

# searching the land & property registers



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# What are the land and property registers?

Registers of Scotland is responsible for maintaining the two public registers relating to land and property in Scotland. These are the General Register of Sasines and the Land Register of Scotland.



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## General Register of Sasines

The Sasine Register was established to record deeds relating to land and property. These include dispositions (deeds of sale) and other deeds such as standard securities (mortgages and loans). In the Sasine Register, search sheets were created to provide a chronological record for each property. A search sheet contains the following details:

- the address or a description of the property;
- the seller of the property;
- the purchaser of the property;
- the price paid;
- any mortgages or loans over the property;
- all deeds that affect the property; and
- dates that the deeds were recorded.

The Sasine Register is still operational but all properties transfer to the Land Register on sale.

## Land Register of Scotland

The Land Register is a plans based register established by the Land Registration (Scotland) Act 1979 to eventually supersede the Sasine Register. It became operational in 1981 and operates throughout the whole of Scotland. Registration in the Land Register for the first time involves an examination of the title deeds and each property registered is given a unique title number. A title sheet is created and guaranteed by the state and copy of the title sheet called a land certificate is issued. The land certificate contains the following four sections:

- Property Section which includes a title plan;
- Proprietorship Section with names of the owner/s, price paid, date of entry and date of registration;
- Charges Section with details of any mortgages or loans over the property; and
- Burdens Section with details of conditions which affect the registered interest.

When a property transfers from the Sasine Register to the Land Register the Sasine search sheet ceases to be updated but is retained along with other Sasine records.

## What information do we require to search the registers?

To search the Sasine Register we need the address of the property or the precise name of someone who has owned the property. The description that is shown on the search sheet will have been taken from the deeds and may differ from the current address.

It can be difficult to find pieces of ground, particularly in rural areas. If you do not have the name of a previous owner or a full address we may not be able to trace the piece of ground. Even with this information we may not be able to confirm who owns the property.

We search the Land Register using the names of the owners or the address of the property. We can also search using an accurate location plan of the property or the title number.

## Fees

A typical search submitted by email or letter can cost between £11 and £14 plus VAT. If a search is likely to exceed £20, you will be contacted before we proceed further. If you visit our Customer Service Centre a typical property search will cost approximately £24 plus vat. Fees for all personal visits are payable on completion of the search. For all other searches, invoices will be issued for payment of fees.

If you would like to search the land and property registers please complete the online search form on our website or contact our customer service centres

## ROS Free House Price Search

If you have internet access you can access the latest house prices instantly online. Visit [ros.gov.uk](http://ros.gov.uk).

## Customer Service Centres

Meadowbank House  
153 London Road  
Edinburgh, EH8 7AU

T: 0845 607 0161  
F: 0131 200 3932  
E: [customer.services@ros.gov.uk](mailto:customer.services@ros.gov.uk)

Textphone users can contact us on 0845 607 0168.

Hanover House  
24 Douglas Street  
Glasgow, G2 1DY

T: 0845 607 0164  
F: 0141 306 1721  
E: [customer.services@ros.gov.uk](mailto:customer.services@ros.gov.uk)

The customer service centres are open to the public from  
8.30am to 4pm Monday Tuesday, Thursday and Friday.  
10.00am to 4pm Wednesday.

Both centres have wheelchair access and hearing loops.  
We can also provide information in large print or in Braille.

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