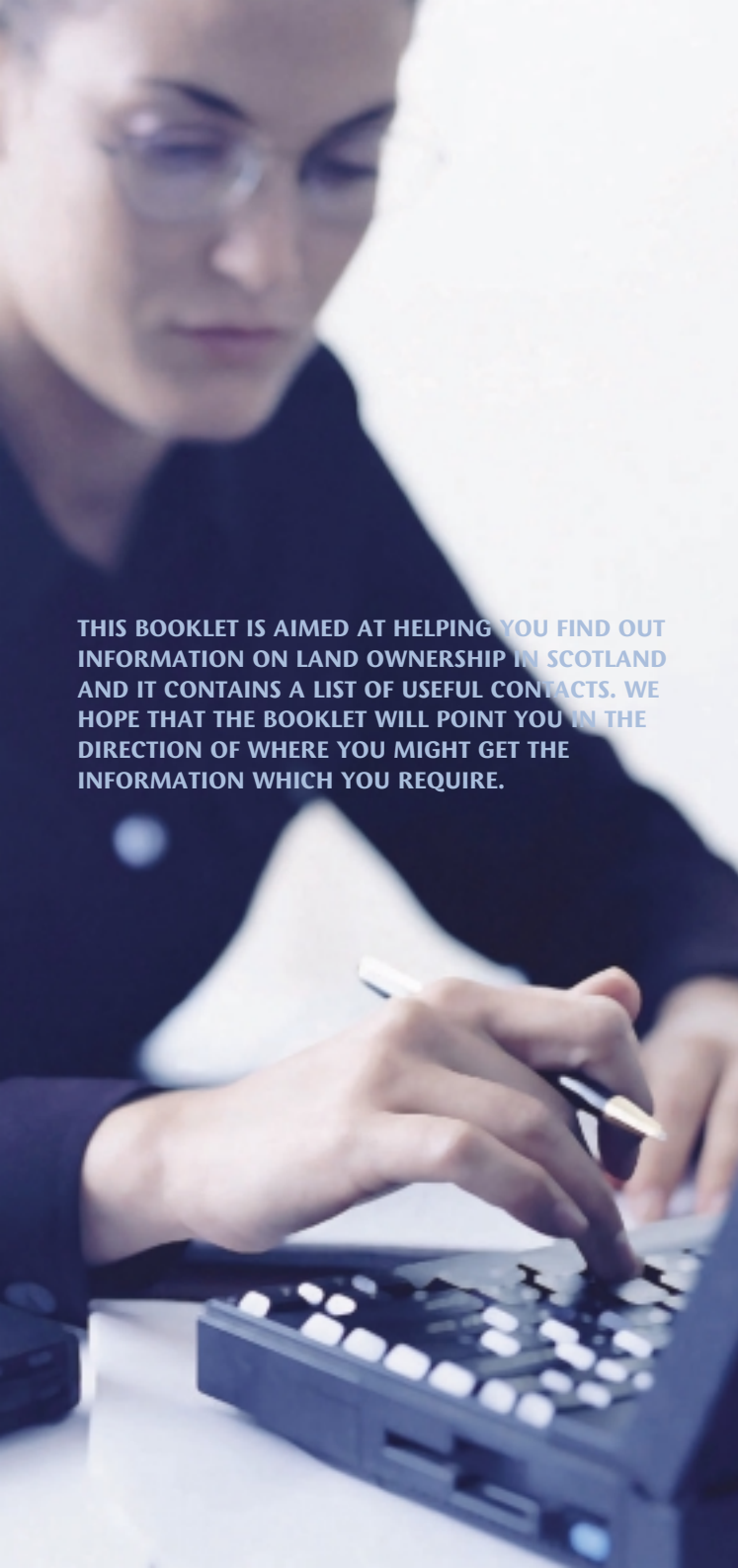




SCOTTISH  
NATIONAL  
RURAL  
PARTNERSHIP

SOURCES OF LAND OWNERSHIP INFORMATION

IN SCOTLAND

A close-up, slightly blurred photograph of a woman with dark hair and glasses, wearing a dark blazer. She is looking down at a laptop keyboard, with her right hand resting on the keys and holding a pen. The background is a bright, out-of-focus white wall. The text is overlaid in the center-left of the image.

**THIS BOOKLET IS AIMED AT HELPING YOU FIND OUT  
INFORMATION ON LAND OWNERSHIP IN SCOTLAND  
AND IT CONTAINS A LIST OF USEFUL CONTACTS. WE  
HOPE THAT THE BOOKLET WILL POINT YOU IN THE  
DIRECTION OF WHERE YOU MIGHT GET THE  
INFORMATION WHICH YOU REQUIRE.**

## OWNERS OF LAND

### **Scottish Executive Environment and Rural Affairs Department; Scottish Ministers Crofting Estates ([www.scotland.gov.uk](http://www.scotland.gov.uk)):**

SEERAD administers estates, predominantly crofting estates, extending to some 104,000 hectares on behalf of Scottish Ministers. About 99% of the total area is croft land in the highland and island areas of Scotland.

Contact: SEERAD Estate Management Branch, Pentland House,  
47 Robb's Loan, Edinburgh, EH14 1TY. T: 0131 244 6286.

### **The Scottish Landowners' Federation ([www.slf.org.uk](http://www.slf.org.uk)):**

The Federation is the nationally recognised body representing those involved in ownership and management of rural land in Scotland. The website gives regional contact points. The Federation is a membership organisation and responses to specific enquiries may be limited by data protection legislation.

Contact: Stuart House, Eskmills Business Park, Musselburgh,  
EH21 7PB. T: 0131 653 5400, F: 0131 653 5401.

### **Scottish Natural Heritage ([www.snh.org.uk](http://www.snh.org.uk)):**

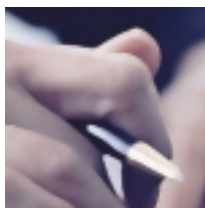
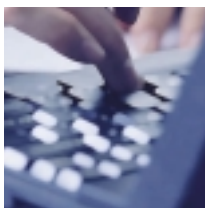
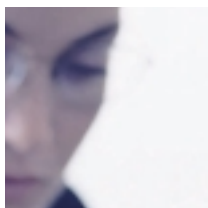
This website gives details of local area offices which will be able to provide information on its landholdings.

Contact: 12 Hope Terrace, Edinburgh, EH9 2AS.  
T: 0131 447 4784, F: 0131 446 2277.

### **The Scottish Wildlife Trust ([www.swt.org.uk](http://www.swt.org.uk)):**

The Trust currently manages over 120 wildlife reserves covering over 22,000 hectares, spread across Scotland and ranging from remote islands to disused urban railways. The majority of these reserves are owned by the Trust with the remainder leased or managed in agreement with the owners.

Contact: Cramond House, Cramond Glebe Road, Edinburgh, EH4 6NS.  
T: 0131 312 7765, F: 0131 312 8075, E: [enquiries@swt.org.uk](mailto:enquiries@swt.org.uk).



## OWNERS OF LAND

### **Church of Scotland General Trustees ([www.churchofscotland.org.uk](http://www.churchofscotland.org.uk)):**

The General Trustees own a number of properties including a large number of small areas of land.

Contact: Church of Scotland General Trustees, 121 George Street, Edinburgh, EH2 4RN. T: 0131 225 5722.

### **Crown Estate Commissioners ([www.crownestate.co.uk](http://www.crownestate.co.uk)):**

The Commissioners own five rural estates. These estates are at Glenlivet, Fochabers, Applegirth, Stirling and Whitehill.

Contact: The Crown Estate, 10 Charlotte Square, Edinburgh, EH2 4DR. T: 0131 226 7241, F: 0131 220 1366.

### **The Forestry Commission ([www.forestry.gov.uk](http://www.forestry.gov.uk)):**

This website contains names and addresses of the local Forest Enterprise district offices which hold local information about the Commission's land holdings.

Contact: 231 Corstorphine Road, Edinburgh, EH12 7AT. T: 0131 334 0303, F: 0131 334 4473.

### **The John Muir Trust ([www.jmt.org](http://www.jmt.org)):**

This website contains details of properties which the John Muir Trust owns.

Contact: 41 Commercial Street, Leith, Edinburgh, EH6 6JD. T: 0131 554 0114, F: 0131 555 2112.

### **Ministry of Defence ([www.mod.uk](http://www.mod.uk)):**

This website gives details of Ministry of Defence Estates contacts in Scotland.

Contact: DE Rosyth, Hilton Road, Rosyth, Fife, KY11 2BL. T: 01383 648020, F: 01383 648080.

### **The National Trust for Scotland ([www.nts.org.uk](http://www.nts.org.uk)):**

This website contains a list of properties that are within the care of the Trust.

Contact: Wemyss House, 28 Charlotte Square, Edinburgh, EH2 4ET. T: 0131 243 9300, F: 0131 248 9301.

### **The Royal Society for the Protection of Birds ([www.rspb.org.uk](http://www.rspb.org.uk)):**

This website gives details of the Society's reserves in Scotland.

Contact: Dunedin House, 25 Ravelston Terrace, Edinburgh, EH4 3TP. T: 0131 311 6500, F: 0131 311 6569.



## **SOURCES OF LAND OWNERSHIP INFORMATION IN SCOTLAND**

Scotland has two national registers of title and land ownership. These are the Register of Sasines and the Land Register. The Register of Sasines Search Sheets contain written descriptions of title deeds for properties and land which have been registered. These details include the sellers and buyers of particular properties, a verbal property description and price paid. The Land Register is a map-based system (unlike the Register of Sasines) which contains a property description tied to the Ordnance Map by a title plan, ownership details and conditions which affect the property. (Please note that details of leases of less than 20 years duration are not registrable).

The Land Register is gradually taking over from the Register of Sasines. The most comprehensive information on the Land Register relates to urban areas of Scotland. This is because properties transfer to the Land Register once a property is sold, and property turnover is more rapid in urban Scotland. Information on properties in rural areas is most likely to be found in the Register of Sasines.

Registers of Scotland ([www.ros.gov.uk](http://www.ros.gov.uk)) is the Executive Agency responsible for maintaining both of these registers.

# HOW INFORMATION CAN BE OBTAINED FROM REGISTERS OF SCOTLAND

REGISTERS OF SCOTLAND HAS TWO CUSTOMER SERVICE CENTRES FROM WHICH INFORMATION CAN BE OBTAINED. THESE ARE:

## REGISTERS OF SCOTLAND

Customer Service Centre  
Erskine House, 68 Queen Street  
EDINBURGH EH2 4NF  
Tel: 0845 6070161  
Fax 0131 200 3932

## REGISTERS OF SCOTLAND

Customer Service Centre  
9 George Square  
GLASGOW G2 1DY  
Tel: 0845 6070164  
Fax 0141 306 4424

E-mail: [customer.services@ros.gov.uk](mailto:customer.services@ros.gov.uk)

Enquiries can be made by letter, e-mail or in person. The opening hours are Monday to Friday 8.30a.m. to 4p.m. A fee is chargeable for enquiries. An enquiry may involve searching against a number of properties. If the fee is likely to be £10 or more you will be contacted before we proceed with your enquiry.

When seeking information from Registers of Scotland it is best to have as much information as possible to hand, e.g. name(s) of previous owners, postal address or a location shown on a map where there is no postal address. Maps can be obtained at no cost from some Internet sites (e.g. Ordnance Survey, MultiMap). As large a scale as possible should be used.

In addition you can view information held on both registers on-line via the Registers Direct service. The costs are the same as searching by other methods. Find out more by contacting: [Marketing and Sales at Registers of Scotland](#) on 0845 6070165.

You can obtain full copies of title deeds, which were recorded in the [Register of Sasines from the National Archives of Scotland](#) ([www.nas.gov.uk](http://www.nas.gov.uk)).

**Contact:** [Historical Search Room](#),  
[HM General Register House](#),  
[2 Princes Street, Edinburgh, EH1 3YY](#)  
Tel: 0131 535 1334 Fax: 0131 535 1328

If you have been unable to obtain the information which you require from the Registers, there are a number of other information sources which might be able to help.



## SOURCES OF INFORMATION

### **Argyll and Bute Council ([www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)):**

The Council has a land ownership database produced in partnership with Highlands and Islands Enterprise, covering properties over 200 acres within the local authority plus Arran and the Cumbraes. NB At the time of writing this leaflet the information on this database was last updated in 1998.

Contact: Argyll and Bute Council, Development and Environment Services, Kilmory, Lochgilphead, Argyll, PA31 8RT. T: 01546 604225.

### **The Crofters Commission ([www.crofterscommission.org.uk](http://www.crofterscommission.org.uk))**

The Crofters Commission develops and regulates the crofting system and promotes the interests of crofters.

Contact: 4-6 Castle Wynd, Inverness, IV2 3EQ. T: 01463 663450.

### **Highland Council ([www.highland.gov.uk](http://www.highland.gov.uk)):**

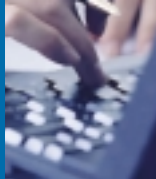
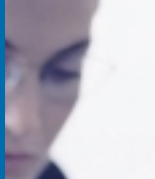
Highland Council maintain a land ownership database containing details of all private properties greater than 100 hectares and some publicly owned properties. It is updated every six months.

Contact: Planning and Development Service, The Highland Council, Glenurquhart Road, Inverness. IV3 5NX, T: 01463 702273.

### **Scottish Homes ([www.scot-homes.gov.uk](http://www.scot-homes.gov.uk)):**

Details of housing estates held by Scottish Homes are available from

Contact: Scottish Homes, Thistle House, 91 Haymarket Terrace, Edinburgh, EH12 5HE. T: 0131 313 0044, F: 0131 313 2680.



The major sources of information on land and property in Scotland are set out in this leaflet. However, there are other local sources such as the planning departments of local councils, local historical societies and local libraries.

Registers of Scotland seeks to ensure that this information is up to date. However, the information does not constitute legal or professional advice.



SCOTTISH EXECUTIVE

**REGISTERS OF SCOTLAND**  
*Executive Agency*

