



WELCOME

Thank you for taking the time to visit us today at this public exhibition showcasing our vision for Glenisla Golf Course and the surrounding area.

This public exhibition allows local residents and stakeholders to view our plans for a major, leisure and residential facility for Alyth and also gives us an opportunity to gauge public opinion towards our proposed development.

Deveron Glenisla is keen to listen to your views today. You will find surveys in the room which we would encourage you to complete to give us your opinions and thoughts on the proposals.

"We are pleased to present our development proposals to you today.

Growth and sustainability of the course and club house needs to come from attracting more visitors and members into the local area. Currently the area struggles to attract overnight visitors due to a lack of modern accommodation and other attractions that would facilitate a longer stay in the town. We hope to develop the golf course and surrounding area so that it will attract tourists to stay and play for a couple of days, to enjoy Glenisla and other surrounding courses. The proposals for additional housing, a hotel and potential business units all contribute to making this vision viable.

We believe our plans will represent what the Perth and Kinross aspires to offer its locals and its visitors, over and above the mainstream available in Central Scotland, and as such we hope that our plans will be welcomed by the local community and the Council."

Nick Somerville, Director of Glenisla Golf Course

OUR VISION

Deveron Glenisla LLP has aspirations to invest £40 million in the town and local area with plans to deliver a major tourist, leisure and residential opportunity for Glenisla and the town of Alyth.

Alongside improving the facilities at Glenisla, the proposals will include provision for approximately 180 houses and 20 flats, a 40 bed hotel and a 40 bed retirement home and the creation of a man made fishing loch. There is also scope to consider incorporating the provision of some starter business units to address the lack of supply of this type of accommodation in the local area.

We believe the plans will not only encourage additional tourism and investment in Alyth, but will also ensure the future survival and continued success of Glenisla Golf Course.

Deveron Glenisla is keen to work with Perth & Kinross Council to achieve the aims set out for Alyth in their economic development policy and local plan.



HOW ALYTH WILL BENEFIT...

- £40 million investment in the heart of Alyth securing the future of the Glenisla Golf Course and encouraging tourists to visit this beautiful area in Perthshire.
- The creation of between 50 and 70 jobs, plus extra jobs during the construction period.
- The provision of a retirement home in an area that has a large retired community and is lacking in retirement accommodation.
- An improved Glenisla Golf Course and Club House with top of the range facilities for locals and tourists.
- The provision of a small loch to allow fishing. This would be a leisure asset to both tourists and locals, and would also be used for educational purposes.
- High quality detached homes and flats built to the highest standards.
- The provision of affordable homes that will assist in meeting housing needs for local people and contribute to achieving Perth and Kinross Council's local housing objectives.
- A hotel will allow Glenisla to accommodate golf tourists and general visitors to this under recognised area.
- The inclusion of starter business units to provide much needed office space for local businesses and to boost the economic health of the town.



THE HISTORY AND FUTURE OF GLENISLA GOLF COURSE

Glenisla Golf Course was created in 1995 by the Glenshee Chairlift Company as a summer business to make use of the full time ski employees in the off-season. Designed by Tony Wardle, a colleague of the famous Robert Trent Jones and Jack Nicklaus, Glenisla was created by golf enthusiasts with a focus on developing a quality golf course that would stand the test of time. It was always conceived as a course run for locals and visitors on the basis that you can turn up and play without membership and to this day the course retains that ethos. This open and welcoming policy has seen Glenisla receive glowing reviews from visitors and members over the years.

The golf course proved a success for the company and helped carry the Chairlift Company through a number of bad winters but it could not halt the decline in Scottish skiing and in 2004 the company fell into receivership. In August 2004 the Somerville family, who were the main investors in Glenshee and who wanted to keep the family interest in Glenisla, purchased the golf course as an ongoing business. Since taking over, a further £300,000 has been invested into the facility in an attempt to broaden the appeal and business base of the course. Because of this investment, and the need to recover business lost due to the receivership, the company has been making losses but expects to move in to a stable position in 2009 with help from Deveron Glenisla's proposals.

Growth and sustainability of the course needs to come from attracting more visitors into the local area. The area struggles to attract overnight visitors due to a lack of modern accommodation and other attractions that would facilitate a longer stay in the town. Deveron Glenisla LLP hopes to develop the Golf Course and surrounding area so that it will attract visitors to stay and play at Glenisla and at the other quality local courses notably Strathmore and Alyth which are right beside Glenisla.



“I MUST INSIST, DO NOT MISS THIS ONE. THEY HAVE SPENT A FORTUNE ON THE GREENS AND ALREADY IT PRESENTS ONE OF THE BEST TESTS IN THE AREA”.

DAVID WHYTE, GOLF TRAVEL WRITER AND PHOTOGRAPHER FOR BUNKERED MAGAZINE

WHAT WE CAN OFFER ALYTH

Alyth is not a high profile part of Perthshire and is not often given the profile it needs to make best use of its many advantages. We hope that our proposals will strengthen the local tourism and leisure industry in the north east of Perthshire and allow the market to grow, and bolster the current tourism event calendar and initiatives in Perth. We also believe that our proposals will help meet the demand for more affordable and retirement housing in the area.

TOURISM

Described by Sir Walter Scott as “The most varied and most beautiful province in Scotland”, Perthshire has changed little to this day, boasting all the features for which Scotland is most famous - mountains, glens, lochs, rivers and coastlines.

The town of Alyth is situated at the northern and eastern extremity of tourism in Perthshire. It is situated on the very edge of the international golf circuit encompassing St Andrews, Gleneagles and Carnoustie and it is to the east of the main scenic tourist areas that lie to the west of the A9 corridor. As a consequence the area does not really see significant international or even British tourism. Yet it is an ideal base for touring the area, offers a fantastic range of outdoor activities, and has the Angus Glens behind it and the Strathmore Valley, with the famous Glamis Castle to the south and east of it. It is an area which could sustain a bigger tourist industry than it has without overdevelopment, yet for some reason, it is overlooked.

We believe our development will raise the profile of the area to ensure that Alyth will become a tourist destination in itself and an ideal centre for a holiday.

AFFORDABLE HOUSING

There is a real shortage of options for first time buyers in this area. Our development will enable a significant number of local people get on to the first rung of the property ladder by providing a range of high quality affordable housing, for rent and shared equity, to meet the needs of Alyth and the surrounding area.

The development will also provide a wide mix of houses for younger people, families, older people and people with particular needs.

RETIREMENT ACCOMMODATION

Perthshire is one of the most attractive regions in Scotland where many people move to enjoy retirement. Around 40% of the population in the Perthshire area is aged 50 and over with approximately 23% of the population in Alyth being of pensionable age (SCROL, 2001).

The provision of a 40 bed retirement home will provide much needed accommodation to meet demand in this rural area.



ABOUT DEVERON GLENISLA LLP

Deveron Glenisla LLP is a joint venture between Glenisla Golf Course Ltd and Deveron Homes Ltd, brought together to work on this exciting proposal.

GLENISLA GOLF COURSE LTD (WWW.GOLF-GLENISLA.CO.UK)

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In August 2004, the Somerville family, who were the main investors in Glenshee Chairlift Company and who wanted to keep the family interest in Glenisla, purchased the golf course as an ongoing business.

DEVERON HOMES LTD (WWW.DEVERONHOMES.CO.UK)

Deveron Homes is one of the country's fastest growing property developers, building luxury homes in the most scenic and desirable locations in Scotland. Established in 1997, the company has gained a reputation for quality and excellence. It is an independent development company, privately owned by directors Gordon A. Ramsay and David Morrison.

Wholly concerned in property retail, Deveron Homes has built enduring links with a number of proactive partners. These foundations have gained the company immense industry confidence, allowing Deveron Homes to step forward into the city arena with major developments such as its flagship AURORA apartments in Aberdeen - an example of achieving a successful cost-quality balance.

DEVERON  **glenisla LLP**





WHAT HAPPENS NEXT?

Deveron Glenisla LLP is keen to work with the community to hear their views on the future of Glenisla Golf Course and the local area. We welcome opportunities for public comment on the emerging plans and would be delighted to hear from you.

CONTACT US

If you have any further questions or would like more information on this exciting development please call our community information line, email, or write to us at:

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