area of marsh. The northerly of these comprises a linear heap measuring c.20m x 3m x 0.70m high with smaller cairns adjacent, one of which is composed of broken concrete blocks. The southerly cairn measures c.3m x 2m by 0.60m.

No: 77
NGR: NH 5112 5186
NMRS no.
Source: Field survey
Class: Field wall
Name: The Pines

Description: Old field wall, denuded, replaced by a modern fence.

No: 78
NGR: NH 5136 5248
NMRS no.
Source: Field survey
Class: Clearance
Name: North Lodge

Description: Heap of rounded/water washed stones lying in the ditch on the north side of the road. Measures c.3m x 4m x 1m high. Possibly recent.

No: 79
NGR: NH 5080 5230

NMRS no.
Source: Field survey
Class: Field wall
Name: Church Plantation

Description: Old field wall, denuded, replaced by a modern fence.

No: 80
NGR: NH 5064 5207
NMRS no.
Source: Field survey
Class: Clearance
Name: Tormuick

Description: Linear heap of cleared stones piled up against the inside edge of the field boundary. On the northern side of the road.

No: 81
NGR: NH 4880 5355
NMRS no.
Source: Field survey
Class: Field wall
Name: Arcanside

Description: Old field wall on the northern side of the road. Denuded and replaced by a modern fence.

No: 82
NGR: NH 4808 5267
NMRS no.
Source: Field survey
Class: Field wall
Name: Black Dyke Wood

Description: Length of denuded field wall.

No: 83
NGR: NH 4783 5257
NMRS no.
Source: Field survey
Class: Field wall
Name: Black Dyke

Description: Old field wall, denuded, lying on the south side of the track.

No: 84
NGR: NH 4697 5236
NMRS no.
Source: Field survey
Class: Field wall

Name: Tower Mains

Description: Old field wall lying to the east of the tower on the opposite side of the track. It is denuded and overgrown and has been replaced by a modern fence.

No: 85

NGR: NH 4101 5295

NMRS no.

Source: Field survey

Class: Field wall

Name: Aultgowrie

Description: Old field wall, fairly good condition, lying on the south side of the road.