

Land and Property Titles in Scotland by Country of Origin

As at 30 June 2018

An official statistics publication

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An Official Statistics publication for Scotland

This bulletin, developed by Registers of Scotland (RoS), presents statistics on the number of identifiable Land Register land and property titles in Scotland as at 30 June 2018 where the registered legal owner (or the tenant under a long term commercial lease, or at least one owner or tenant if there is more than one) has provided an address outside of Scotland at the time of registration of the transaction. This will include titles where the owner has remained located outside of Scotland after the title has been purchased, for example the purchase of land or property by a company or investor based outside of Scotland. It will also include titles where the owner has subsequently located to Scotland after completion of the transaction, for example where a purchaser from outside Scotland has moved into their residential property after the transaction has been completed.

The analysis looks at aspects of the data such as:

- The countries of origin of proprietors;
- How ownership is split between different types of proprietors (i.e. individuals and corporate entities);
- How ownership is split by interest (i.e. between ownership and long-term tenancies);
- The location of titles with overseas proprietors across Scotland.

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The accompanying dataset for registered titles with overseas company ownership/tenancy is available to users as part of the suite of RoS data products; see the [Overseas Company Report](#). This dataset only includes details of companies with an address that is overseas, and so does not include details of individuals, trustees, limited partnerships, other unincorporated bodies, mixed ownership/tenancy, or any unknowns.

Key points

As at 30 June 2018:

- Of all the titles (residential and non-residential) in Scotland which are on the Land Register and have an identifiable proprietor address, 7.0% (108,621 titles) had one or more registered owner/tenant who gave an address outside Scotland at the time of registration. The breakdown of these owner/tenant addresses is as follows:
 - 5.3% (81,852 titles) were in England,
 - 0.2% (2,714 titles) were in Wales,
 - 0.5% (8,325 titles) were in Northern Ireland, and
 - 1.0% (15,730 titles) were overseas.
- Of the 15,730 titles in the Land Register in Scotland where the registered owner/tenant gave an overseas address at the time of registration:
 - 83.5% (13,127 titles) were registered to individuals,
 - 11.5% (1,816 titles) were registered to foreign companies,
 - 4.6% (730 titles) were registered to trustees, limited partnerships, miscellaneous bodies and corporations, and
 - 0.4% (57 titles) were registered with mixed ownership/tenancy.
- More than half (56.0%) of all titles owned or leased by companies from outwith the UK were accounted for by four countries¹: Jersey, Isle of Man, British Virgin Islands and Guernsey.
- Ownership accounts for 83.6% (13,139 titles) of the interest in titles owned or leased from outwith the UK, with around one in six titles (16.4% or 2,579 titles) being leased.
- Almost one in five titles owned or leased from outwith the UK (18.0% or 2,834 titles) are located within the Renfrewshire local authority area. However, Renfrewshire has a much higher level of tenancy, with 83.1% of titles leased compared to an average of 1.7% elsewhere in Scotland, which may relate to very small parcels of land such as parking spaces and storage facilities near to Glasgow airport.

It is important to note that the figures presented in this summary report relate only to land and property recorded in the Land Register, which currently accounts for 65.5% of all titles in Scotland. 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 which will in due course be replaced by the Land Register (planned for completion by 2024). The address is as given by the proprietor at the time of registration, and it is therefore possible that the proprietor has subsequently moved.

Substantial effort has been put into assuring the quality of these statistics. For further information on the quality and quality assurance of these statistics and what is included, refer to [Annex 2](#).

1. For the purposes of this bulletin, we have included overseas territories and Crown dependencies as countries.

Background

- RoS is the non-ministerial government department responsible for 20 public registers in Scotland, including the Land Register and the Sasines Register.
- 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 an overseas company, 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.
- Information about individual registered titles can already be accessed by the public. There are various online services such as [ScotLIS](#), Scotland's Land Information Service, which is a new and intuitive tool that facilitates 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](#) registered in the registers.

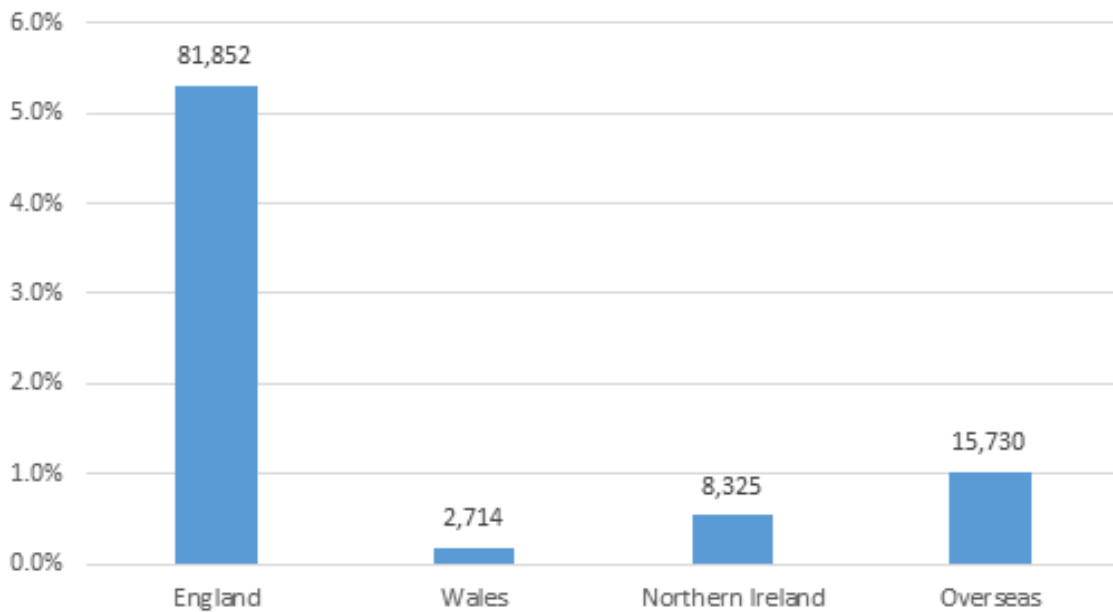
Main Findings

1. Location of origin

Of the 1.54 million titles registered on the Land Register as at 30 June 2018 representing properties with an identifiable address², 7.0% (108,621 titles) related to titles for which one or more of the registered owners (buyers or tenants) had an address outside Scotland³. [Chart 1](#) shows the breakdown of these owner/tenant addresses as follows:

- 5.3% (81,852 titles) were in England,
- 0.2% (2,714 titles) were in Wales,
- 0.5% (8,325 titles) were in Northern Ireland, and
- 1.0 per cent (15,730 titles) were overseas.

Chart 1: Percentage of Land Register titles with owner/tenant addresses outwith Scotland, as at 30 June 2018



2. There were a total of 1.78 million titles registered on the Land Register as at 30 June 2018. Of these, 1.54 million titles represent properties with an identifiable proprietor address. The two most significant reasons for not having an identifiable address occur when: ownership/tenancy is by a public body and no designation address is required; and when the supplied address does not include an entry in any of the town/county/country fields to enable the identification of a geographic location.

3. The accompanying data-set only includes details of companies with an address that is overseas, and so does not include details of registered owners (buyers or tenants) within the UK.

Table for Chart 1: Percentage of Land Register titles with owner/tenant addresses outwith Scotland, as at 30 June 2018⁴

| | Number & Percentage | | | | | | | | |
|-----------------------|---------------------|---------------------|--------------|------------------|---------------------|--------------|------------------------------------|---------------------|-------------|
| | As at 31-Dec-17 | | | As at 30-Jun-18 | | | Change from 31-Dec-17 to 30-Jun-18 | | |
| | Volume | % of All Classified | % of Total | Volume | % of All Classified | % of Total | Volume | % of All Classified | % of Total |
| Scotland | 1,414,235 | 93.1 | 81.0 | 1,435,550 | 93.0 | 80.8 | 21,315 | -0.1 | -0.2 |
| England | 79,118 | 5.2 | 4.5 | 81,852 | 5.3 | 4.6 | 2,734 | 0.1 | 0.1 |
| Wales | 2,662 | 0.2 | 0.2 | 2,714 | 0.2 | 0.2 | 52 | 0.0 | 0.0 |
| Northern Ireland | 8,172 | 0.5 | 0.5 | 8,325 | 0.5 | 0.5 | 153 | 0.0 | 0.0 |
| Overseas | 15,060 | 1.0 | 0.9 | 15,730 | 1.0 | 0.9 | 670 | 0.0 | 0.0 |
| Non-Scotland | 105,012 | 6.9 | 6.0 | 108,621 | 7.0 | 6.1 | 3,609 | 0.1 | 0.1 |
| All classified | 1,519,247 | 100.0 | 87.0 | 1,544,171 | 100.0 | 86.9 | 24,924 | 0.0 | -0.1 |
| Unclassified | 227,759 | | 13.0 | 232,577 | | 13.1 | 4,818 | | 0.1 |
| Total | 1,747,006 | | 100.0 | 1,776,748 | | 100.0 | 29,742 | | 0.0 |

Change between 31 December 2017 and 30 June 2018: The volume of titles for which owner/tenant addresses were outside Scotland increased by 0.1 percentage points, which is in line with the increase of 0.1 percentage points in the overall number of titles registered on the Land Register representing properties with an identifiable proprietor address. There has been almost no change to the proportions each area represents.

Note: There are currently only two data points available for analysis, and so no firm conclusions can be drawn and no trend can be inferred from any change observed. Therefore, caution should be applied to any interpretation of these findings at this time. Any changes seen could be natural fluctuations in ownership through market and/or other transactions, and could be influenced by more titles being added to the Land Register through voluntary registration. All changes are net changes, i.e. the balance between purchases and sales, and therefore little or zero change does not indicate the volume of purchases/sales over the 6-month period within a particular category. Further research will investigate patterns as the data-set grows over time.

4. Please note that all tables within this bulletin can be accessed online via the following link: <https://www.ros.gov.uk/property-data/property-statistics/land-and-property-titles-in-scotland-by-country-of-origin>

2. Proprietor classification

The majority of titles owned or leased from outwith the UK relate to individuals (83.5% or 13,127 titles), as shown in [Chart 2](#). 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.

Chart 2: Percentage of Land Register titles with owner/tenant addresses outwith the UK, by owner/tenancy class, as at 30 June 2018

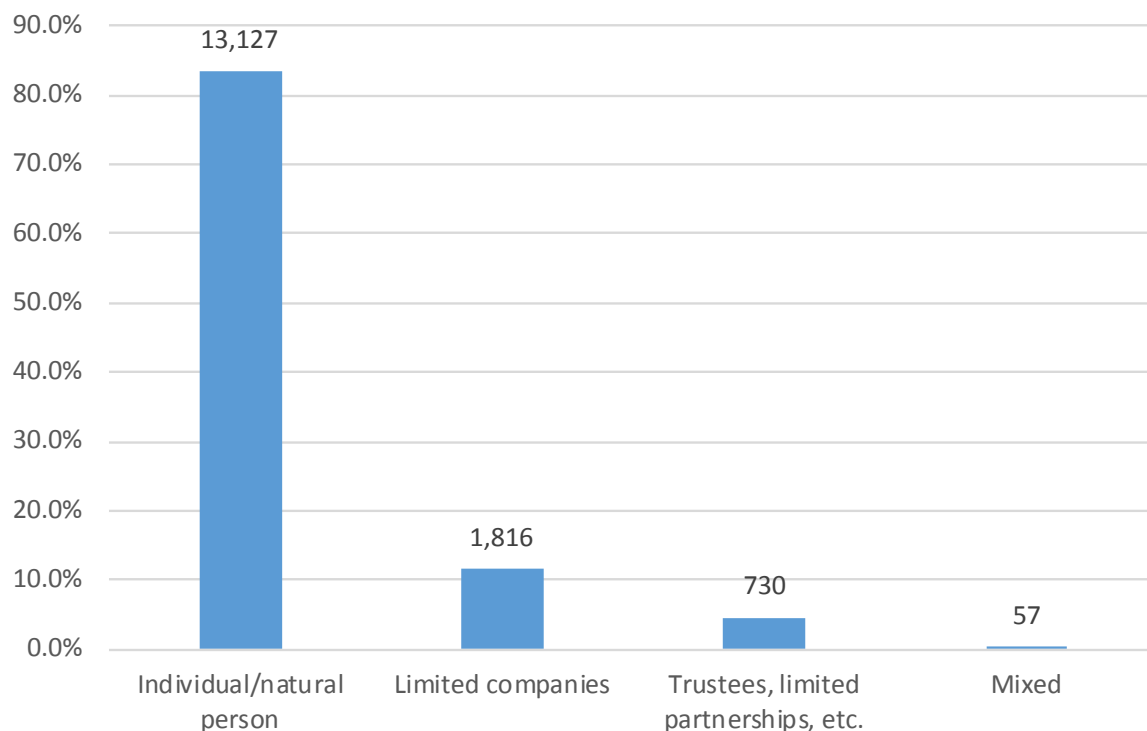


Table for Chart 2: Land Register titles with owner/tenant addresses outwith the UK, by owner/tenancy class, as at 30 June 2018⁵

| | Number & Percentage | | | | | |
|--------------------------------------|---------------------|--------------|-----------------|--------------|------------------------------------|------------|
| | As at 31-Dec-17 | | As at 30-Jun-18 | | Change from 31-Dec-17 to 30-Jun-18 | |
| | Volume | % of Total | Volume | % of Total | Volume | % of Total |
| Individual/natural person | 12,562 | 83.4 | 13,127 | 83.5 | 565 | 0.0 |
| Limited companies | 1,725 | 11.5 | 1,816 | 11.5 | 91 | 0.1 |
| Trustees, limited partnerships, etc. | 691 | 4.6 | 730 | 4.6 | 39 | 0.1 |
| Mixed | 82 | 0.5 | 57 | 0.4 | -25 | -0.2 |
| Total | 15,060 | 100.0 | 15,730 | 100.0 | 670 | 0.0 |

Limited companies are responsible for most of the other titles owned or leased from outwith the UK (11.5% or 1,816 titles). Trustees, limited partnerships, etc.⁶ account for 4.6% (730 titles) of titles owned or leased from outwith the UK, and 0.4% (57 titles) have ownership/tenancy shared between a combination of these categories.

5. Please note that all tables within this bulletin can be accessed online via the following link: <https://www.ros.gov.uk/property-data/property-statistics/land-and-property-titles-in-scotland-by-country-of-origin>

6. Trustees, limited partnerships, etc. includes trusts and trustees, limited partnerships, miscellaneous bodies and corporations.

[Table 1](#) details the countries in order by volume of Land Register titles, split by owner/tenancy class.

More than three quarters of the top 20 countries (16) with the largest number of titles owned or leased from outwith the UK are dominated by individual ownership/tenancy, with most comprising 90% or greater individual ownership/tenancy. The remaining four countries (Jersey, Isle of Man, British Virgin Islands and Guernsey) are the countries with the largest number of titles owned or leased by companies from outwith the UK, and account for more than half (56.0%) of all such titles.

Almost all titles owned or leased from British Virgin Islands and Seychelles relate to companies, with 95.3% and 95.5% company ownership/tenancy respectively.

Change between 31 December 2017 and 30 June 2018: There was almost no change in the relative proportions of the various owner/tenancy classes. The Mixed class showed the largest change with a decrease of 0.2 percentage points to 0.4%.

There was also very little change seen for any country in their respective share of titles owned or leased from outwith the UK or the order in which they rank.

Isle of Man showed a 2.4 percentage point increase (53 titles) in its share of titles owned or leased by companies from outwith the UK, by far the largest change of any country and accounting for the largest increase in overall title share (0.3 percentage points, or 59 titles).

Hong Kong showed the largest increase in its share of titles owned or leased by individuals from outwith the UK, with a rise of 0.3 percentage points (75 titles), leading to the next largest increase in overall title share (0.2 percentage points, or 71 titles).

Ireland showed the only notable decrease in overall share, a fall of 0.4 percentage points (25 titles) mostly due to a fall of 0.4 percentage points (17 titles) in its share of titles owned or leased by individuals from outwith the UK.

Note: There are currently only two data points available for analysis, and so no firm conclusions can be drawn and no trend can be inferred from any change observed. Therefore, caution should be applied to any interpretation of these findings at this time. Any changes seen could be natural fluctuations in ownership through market and/or other transactions, and could be influenced by more titles being added to the Land Register through voluntary registration. All changes are net changes, i.e. the balance between purchases and sales, and therefore little or zero change does not indicate the volume of purchases/sales over the 6-month period within a particular category. Further research will investigate patterns as the data-set grows over time.

Table 1: Volumes of Land Register titles with owner/tenant addresses outwith the UK, as at 30 June 2018 ^{7, 8, 9, 10}

| | | | | | | | | | | | | | | | | | | | | Number & Percentage | | | |
|------------------|--------------------------|-----------------|---------------------|---|------------------|--------------------------|----------------------|---------------------|-------------|--|------------------|--------------------------|------------------------|---------------------|----------------------|------------------|--------------|---------------------------------|---------------------|---------------------|---|------------|--|
| All Overseas | | | | | Companies | | | | | Individuals | | | | | Other Legal Entities | | | | | | | | |
| Current Position | Country | As at 30-Jun-18 | | Change in % of Overseas total from Dec-17 to Jun-18 | Current Position | Country | As at 30-Jun-18 | | | Change in % of Companies total from Dec-17 to Jun-18 | Current Position | Country | As at 30-Jun-18 | | | Current Position | Country | As at 30-Jun-18 | | | Change in % of Other Legal Entities total from Dec-17 to Jun-18 | | |
| | | Volume | % of Overseas total | | | | % of Companies total | % of Overseas total | Volume | | | | % of Individuals total | % of Overseas total | Volume | | | % of Other Legal Entities total | % of Overseas total | | | | |
| 1 | United States of America | 1,529 | 9.7 | >-0.1 | 1 | Jersey | 321 | 17.7 | 2.0 | 0.4 | 1 | United States of America | 1,336 | 10.2 | 8.5 | -0.1 | 1 | Jersey | 149 | 18.9 | 0.9 | -0.2 | |
| 2 | Hong Kong | 1,126 | 7.2 | 0.2 | 2 | Isle of Man | 267 | 14.7 | 1.7 | 2.3 | 2 | Hong Kong | 1,087 | 8.3 | 6.9 | 0.3 | 2 | United States of America | 130 | 16.5 | 0.8 | 0.7 | |
| 3 | Australia | 962 | 6.1 | 0.1 | 3 | British Virgin Islands | 266 | 14.6 | 1.7 | -0.3 | 3 | United Arab Emirates | 918 | 7.0 | 5.8 | 0.2 | 3 | Guernsey | 85 | 10.8 | 0.5 | >-0.1 | |
| 4 | United Arab Emirates | 952 | 6.1 | 0.1 | 4 | Guernsey | 163 | 9.0 | 1.0 | <0.1 | 4 | Australia | 875 | 6.7 | 5.6 | <0.1 | 4 | Ireland | 80 | 10.2 | 0.5 | -0.3 | |
| 5 | Ireland | 902 | 5.7 | -0.4 | 5 | Luxembourg | 110 | 6.1 | 0.7 | -0.4 | 5 | Ireland | 802 | 6.1 | 5.1 | -0.4 | 5 | Australia | 67 | 8.5 | 0.4 | 0.5 | |
| 6 | Singapore | 714 | 4.5 | <0.1 | 6 | Gibraltar | 83 | 4.6 | 0.5 | -0.2 | 6 | Singapore | 690 | 5.3 | 4.4 | <0.1 | 6 | Cayman Islands | 39 | 5.0 | 0.2 | -0.1 | |
| 7 | Jersey | 640 | 4.1 | >-0.1 | 7 | United States of America | 63 | 3.5 | 0.4 | <0.1 | 7 | France | 552 | 4.2 | 3.5 | <0.1 | 7 | Isle of Man | 25 | 3.2 | 0.2 | >-0.1 | |
| 8 | France | 570 | 3.6 | <0.1 | 8 | Netherlands | 60 | 3.3 | 0.4 | 0.3 | 8= | Germany | 456 | 3.5 | 2.9 | <0.1 | 8 | Canada | 22 | 2.8 | 0.1 | 0.4 | |
| 9 | Canada | 492 | 3.1 | <0.1 | 9 | Bahamas | 51 | 2.8 | 0.3 | -0.2 | 8= | Canada | 456 | 3.5 | 2.9 | <0.1 | 9 | Denmark | 18 | 2.3 | 0.1 | -0.3 | |
| 10 | Germany | 470 | 3.0 | >-0.1 | 10 | Seychelles | 42 | 2.3 | 0.3 | >-0.2 | 10 | Spain | 443 | 3.4 | 2.8 | 0.1 | 10 | France | 15 | 1.9 | 0.1 | 0.1 | |
| 11 | Spain | 451 | 2.9 | 0.1 | 11 | Cayman Islands | 38 | 2.1 | 0.2 | -0.1 | 11 | Japan | 432 | 3.3 | 2.7 | -0.1 | 11 | Switzerland | 14 | 1.8 | 0.1 | 0.2 | |
| 12 | Japan | 442 | 2.8 | -0.1 | 12 | Hong Kong | 31 | 1.7 | 0.2 | -0.2 | 12 | Malaysia | 348 | 2.7 | 2.2 | -0.1 | 12= | New Zealand | 13 | 1.7 | 0.1 | >-0.1 | |
| 13 | Isle of Man | 403 | 2.6 | 0.3 | 13 | United Arab Emirates | 30 | 1.7 | 0.2 | -0.2 | 13 | Netherlands | 322 | 2.5 | 2.0 | >-0.1 | 12= | Germany | 13 | 1.7 | 0.1 | >-0.1 | |
| 14 | Netherlands | 392 | 2.5 | <0.1 | 14 | Turks and Caicos Islands | 27 | 1.5 | 0.2 | -0.1 | 14 | Taiwan | 291 | 2.2 | 1.8 | -0.1 | 14 | Netherlands | 10 | 1.3 | 0.1 | >-0.1 | |
| 15 | Malaysia | 348 | 2.2 | -0.1 | 15 | Ireland | 23 | 1.3 | 0.1 | -0.3 | 15 | Switzerland | 280 | 2.1 | 1.8 | <0.1 | 15= | South Africa | 8 | 1.0 | 0.1 | >-0.1 | |
| 16 | Guernsey | 327 | 2.1 | >-0.1 | 16= | Australia | 20 | 1.1 | 0.1 | >-0.1 | 16 | Belgium | 212 | 1.6 | 1.3 | <0.1 | 15= | Hong Kong | 8 | 1.0 | 0.1 | >-0.1 | |
| 17 | Switzerland | 298 | 1.9 | <0.1 | 16= | Singapore | 20 | 1.1 | 0.1 | >-0.1 | 17 | China | 208 | 1.6 | 1.3 | <0.1 | 15= | Israel | 8 | 1.0 | 0.1 | >-0.1 | |
| 18 | Taiwan | 293 | 1.9 | -0.1 | 18= | Bermuda | 14 | 0.8 | 0.1 | <0.1 | 18 | South Africa | 204 | 1.6 | 1.3 | >-0.1 | 18 | British Virgin Islands | 7 | 0.9 | <0.1 | 0.1 | |
| 19 | British Virgin Islands | 279 | 1.8 | >-0.1 | 18= | Canada | 14 | 0.8 | 0.1 | 0.1 | 19 | New Zealand | 185 | 1.4 | 1.2 | <0.1 | 19 | Panama | 6 | 0.8 | <0.1 | -0.1 | |
| 20 | Belgium | 220 | 1.4 | <0.1 | 18= | Denmark | 14 | 0.8 | 0.1 | >-0.1 | 20 | Jersey | 170 | 1.3 | 1.1 | <0.1 | 20= | Bermuda | 4 | 0.5 | <0.1 | >-0.1 | |
| | Other | 3,920 | 24.9 | -0.2 | 18= | Panama | 14 | 0.8 | 0.1 | -0.1 | | Other | 2,860 | 21.8 | 18.2 | >-0.1 | 20= | Belgium | 4 | 0.5 | <0.1 | >-0.1 | |
| | | | | | | Other | 145 | 8.0 | 0.9 | -0.8 | | | | | | | 20= | Cyprus | 4 | 0.5 | <0.1 | >-0.1 | |
| | | | | | | | | | | | | | | | | | 20= | Italy | 4 | 0.5 | <0.1 | >-0.1 | |
| | | | | | | | | | | | | | | | | | 20= | Liechtenstein | 4 | 0.5 | <0.1 | -0.1 | |
| | | | | | | | | | | | | | | | | | 20= | Norway | 4 | 0.5 | <0.1 | 0.1 | |
| | | | | | | | | | | | | | | | | | 20= | Portugal | 4 | 0.5 | <0.1 | >-0.1 | |
| | | | | | | | | | | | | | | | | | 20= | Singapore | 4 | 0.5 | <0.1 | >-0.1 | |
| | | | | | | | | | | | | | | | | | 20= | United Arab Emirates | 4 | 0.5 | <0.1 | >-0.1 | |
| | | | | | | | | | | | | | | | | | | Other | 34 | 4.3 | 0.2 | -0.8 | |
| Total | | 15,730 | 100.0 | 0.0 | Total | | 1,816 | 100.0 | 11.5 | 0.0 | Total | | 13,127 | 100.0 | 83.5 | 0.0 | Total | | 787 | 100.0 | 5.0 | 0.0 | |

7. Other legal entities include partnerships, trusts and trustees, or mixed ownership/tenancy between companies, individuals and/or partnerships/trusts.

8. A small proportion of titles will have been associated with more than one country where title is shared by more than one owner/tenant with addresses in different overseas countries. In these cases, only the first address detailed on the title has been used in these statistics. This is a change in method used to calculate the volume of titles per country between the baseline data as at 31-Dec-17 and those as at 30-Jun-18. The baseline data is considered comparable with subsequent data. For more information, please refer to paragraph 5.11 in [Annex 2 - Quality assurance](#).

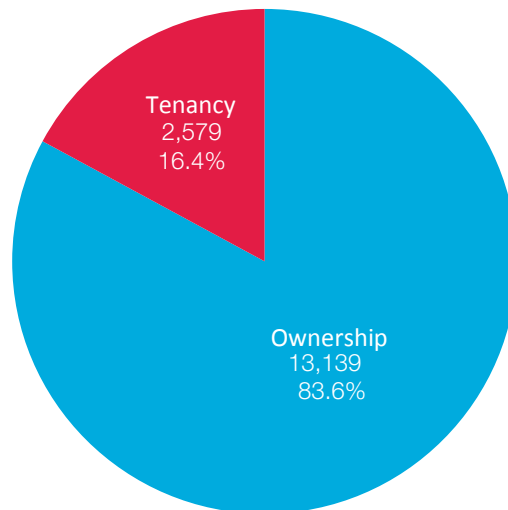
9. For the purposes of this bulletin, we have included overseas territories and Crown dependencies as countries.

10. Please note that all tables within this bulletin can be accessed online via the following link: <https://www.ros.gov.uk/property-data/property-statistics/land-and-property-titles-in-scotland-by-country-of-origin>. There are additional data included within Table 1 online.

3. Interest in title

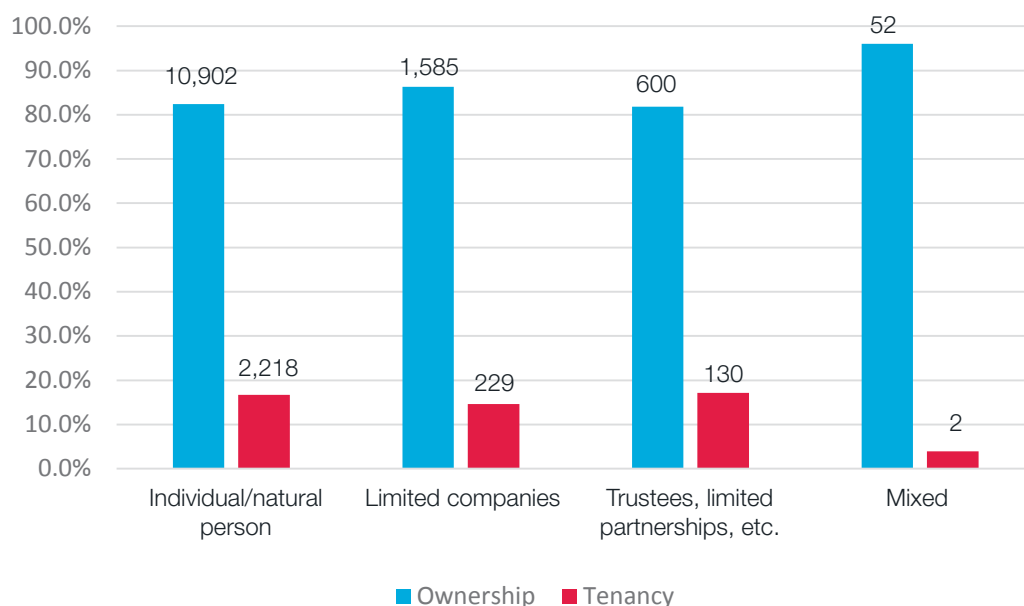
Ownership is by far the more predominant interest, accounting for 83.6% (13,139 titles) of titles owned or leased from outwith the UK. [Chart 3](#) shows that the remainder of these titles were leased, with tenancy relating to 16.4% (2,579 titles)¹¹.

Chart 3: Proportion of Land Register titles with owner/tenant addresses outwith the UK, by interest, as at 30 June 2018



There is not much variation in this breakdown when interest in titles is examined by the type of owner/tenant. As shown by [Chart 4](#), ownership accounts for a slightly higher proportion of titles related to limited companies than the average (87.4%). Almost all titles related to the Mixed category¹² (96.3%) are owned, with just 3.7% leased.

Chart 4: Proportion of Land Register titles with owner/tenant addresses outwith the UK, by owner/tenancy class and interest, as at 30 June 2018



11. There were 12 titles that could not be classified.

12. The Mixed category consists of titles where ownership/tenancy is shared between a combination of the other categories.

Table for Chart 3 and Chart 4: Land Register titles with owner/tenant addresses outwith the UK, by owner/tenancy class and interest, as at 30 June 2018 ^{13, 14, 15}

| | Number & Percentage | | | | | | | | | |
|--------------------------------------|------------------------|--------|------------|--------|--------|------------------------|--------|------------|------|--------|
| | <u>As at 31-Dec-17</u> | | | | | <u>As at 30-Jun-18</u> | | | | |
| | Ownership | | Tenancy | | Total | Ownership | | Tenancy | | Total |
| Volume | % of Total | Volume | % of Total | Volume | | % of Total | Volume | % of Total | | |
| Total | 12,480 | 82.9 | 2,568 | 17.1 | 15,048 | 13,139 | 83.6 | 2,579 | 16.4 | 15,718 |
| Individual/natural person | 10,453 | 82.5 | 2,213 | 17.5 | 12,666 | 10,902 | 83.1 | 2,218 | 16.9 | 13,120 |
| Limited companies | 1,504 | 87.3 | 218 | 12.7 | 1,722 | 1,585 | 87.4 | 229 | 12.6 | 1,814 |
| Trustees, limited partnerships, etc. | 589 | 82.0 | 129 | 18.0 | 718 | 600 | 82.2 | 130 | 17.8 | 730 |
| Mixed | 55 | 96.5 | 2 | 3.5 | 57 | 52 | 96.3 | 2 | 3.7 | 54 |

It should be noted that this does not present the full picture due to wide variation in the split of ownership across different areas in Scotland. For more detail on this, please refer to the [Location of titles across Scotland](#) section below.

Change between 31 December 2017 and 30 June 2018: There was very little change in the proportion of interest overall, with an increase of 0.7 percentage points in ownership to 83.6% (and corresponding decrease in tenancy to 16.4%). There was also very little change in the relative proportions of interest by the various owner/tenancy classes. The largest change was seen in the Individual/natural person class, with an increase of 0.6 percentage points in ownership to 83.1% (and corresponding decrease in tenancy to 16.9%).

Note: There are currently only two data points available for analysis, and so no firm conclusions can be drawn and no trend can be inferred from any change observed. Therefore, caution should be applied to any interpretation of these findings at this time. Any changes seen could be natural fluctuations in ownership through market and/or other transactions, and could be influenced by more titles being added to the Land Register through voluntary registration. All changes are net changes, i.e. the balance between purchases and sales, and therefore little or zero change does not indicate the volume of purchases/sales over the 6-month period within a particular category. Further research will investigate patterns as the data-set grows over time.

13. Due to the method used to disaggregate the data as at 31/12/17, the volumes for the owner/tenancy classifications are not based on unique titles, and so the sum of these volumes (15,163) exceeds the Total volume of unique titles (15,048). There were also 12 titles that could not be classified.

14. Due to the different methods to disaggregate the data, the volumes and proportions of the owner/tenancy classifications are not comparable.

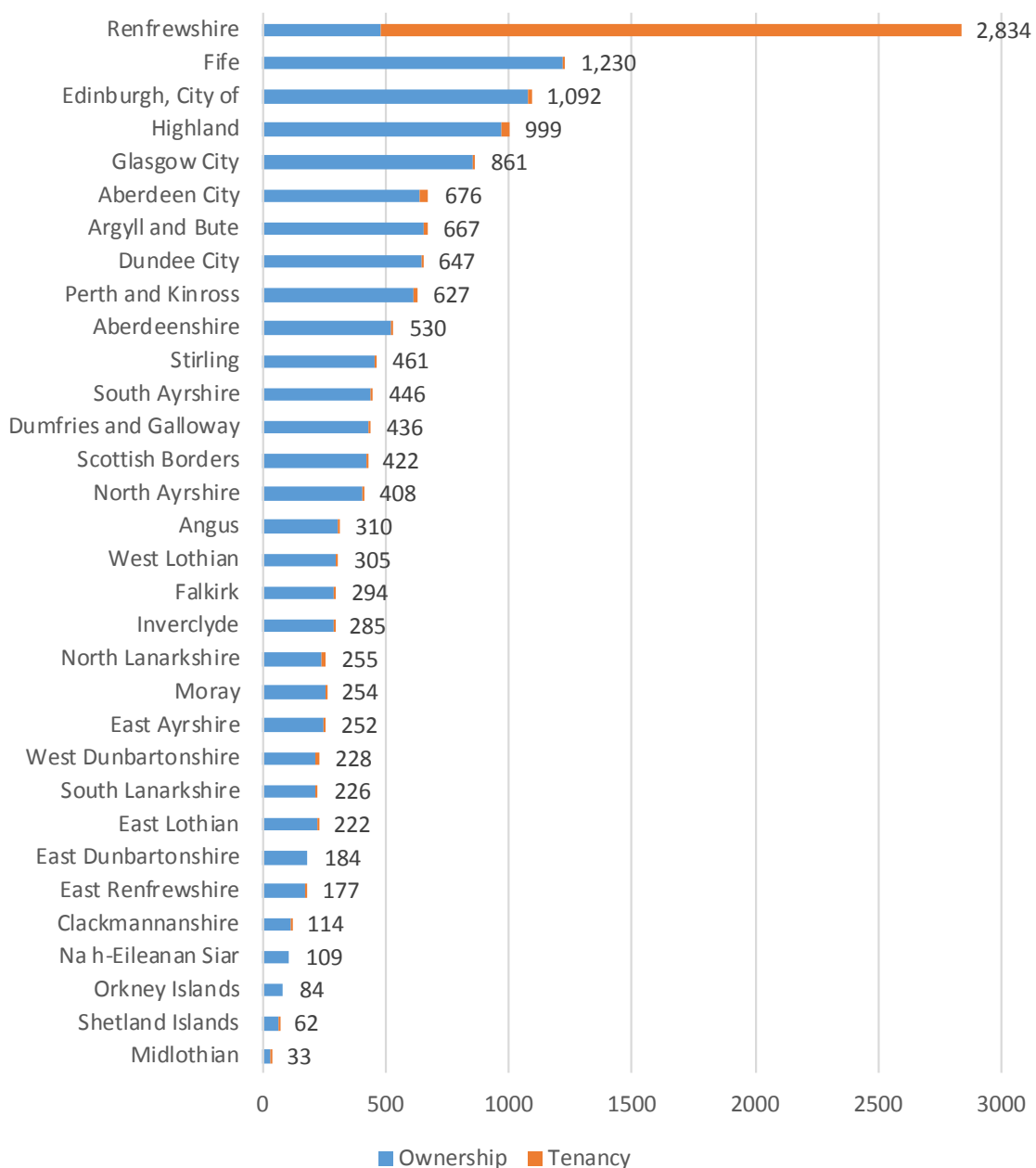
15. Please note that all tables within this bulletin can be accessed online via the following link:

<https://www.ros.gov.uk/property-data/property-statistics/land-and-property-titles-in-scotland-by-country-of-origin>

4. Location of titles across Scotland

The geographic distribution throughout Scotland of titles owned or leased from outwith the UK is detailed in [Chart 5](#).¹⁶ All four of the city-based local authorities (Aberdeen City, Dundee City, City of Edinburgh and Glasgow City) are included in the top eight areas by volume. Scotland's other cities, located within Highland, Perth & Kinross and Stirling local authority areas, are also represented in the top half of local authorities by volume.

Chart 5: Volume of Land Register titles with owner/tenant addresses outwith the UK, by local authority area, as at 30 June 2018



16. There were 12 titles that could not be classified.

Table for Chart 5: Land Register titles with owner/tenant addresses outwith the UK, by local authority area, as at 30 June 2018 ¹⁷

Number & Percentage

| Local Authority | As at 31-Dec-17 | | As at 30-Jun-18 | | | | | |
|-----------------------|-----------------|---------------------|-----------------|---------------------|------------------|-------------|----------------|-------------|
| | Volume | % of Scotland Total | Volume | % of Scotland Total | Volume Ownership | % Ownership | Volume Tenancy | % Tenancy |
| Renfrewshire | 2,805 | 18.6 | 2,834 | 18.0 | 480 | 16.9 | 2,354 | 83.1 |
| Fife | 1,215 | 8.1 | 1,230 | 7.8 | 1,222 | 99.3 | 8 | 0.7 |
| Edinburgh, City of | 871 | 5.8 | 1,092 | 6.9 | 1,079 | 98.8 | 11 | 1.0 |
| Highland | 979 | 6.5 | 999 | 6.4 | 966 | 96.7 | 33 | 3.3 |
| Glasgow City | 749 | 5.0 | 861 | 5.5 | 851 | 98.8 | 9 | 1.0 |
| Aberdeen City | 643 | 4.3 | 676 | 4.3 | 637 | 94.2 | 37 | 5.5 |
| Argyll and Bute | 645 | 4.3 | 667 | 4.2 | 657 | 98.5 | 10 | 1.5 |
| Dundee City | 644 | 4.3 | 647 | 4.1 | 641 | 99.1 | 6 | 0.9 |
| Perth and Kinross | 610 | 4.1 | 627 | 4.0 | 614 | 97.9 | 12 | 1.9 |
| Aberdeenshire | 511 | 3.4 | 530 | 3.4 | 524 | 98.9 | 6 | 1.1 |
| Stirling | 445 | 3.0 | 461 | 2.9 | 456 | 98.9 | 4 | 0.9 |
| South Ayrshire | 437 | 2.9 | 446 | 2.8 | 440 | 98.7 | 6 | 1.3 |
| Dumfries and Galloway | 427 | 2.8 | 436 | 2.8 | 433 | 99.3 | 3 | 0.7 |
| Scottish Borders | 411 | 2.7 | 422 | 2.7 | 417 | 98.8 | 3 | 0.7 |
| North Ayrshire | 397 | 2.6 | 408 | 2.6 | 402 | 98.5 | 6 | 1.5 |
| Angus | 308 | 2.0 | 310 | 2.0 | 304 | 98.1 | 6 | 1.9 |
| West Lothian | 298 | 2.0 | 305 | 1.9 | 299 | 98.0 | 6 | 2.0 |
| Falkirk | 298 | 2.0 | 294 | 1.9 | 288 | 98.0 | 6 | 2.0 |
| Inverclyde | 289 | 1.9 | 285 | 1.8 | 284 | 99.6 | 1 | 0.4 |
| North Lanarkshire | 219 | 1.5 | 255 | 1.6 | 237 | 92.9 | 17 | 6.7 |
| Moray | 243 | 1.6 | 254 | 1.6 | 253 | 99.6 | 1 | 0.4 |
| East Ayrshire | 241 | 1.6 | 252 | 1.6 | 247 | 98.0 | 5 | 2.0 |
| West Dunbartonshire | 219 | 1.5 | 228 | 1.4 | 217 | 95.2 | 11 | 4.8 |
| South Lanarkshire | 193 | 1.3 | 226 | 1.4 | 216 | 95.6 | 8 | 3.5 |
| East Lothian | 222 | 1.5 | 222 | 1.4 | 220 | 99.1 | 2 | 0.9 |
| East Dunbartonshire | 172 | 1.1 | 184 | 1.2 | 184 | 100.0 | 0 | 0.0 |
| East Renfrewshire | 177 | 1.2 | 177 | 1.1 | 173 | 97.7 | 4 | 2.3 |
| Clackmannanshire | 114 | 0.8 | 114 | 0.7 | 112 | 98.2 | 2 | 1.8 |
| Na h-Eileanan Siar | 106 | 0.7 | 109 | 0.7 | 109 | 100.0 | 0 | 0.0 |
| Orkney Islands | 85 | 0.6 | 84 | 0.5 | 84 | 100.0 | 0 | 0.0 |
| Shetland Islands | 58 | 0.4 | 62 | 0.4 | 61 | 98.4 | 1 | 1.6 |
| Midlothian | 26 | 0.2 | 33 | 0.2 | 32 | 97.0 | 1 | 3.0 |
| Unclassified | 3 | <0.1 | 0 | 0.0 | | | | |
| Total | 15,057 | 100.0 | 15,730 | 100.0 | 13,139 | 83.5 | 2,579 | 16.4 |

Almost one in five titles owned or leased from outwith the UK (18.0% or 2,834 titles) are located within the Renfrewshire local authority area. It should be noted that 91.3% (2,354 titles) of all titles across Scotland leased from outwith the UK are within Renfrewshire. Indeed, when Renfrewshire is excluded from the analysis due to its anomalous nature, the average proportion of tenancy across the other 31 local authority areas is just 1.7%, compared to 16.4% across the whole of Scotland as detailed in the [Interest in title](#) section above. It is not possible to establish with certainty what the reasons are behind this without further research¹⁸, but a contributory factor may be the volume of ownership / tenancy of parking spaces and storage facilities near to Glasgow Airport.

17. Please note that all tables within this bulletin can be accessed online via the following link:

<https://www.ros.gov.uk/property-data/property-statistics/land-and-property-titles-in-scotland-by-country-of-origin>

18. Further investigation is planned to aid understanding of patterns such as this – please see the [Future Considerations](#) annex

Midlothian shows the fewest titles owned or leased from outwith the UK of all local authority areas.

[Table 2](#) shows the post code sectors across Scotland with the greatest volumes of titles owned or leased from outwith the UK. The top four post code sectors are all within Renfrewshire, and account for the vast majority (87.5%) of titles owned or leased from outwith the UK within that local authority area.

Table 2: Top 10 Post Code Sectors by volume of Land Register titles with owner/tenant addresses outwith the UK, as at 30 June 2018¹⁹

| Position | Post Code Sector | Post Town | Local Authority | Number & Percentage | | |
|----------|------------------|-------------|-----------------|---------------------|--------------------|--|
| | | | | Volume of titles | | % change from 31-Dec-17 to 30-Jun-18 |
| | | | | As at 31-Dec-17 | As at 30-Jun-18 | |
| 1 | PA3 1 | Paisley | Renfrewshire | 906 | 908 | 0.2 |
| 2 | PA3 3 | Paisley | Renfrewshire | 668 | 671 | 0.4 |
| 3 | PA1 2 | Paisley | Renfrewshire | 612 | 614 | 0.3 |
| 4 | PA3 2 | Paisley | Renfrewshire | 283 | 286 | 1.1 |
| 5 | KY16 9 | St. Andrews | Fife | 185 | 193 | 4.3 |
| 6 | EH3 9 | Edinburgh | Midlothian | 101 | 164 | 62.4 |
| 7 | KY16 8 | St. Andrews | Fife | 86 | 91 | 5.8 |
| 8 | DD1 5 | Dundee | Dundee City | 80 | 81 | 1.3 |
| 9 | FK8 1 | Stirling | Stirling | 73 | 77 | 5.5 |
| 10 | DD2 1 | Dundee | Dundee City | 73 | 74 | 1.4 |

Change between 31 December 2017 and 30 June 2018: There was very little change in the geographical distribution of titles across Scotland. The largest change was a 1.2 percentage point increase in the proportion of titles located in City of Edinburgh from 5.8% to 6.9% , which equates to an increase of 221 titles from 871 to 1,092.

The only substantial change within the top postcode sectors was a 62.4% increase in volume within EH3 9 from 101 to 164 titles.

The volumes and proportions of titles by locality can be affected by overall changes in the number of titles registered on the land register by authority area, e.g. large scale new build developments etc.

Note: There are currently only two data points available for analysis, and so no firm conclusions can be drawn and no trend can be inferred from any change observed. Therefore, caution should be applied to any interpretation of these findings at this time. Any changes seen could be natural fluctuations in ownership through market and/or other transactions, and could be influenced by more titles being added to the Land Register through voluntary registration. All changes are net changes, i.e. the balance between purchases and sales, and therefore little or zero change does not indicate the volume of purchases/sales over the 6-month period within a particular category. Further research will investigate patterns as the data-set grows over time.

19. Please note that all tables within this bulletin can be accessed online via the following link:
<https://www.ros.gov.uk/property-data/property-statistics/land-and-property-titles-in-scotland-by-country-of-origin>

5. Annexes

Annex 1 - Data sources & definitions

Data Collection and Extraction

- 5.1. Registers of Scotland (RoS) is the non-ministerial government department responsible for compiling and maintaining 20 public registers. These relate to land, property, and other legal documents. RoS' main 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 through the Land Register Completion programme (anticipated to complete in 2024), which was introduced in 1981 and currently holds over 65.5% of titles in Scotland²⁰. The Land Register is based on the Ordnance Survey map, and contains plans of registered properties.
- 5.2. 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. A key purpose of this data collection is to populate the Land Register, documenting and protecting the legal rights of the owner/tenant/third parties. 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 clearly showing the details for each title registered within and its corresponding spatial extent on the cadastral map. The information registered in the Land Register is, in most cases, covered by the Keeper's warranty, which means that the Keeper may be liable to pay compensation for any inaccuracies in the register that are subsequently rectified.
- 5.3. The data for this statistics report and for the Overseas Company Report dataset is extracted from registered titles in the Land Register. It does not include titles that were pending registration on the date of extraction²¹ or titles from the Sasines Register (Scottish ministers asked RoS to complete the Land Register by 2024). These land register titles include owners and tenants under long-term commercial leases.
- 5.4. The data then underwent a quality assurance process which is covered in more detail in [Annex 2](#).

Data Definitions

- 5.5. The following definitions clarify the content of the data:
- **Overseas:** any country not within the UK, as well as UK overseas territories and the Crown dependencies of the Isle of Man and the Channel Islands;
 - **Company:** a limited company / incorporated legal body;
 - **Other legal entities:** includes trusts and trustees, limited partnerships, miscellaneous bodies, corporations and mixed ownership/tenancy between companies, individuals and/or partnerships/trusts;
 - **Trustees, limited partnerships, etc:** includes trusts and trustees, limited partnerships, miscellaneous bodies and corporations;
 - **Individuals:** a natural person / individual human being.

20. Land Register coverage as of June 2018 – 65.5% of titles and over 32.1% of land mass.

21. In this case 30 June 2018.

Annex 2 - Quality assurance

- 5.6. 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 the following: checks done by solicitors; pre-application checks and reports provided by RoS prior to solicitors submitting applications; RoS registration officers conducting registration checks; the RoS Quality Team undertaking quality checks; and the RoS Land & Property Data Team undertaking quality assurance on the data.
- 5.7. Both the Land Registration etc. (Scotland) Act 2012 – which superseded the Land Registration Act (Scotland) 1979 on 8 December 2014 – and the Land Reform (Scotland) Act 2016 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.
- 5.8. For the baseline analysis [as at 31 December 2017, published on 1 March 2018](#), a full current ownership extraction of data was taken from the Land Register based on the “country” field in the purchasers’/tenants’ address. A substantial quality assurance exercise allowed all titles registered in the Land Register at that time to be allocated to one of five location categories²² (Scotland, England, Wales, Northern Ireland, overseas) based on the address held for the grantee (owner or tenant at the time of purchase). This quality assurance exercise allowed for the identification of over 100,000 unique titles in which the grantee had an address outside of Scotland at the time of purchase, over 15,000 of which were from overseas.
- The Scotland category (which comprises over 1.4 million titles, 93.0% of all titles classified to a location category, or 80.8% of all titles in the Land Register) is in essence what was left over from this quality assurance exercise. The titles within this category have not yet been fully quality assured for this release to the same extent as for the other categories due to the volume of titles involved. Due to technical and legal issues, some titles within the Scotland category may have a grantee 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).
- 5.9. The data collection process for subsequent analyses, including this report as at 30 June 2018, is considerably less onerous. New registrations and changes to existing registrations over the previous six months are reviewed according to the set of rules developed. The additional data are then incorporated into the previous findings to present the current picture. Parallel developments within RoS registration systems, such as country-name drop-down lists, will support data quality going forward.
- 5.10. Each unique title is allocated to one location category only. Where title is shared by more than one owner/tenant, those with an overseas element are allocated to the Overseas category; and where there is no overseas 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 England and Wales are then it will be allocated to England, etc.

22. Due to the existence of town names in more than one UK country, e.g. the name Bangor appears in both Wales and Northern Ireland, there may be a small number of wrongly classified towns where additional information has not been provided in the application.

- 5.11. Any title within the Overseas category that includes more than one proprietor with an overseas address has been classified to the first overseas 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.
- This is a change in practice from the baseline data as at 31 December 2017, in which more than one unique country was identified per title. This approach resulted in the volume of non-unique titles across all overseas countries exceeding the volume of unique titles within the Overseas category, and differing numbers of overseas titles presented in separate sections of the report.
- This change in practice decreases the risk of user confusion and misinterpretation of the data, and the baseline data is still considered as comparable with subsequent data (given the very small volumes involved). In the baseline data, the volume of non-unique titles across all overseas countries equated to 0.87% of the volume of unique titles within the Overseas category.
- 5.12. Any title that includes five or more proprietors where at least one has an overseas address is excluded from the analysis to avoid misrepresentation (e.g. to avoid skew from titles with one small interest held by an overseas proprietor owned jointly with proprietors based in Scotland). This involves very small volumes – in this reporting period, there were a total of 31 titles affected, ranging between five and 24 proprietors, with the vast majority of titles containing only one proprietor with an overseas address.
- 5.13. Rules were applied to standardise the naming conventions within the overseas 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.
- 5.14. Further quality assurance has also been conducted on the overseas data to classify each type of owner/tenant into the following six categories:
- Limited companies,
 - Trustees / other unincorporated bodies,
 - Individuals,
 - Individuals & trustees,
 - Individuals and limited companies, and
 - Unknowns (i.e. where it is not clear whether an organisation is a limited company from the information provided).
- 5.15. Further information on the 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. The Scotland data for the UK HPI is also extracted from the Land Register.
- 5.16. Statisticians in the Scottish Government have provided advice in relation to the content of this report and in relation to the processes to be followed in producing statistics from house price registration data. More generally, user feedback is sought on an on-going basis to support the continuous improvement of the data and analysis for future bulletins and other reports.

Annex 3 - Error in the previous edition

- 5.17. In the previous edition of this statistical bulletin ([Land and Property Titles in Scotland by Country of Origin, as at 31 December 2017](#)), there was a minor error identified in the figures following publication. A data processing error occurred as a result of the staged nature of the extensive QA process required for that first report: changes to titles within a small time window at the end of November 2017 were omitted. The error was assessed to be minor in scale and impact, and therefore corrected figures are included in this current version of the publication – the previous publication has not been revised.
- 5.18. Measures have been put in place to counter this specific issue in the production process in the future, it is important to note that other as yet unidentified issues may come to light in the future.
- 5.19. Given the complexities involved in the production of these statistics, it may be possible to make further improvements to how we process and quality assure the data in the future, and so 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.
- 5.20. **Detail of issue:** 103 titles were not correctly assigned: 38 titles were incorrectly included in the Overseas Company category, two of which and a further 67 titles should have been included in the Overseas Individuals and Overseas Other Legal Entities categories.
- 5.21. **Impact of correction:** the story of the data remained unaffected, and all resultant changes were minor.

Location of origin section: The largest change in the All Overseas category as a result of the correction was a decrease in share of 0.19% for British Virgin Islands, which dropped below Taiwan and Switzerland from 17th to 19th place.

The largest change by owner/tenancy class was a reduction in the share of the Total Overseas Companies for British Virgin Islands by 1.32% from 16.3% (as published) to 15.0%. There was no change greater than 0.58% in the share of any other country within any category. No other country changed position in the Total overseas, Companies or Other Legal Entities categories, and just one minor change of position occurred in the Individuals category, where South Africa overtook China by moving from 18th to 17th place.

Owner/tenancy classification section: No change greater than 0.28%.

Interest in title: No change greater than 0.11% in Interest only, and no change greater than 0.41% in Interest in title by Ownership/tenancy classification.

Location of properties/land across Scotland: The largest change was a decrease in volume for Aberdeen City of 7 titles, meaning it dropped below Argyll & Bute and Dundee City from 6th to 8th position. The only other change in position was East Lothian which swapped with North Lanarkshire from 23rd equal to 22nd. The order of the top 10 post code sectors did not change, with the exception of KY6 2 which dropped out of the top 10 places from 9th to 11th.

Annex 4 - Contextualising the data

5.22. The statistics presented in this bulletin can be contextualised by other data sets, which can potentially add useful insight where trends and patterns are connected in some way. For example, demographic data might prompt questions for further investigation. It should be noted that not all residents of Scotland have land and property titles registered to them on the Land Register, and not all owners/tenants of land and property titles registered on the Land Register are resident in Scotland.

5.23. According to the [Population by Country of Birth and Nationality, Scotland, 2017](#) statistics published by the National Records of Scotland, it was estimated that 7.1% (378,000 people) of the usually resident population of Scotland had non-British nationality. This increase from 6.7% (355,000 people) for July 2016 to June 2017 continues the upward trend. In comparison, 9.5% (6.15 million people) of the usually resident population of the UK as a whole had non-British nationality, continuing the upward trend since reporting began in 2004 ([Population by country of birth and nationality, January to December 2017](#)).

In contrast, this statistical report shows that only 1.0% of land and property titles registered on the Land Register as at 30 June 2018 had one or more registered owners (buyers or tenants) whose address was outside of the UK. Although the volume of titles for which owner/tenant addresses were outside Scotland increased by 3.5% between 31 December 2017 and 30 June 2018²³, this is in the context of a 1.6% increase in the overall number of titles registered on the Land Register representing properties with an identifiable proprietor address. This change has made very little difference to the proportions each represent, with Overseas showing an increase of 0.1 percentage points to 1.0% and England increasing by 0.8 percentage points to 5.3%.

5.24. According to the [Total Migration to or from Scotland](#) statistics published by the National Records of Scotland, approximately 23,900 more people migrated into Scotland than migrated out (Net Total Migration) in 2016-17, which continues the trend as this has been positive every year since 1999-2000. This included a net gain of around 13,400 people from overseas and a net gain of around 10,500 people from the rest of the UK.

The latest estimate of Scotland's population (on 30 June 2017) is 5,424,800 – the highest ever and an increase of 20,100 people (0.4%) since 30 June 2016. The rise in Scotland's population in the last ten years should be seen in the context of the relative stability of the population over the last 60 years. The population last reached a peak of 5.24 million in 1974 before falling to 5.06 million in mid-2000 and then rising to a new high in mid-2017 of 5.42 million. ([Mid-2017 population estimates Scotland](#)).

5.25. Data on companies might also assist interpretation. According to the [Businesses in Scotland 2017](#) statistics published by the Scottish Government, as at March 2017, private sector enterprises (registered for VAT and/or PAYE) with their ultimate base outside Scotland represented 2.9% of enterprises, accounting for 34.4% of employment and 53.3% of turnover. Breaking this down, 17.9% of Scottish private sector employment was in enterprises with ultimate ownership in the rest of the UK with 16.5% of employment in enterprises with ultimate ownership overseas (outside the UK). Between 2016 and 2017, the number of foreign-owned enterprises in Scotland increased from 2,305 to 2,350, and yet the foreign-owned share of turnover dropped from 34.1% to 32.6% between 2016 and 2017 - reflecting the slowdown in the oil and gas sector with foreign-owned turnover falling significantly in the 'Mining & Quarrying' and 'Manufacturing' sectors.

23. There are only two data points available for analysis and so no firm conclusions can be drawn and no trend can be inferred from any change observed, as it could be the result of natural variation over time. Therefore, caution should be applied to any interpretation of these findings at this time.

This report provides comparable figures, with 1,816 titles in Scotland owned or leased by limited companies from outwith the UK, and a further 730 titles owned or leased by trustees, limited partnerships, etc

- 5.26. There is considerable scope for further investigation of the data on ownership held by RoS, and we shall be engaging with our stakeholders on future analytical work to add insight for policy-making and other purposes.

Annex 5 - Future considerations

- 5.27. There is already a planned schedule of improvements to the data underlying this information as part of RoS' overall data improvement activities. In addition, customer feedback on data enhancements and additions will be reflected in future reports. Any feedback can be provided to RoS via our Land & Property Data Team (contact details below).
- 5.28. Further investigation is planned to aid understanding of patterns discovered in the data. Examples of the numerous opportunities to explore include: the reasons for varying levels of ownership and tenancy by locality within Scotland; concentration of properties near universities which may provide accommodation for overseas students; investment in commercial properties or desirable rural properties; the split of overseas ownership by land class (e.g. residential, commercial, agriculture, land, forestry), and land mass coverage by hectareage.
- 5.29. The next edition of this statistical report is planned for publication in February 2019, based on the data as at 31 December 2018.

RoS provides a wide range of land and property data services, including statistical reports and publications. Further information about these services is available at <https://www.ros.gov.uk/property-data/data-services>

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