

## OWNERS OF LAND

### **Church of Scotland General Trustees ([churchofscotland.org.uk](http://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 4YN Tel: 0131 225 5722

### **The Crown Estate ([thecrownestate.co.uk](http://thecrownestate.co.uk))**

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

Contact: The Crown Estate, 6 Bells Brae, Edinburgh, EH4 3BJ  
Tel: 0131 260 6070 Fax: 0131 260 6090

### **Forestry Commission ([forestry.gov.uk](http://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  
Tel: 0131 334 0303 Fax: 0131 314 6152  
Email: [fcscotland@forestry.gsi.gov.uk](mailto:fcscotland@forestry.gsi.gov.uk)

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

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

Contact: 41 Commercial Street, Leith, Edinburgh, EH6 6JD  
Tel: 0131 554 0114 Fax: 0131 555 2112  
Email: [admin@jmt.org](mailto:admin@jmt.org)

### **Defence Estates ([defence-estates.mod.uk](http://defence-estates.mod.uk))**

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

Contact: DE Rosyth, 30 Hilton Road, Rosyth, Fife, KY11 2BL  
Tel: 01383 648065 Fax: 01383 648080

### **The National Trust for Scotland ([nts.org.uk](http://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  
Tel: 0844 493 2100 Fax: 0844 493 2102  
E-mail: [information@nts.org.uk](mailto:information@nts.org.uk)

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

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

Contact: Dunedin House, 25 Ravelston Terrace, Edinburgh, EH4 3TP  
Tel: 0131 311 6500 Email: [rspbScotland@rspb.org.uk](mailto:rspbScotland@rspb.org.uk)

### **Scottish Executive Environment and Rural Affairs Department; Scottish Ministers Crofting Estates ([seeradonline.gov.uk](http://seeradonline.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 Tel: 0131 244 6286

### **Scottish Rural Property and Business Association ([srpba.com](http://srpba.com))**

This is the nationally recognised body representing those involved in ownership and management of rural land in Scotland. The website gives regional contact points. The Association 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 Tel: 0131 653 5400 Fax: 0131 653 5401  
Email: [info@srpba.com](mailto:info@srpba.com)

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

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

Contact: Silvan House, 231 Corstorphine Road, Edinburgh, EH12 7AT  
Tel: 0131 316 2600 Fax: 0131 316 2690  
Email: [enquiries@snh.gov.uk](mailto:enquiries@snh.gov.uk)

### **Scottish Wildlife Trust ([swt.org.uk](http://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, 3 Kirk Cramond, Edinburgh, EH4 6HZ  
Tel: 0131 312 7765

The major sources of information on land and property in Scotland are set out on 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 NATIONAL RURAL PARTNERSHIP

### SOURCES OF LAND OWNERSHIP INFORMATION

#### IN SCOTLAND

REGISTERS OF SCOTLAND



**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.**

### **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 leases of less than 20 years duration are not registrable.)

The Land Register is gradually taking over from the Register of Sasines and is now operational throughout the whole of Scotland. All properties are registered in the Land Register on creation or sale.

Registers of Scotland (ros.gov.uk) is the Government Department responsible for maintaining both of these registers.

Registers of Scotland is also responsible for the Register of Community Interests in Land. This register came into force on 14 June 2004. It allows rural communities to register an interest in buying land related to their communities.

### **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 607 0161 Fax: 0131 200 3932	Registers of Scotland Customer Service Centre 9 George Square GLASGOW, G2 1DY Tel: 0845 607 0164 Fax: 0141 306 1721
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E-mail: [customer.services@ros.gov.uk](mailto:customer.services@ros.gov.uk)

Enquiries can be made by letter, fax, phone, email 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.

Information on house prices can be accessed instantly online on our website [ros.gov.uk](http://ros.gov.uk)

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.

You can obtain copies of title deeds by using our Copy Deeds Service. Please contact the Edinburgh Customer Service Centre.

Business users can view information held on the registers online via the Registers Direct service. The costs are the same as searching by other methods. Find out more by contacting our eServices team on 0845 607 0160 or email [eServices@ros.gov.uk](mailto:eServices@ros.gov.uk)

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**

#### **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 Tel: 01463 663450.  
E-mail: [info@crofterscommission.org.uk](mailto:info@crofterscommission.org.uk)

#### **Communities Scotland ([www.communitiesscotland.gov.uk](http://www.communitiesscotland.gov.uk))**

Communities Scotland is the Scottish Government's housing and regeneration Agency.

Contact: Communities Scotland, Thistle House,  
91 Haymarket Terrace, Edinburgh, EH12 5HE  
Tel: 0131 313 0044 Fax: 0131 313 2680  
Email: [enquiries@communitiesscotland.gsi.gov.uk](mailto:enquiries@communitiesscotland.gsi.gov.uk)

#### **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  
Tel: 01463 702000 Email: [planning@highland.gov.uk](mailto:planning@highland.gov.uk)