

Land Administration & Data

(to support Land Governance & Land Reform)



Andy Wightman

www.whoownsscotland.org.uk





Key data

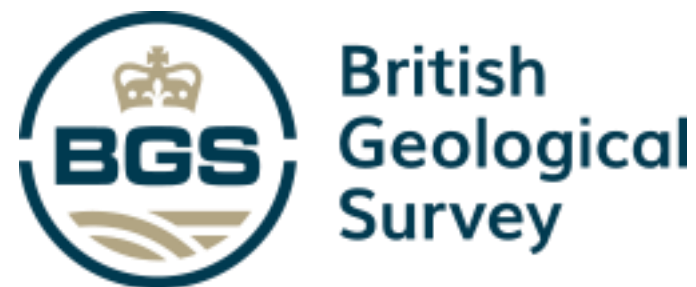
Land tenure (ownership, tenancies, Crown land, Common Good etc)

Environment (nature, pollution, flood, scheduled monuments)

Energy (energy efficiency, infrastructure)

Building information (construction dates, materials, state of repair)

Emerging data e.g. carbon credits



Historic Environment Records: Events

search in [SpatialHub](#)

Historic Environment Records: Sites

search in [SpatialHub](#)

Housing Land Supply

search in [SpatialHub](#)

Housing Land Supply 2022-23

search in [SpatialHub](#)

Land Ownership

search in [SpatialHub](#)

Libraries

search in [SpatialHub](#)

Libraries Mobile

search in [SpatialHub](#)

Local Authority Boundaries

search in [SpatialHub](#)

Local Landscape Areas

search in [SpatialHub](#)

Local Nature Conservation Sites

search in [SpatialHub](#)

Local Nature Reserves

search in [SpatialHub](#)

Low Emission Zones

search in [SpatialHub](#)

Mine Water Geothermal Resource Atlas

search in [SpatialHub](#)

NHS Hospitals



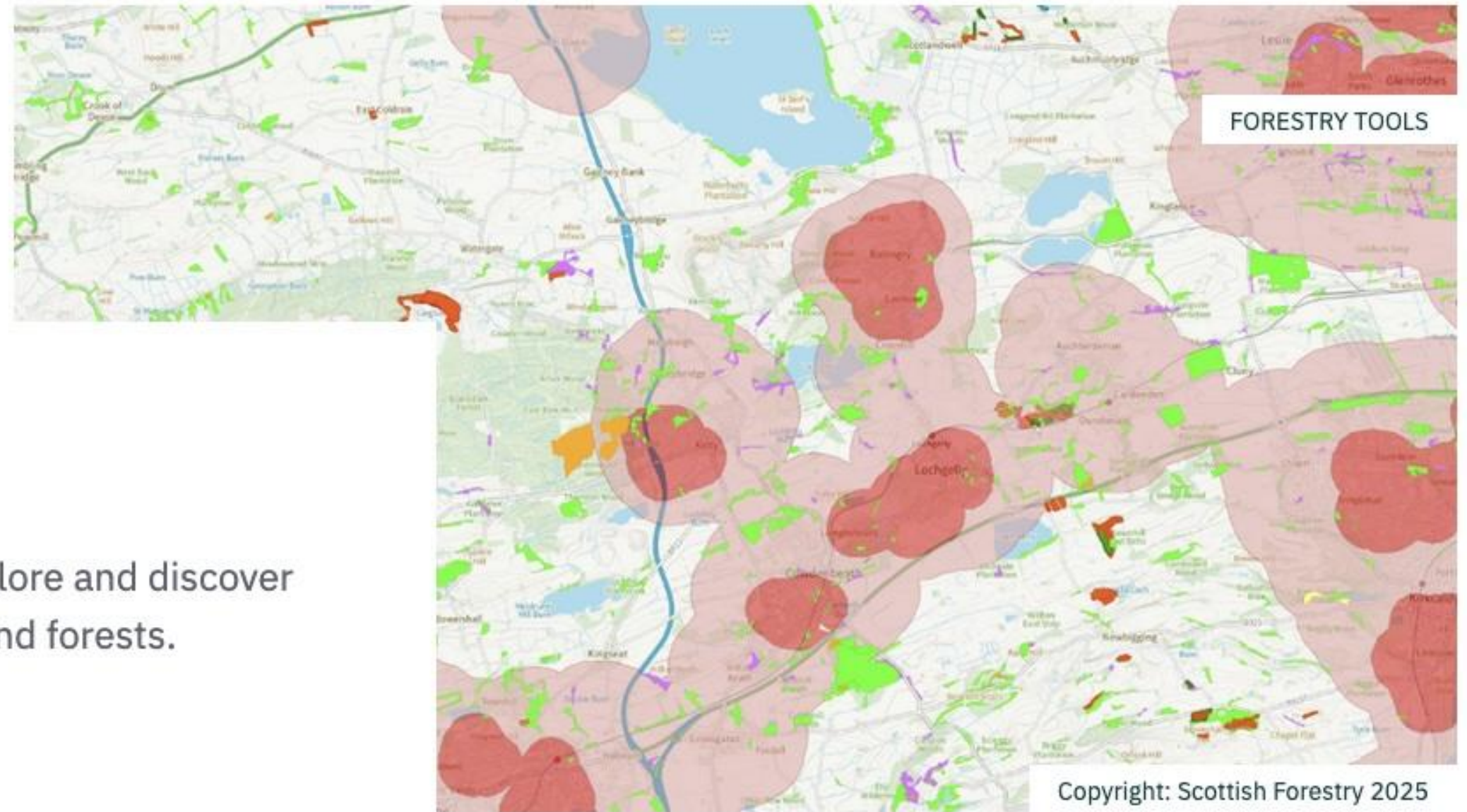
Feature Information

local_authority:
Aberdeen City

Maps and tools

We offer a selection of maps to let you explore and discover information about Scotland's woodlands and forests.

[Browse our maps and tools](#)



ST. LUKE'S WARD

DRUMHEUGH LANE

GARDENS

MELVILLE STREET LANE

STREET

MELVILLE STREET

MELVILLE STREET

MELVILLE STREET



GREAT STUART STREET

RANDOLPH

CRESCENT

QUEENSFERRY

DRUMHEUGH PLACE

NORTH MELVILLE PLACE

ST. ANDREW'S FREE CHURCH

MELVILLE STREET LANE

STREET

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MELVILLE STREET

MELVILLE STREET

St. George's Church
Seats for 1250
X/19-48

St. George's Hall
Seats for 300
X/823-300
X/883-1

St. Andrew's Free Church
Seats for 800

Albert Memorial

Bank

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SOUTH CHARLOTTE STREET

ST. GILLES'S W.

ROSE STREET

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Scot LIS

WHAT IS IT?

Scottish Land Information Service (ScotLIS) is a project exploring the possibilities and opportunities of developing a 'one-stop shop' with easy and affordable access to a wide range of computer based information about land and property from both the public and private sector. An on-line computer network system could connect professional people and the general public to a breadth of valuable information from a single point of enquiry.

ScotLIS

POTENTIAL APPLICATIONS

- Building Control
- Conveyancing
- Development Studies
- Environmental Impact Assessment
- Estate Management
- Insurance Assessment
- Land Monitoring
- Land Use Assessment
- Land Use Planning
- Marketing
- Planning
- Planning Application Management
- Property Management and Enquiry System
- Property Searches
- Sustainable Development Assessment

ScotLIS

POTENTIAL USERS

- Architects
- Banks and Building Societies
- Chartered Surveyors
- Conveyancers
- Developers
- Environmental Sector
- Estate Agents
- Estate Managers
- Financial and Insurance Institutions
- Forestry and Agricultural Sector
- General Public
- Land Owners
- Local and Central Government
- Local and National Planning Sector
- Market Analysts
- Property Developers
- Property Managers
- Retailers
- Scottish Enterprise
- Solicitors
- Utilities

ScotLIS

PROJECT PARTICIPANTS

- Central Regional Council
- Charles E Goad Ltd
- Historic Scotland
- Macaulay Land Use Research Institute
- National Remote Sensing Centre
- Ordnance Survey
- Registers of Scotland
- Royal Institution of Chartered Surveyors in Scotland
- Scottish Natural Heritage
- Scottish Rights-of-Way Society
- Stirling District Council
- Strathclyde Regional Council

ScotLIS

PROJECT

A computer based demonstrator has been developed covering the Bridge of Allan area (near Stirling). The objective of this project has been to combine datasets from a variety of sources and to raise awareness of the issues and opportunities.

ScotLIS

PROJECT DATASETS

- Adopted road information
- Ancient sites
- British Standard Compliant Gazetteers
- Building control decisions
- Council Tax information about domestic and commercial properties
- Housing land supply areas
- Land Cover of Scotland
- Listed buildings
- Ordnance Survey digital map data
- Orthophotography
- Planning applications
- Private sector retail information
- Public Rights-of-Way
- Registered land parcels and title documents
- Sites of Special Scientific Interest

ScotLIS

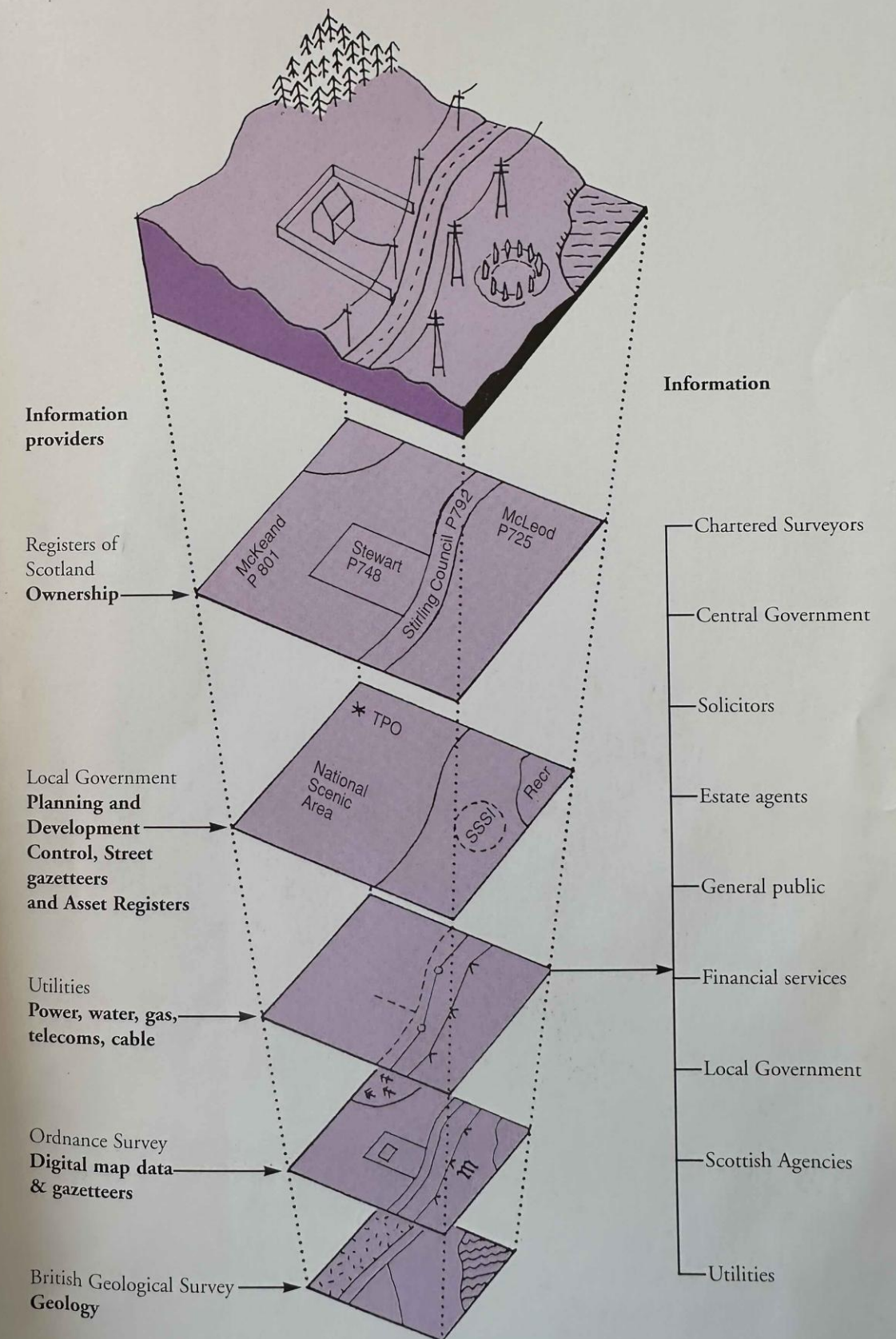
PROJECT SPONSORS

- Local Government Management Board
- Ordnance Survey
- RICS in Scotland

ScotLIS

REVEALS HIDDEN INFORMATION TREASURES

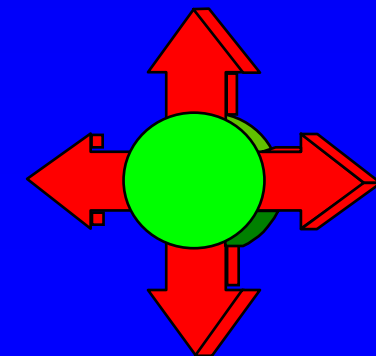
FOR EXAMPLE



Scottish Land Information Service (ScotLIS)

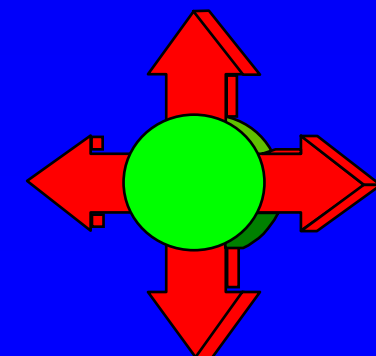
Business Strategy Update

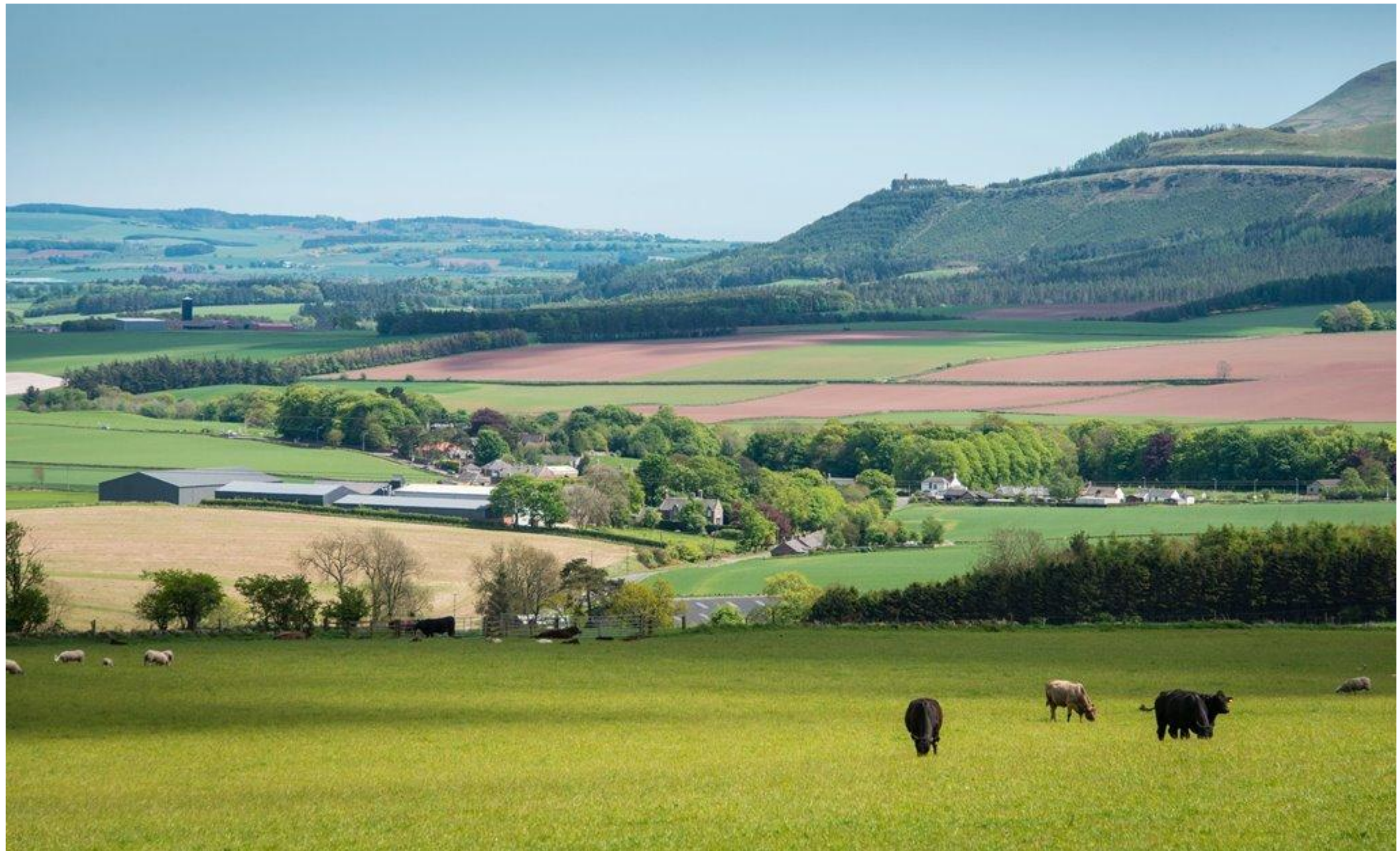
Robin McLaren



Presentation Content

- Objectives
- Review of Potential Business Strategy Options for ScotLIS
- ‘Fastrack’: Agreed ScotLIS Business Strategy
- Implementation Issues
- Beyond the Initial Glasgow Service





Data - the case of tenant farmers

Agricultural Holdings (Scotland) Act 2003 s.25(3)

- (3) The notice of interest must be in such form as the Scottish Ministers may prescribe by regulations and must specify—
- (a) the particulars of the tenant and the owner of the land;
 - (b) where there are two or more tenants under the lease, the fact that each of them consents to the making of the application to register their interest in acquiring the land;
 - (c) the location and boundaries of the land (by reference, where appropriate, to the lease or any map or drawing);
 - (d) any interest or rights comprised in the land (including any sporting or mineral rights); and
 - (e) such other information as the Scottish Ministers may so prescribe.

Prospective

99 Tenant's right to buy: removal of requirement to register

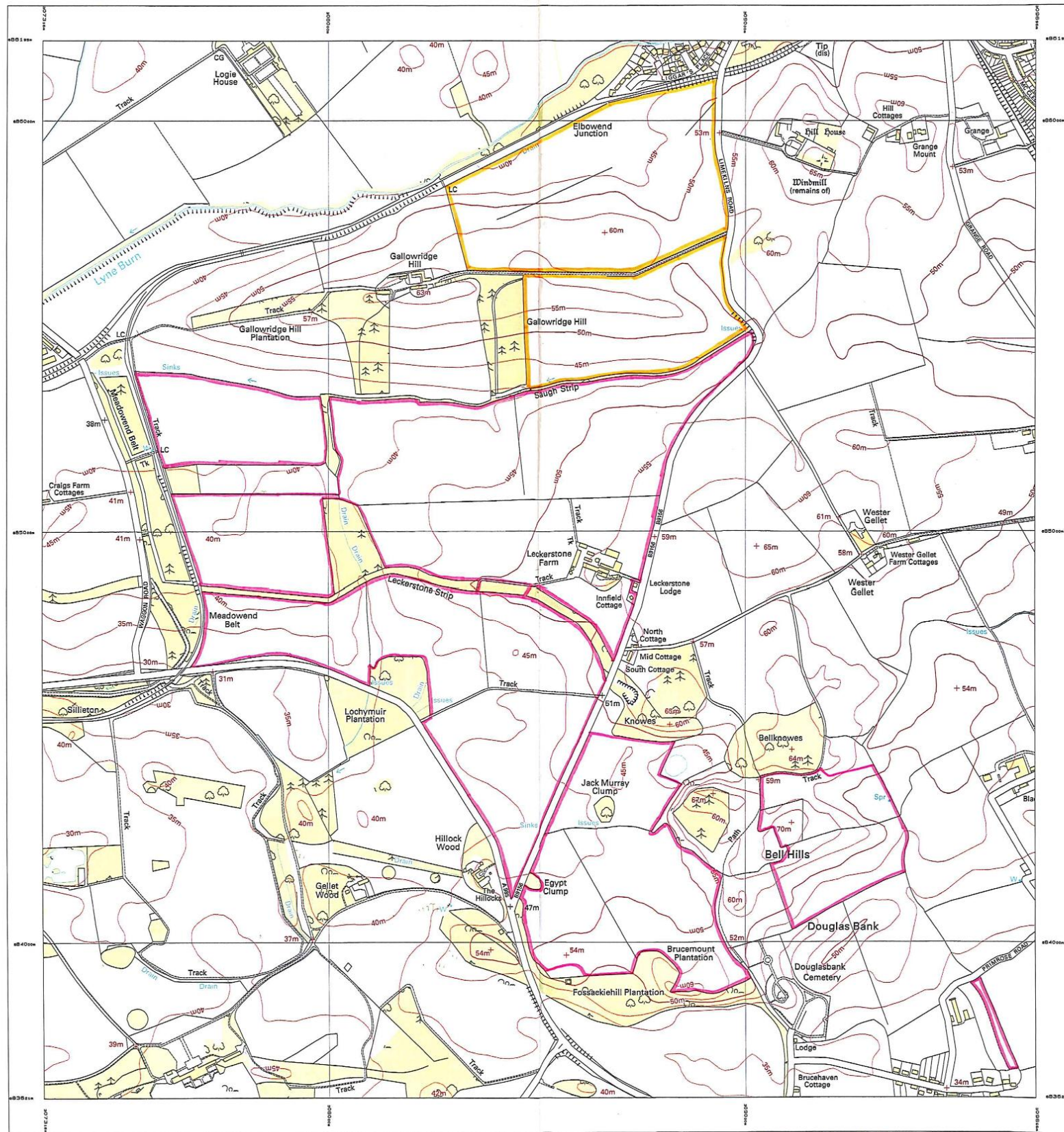
(1) The 2003 Act is amended as follows.

(2) Sections 24 (register of tenants' interests in acquiring land) and 25 (registration of such interests) are repealed.

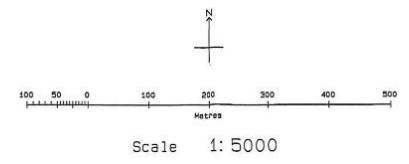
Land Reform (Scotland) Act 2016

(13) Section 99 (tenant's right to buy: removal of requirement to register) is repealed.

Land Reform (Scotland) Act 2025



Plotted 04 May 2006 from Ordnance Survey digitally derived data.
 Produced using significant survey information from Ordnance Survey basic-scale digital data, and incorporated into Landplan Jul 2004.
 © Crown copyright 2006.
 Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey.
 Administrative boundaries revised to Oct 2003.
 Additional boundaries information:



THIS IS THE PLAN REFERRED TO IN THE FOLLOWING NOTICE OF INTEREST IN ACQUIRING LAND ON BEHALF OF JOHN CAMELON HUTE (MSON) UNDER THE AGRICULTURAL HOLDINGS (SCOTLAND) ACT 2003 DATED 8TH MAY 2006 BY STEEL REDUCED SCALE SECTION 18 CROSS-CUT CURVE AGENTS

8.5.2006
 AGENTS

This Landplan plot is enlarged from derived mapping produced at 1:10000 scale. Contours are at 5 metre intervals. Heights are given in metres above Newlyn Datum. The representation of a road, track or path is no evidence of a right of way. The alignment of tunnels is approximate. A Landplan symbols list is available on request from Ordnance Survey Options outlets. Ordnance Survey, the OS Symbol, Landplan and Superplan are registered trade marks of Ordnance Survey, the national mapping agency of Great Britain. Plot centre coordinates: 308505 664908 Scaled by: Hatched Quarterline Plot serial number: 00972509

..we have seen significant variability in the quality of the information that is provided. In the past, we have seen everything from a blank sheet of A4 paper with only a couple of lines serving as a map to Ordnance Survey Pathfinder scale maps with significant detail.

..some tenancies are so old that they are recorded in the register of sasines, and the information from the lease documents is really variable. For example, some might talk about measuring extent by starting from a giant tree in the corner of a field, going a distance of 200 yards and then coming down a hill...

As the new Tenant Farming Commissioner, I've spent my first few weeks getting to grips with the state of Scotland's tenant farming sector

One thing has quickly become clear - we don't have enough up-to-date, reliable data about the sector.

How many tenant farmers are currently operating in Scotland? What proportion of agricultural land is under tenancy? What trends are emerging in rents, tenancy types, or long-term investment? These should be straightforward questions to answer, yet I've found that the data is often outdated, fragmented, or simply unavailable.

....without clear and accessible data, policymakers, farmers, and landowners are making decisions based on assumptions rather than facts. That's a problem.

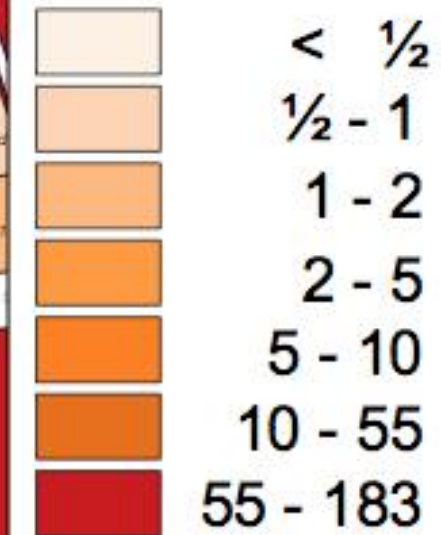
Tenant Farming Commissioner Blog 3 March 2025



Property Value



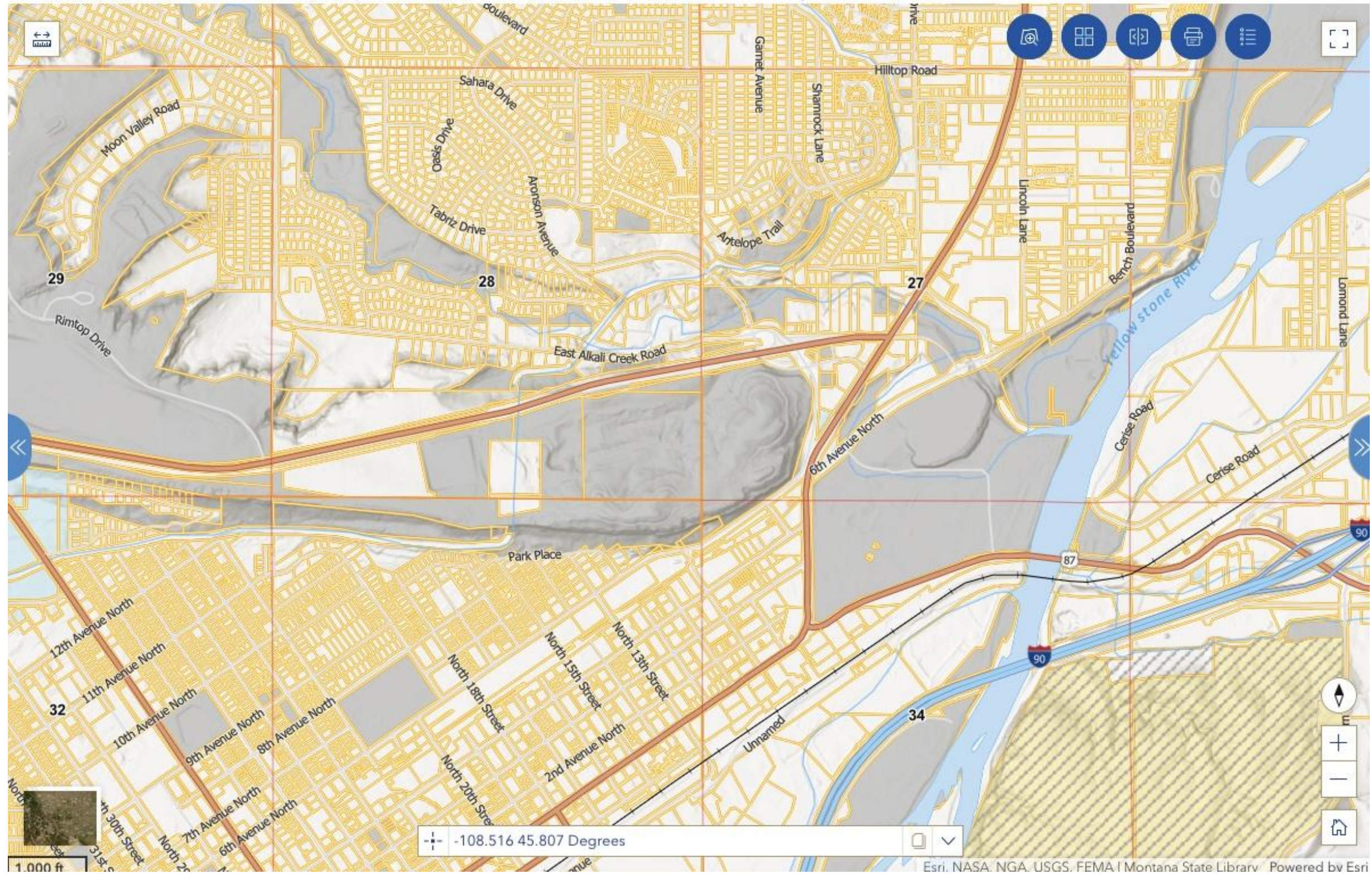
Property Value in million DDK



Montana Cadastral

[Data Sources](#) [User Guide](#) [Feedback](#)

Search or Select Parcels on the Map

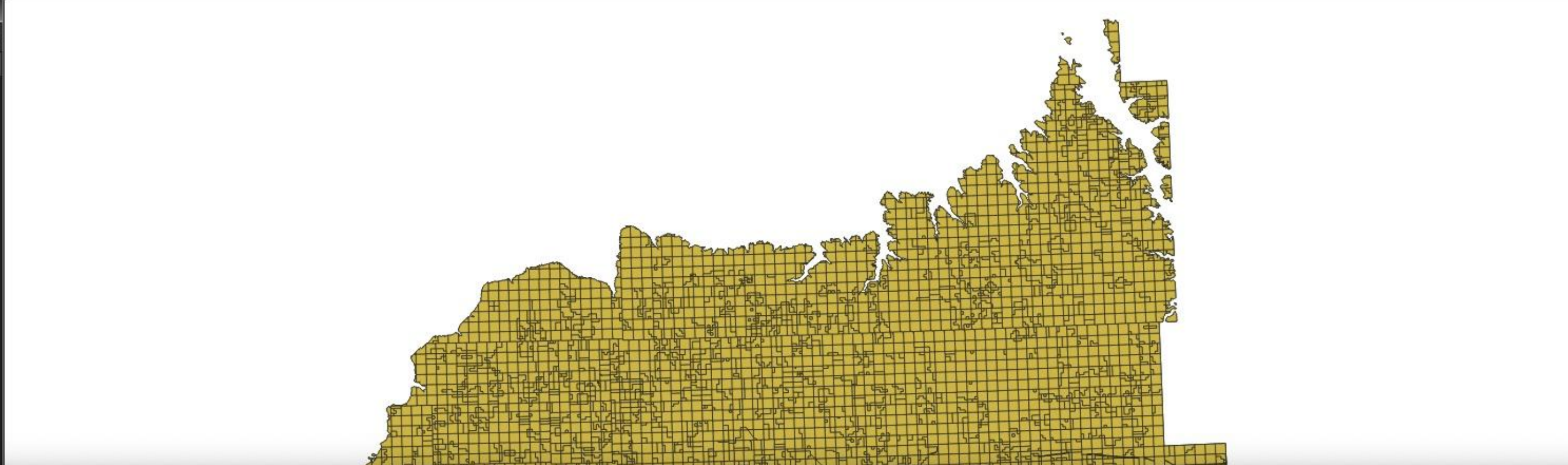


<https://svc.mt.gov/msl/cadastral/>



Layers

- ✓ Garfield_Parcels
- ✓ Garfield_Parcels
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Garfield_Parcels — Features Total: 9283, Filtered: 9283, Selected: 0

Garfield_Parcels — Features Total: 9283, Filtered: 9283, Selected: 0

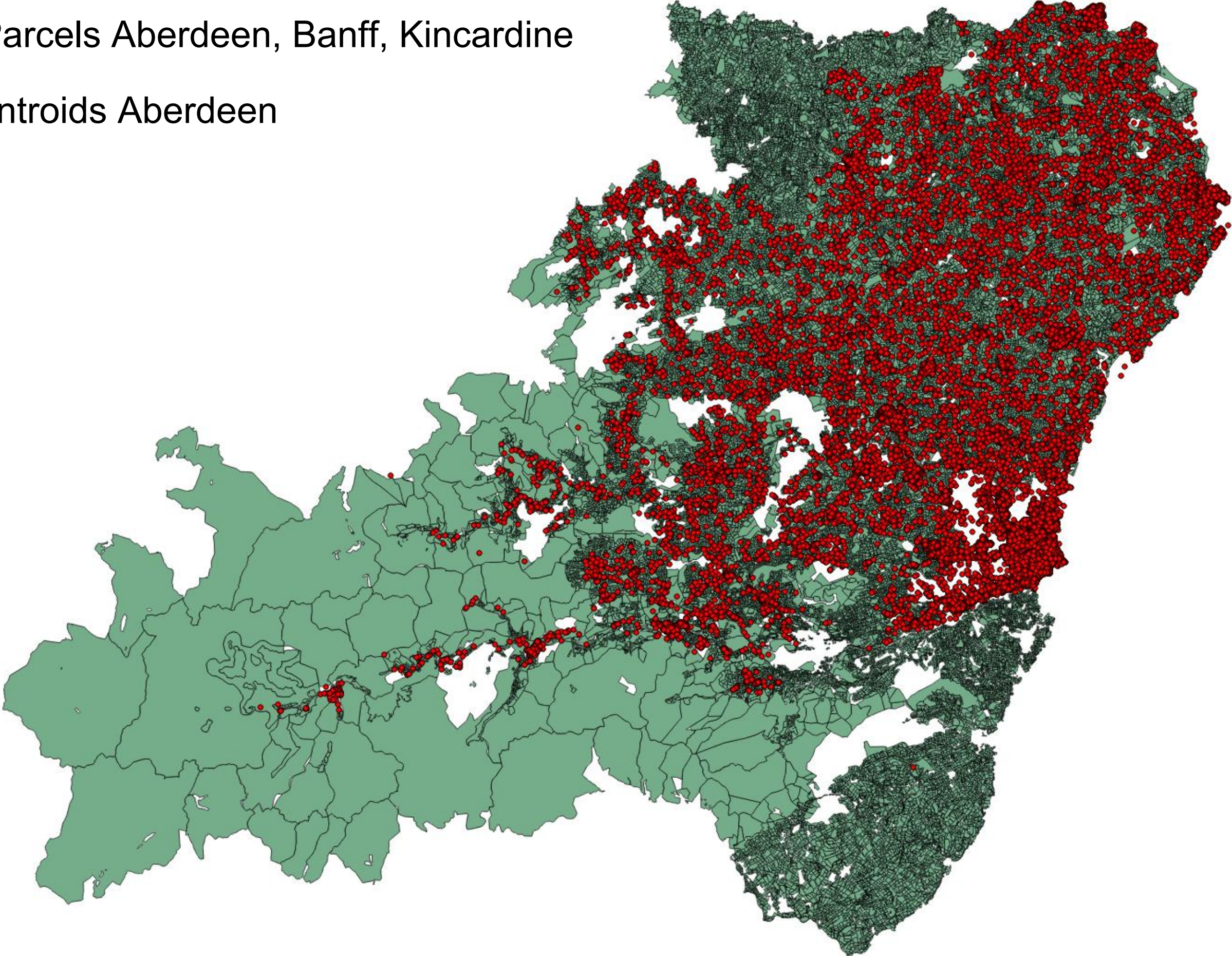
	GrazingAcr	WildHayAcr	IrrigatedA	NonQualAcr	TotalAcres	TotalBuild	TotalLandV	TotalValue	OwnerName	OwnerAddre	OwnerAdd_1	OwnerAdd_2	OwnerCity	OwnerState	OwnerZipCo	DbaNam
1	640.000000...	0	0	0	640.000000...	0	29498	29498	SAGE HEN G...	3983 HIGH...	NULL	NULL	SAND SPRIN...	MT	59077-9401	NULL
2	0	0	0	0	319.050000...	0	11319	11319	USDI BUREA...	MONTANA S...	5001 SOUT...	NULL	BILLINGS	MT	59101-4669	NULL
3	320.000000...	0	0	0	320.000000...	0	14094	14094	NIEMAN MA...	MAIL TO MI...	4014 LYNDH...	NULL	SARASOTA	FL	34235	NULL

Show All Features



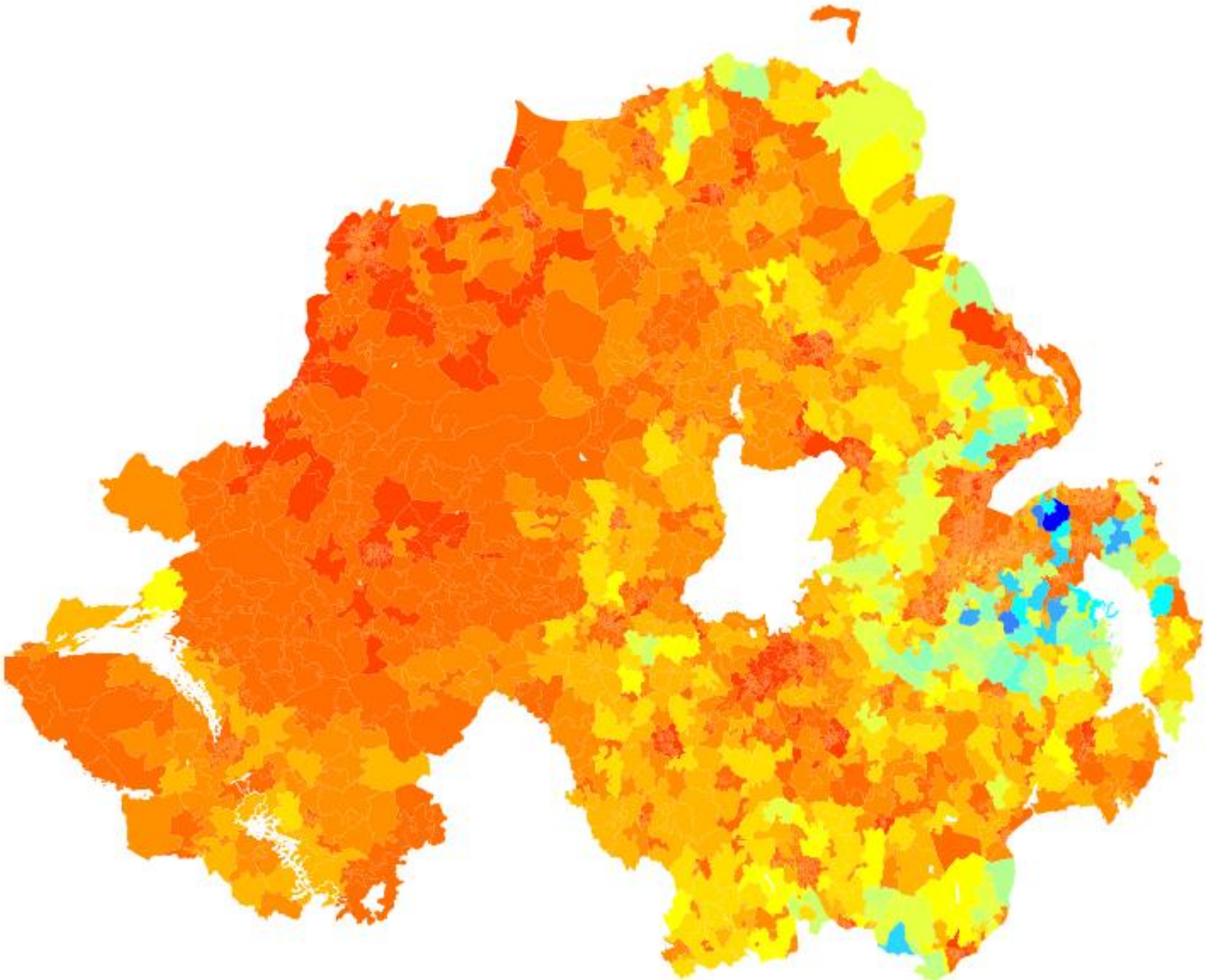
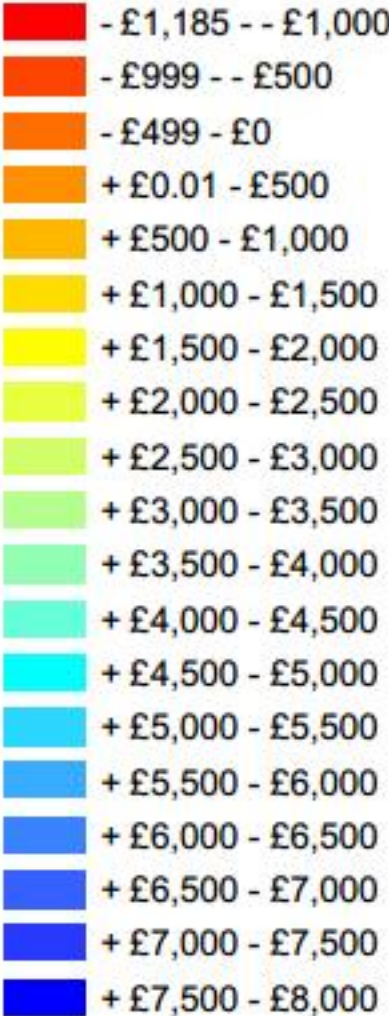
IACS Field Parcels Aberdeen, Banff, Kincardine

INSPIRE Centroids Aberdeen



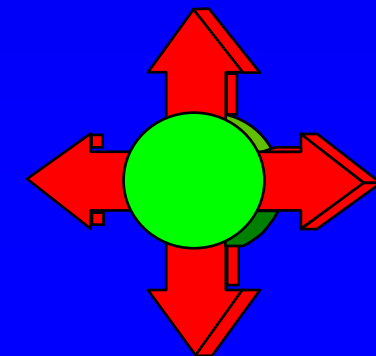
LVT would shift the burden of property tax

Changes in Property Tax Bills under LVT per Dwelling (£)



FASTRACK Implementation Programme

- ScotLIS Corporate Body & Office
- Design, Build, Operate & Market Tender
- Advert in OJEC June 1998
- 40 Expressions in Interest Received
- Contract to be awarded October 1998
- Launch March 1998



Give [feedback](#) about this service.

 [Search land register](#)  [Search by map](#)

Scotland's Land Information Service

You can:

- Find property owners
- Search for property prices
- Buy property documents
- Check if a property is on the land register
- Access [help & guidance](#)

Search the land register

If a property is registered this is the quickest way to find out more information.

What would you like to search for?

- Property information
- Property prices

(a) provision requiring the owner to ensure that a land management plan is given to another person in order that all land management plans can be published on a single website

44C(4)(a) Land Reform Scotland) Act 2025

(2) In order to comply with their duty under subsection (1), Ministers must—
(a) arrange for prescribed information about the possible transfer of the land to be made publicly available on a website

46D(4)(a) Land Reform Scotland) Act 2025

JOINTLY COMMISSIONED BY:

BEFS
BUILT ENVIRONMENT
FORUM SCOTLAND

 **The
David
Hume**
Institute



ScotLIS 3 – a critical tool for Scotland

Scotland's land information service:
what is it and why it matters

Andy Wightman

February 2023

Foundations of the Digital State

A law is passed and a computer system is born.



Since the turn of the millenium every state in the world has been transitioning from an analogue to a digital form.

The digital state is but a child. Government lags behind society in the adoption of digital, but the changes in *la longue durée* will be profound and substantial.

This report is the first major organisational *and* constitutional study of the digital state. It covers the entire political cycle: from manifestos and think-tanks, through the creation of legislative and administrative programmes, the format of legislation, the workings of parliaments and on to the usual technical and design delivery processes and in-service systems.



Thank You