



**Registers
of Scotland**
ros.gov.uk

Land and property titles in Scotland by country of origin as at 31 December 2021

An analysis of titles in Scotland by location of owner at
time of purchase

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An Official Statistics publication for Scotland

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1. Main Findings

For land and property titles in the Land Register of Scotland, as at 31 December 2021:

Location of owner addresses:

- 93.1% Scotland; 5.2% UK outwith Scotland; 1.5% outwith UK

Owner addresses outwith UK:

- Type of owner: 84% individuals; 11.6% limited companies; 2.8% trustees, limited partnerships etc; and 1.6% had a combination of owner types
- Type of ownership: 90.5% ownership; 9.4% long-term lease
- Type of land and property: 77% residential; 10% other; 8.1% commercial; 4.0% land; 0.4% agriculture; and 0.2% forestry
- Location of land and property titles in Scotland:
 - » 31% in City of Edinburgh or Glasgow City
 - » 80% in urban areas of Scotland; 20% in rural areas of Scotland
- Location of owner addresses (top 3): 10.9% United States of America; 7.8% Hong Kong; and 6.6% United Arab Emirates
- Land Area of titles: represented 3.1% of Scotland's land area

UK owner addresses outwith Scotland:

- Location of land and property titles in Scotland:
 - » 21% in City of Edinburgh or Glasgow City
 - » 66% in urban areas of Scotland; 34% in rural areas of Scotland
- Location of owner addresses (top 3): 25% London; 15% South East of England; 11% North West of England
- Land Area of titles: represented 13.8% of Scotland's land area

2. Things you need know about this release

2.1 What these statistics include

This release presents statistics on the location of owner addresses in Scotland as at 31 December 2021 based on the owner address supplied at the time of registration with Registers of Scotland (RoS). A title is the statutory record of ownership or tenancy of a plot of land comprising the property, proprietorship, securities and burdens.

To be included in these statistics:

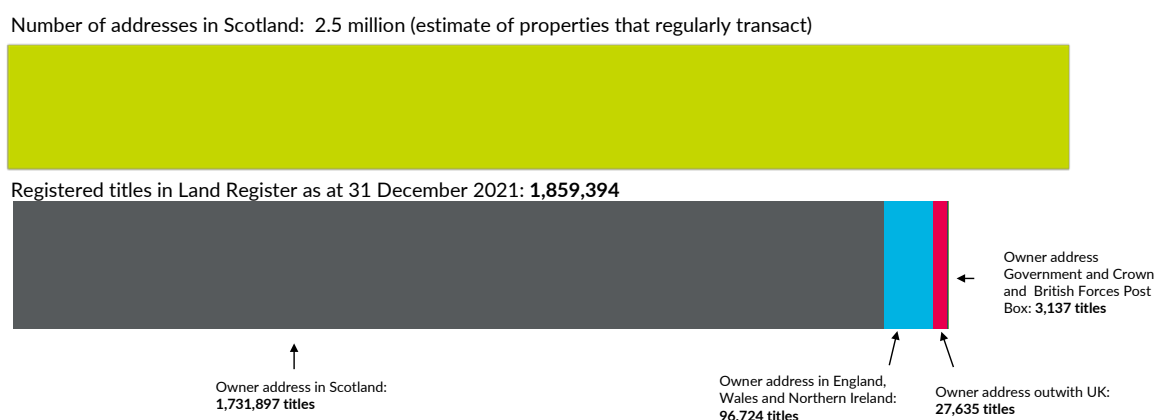
1. The land and property title needs to be registered in the Land Register.

There were 1.86 million registered titles in the Land Register, as at 31 December 2021, an estimated address coverage of 83% in relation to properties that regularly transact¹. All titles that have been transferred for a consideration since 1 April 2003 should be in the Land Register. The majority of the remainder of titles are held in the Sasines Register, a deeds-based register. The benefits of a complete Land Register are being delivered through a combination of ensuring properties that regularly transact are on the Land Register, and the information on the remaining titles in the Sasines Register is easily accessed via [Unlocking Sasines](#). We will explore if we can include the Unlocking Sasines information in future updates.

2. The registered legal owner² has provided an address at the time of registration that is able to be classified to a geographic location.

The two most significant reasons for not having an identifiable owner address occur when: ownership/tenancy is by a Scottish or UK public body and no designation address is required³; and when the supplied address is not complete or accurate enough to allow identification of a geographic location.

Figure 1: Statistics in scope compared with approximate total number of titles in Scotland



¹ This excludes land and property that rarely sells or may never sell, for example social housing and some large land and estates, from the total number of addresses in Scotland (held in Ordnance Survey AddressBase). The estimated number of properties that regularly transact is just short of 2.5 million, while the total number of addresses is 2.9 million.

² Or tenant under a long-term commercial lease, or at least one owner or tenant, if there is more than one. For the purposes of this report reference to "owner" also relates to tenants under a long-term commercial lease unless otherwise specified. See [Definitions](#) for more information.

³ The total volumes of titles where the registered owner is a Scotland or UK-wide public body, a Crown body or where the owner's address is given as a British Forces Post Office number are included in Table 1. Individual Scottish NHS trusts and Scottish local authorities are included in the Scotland figures.

2.2 Main changes since last release in March 2021

Due to ongoing data quality improvements, every title in this year's report has been classified to a geographic location based on owner address. In last year's report, 0.5% of titles were unclassified to a geographic location.

Additional analysis on the titles with UK owner addresses outwith Scotland has been added into this year's report.

2.3 What you can and can't conclude

The statistics are presented as a snapshot of the Land Register as at 31 December 2021 without comparisons with previous years. Annual comparisons in terms of year-on-year changes in the statistics are not advised as changes may reflect a range of factors⁴, including data quality improvements.

The address used is as given by the owner at the time of registration but it is possible that the owner has subsequently moved. The statistics will include both titles where the owner has remained located outwith Scotland after the title has been purchased and titles where the owner has subsequently located to Scotland after completion of the transaction.

⁴ These factors include the Land Register being a live database, with changes occurring between annual snapshots, as well as the steady progression of completing the Land Register (registering titles for the first time in the Land Register) which means that titles are being added to the base data from the Sasines Register.

3. Location of owner

Figure 2 shows where the 1.86 million registered titles in the Land Register as at 31 December 2021 were located.

Figure 2: Location of owner address for registered Land Register titles as at 31 December 2021 (online table 1)

	Number of titles	Percentage of total registered LR titles
Scotland	1,731,897	93.1
England	91,083	4.9
Wales	1,840	0.1
Northern Ireland	3,801	0.2
UK outwith Scotland	96,724	5.2
Outwith UK	27,635	1.5
Non-Scotland	124,359	6.7
British Forces Post Office	131	0.0
Government and Queen	3,006	0.2
All classified	1,859,393	100.0
Owner address unable to be classified	0	0.0
Total registered titles in Land Register	1,859,393	100.0

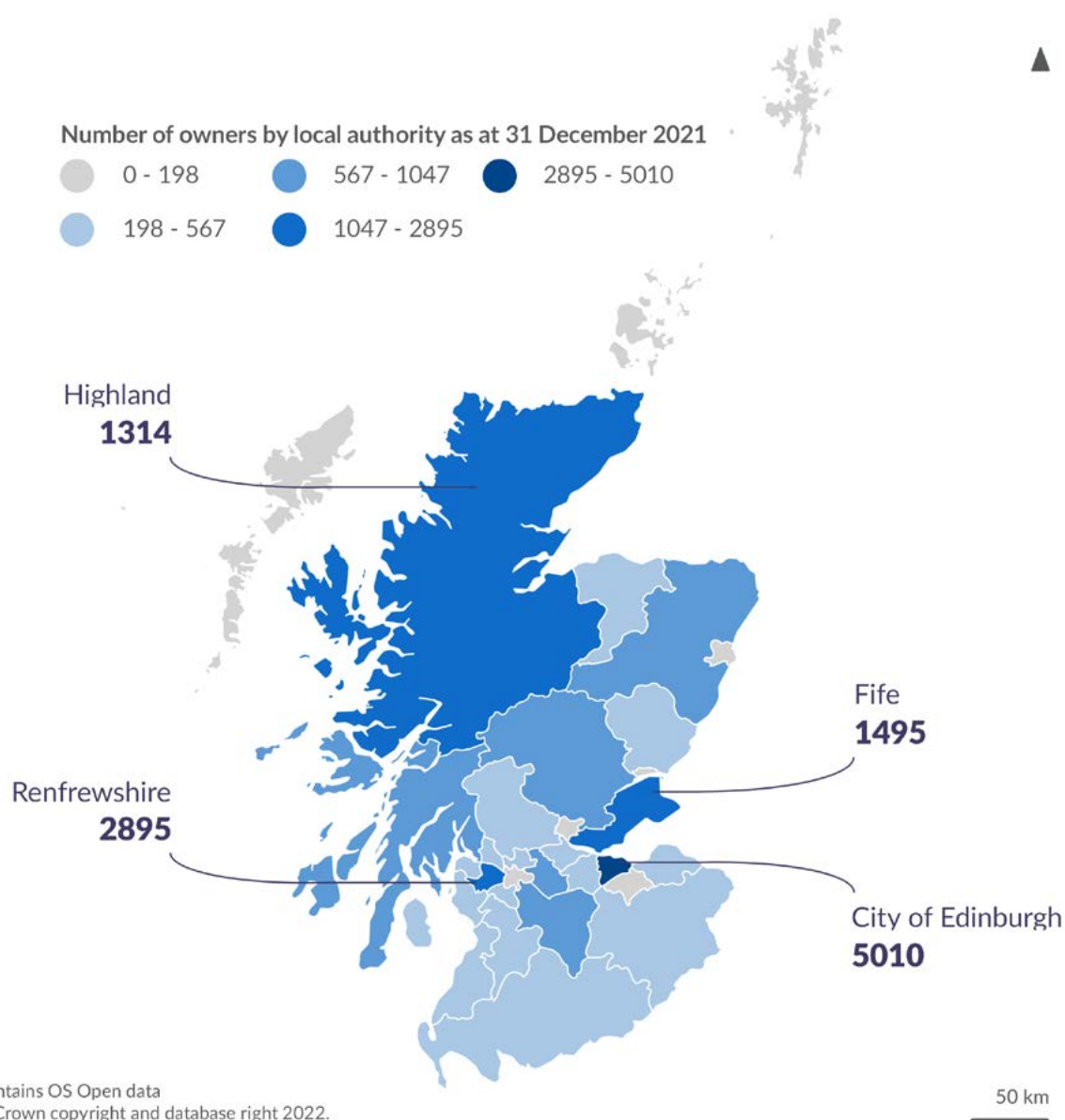
4. Owner addresses outwith UK

This section focuses on the 27,635 titles with an owner address outwith the UK.

A reference to “outwith UK” means those titles where the owner’s address, supplied at the time of registration, was not located in the UK.

Figure 3 shows where these 27,635 titles with an owner address outwith the UK are located in Scotland.

Figure 3: Titles with an owner address outwith the UK by Local Authority (online table 5)



4.1 Titles outwith UK by type of owner

Figure 4 shows that for titles with an owner address outwith the UK:

- the majority (84% or 23,209 titles) were individuals (i.e. one or more natural persons)
- limited companies accounted for 11.6% (or 3,192 titles)
- trustees and limited partnerships accounted for 2.8% (784 titles)
- 1.6% (450 titles) had a combination of owner types

It is not possible to determine whether the reasons for owning/leasing property or land in Scotland is due to the intention to immigrate, or for other purposes such as second/holiday homes, accommodation for family members studying/working in Scotland, or as investments.

Figure 4: The owner in around four out of every five outwith UK titles was an Individual (online table 2)

Percentage of titles with owner address outwith UK by type of owner as at 31 December 2021

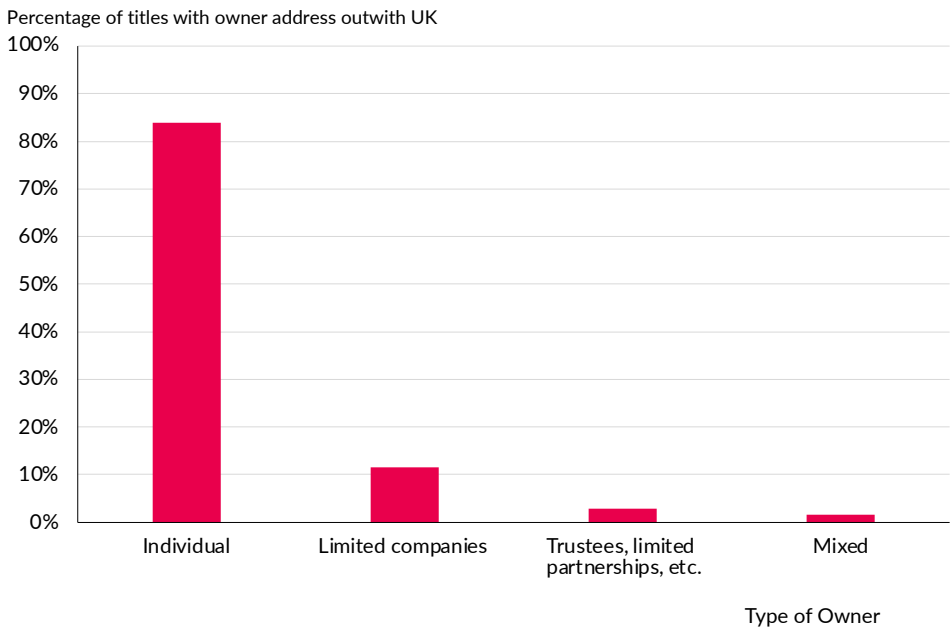
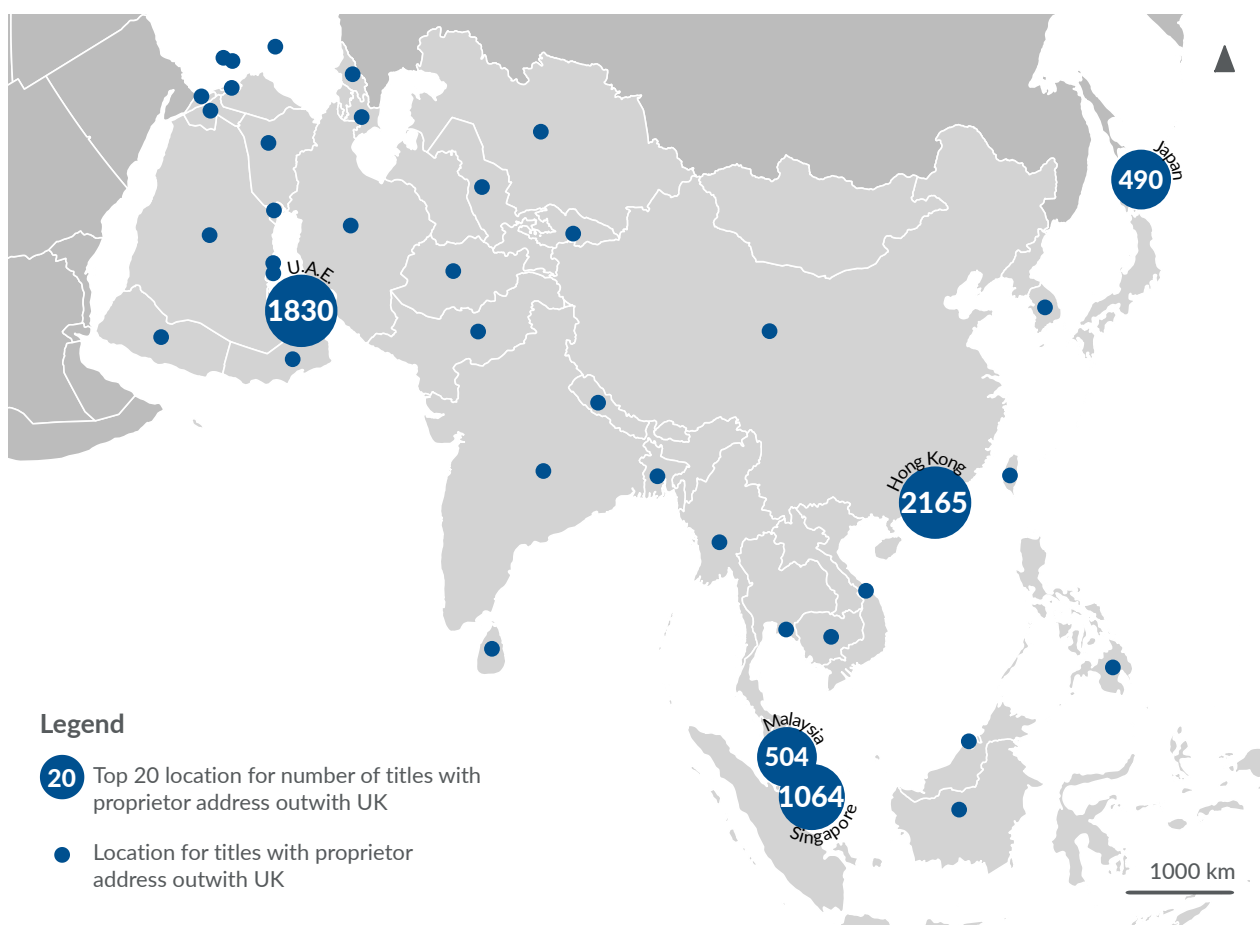
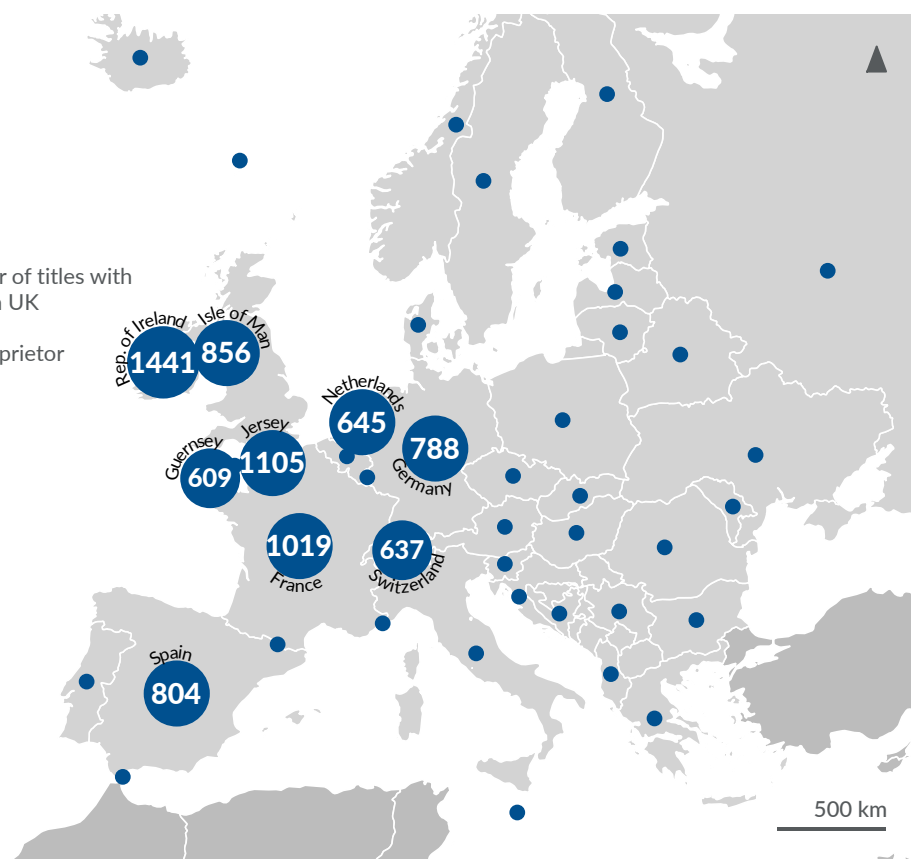


Figure 5 highlights 14 of the top 20 locations of owner addresses for outwith UK titles in Europe and Asia. The remaining locations were Canada, New Zealand, United States of America, Australia, British Virgin Islands and South Africa. Overall, addresses were classified to 164 locations, excluding the UK (online tables 3 and online table 4).

Figure 5: Titles with owner address outwith UK in Europe and Asia as at 31 December 2021

Legend

- 20 Top 20 location for number of titles with proprietor address outwith UK
- Location for titles with proprietor address outwith UK



Legend

- 20 Top 20 location for number of titles with proprietor address outwith UK
- Location for titles with proprietor address outwith UK

Other key findings for owners outwith the UK by type of owner:

- Individuals accounted for 82% or more of outwith UK titles in 16 of the top 20 outwith UK locations (country, Crown dependency or overseas territory).
- Limited companies were the majority owner type in the remaining 4 countries (Jersey, Isle of Man, British Virgin Islands and Guernsey).
- More than half (60%) of all titles owned or leased by companies from outwith the UK were accounted for by these four locations.
- Almost all titles with owners from the British Virgin Islands, for example, related to limited companies (92%).

4.2 Titles outwith UK by interest

Figure 6 shows that:

- ownership was the predominant interest for titles with an outwith UK owner address, accounting for 90.5% (25,010) of titles
- the remainder of these titles were leased (long-term commercial leases), accounting for 9.4% (2,608) of titles.

Figure 6: Leases accounted for around one out of every ten outwith UK titles⁵ (online table 2)

Percentage of titles with owner address outwith UK by interest as at 31 December 2021

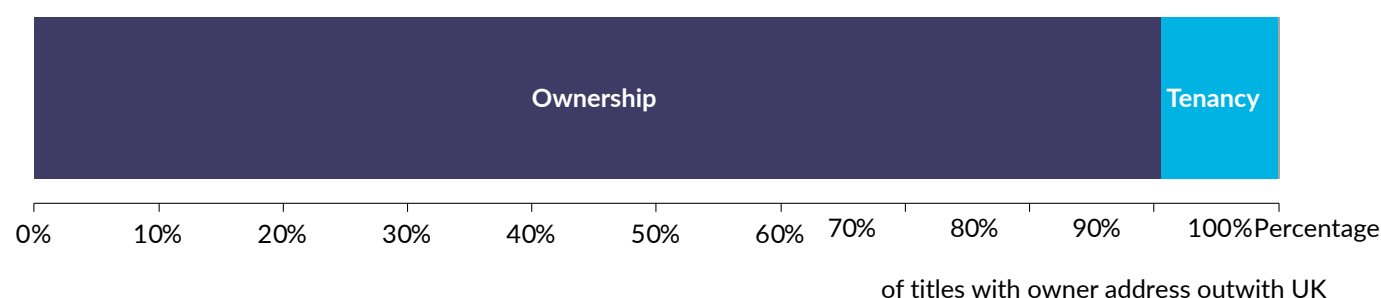


Figure 7 shows that:

- there was not much variation in these proportions when interest in titles is examined by the type of owner.
- ownership accounted for a slightly lower proportion of titles related to trustees and limited partnerships (84%) and a slightly higher proportion of titles related to mixed owner types (94%).

Figure 7: Number of titles with owner address outwith UK by interest and type of owner as at 31 December 2021 (online table 2)

Owner type	Ownership		Tenancy		Unclassified		All interests	
	Number	%	Number	%	Number	%	Number	%
Individual/natural person	21,053	90.7	2,146	9.2	10	0.0	23,209	84.0
Limited companies	2,873	90.0	312	9.8	7	0.2	3,192	11.6
Trustees, limited partnerships, etc.	662	84.4	122	15.6	0	0.0	784	2.8
Mixed	422	93.8	28	6.2	0	0.0	450	1.6
All owner types	25,010	90.5	2,608	9.4	17	0.1	27,635	100.0

⁵ 17 titles could not be classified to an interest (ownership or tenancy), these are included in Figure 3 but are not visible due to the low number.

4.3 Titles outwith UK by local authority and interest

Figure 8 shows the number of titles with an owner address outwith the UK by local authority and interest.

Around one in three (31%) outwith UK titles were in the City of Edinburgh or Glasgow city, both with 90% ownership versus 10% tenancy.

Ownership is the majority interest across most of Scotland. In Renfrewshire, however, which accounts for around one in ten of the outwith UK titles (10.5% or 2,895 titles), 87% (or 2,263 titles) related to a tenancy interest. A contributory factor to this is the number of titles of parking spaces and storage facilities near to Glasgow Airport. This is an unusual form that doesn't appear to be repeated in any other local authority.

If Renfrewshire was excluded, the average proportion of tenancy interest across the other 31 local authority areas was 1.4% compared with 9.4% across the whole of Scotland.

Figure 8: Around one in three outwith UK titles were in the City of Edinburgh or Glasgow City (online table 5)

Number of titles with owner address outwith UK by local authority and interest as at 31 December 2021

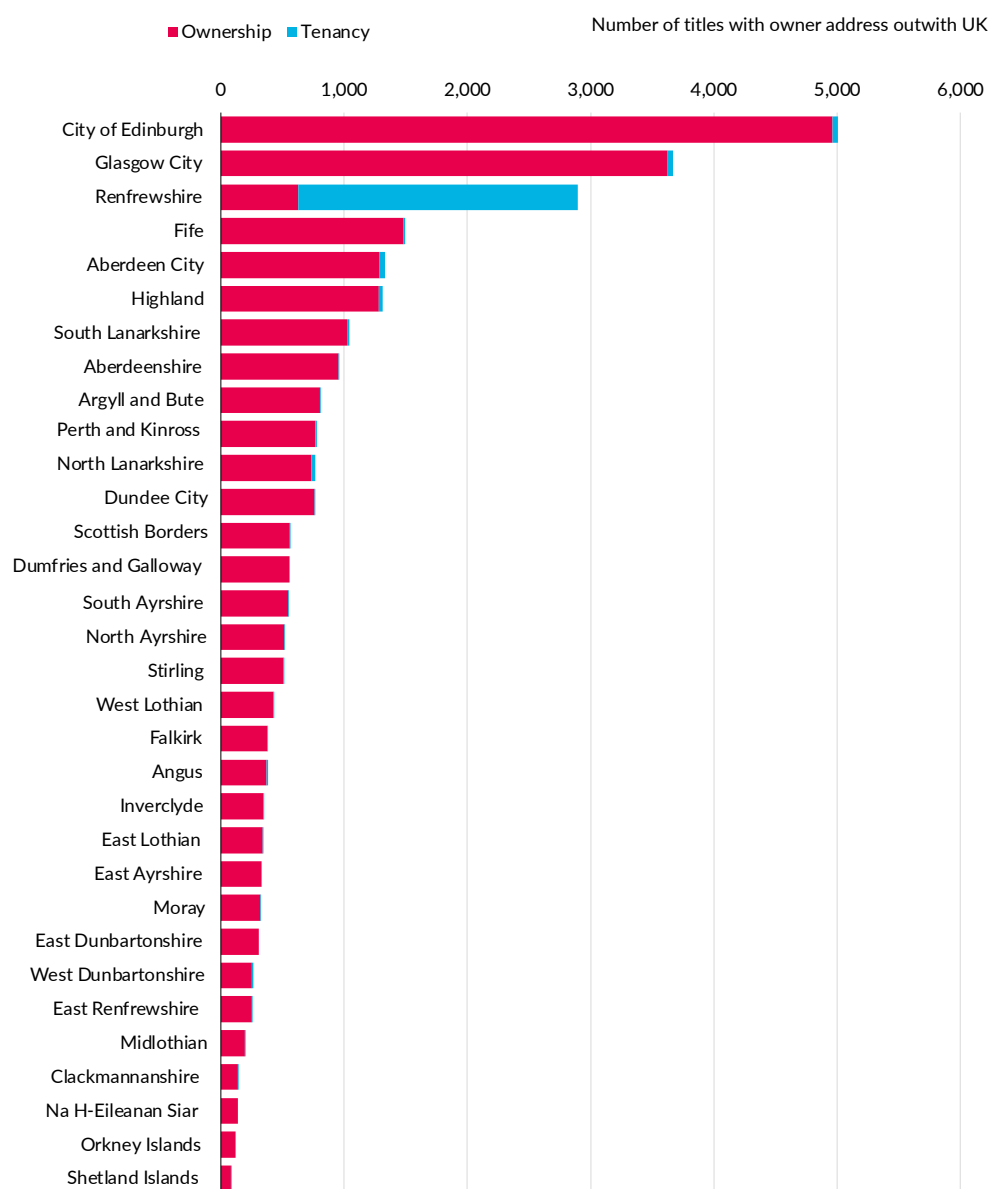


Figure 9 shows the top 10 postcode sectors across Scotland by number of outwith UK titles.

The top two postcode sectors were within Renfrewshire and account for 62% of titles owned or leased from outwith the UK within the local authority⁶.

Figure 9: Top 10 postcode sectors by number of titles with owner address outwith UK as at 31 December 2021 (online table 6)

Rank	Postcode sector	Post Town	Local Authority	Number Of Titles
1	PA3 3	Paisley	Renfrewshire	910
2	PA3 1	Paisley	Renfrewshire	876
3	EH3 9	Edinburgh	City of Edinburgh	462
4	PA1 2	Paisley	Renfrewshire	359
5	PA3 2	Paisley	Renfrewshire	280
6	EH3 6	Edinburgh	City of Edinburgh	242
7	KY16 9	St Andrews	Fife	237
8	EH9 1	Edinburgh	City of Edinburgh	232
9	EH7 5	Edinburgh	City of Edinburgh	220
10	EH8 9	Edinburgh	City of Edinburgh	191

Figure 10 shows the top 10 postcode sectors across Scotland by number of outwith UK titles excluding tenancy, such as long-term leases on car parking spaces. Out of the top 10, 8 are in the City of Edinburgh, accounting for 6.7% (1,858 titles) of all outwith UK titles.

Figure 10: Top 10 postcode sectors by number of titles with owner address outwith UK excluding tenancy as at 31 December 2021 (online table 7)

Rank	Postcode sector	Post Town	Local Authority	Number Of Titles
1	EH3 9	Edinburgh	City of Edinburgh	459
2	EH3 6	Edinburgh	City of Edinburgh	242
3	KY16 9	St Andrews	Fife	234
4	EH9 1	Edinburgh	City of Edinburgh	232
5	EH7 5	Edinburgh	City of Edinburgh	220
6	EH8 9	Edinburgh	City of Edinburgh	185
7	EH11 1	Edinburgh	City of Edinburgh	181
8	G1 1	Glasgow	Glasgow City	177
9	EH7 4	Edinburgh	City of Edinburgh	172
10	EH4 1	Edinburgh	City of Edinburgh	167

⁶ Total number of titles in Renfrewshire with owner address outwith the UK was 2,895

4.4 Titles outwith UK by land use classification

See [background information](#) on land use classification.

Figure 11 shows that:

- three quarters (77%) of outwith UK titles had a residential land use classification
- 8.1% outwith UK titles were classed as commercial
- 10% outwith UK titles were classed as other

Figure 11: Three quarters of outwith UK titles had a residential land use classification (online table 8)

Number of titles with owner address outwith UK by land use classification as at 31 December 2021

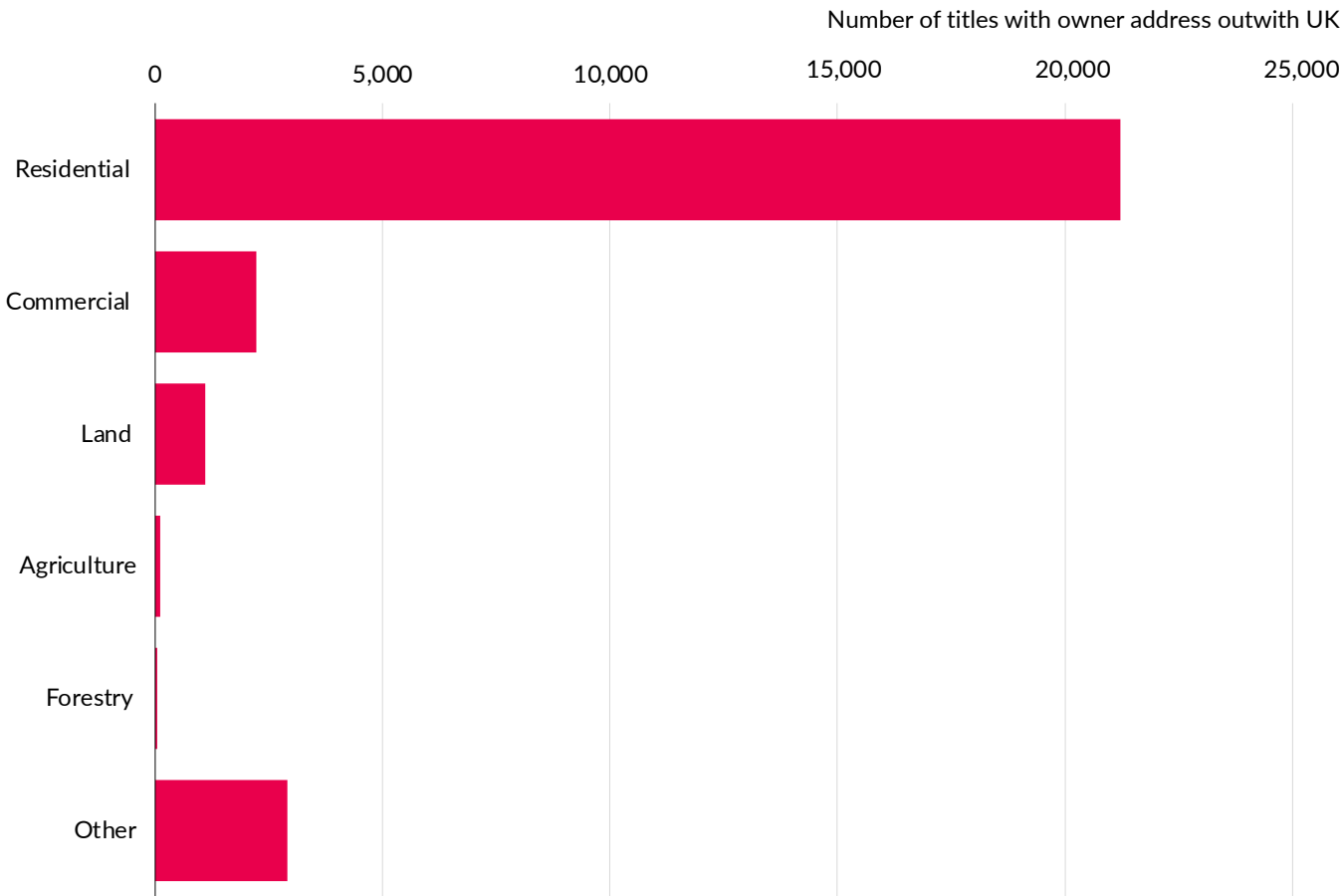
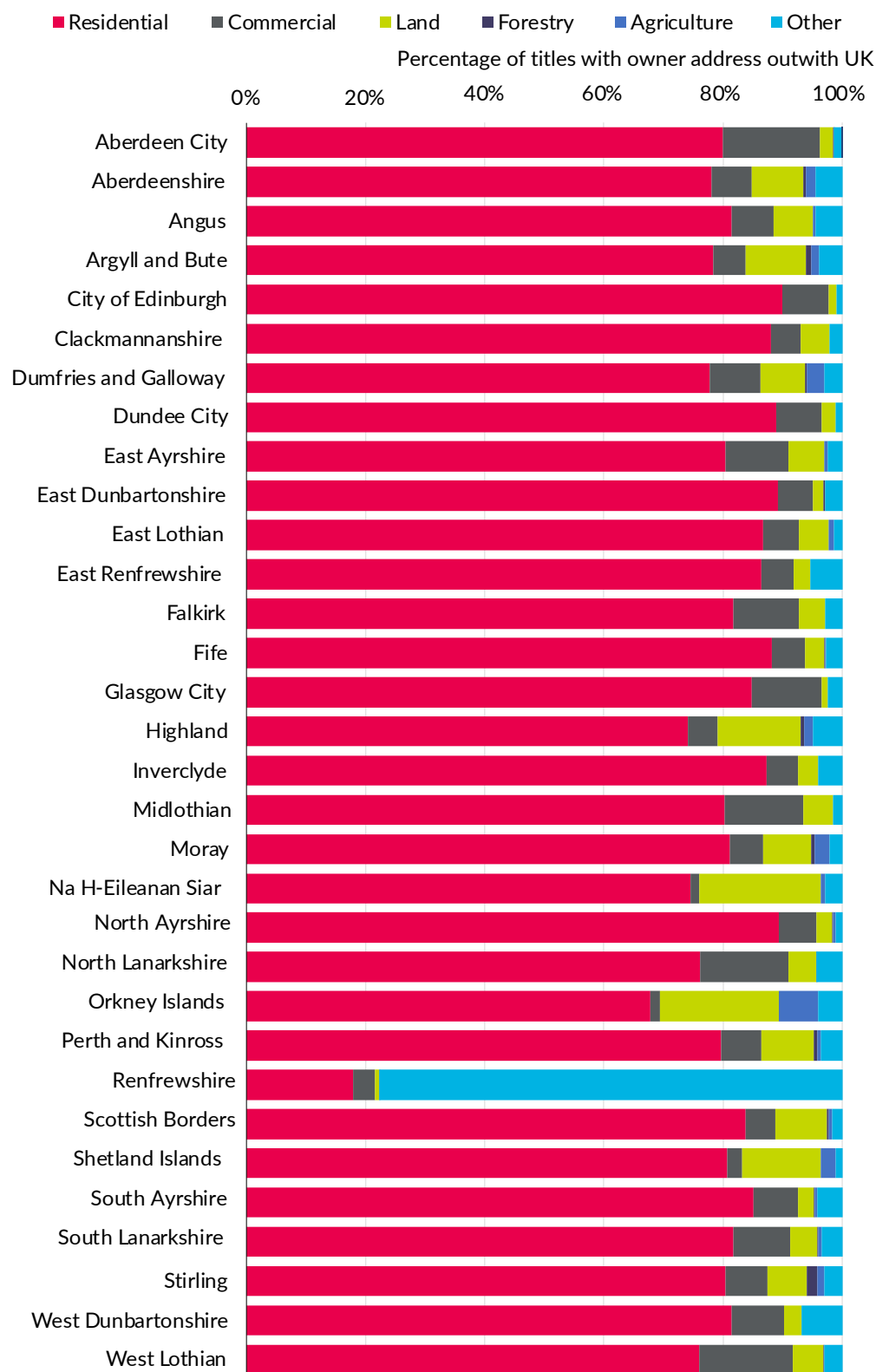


Figure 12 shows Residential land use accounted for at least 68% of outwith UK titles in 31 of 32 local authorities. Renfrewshire is the exception, where 18% of titles were classed as residential and the majority of titles (78%) were classed as other, the classification used for car parking and storage spaces.

Figure 12: Residential land use accounted for at least two thirds of the land use classification of titles outwith the UK in 31 out of 32 local authorities (online table 8)

Percentage of titles with owner address outwith UK by local authority and land use classification as at 31 December 2021



4.5 Titles outwith UK by urban rural classification

See [background information](#) on Urban rural classification for details on how this analysis is conducted.

Figure 13 shows for titles with an owner address outwith the UK:

- 80% were in urban areas of Scotland
- 20% were in rural areas

For context:

- In terms of land area, urban areas account for 2.2% of Scotland and rural areas account for 97.8%⁷. In terms of population, urban areas account for 83% and rural areas account for 17%.
- The urban rural split for all property sales in Scotland in 2020-21 was 81% urban and 19% rural⁸.

Figure 13: Around four out of five titles with an owner address outwith UK were in urban areas of Scotland (online table 9)

Percentage of titles with owner address outwith UK by 2-fold urban rural classification as at 31 December 2021

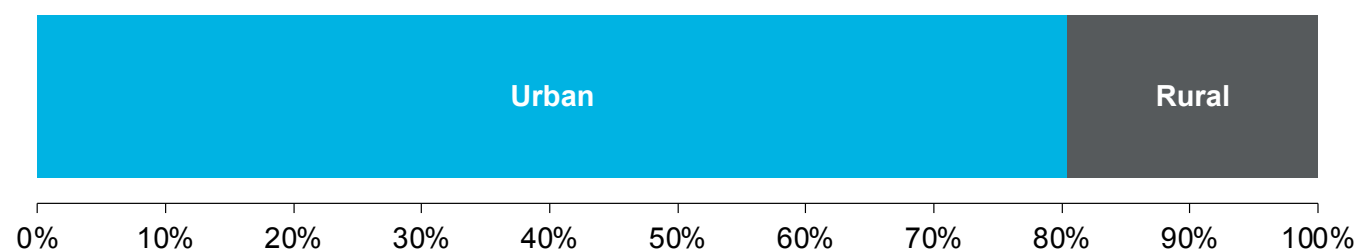


Figure 14 shows, for each local authority, the percentage of outwith UK titles and the percentage of land area that are urban and rural based on the 2-fold urban rural classification.

The figure shows that:

- Glasgow City and Dundee City have a high land area percentage that is urban (87% and 83% urban respectively) and the focus of outwith UK titles within these local authorities is in urban areas (99% of titles in urban areas in both local authorities).
- the percentage of land area that is urban is relatively lower in City of Edinburgh and Aberdeen City (51% and 46% urban respectively) but outwith UK titles remain nearly all in urban areas (99% and 97%).
- for local authorities with a lower percentage of urban land area (between 15% and 30%) the percentage of outwith UK titles in urban areas remains high (between 84% and 99%).
- Clackmannanshire can be seen to be an outlier given the percentage of its land area that is urban and the low number of outwith UK titles involved⁹.

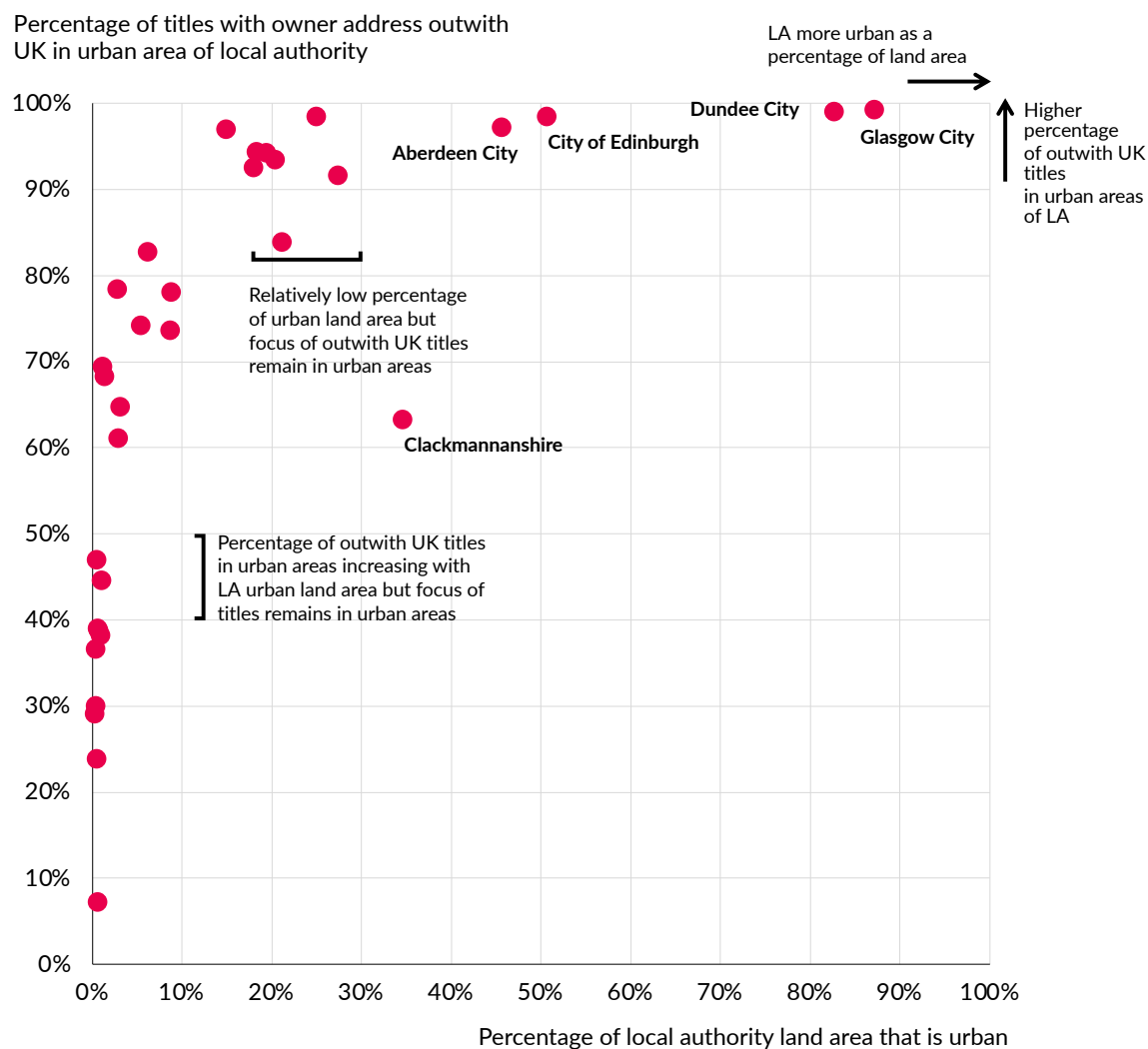
⁷ Scottish Government: <https://www2.gov.scot/Publications/2018/03/6040/downloads>

⁸ See our [Property Market Report 2020-21](#) for further information.

⁹ There are 142 titles in Clackmannanshire with an owner address outwith the UK. 90 of these titles are in urban areas and 52 in rural areas.

Figure 14: The focus of outwith UK titles is in urban areas¹⁰

Percentage of titles with owner address outwith UK by local authority and urban rural classification (Scottish Government urban rural 2-fold 2016 classification) as at 31 December 2021



¹⁰ Online table 15 gives a breakdown of land area by 2-fold urban rural classification and local authority

4.6 Titles outwith UK by land area

Experimental statistics: data being developed

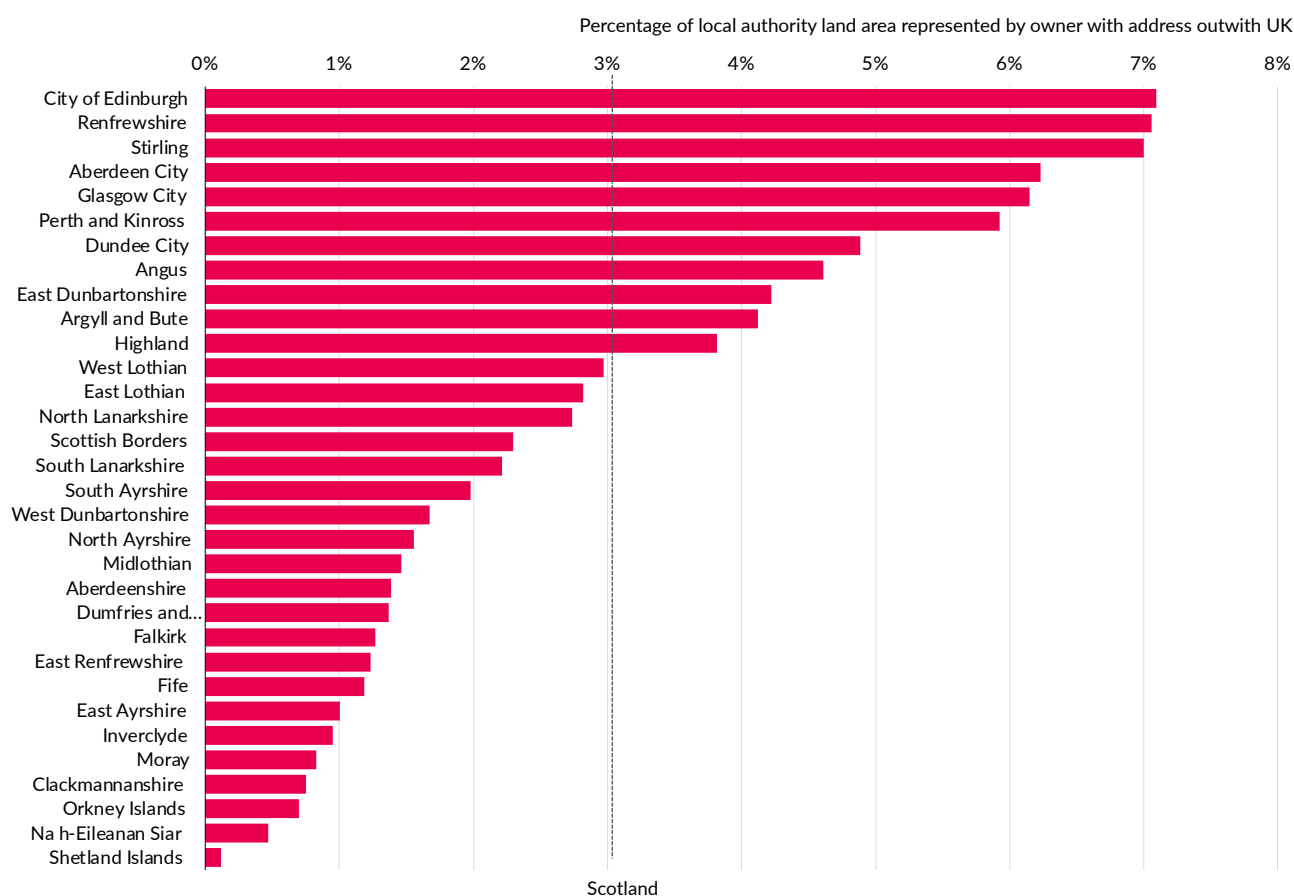
Out of 27,635 outwith UK titles, 27,632 titles were included for analysis. Overall, outwith UK titles represented 3.1% of Scotland's land area.

Figure 15 shows the percentage of local authority land area represented by outwith UK titles.

- The top three local authorities with the highest percentage of its land area represented by outwith UK titles were City of Edinburgh, Renfrewshire and Stirling.
- The bottom three local authorities were Shetland Islands, Na h-Eileanan Siar and Orkney Islands, all local authorities with very low number of titles overall (see Figure 9 of the online spreadsheet Figures for background data).

Figure 15: Titles outwith UK represented 3.1% of Scotland's land area (online table 10)

Percentage of local authority land area in Scotland represented by owner with address outwith UK as at 31 December 2021



5. UK owner addresses outwith Scotland

This section of the release will focus on the 96,724 titles with an owner address in:

- England
- Wales
- Northern Ireland

Out of 96,724 titles, 96,713¹¹ titles were included in this analysis.

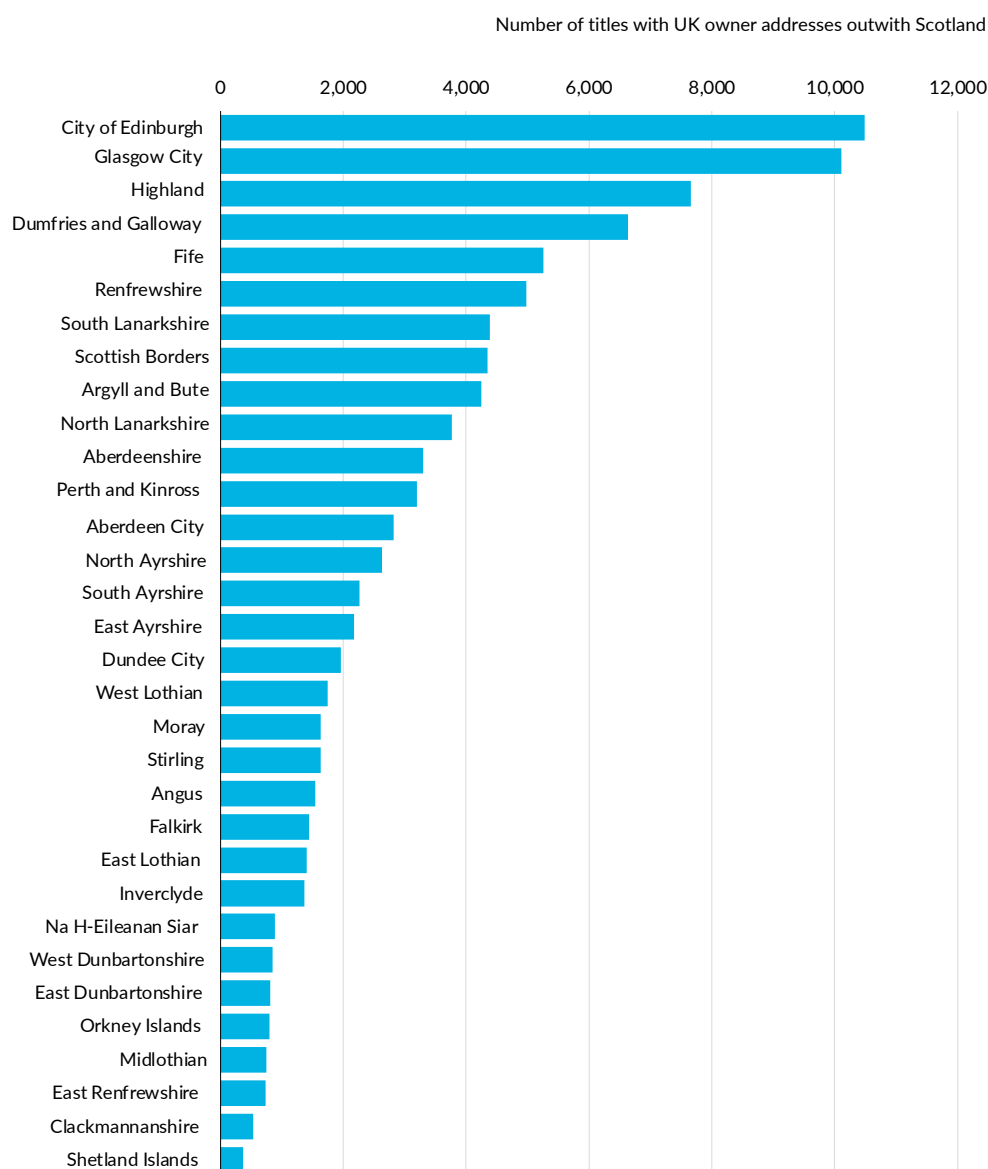
A reference to “UK ownership outwith Scotland” means those titles **where the owner address supplied at time of registration** is in England, Wales or Northern Ireland.

5.1 UK owner addresses outwith Scotland by Local Authority

Figure 16 shows what percentage of all titles with a UK owner address outwith Scotland (England, Wales and Northern Ireland) fall within each local authority area in Scotland.

Figure 16: Around 1 in 5 UK outwith Scotland titles were in the City of Edinburgh or Glasgow City (online table 11)

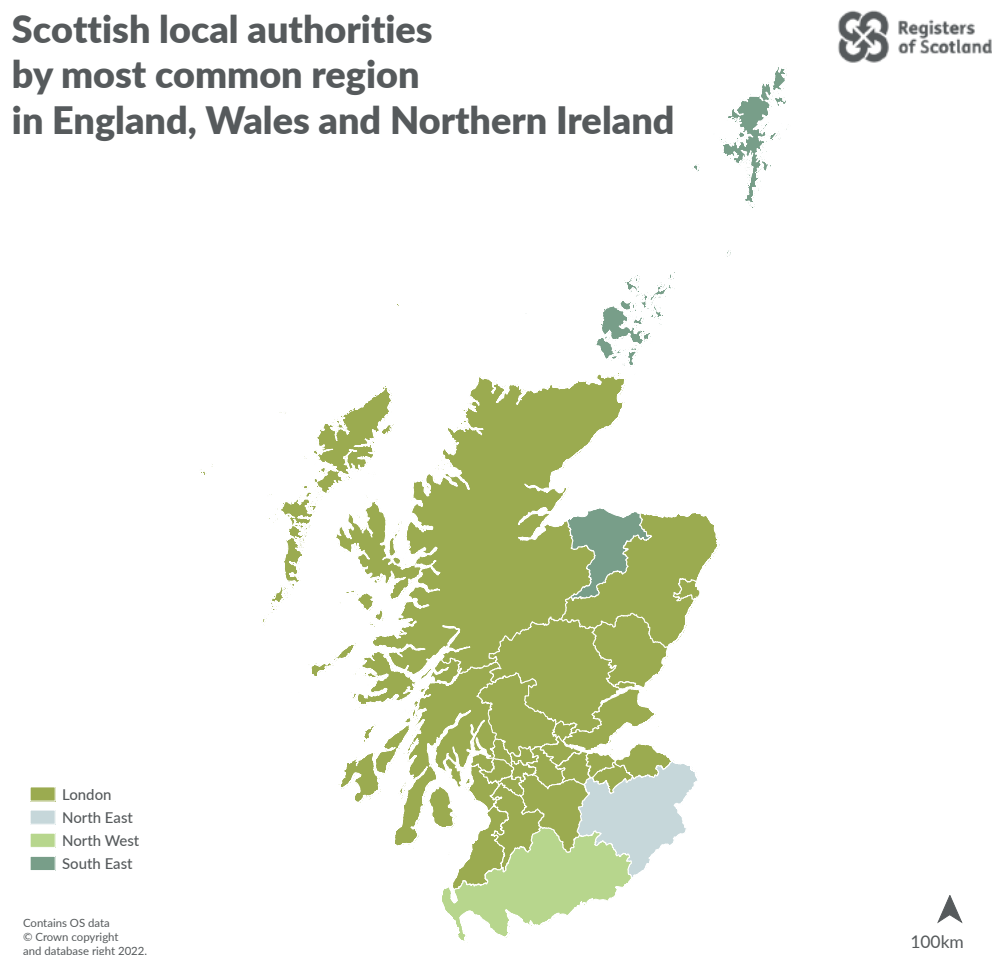
Number of titles with a UK owner address outwith Scotland by local authority as at 31 December 2021



¹¹ Since 31 December 2021, 11 titles have been amalgamated or closed and so it was not possible to include them in the location analysis.

Figure 17 shows that London was the dominant region in 27 out of 32 Scottish local authorities. However, in the local authorities which border onto England, the corresponding bordered region of England was most dominant.

Figure 17: Scottish local authorities by most common region in England, Wales and Northern Ireland



5.2 Most common regions with UK owner address outwith Scotland

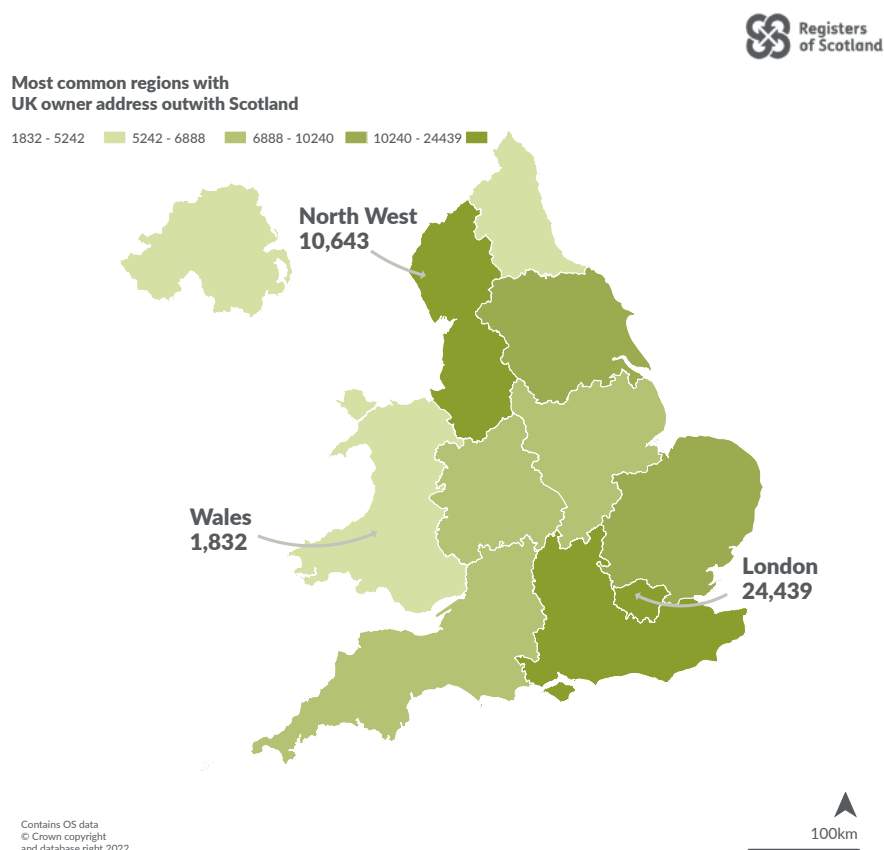
We are limited in what outputs we can produce with English, Welsh and Northern Irish data due to the quality of the underlying owner address data. [See background information on UK Titles outwith Scotland](#)

Figure 18 shows the number of Scottish titles with a UK owner address outwith Scotland by the regions of England, Wales and Northern Ireland.

For the whole of Scotland:

- 25% (24,439 titles) of UK owner addresses outwith Scotland were in the London region and 15% (14,957 titles) were in the South East region.

Figure 18: Most common regions with UK owner address outwith Scotland as at 31 December 2021¹² (online table 12)



5.3 UK owner addresses outwith Scotland by urban rural classification

See [background information](#) on urban rural classification for details on how this analysis is conducted.

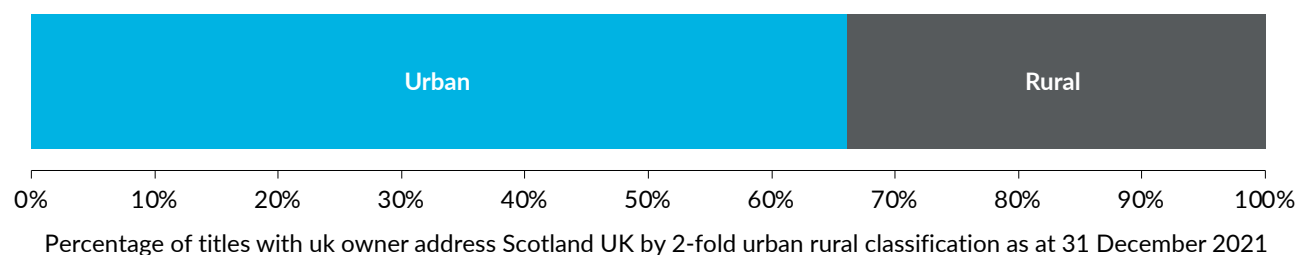
Figure 19 shows that for titles with a UK owner address outwith Scotland:

- 66% were in urban areas of Scotland
- 34% were in rural areas of Scotland

For context:

- In terms of land area, urban areas account for 2.2% of Scotland and rural areas account for 97.8%¹³. In terms of population, urban areas account for 83% and rural areas account for 17%.
- The urban rural split for all property sales in Scotland in 2020-21 was 81% urban and 19% rural¹⁴.

Figure 19: Around two thirds of titles with a UK owner address outwith Scotland were in urban areas of Scotland (online table 13)



¹² 883 titles are not included in this analysis as no region could be identified from the address information provided.

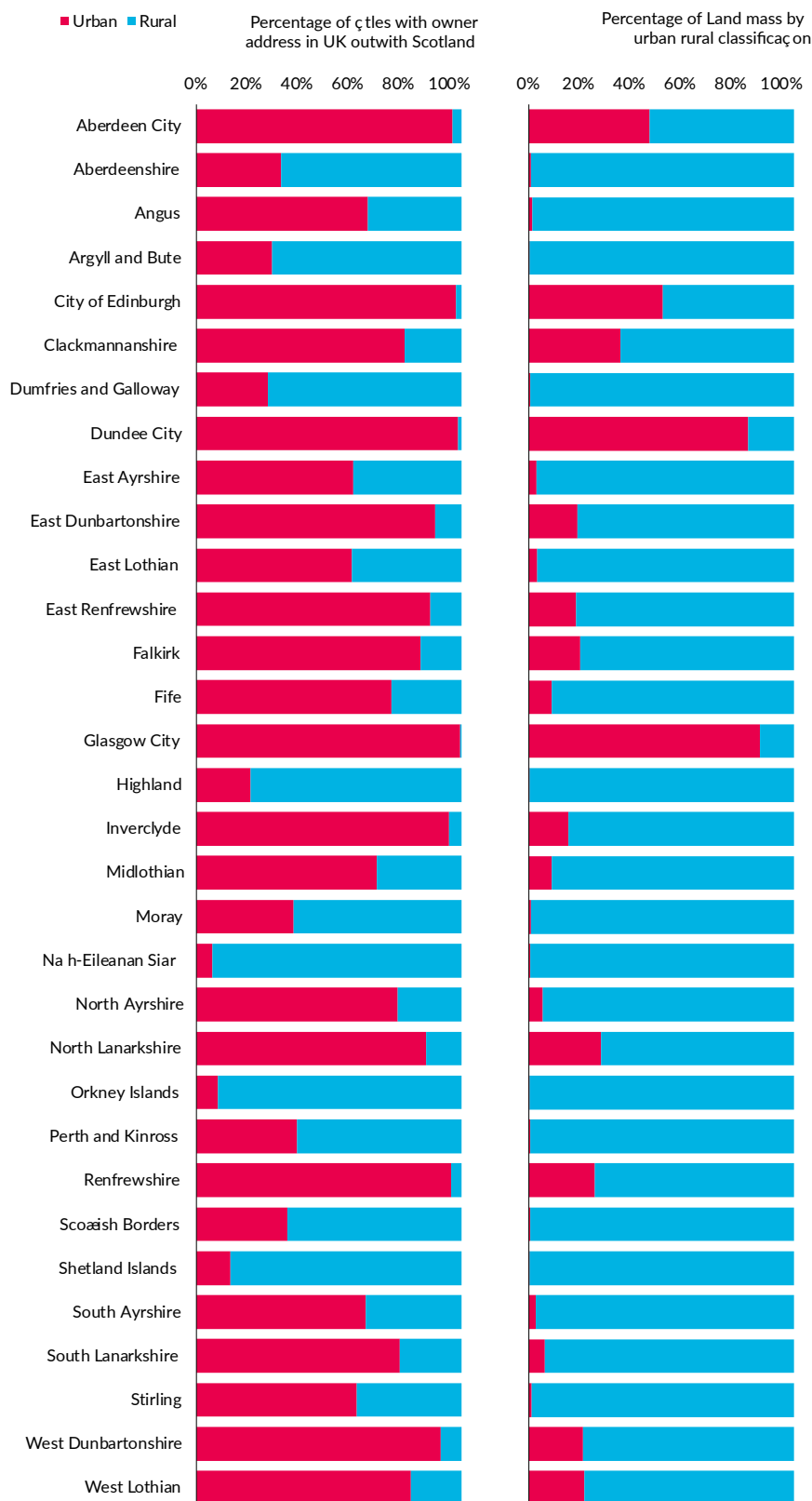
¹³ Scottish Government: <https://www2.gov.scot/Publications/2018/03/6040/downloads>

¹⁴ See our [Property Market Report 2020-21](#) for further information.

Figure 20 shows the urban and rural split of titles with UK owner address outwith Scotland in each local authority and the urban rural split of urban and rural areas in each Local authority.

Figure 20: The focus of outwith UK titles is in urban areas¹⁵

Percentage of titles with owner address outwith UK and percentage of land area by local authority and urban rural classification (Scottish Government urban rural 2-fold 2016 classification) as at 31 December 2021



¹⁵ Online table 15 gives a breakdown of land area by 2-fold urban rural classification and local authority

5.4 UK owner addresses outwith Scotland by land area

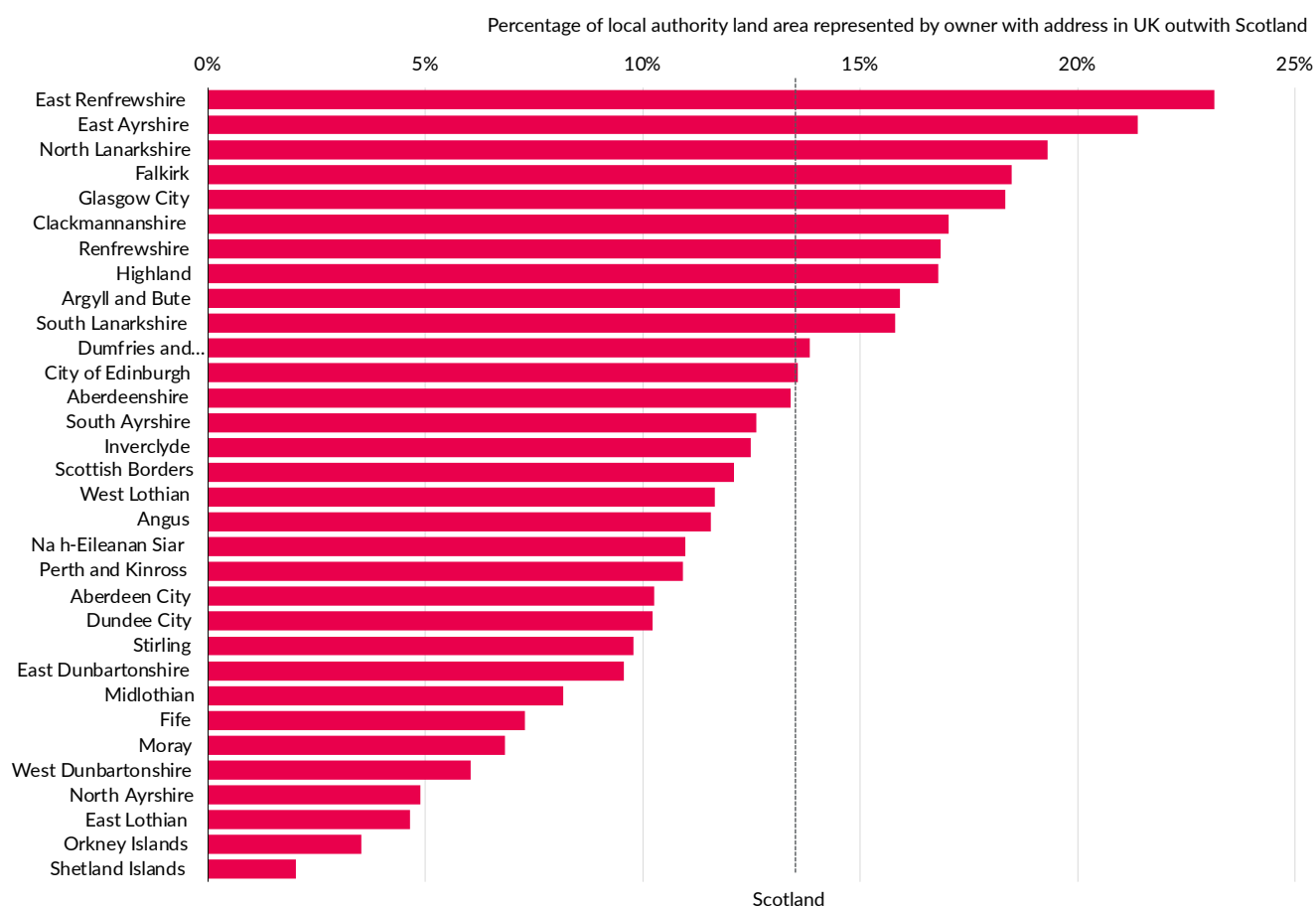
[Experimental statistics: data being developed](#)

Figure 21 shows the percentage of local authority land area represented by titles with an owner address in England, Wales and Northern Ireland.

Overall, UK owner address outwith Scotland titles represented 13.8 % of Scotland's land area.

Figure 21: UK titles with owner address outwith Scotland represented 13.8% of Scotland's land area (online table 14)

Percentage of local authority land area in Scotland represented by owner with UK address outwith Scotland as at 31 December 2021



6. Background, quality and methodology

6.1 Background

Registers of Scotland (RoS) is the non-ministerial office responsible for maintaining 20 public registers. These relate to land, property and other legal documents.

RoS collects administrative data in the process of fulfilling the Keeper of the Registers of Scotland's (the Keeper) statutory duties to manage, control and maintain the various public registers under RoS' remit.

Two of RoS' most active registers are the General Register of Sasines and the Land Register of Scotland, which both record ownership and other interests related to land and property in Scotland.

The contents of the Sasines Register, which comprises a chronological list of deeds, are steadily being moved across to the Land Register. The Land Register was introduced in 1981 and currently (as at 31 December 2021) accounts for 1.83 million registered titles in Scotland. The Land Register is based on the Ordnance Survey map and contains plans of registered properties, providing property owners with a state-backed guarantee of title.

RoS records the legal owner of all land and property types in Scotland, including residential and commercial properties, whether held by an individual, a company or any other legal entity, and regardless of whether that company has been registered in the UK or not.

Since December 2014, where the legal owner is a company outwith UK, the register has recorded the country or territory where the company was incorporated. This information may also have been recorded prior to that date if it was included in the application for registration, but this was on a voluntary basis.

The data is submitted to RoS via standard land register application forms, deeds and accompanying plans (if required). It is used to maintain an open and public property register showing textual details for each title and its corresponding spatial extent on the cadastral map.

Information about individual registered titles can be accessed by the public. Scotland's Land Information Service, ScotLIS, allows easy access for everyone to a wide range of land and property information. Customer Services are available for any other needs, such as searching the Land Register and Sasines Register, or getting copies of deeds.

6.2 Data used in this release

The statistics in this release are based on a snapshot (a stock picture) of registered titles in the Land Register as at 31 December 2021 (1,859,393 titles). Titles include owners and tenants under long-term commercial leases. Titles that were pending registration on the date of extraction and titles from the Sasines Register are not included.

The figures accompanying this release are available [here](#). The Country of Origin Company Report – a dataset containing information about all properties owned or leased in Scotland by companies outwith UK – has also been updated and is available to purchase [here](#). This dataset includes details of companies with an address that was outwith the UK; it does not include details of individuals, trustees, limited partnerships, other incorporated bodies, mixed ownership/tenancy, or unclassified titles (if any).

Revision policy

The statistics presented here are a snapshot of the Land Register as at 31 December 2021 and are not revised between each annual publication. Annual snapshots are subject to changes made in the live Land Register database. Further information on our general revision policy and how we compile statistics at RoS can be found [here](#).

6.3 Definitions

Term used in report	Definition	
Title	an ownership or tenancy interest over a property that is registered in the Land Register of Scotland	
Owner	in this report, reference to the owner of a property also includes tenants under a long-term lease, unless otherwise specified	
UK ownership outwith Scotland	where the owner address supplied at time of registration is in England, Wales or Northern Ireland	
Ownership outwith Scotland	where the owner address supplied at time of registration is not in the UK	
Interest	Ownership	the state or fact of exclusive rights and control over property
	Tenancy	under long-term commercial leases
Type of Owner	Individual	A person or persons
	Limited companies	a type of business structure whereby a company is considered a legally distinct body
	Trustees, limited partnership etc	a person or firm that holds and administers property or assets for the benefit of a third party, when two or more partners go into business together
	Mixed / other entities	A mix of the above 3

6.4 Methodology

From the data extracted as part of the snapshot taken at 31 December of each year, each unique title is allocated to one location category only based on the supplied address of the proprietor at the time of registration with RoS. There are five possible location categories that a title could be allocated to based on the town/county/country field of the supplied address: Scotland, England, Wales, Northern Ireland and outwith UK.

Where a title is shared by more than one owner/tenant, those with a non-UK element are allocated to the outwith UK category. Where there is no outwith UK element, the title is allocated to Scotland, England, Wales or Northern Ireland in that order according to the countries represented in the owners'/tenants' addresses, e.g. if Scotland is not represented, but both England and Wales are then it will be allocated to England.

Any title within the outwith UK category that includes more than one proprietor with an outwith UK address has been classified to the first outwith UK address listed on the title, e.g. if there were two proprietors, the first from France and the other from Italy, the title would be classified to France.

New registrations and certain changes to existing registrations over the previous 12 months are reviewed and incorporated to present the latest snapshot. If, as part of this review, a title cannot be classified to a geographic location then it is placed in the pot of titles where the proprietor address is unable to be classified. This pot will also include those titles that cannot be classified to a geographic location when the data is initially extracted from the Land Register for the snapshot as at 31 December of each year. For the snapshot extracted at 31 December 2021, any title which could not be classified to a geographic location has been manually searched and a geographic location (Scotland, England, Wales, Northern Ireland and outwith UK) has been attached, although an address cannot be identified in all cases.

The outwith UK titles were then further classified by type of proprietor, interest, local authority, land classification, urban rural classification and area (further information provided below). The maps shown in figure 10 were made with [Natural Earth](#) (free vector and raster map data).

UK Titles outwith Scotland

While it has been possible to allocate all addresses at the country level, some are incomplete and so cannot be easily allocated to a specific local authority or included within the region analysis. In addition, we do not currently hold address data for Northern Ireland in our mapping systems and so Northern Ireland addresses cannot be allocated at the region level. Out of 96,724 titles, 96,713 titles were included in this analysis.

Titles with an English or Welsh (E&W) owner address are identified from textual Land Register information.

Address details of these owners based in England and Wales are matched to OS AddressBase Core, and geocoded information assigned. Pattern matching and textual language tools are then used to update and edit any non-matching addresses to obtain the missing spatial information. When matching on full address is still not possible, matches are made on postcode, street, locality and then town level. Any non-matching addresses at this stage are discarded.

The title seed point for the associated title is then spatially intersected with other spatial datasets to obtain further attributes (e.g. which local authority the title is located in, what the sg_2015_16 2fold urban/rural classification is). The region is also assigned in this way however this was only possible for those which were registered to England or Wales. Addresses registered as Northern Ireland were not assigned a region in the same manner. Following a QA process, these addresses, when possible, were confirmed as being in Northern Ireland and subsequently allocated this region.

Classification of UK titles outwith Scotland by region / local authority

The title polygons are retrieved by title number.

Area analysis is conducted on titles with Registered status (Draft, Cancelled, Closed or Amalgamated titles are therefore excluded from the analysis). Previously registered titles with a pending application are treated as registered. This means that the spatial/area analysis reflects the interests which still existed on the snapshot date. Interests which were present at the start of the reporting year, but ceased to exist in the course of the year, are not included in the area calculations from this point onwards.

The Unique Property Reference Number (UPRN) assigned to each of the addresses were grouped by E&W Regions to identify the most common region in which the owners of titles in each Local Authority came from.

Using the UPRNs once more, it was possible to derive the number of titles involved in transactions in each local authority from an England and Wales owner address.

Land use classification

RoS records six land use classes: residential, commercial, land, agriculture, forestry and other. The land use classification is provided by the submitting agent on the RoS application form when an application for registration is submitted. Classification is made on the primary land use of the plot of land. Further information on the six land use classes can be found [here](#).

Urban rural classification

The Scottish Government urban rural classification 2016¹⁶ was attached to all titles with an owner address outwith the UK using the 2-fold classification as shown in Figure 20.

Figure 22: Scottish Government urban rural 2-fold classification 2016

Classification	Class name	Description
2-fold	Urban areas	Settlements of 3,000 or more people
	Rural areas	Areas with a population of less than 3,000 people

The urban rural classification given to each title was calculated by overlaying the title seed point (a point marker used to identify the position of a Land Register title on the Ordnance Survey base map) with the Scottish Government's urban rural classification 2016. Each seed point was classified with the values of the 2-fold classification extracted from the underlying urban rural classification polygon. Further information on the Scottish Government's urban rural classification is available here. Scottish Government figures were used for the urban land area of each local authority¹⁷.

Titles by area (and further information on experimental statistics status)

The area of each UK title outwith Scotland and each outwith UK title is calculated using Land Register polygon data contained in the RoS Geographic Information System (GIS) instead of the textual area information submitted during the registration process.

A polygon is a closed geometric shape, which represents the mapped extent and location of a title, or part of a title, in the Land Register.

A title could include a bundle of rights, not just ownership rights but also other rights such as access rights. All polygons associated with each title is used in the area analysis, not just ownership polygons. This is because the right associated with each title polygon can only be determined with absolute certainty by manually referring to the description of the property in the title information held on the Land Register.

In addition, due to the way some types of properties are mapped in two dimensions, it is not always possible to calculate the exact area of ownership even where the polygons which delineates ownership is identified. For example, for flatted properties the entire building footprint is mapped for each title contained within the building.

Area calculations may therefore be an overestimate of areas that are owned by owners with an address outwith the UK or owners with a UK address outwith Scotland.

Title polygons are retrieved for each UK title outwith Scotland and each outwith UK title and the area extent dissolved/aggregated by local authority to calculate area totals for each local authority as at 31 December 2021. The total land area for each local authority was calculated using the OS Open Data BoundaryLine Product. Some coastal title polygons extend beyond the boundaries of the BoundaryLine product and these areas are not assigned to any Local Authority. The total land mass covered by outwith UK titles is therefore more than the sum of the outwith UK title land mass assigned to each of the Scottish local authorities, and the total land mass covered by UK titles outwith Scotland is therefore more than the sum of the UK titles outwith Scotland land mass assigned to each of the Scottish local authorities.

Similarly, some title polygons extend beyond the boundaries of the Scottish Government's Urban Rural (2015-2016) dataset and these areas were not assigned an urban/rural classification. The total land mass covered by outwith UK titles is therefore more than the sum of the outwith UK title land mass classified as urban or rural, and the total land mass covered by UK titles outwith Scotland is therefore more than the sum of the UK titles outwith Scotland land mass classified as urban or rural.

In the Land Register, the polygons which make up a title can overlap with each other or with the polygons which make up other titles. The outwith UK titles contain overlapping areas with different interests (e.g. tenancy vs ownership). The total land mass covered by the outwith UK titles is therefore less than the sum of the outwith UK titles land mass classified as different interest categories, and the total land mass covered by

¹⁶ Scottish Government urban rural classification 2016:

<https://www.gov.scot/publications/scottish-government-urban-rural-classification-2016/pages/2/>

¹⁷ Scottish Government: <https://www.gov.scot/publications/scottish-government-urban-rural-classification-2016/documents/>

UK titles outwith Scotland is therefore less than the sum of the UK titles outwith Scotland land mass classified as different interest categories.

Similarly, the total land mass covered by the outwith UK titles is less than the sum of the outwith UK titles land mass classified by country, and the total land mass covered by UK titles outwith Scotland is less than the sum of the UK titles outwith Scotland land mass classified by country/region.

The experimental statistics label has been used for these statistics because overall they remain subject to quality testing to meet user needs. Specifically, the method used to calculate the area of the outwith UK title and the UK title outwith Scotland is being tested by statisticians and GIS analysts at RoS and subject to further evaluation given the known limitations (particularly around isolating the area of ownership right). These methodological limitations, the testing and development, and the Land Register not yet being complete has meant that the experimental label has been used for this new output. The experimental statistics label will be reviewed in time for publishing the report next year.

Further information on experimental statistics is available [here](#).

6.5 Quality

The data used to produce this report is extracted from the Land Register, which is created from the information provided within applications for registration. The risk of inaccurate data being submitted, and of inaccuracies being created by errors in the land registration process, is inherent but is mitigated by:

- checks done by solicitors
- pre-application checks and reports provided by RoS prior to solicitors submitting applications
- RoS registration officers conducting registration checks
- RoS Quality Team undertaking quality checks
- RoS Land & Property Data Team undertaking quality assurance on the data

Both the Land Registration etc. (Scotland) Act 2012¹⁸ – which superseded the Land Registration Act (Scotland) 1979¹⁹ on 8 December 2014 – and the Land Reform (Scotland) Act 2016¹² impose statutory duties on the Keeper which govern the role RoS holds within the Scottish legal and economic framework.

One of the most significant changes in the approach to land registration made following the implementation of the Land Registration etc. (Scotland) Act 2012 was to put the main responsibility of the accuracy of data submitted to RoS within the remit of the submitting agent (usually the solicitor acting on behalf of the purchaser) rather than the Keeper. This provides increased reliability on the quality of data we can extract from the documents submitted for registration in the Land Register since these agents have a greater responsibility to ensure the integrity of the register.

Rules were applied to standardise the naming conventions within the outwith UK data. This was required primarily because of the different versions of country names provided by submitting agents within their applications for registration and because of spelling errors. In order to rectify this, country names were standardised to UN naming conventions, and rules were created around other common variations. For example, references to 'Dubai' or 'Abu Dhabi' in the country field were changed to United Arab Emirates, and references to the 'Channel Islands' were changed to the individual island name.

Before this year's release, the focus of this publication has been on outwith UK titles and as such this category has the higher level of quality assurance, which still stands. However, additional analysis has been conducted in this year's report to cover UK ownership outwith Scotland, therefore the UK based titles received additional quality checks after being extracted from the Land Register. Placement in a UK-based pot is dependent on the information received by RoS at the time of registration, in particular the entries in the relevant address fields. This information, as outlined above, is subject to various checks before extraction and extra quality checks but still has a lower level of quality assurance than that attached to the outwith UK title information.

Due to technical and legal issues, some titles within the Scotland category may have an owner whose address at the time of registration was outwith the UK but have not been identified as such (for example, titles registered in favour of companies before December 2014 when the country of incorporation was only provided on a voluntary basis).

¹⁸ [Land Registration etc. \(Scotland\) Act 2012](#)

¹⁹ [Land Registration \(Scotland\) Act 1979](#)

The Land and Property Titles in Scotland by Country of Origin statistical release was first published in March 2018 (data as at 31 December 2017). In that release there were around 230,000 unclassified titles, accounting for 13% of all titles registered with an owner address. For the current snapshot (data as at 31 December 2021) the quality checks being made on the data mean that there are no unclassified titles in the data although, for titles with a UK owner address outwith Scotland, not all titles are able to be assigned to a geographic region (online table 16).

Further information on the general quality assurance processes in place for RoS data is available in the [Quality Assurance of Administrative Data](#) document, as published for the UK House Price Index. We would be grateful to users to continue to provide us with feedback on the quality and presentation of the data so we can continue to provide a product of the highest quality possible.

6.6 Contact Us

Responsible Statistician: Rachael Fairley

The next edition of this statistical report is planned for March 2023, based on the data as at 31 December 2022.

RoS provides a wide range of land and property data services, including statistical reports and publications. Further information about these services is available [here](#).

You can contact our Land & Property Data team on 0131 659 6111 or by email at data@ros.gov.uk.