GIS DATA SERVICE

The Registers of Scotland GIS (Geographic Information System) data service has been designed to give access to Land Register data in a new way. This service gives you the ability to search and extract data using a variety of geographic criteria and methods.

There are two options for accessing this service:
*   Option 1 - RoS carries out a GIS search of the Land Register, based on a supplied search area, in shapefile format.
*   Option 2 –the required Titles are requested specifically, via a list of title numbers, in which case no GIS search is required

Further information about GIS searches, the data provided and the fees charged for this service are provided below.

1. GIS SEARCHES

The role of the GIS Search is to provide you with the ability to search the Land Register geographically.

Notes on Searches

Due to the unique nature and methods of searching using GIS there are a number of important criteria to consider before submission. These are:

*   All searches are based solely on the GIS data provided
*   The geographic representation of each Title plan affects search results.
*   Results are produced solely from the Cadastral Map.
*   Results are based on a static *snapshot* of the Cadastral Map.
*   GIS data is supplied with additional information (e.g. colour, render order) in order to aid interpretation of the data. However, full interpretation of the GIS data requires reference to both the Land Register Title Plan, Supplementary Data Plan(s) and Title Sheet.

GIS data of the search area should be supplied to RoS using the following essential criteria:

*   The preferred option for all spatial data is Esri or GeoPackage shapefile format. When submitting shapefile data, the following files must be included: *.prj, *.dbf, *.shp, *.shx.
*   All data must be spatially referenced and projected to the correct datum and projection. All shapefiles must be submitted with a .prj file defining this projection and coordinate system. The correct datum and projection to use are cited below (http://epsg.io/27700). Datum: OSGB1936 Projection: OSGB 1936 / British National Grid Geodetic CRS: OSGB 1936 Ellipsoid: Airy 1830 Prime meridian: Greenwich
*   The shapefile should be of polygon geometry type and consist of one or more polygon features otherwise search results may produce misleading results.
*   Other data formats can only be accepted if the criteria listed above can be confirmed.

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- Image formats such as .PDF, .JPEG, .TIFF and .PNG do not contain CADD/GIS data suitable for our use.

2. GIS DATA PROVIDED

Title XY Points

This layer represents a unique reference point within the extent of a Title.

Table 1 - Attributes of Title Seed Points Layer

Field Name	Data Type	Definition
Title Number	String	Unique serial number given to a title at registration in the Land Register with a Registration County three letter prefix
Status	String	Current status of Title within Land Registration process. Abbreviations are described in the metadata
Extent	String	Shows whether a Title Extent has been supplied for each Title
Pending	String	Shows whether there are any pending applications for the Title currently with ROS.

Title search results (listed in an Excel file) may occasionally include Titles that are too early in the registration process for XY Points to be available.

Title Extents

This layer consists of complex shapes that represent a Title on the Cadastral Map. Some Titles have several shapes representing different features of the property. **In order to understand what each shape represents the Title Plan, Supplementary Data Plan(s) and Title Sheet (see below) should always be consulted**.

Table 2 - Attributes of Title Extent Polygon/Polyline/Label Layers

Field Name	Data Type	Definition
Title number	String	Unique serial number given to a title at registration in the Land Register
Plan type	String	Describes whether feature is part of the main Title Plan or Supplementary Plan(s)
Plan reference	String	Provides reference as shown on Title Plan or Supplementary Data Plans (e.g. 'Enlargement', 'PTH-1')
Label	String	Text references used to label a feature on the plan(s)
Fill style	String	Polygon layer only: indicates if polygon is tinted/hatched or has no fill
Edge/Fill colour	String	Polygon layer only: hex colour code for a polygon's border (i.e. edge) or hatch/tint (i.e. fill)

Field Name	Data Type	Definition
Render order	Integer	Polygon layer only: Indicates order in which polygons are displayed on the plan(s)
Line colour	String	Polyline layer only: hex colour code for a polyline
Text colour	String	Label layer only: hex colour code for colour of label text

3. OPTIONAL ADD ON SERVICES Digital Land Certificates (Title Plan & Sheet)

These are an electronic version of the Title Plan & Title Sheet. Only the Title Plan and Title Sheet can give you a fully accurate picture of the representation of each Title. The Title Plan is based on the Ordnance Survey Map, prepared by the Keeper, and forms part of the Title Sheet. The coloured areas shown on the Title Plan are described fully within the Title Sheet. The Title Sheet is the statutory record of ownership of an interest in land comprising the A, B, C and D sections and a Title Plan. Copies of Title Plans and Title Sheets can be purchased in PDF format. Our Data Matching Service can also provide some title information in a spreadsheet list.

Application Record

The Application Record provides details for all pending applications on the Land Register. Application Records can be provided, if required, where no Land Certificate is available. Copies of the Application Record can be purchased in a spreadsheet list of Application Record numbers or Application Record details can be provided via our Data Matching Service.

4. DATA PROVISION

Data can be supplied in the following digital formats:
- Title Extents / Title XY Points can be supplied in GIS shapefile or CAD[1] (.dxf only) format
- Title Sheets/Plans can be supplied as .pdf
- Application Records can be supplied as .html or .xls (for a list of application record details)

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[1] AutoCAD .DXF files are produced and converted from our GIS software (QGIS). Format and version cannot be guaranteed to function as per natively created CAD files. We recommend that you submit .dxf versions AC1018 to AC1027 (2004-2013). We can only export as version AC1018 (20042006), with a default encoding of ANSI-1252.

5. FEES AND CHARGES

Option 1: Where title numbers are provided, the fee will depend on the number of Titles requested (a fee of £3 plus VAT is charged per Title shapefile) and the time taken to extract the data.

Option 2: When a GIS search of the Land Register is required to identify Titles, costs will depend on the number of Titles that fall within the search area (a fee of £3 plus VAT is charged per Title shapefile), as well as a £30 flat fee for completing the search and the time taken to extract the data.

An estimate[1] for the provision of the GIS data service can be provided on submission of a title number list or shapefile by email (please see the contact information below).

Combined shapefiles and PDF copies of Title Sheets/Plans cost £25 plus VAT per Title plus a fee for the time taken to produce the copies (or ScotLIS users can download these at a cost of £3 plus VAT per Title).

Our Data Matching Service fees depend on your search and the returns you require. A typical request costs £300 plus VAT to set up and run a report, and £3 plus VAT per line of data returned (ScotLIS users can view and download Titles at a cost of £3 plus VAT per title).

6. TERMS AND CONDITIONS

Use of our GIS data services is subject to separate licencing arrangements and the Standard Terms & Conditions for Registers of Scotland Data Services.

7. CONTACT INFORMATION

If you have any enquiries on any aspect of our GIS data service, or if you would like to request an estimate, please contact: data@ros.gov.uk

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[1] All fees are subject to review and you will be notified of the applicable fees when an estimate is provided.