

Unlocking Centuries of Land Data

February 2026



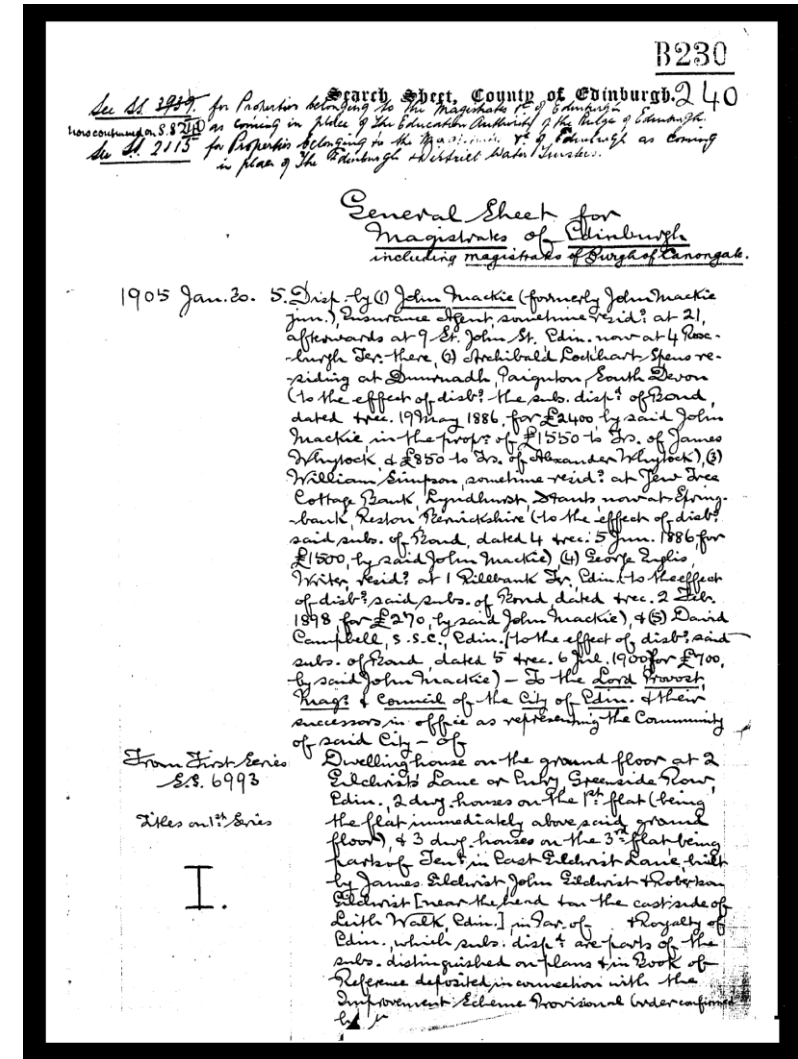
Unlocking Centuries of Land Data

- About Registers of Scotland.
- What is Sasines and the Land Register?
- What are the benefits of a completed Land Register?
- What does it mean to "unlock" Sasines?
- How did we do it?
- What has the impact been on customers?

Land Registration in Scotland

General Register of Sasines

- Started in 1617.
- Text-based register.
- Contains chronological lists of deeds called search sheets.
- Search sheets provide information such as a description of the title, current and previous owners' names, and all recorded deeds that affect the title.
- But it can't demonstrate the ownership extent visually.
- Citizens and policy-makers cannot easily self-serve information.



An example of a search sheet in the Sasines Register

Land Registration in Scotland

The Land Register of Scotland

- Introduced in 1981.
- Records ownership of land and property in Scotland.
- Provides property owners with a state-backed guarantee of title.
- Map-based register based on the Ordnance Survey map.
- Information can be visualised and more easily surfaced to citizens and policy-makers.

The Land Register of Scotland is replacing the Sasines Register.



A view of the Cadastral Map of the Land Register

Delivering the Benefits of a Completed Land Register

- We were asked to provide the data that answers the question: *Who owns Scotland?*
- **2014:** Land Register covers just over a quarter of the land mass of Scotland.
- **2019:** Forecast coverage of ~50% by end of March 2021.
- How do we get the remaining land mass coverage by 2024?



How we unlocked Sasines

A new approach, and a different way
of looking at achieving the benefits
of a completed Land Register



Unlocking Sasines Process



We can visualise the Sasines Register for the first time in 400 years.

Land Register & WIP



Unlocking Sasines



Land Mass Coverage

Working with Partners

- Experiment to prove the concept
- Where did the data come from?
- Criteria: Minimum of a spatial polygon and attribution that we could use to derive ownership
- Target of 10% Land Mass Coverage (LMC) achieved three years ahead of schedule
- Team expands from 1 to 5
- Customer pilot commences
- Team facilitates in-person and online demos to customers



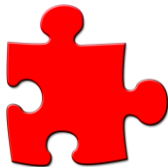
Visualising Sasines



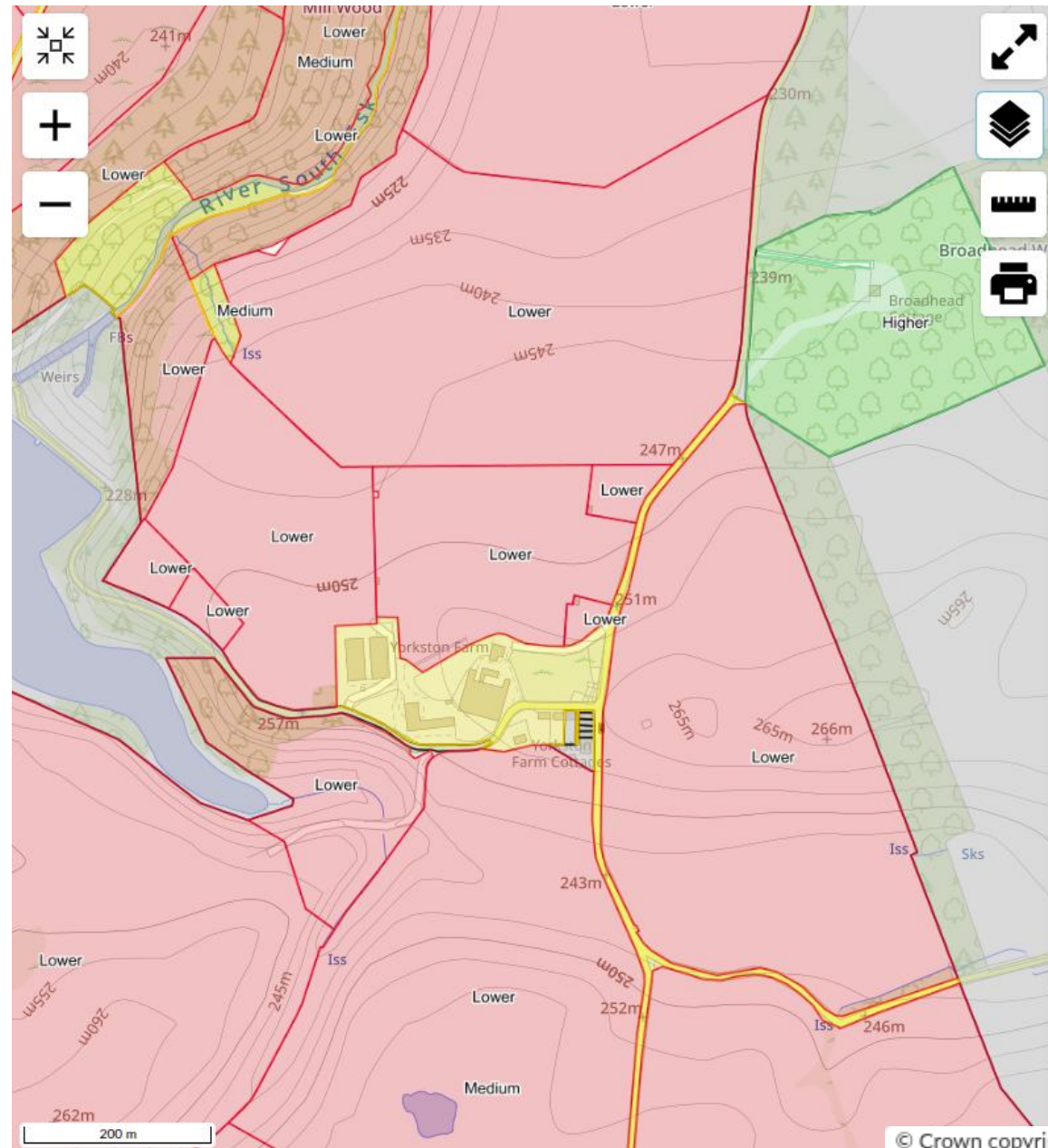
Higher Confidence



Medium Confidence



Lower Confidence



Layers

Base layers

- OS MasterMap
- Aerial Photography

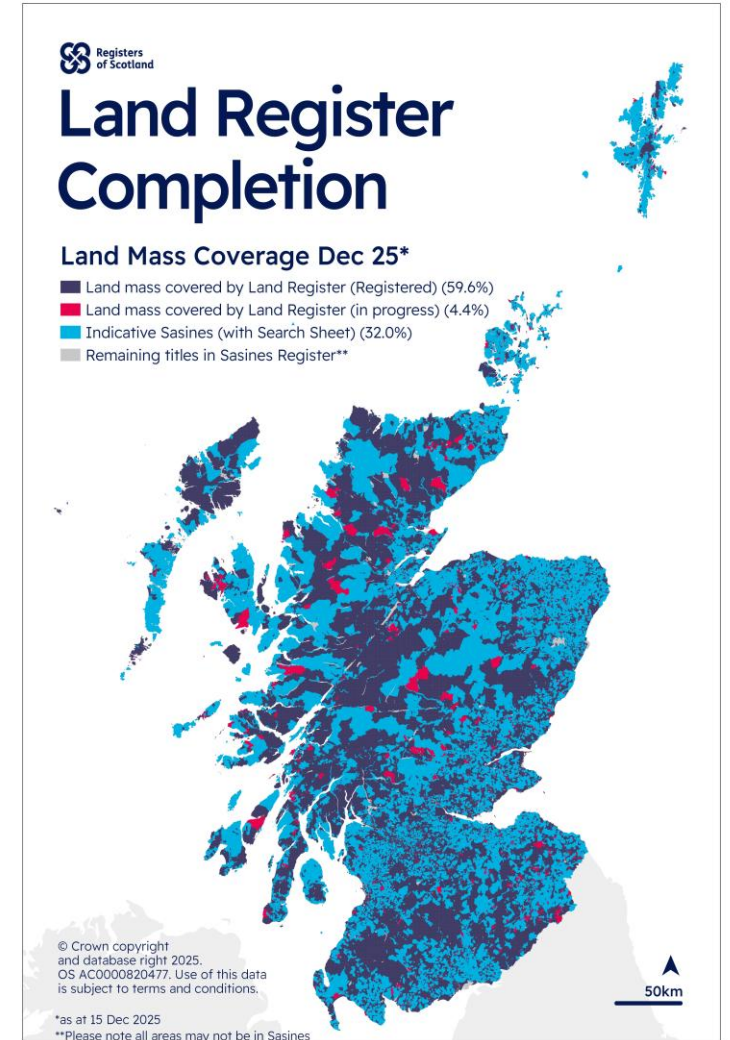
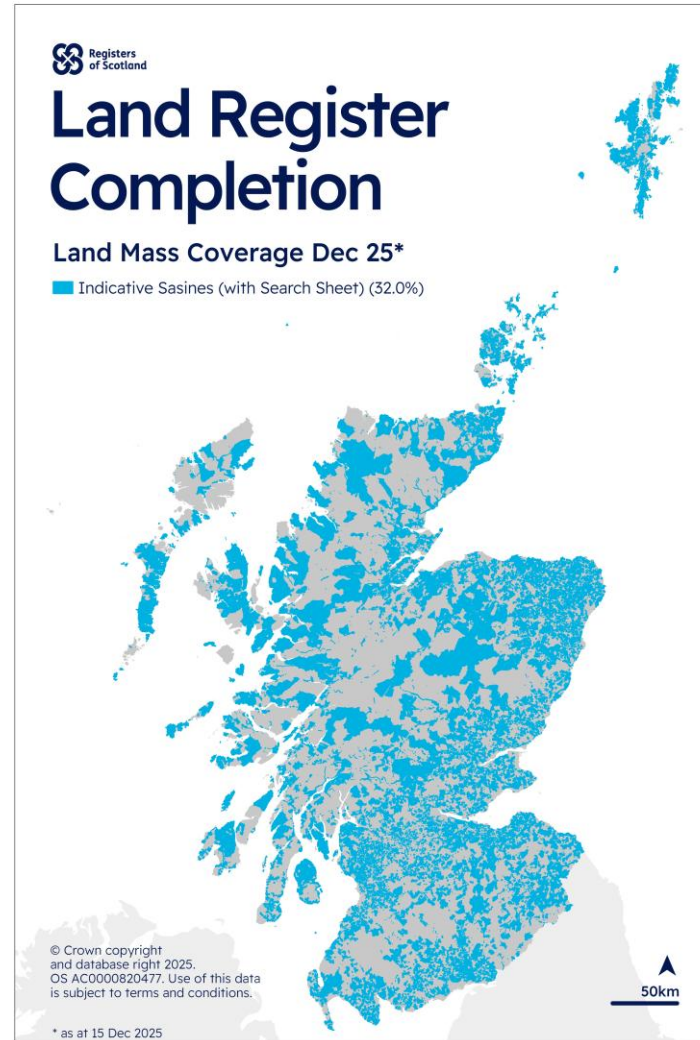
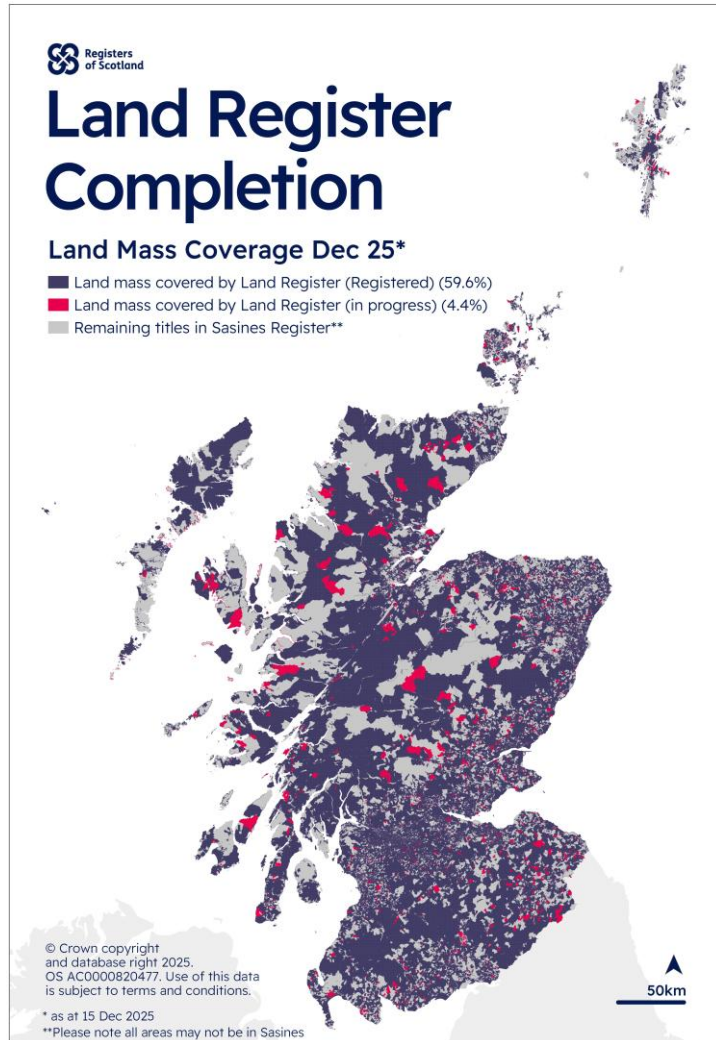
Registers of Scotland layers

- Land Register
- Indicative Sasines
- Counties
- Address Labels

Crofting layers

- Crofts
- Common Grazing/Runrig

Land Register Completion



Land Register & **WIP**





Unlocking Sasines



Land Mass Coverage

Find Indicative Sasines on ScotLIS

<https://scotlis.gov.uk>

 ScotLIS Scotland's Land Information Service
[Home](#) [Help and guidance](#) [What's new?](#) [Business user sign in](#)  Basket

Search and click on the map

▼ [Hide search](#)

Address or postcode



Show Indicative Sasines on the map

Indicative Sasines is a way of showing indicative ownership and boundaries of Sasine titles. Read the [Indicative Sasines guidance \(opens in a new tab\)](#) to find out more.

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned in the top right corner of the slide. It is set against a yellow square background.

savills

The name "MHAIRI ROBERTSON MRICS" is displayed in white, uppercase, sans-serif font within a red rectangular box on the left side of the slide.

MHAIRI ROBERTSON MRICS

The main title "Unlocking Centuries of Land Data" is written in a large, white, sans-serif font across the center of the slide. The background features a landscape with a river, green trees, and a large electricity pylon under a cloudy sky.

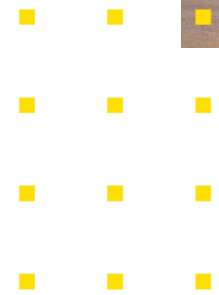
Unlocking Centuries of Land Data

The subtitle "How the Sasine Spatial Layer Supports Infrastructure Delivery in Scotland" is written in a smaller, white, sans-serif font below the main title.

How the Sasine Spatial Layer Supports Infrastructure Delivery in Scotland

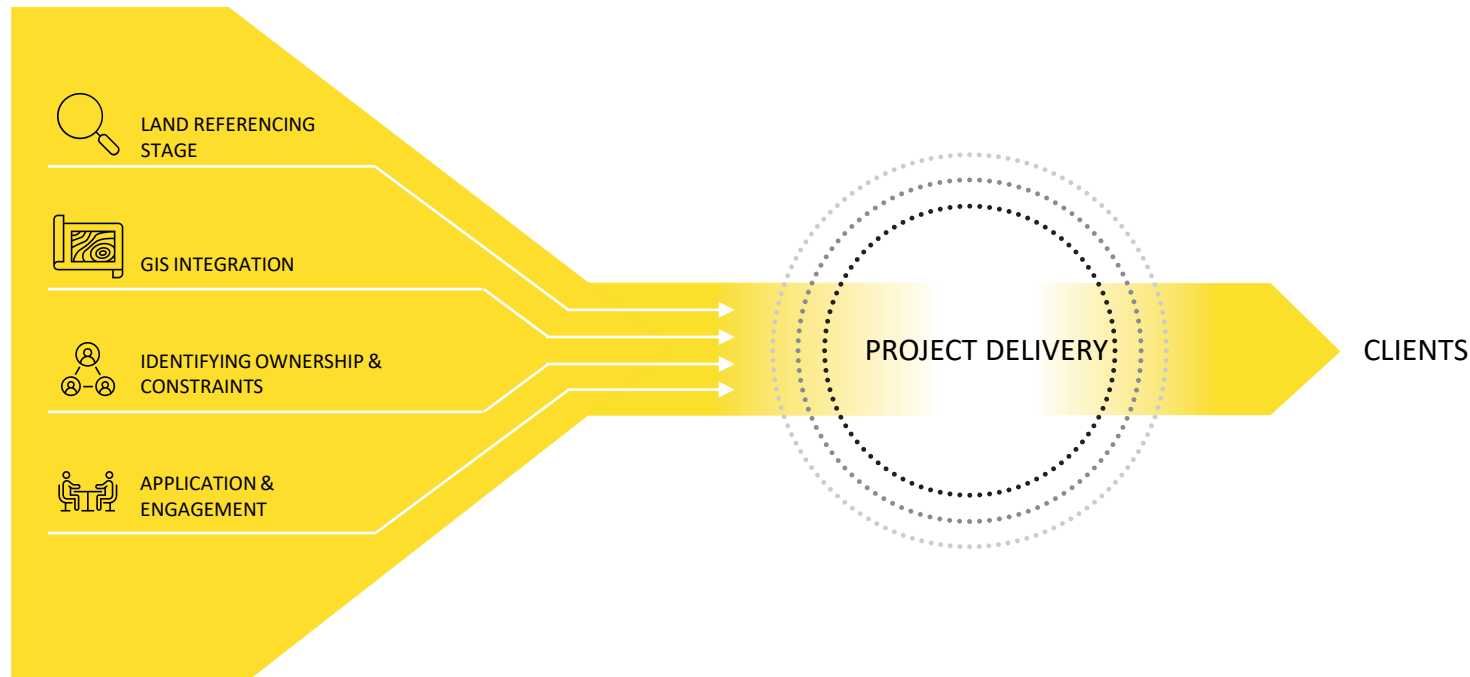
Who We Are

- Multidisciplinary teams across land referencing, GIS, spatial data, land consents and major projects
- Full land assembly and consent management for large scale linear infrastructure
- Strong operational presence across rural and urban Scotland
- Teams with diverse professional backgrounds



Our Integrated Approach

From data to delivery: a fully integrated land assembly process



LAND REFERENCING STAGE

- Client provides an indicative route or project area
- Registered titles and indicative sasine layer consulted immediately
- Title clarity at day one

GIS INTEGRATION

- Data uploaded to our SMART land assembly platform
- Viewed against base maps and James Hutton land classification
- Integrated with client shapefiles

IDENTIFYING OWNERSHIP & CONSTRAINTS

- Identify affected landowners and occupiers
- Review existing servitudes and other burdens
- Understand land use, agricultural quality and operational constraints
- Highlight third-party interactions and potential design challenges

APPLICATION & ENGAGEMENT

- Prepare accurate ownership and contact information
- Inform project design with land-based constraints
- Shape early engagement strategies for clients
- Support transparent and credible discussions with landowners

What We Deliver

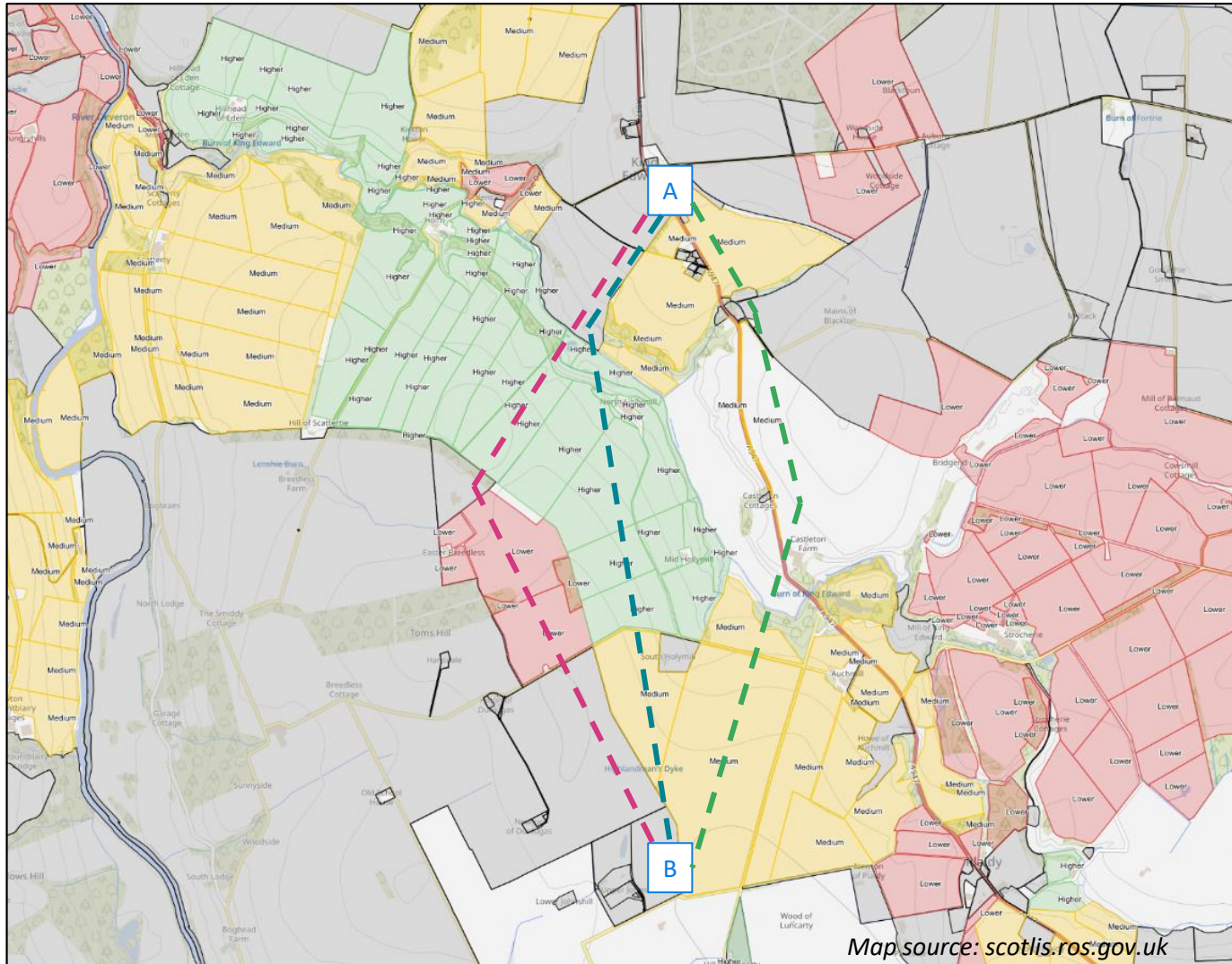
Infrastructure Sectors

- Electricity Networks
- Renewable energy onshore and offshore
- Road
- Rail
- Gas
- Emerging Technologies

Land Rights Secured

- Wayleaves
- Servitudes
- Acquisition
- Oversail and overrun
- Third-party access agreements
- Compensation and CPO work

Why the Sasine Spatial Layer Matters



Before

Estimation of number of titles when quoting for work

High levels of uncertainty over boundaries

Abortive effort in scoping and optioneering projects

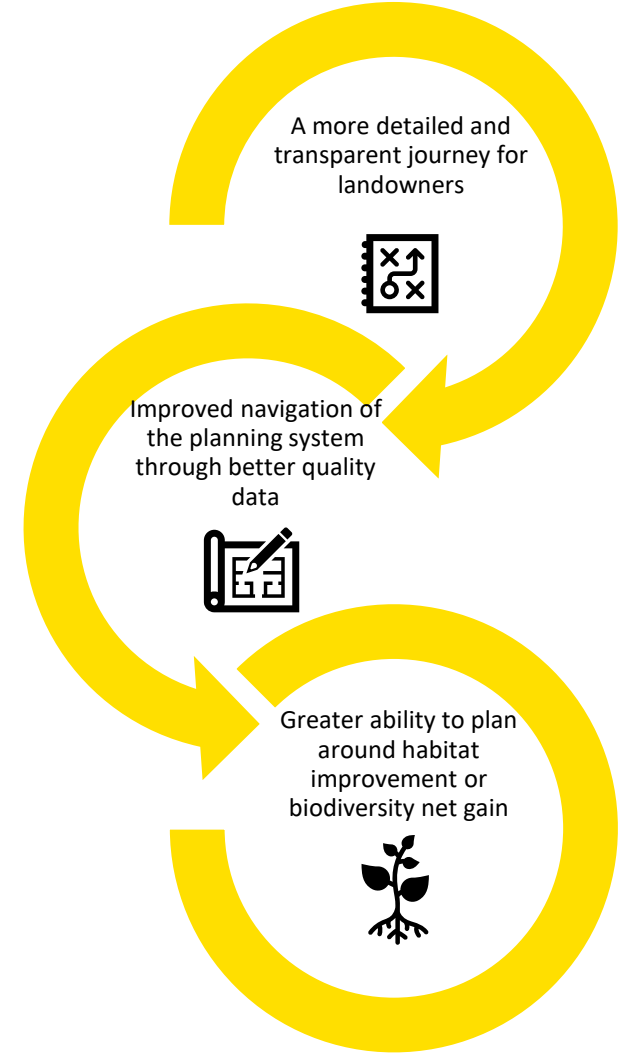
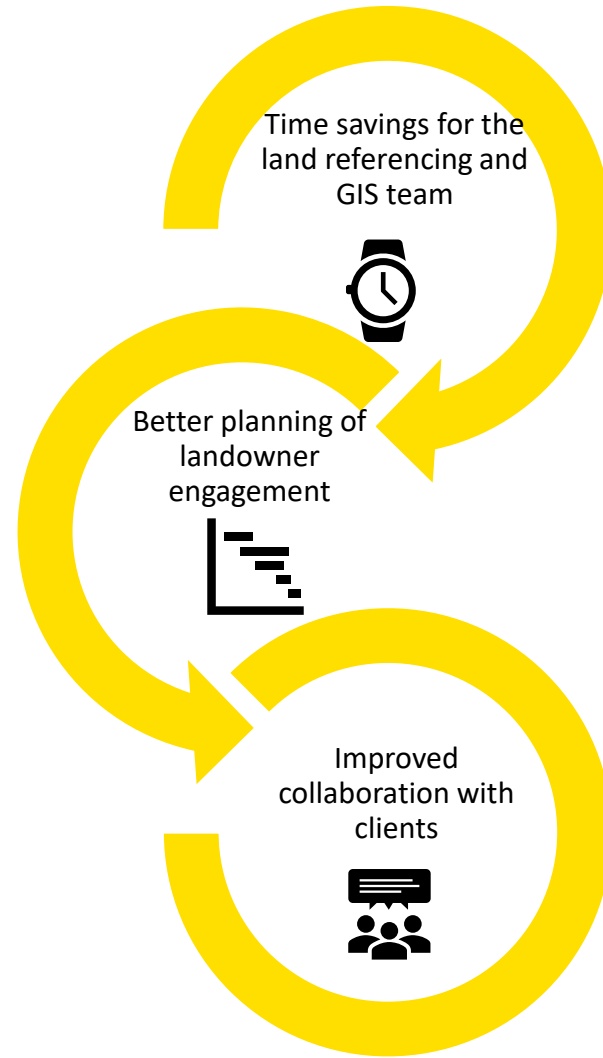
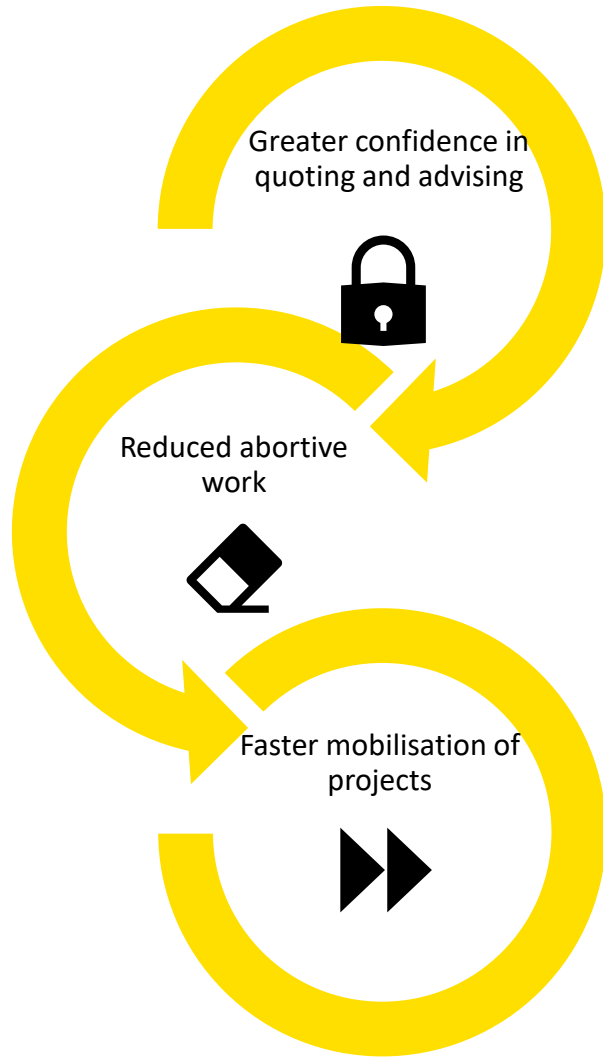
After

More accurate title identification from the outset leading to faster and more reliable project quotations

Better insights into the unregistered extents of farms and estates

Significant gains in speed, efficiency and de-risking projects; being able to advise clients with more certainty

Benefits





Thank you

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