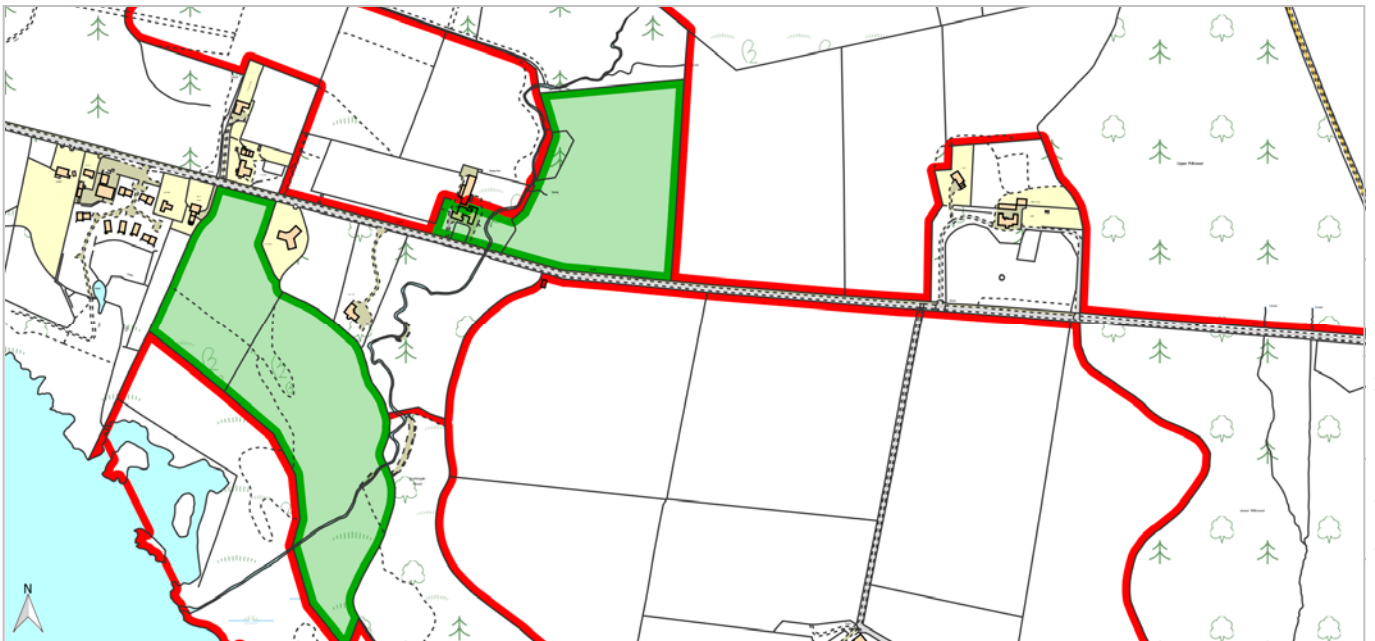


Legal Plan Preparation

The Land Registration etc. (Scotland) Act 2012 came into force on 8th December 2014 introducing a new scheme for land registration with strict mapping requirements and much higher deed plan production standards than ever before.



In response to the changes created by the Land Registration etc. (Scotland) Act 2012, Bell Ingram have expanded their Mapping and GIS department to offer a dedicated service to prepare title plans to the needs of our clients and to fulfil the exacting standards imposed by the Registers of Scotland.

The Bell Ingram Mapping and GIS team have a diverse range of skills and experience along with over 15 years experience of preparing maps and plans using Geographic Information Systems (GIS). This experience, along with Bell Ingram's history in Land and Estate Management, combines a clear understanding of the issues surrounding land plan preparation and the use of modern, industry-standard GIS software to fully benefit our clients.

The new registration requirements impose the requirement to prepare all plans using Ordnance Survey MasterMap® which is one of the most detailed base maps available. Bell Ingram have the software, skills and experience to use this mapping data to its full potential. Our team have a wealth of experience in interpreting older plans, with the understanding that land use changes over time, and ability to represent this on the modern base map.

Our industry compliant software enables us to work with a wide range of different data types in order to give the best outcome whilst getting information from a wide variety of sources. Our software allows us to easily exchange data with other mapping professionals as well as the Registers of Scotland which minimises errors caused by misinterpretation of printed maps.

Getting the plan correct first time is very important as the Registers of Scotland now operate a "one-shot" application process, whereby if any part of the application does not meet their exacting standards the whole application will be rejected. Our team work closely with clients and solicitors to ensure that the plans we prepare meet these standards.

The Land Registration etc. (Scotland) Act 2012 aims to have all land in Scotland registered within 10 years, with land owned by Public Bodies being registered within 5 years, so now is the time to register your land to ensure that the information is correct before it is too late.

Early registration will have distinct benefits and there is likely to be a 25% reduction in the fee for voluntary registration from summer 2015.

GNSS Surveying

Many boundaries in rural or remote areas are poorly defined so identifying the correct position with confidence can be a difficult prospect. However continued developments and improvement in satellite positioning technology offers a solution to this complex issue.



Bell Ingram has invested in state of the art Trimble® Global Navigation Satellite System (GNSS) Technology which operates at sub metre accuracy. This level of accuracy is often higher than the Ordnance Survey base map that is used by the Registers of Scotland.

This technology allows us to undertake topographic surveys to confirm title boundaries quickly and efficiently as well as the capability to capture undefined or unmapped boundaries. This has a direct benefit to our clients as we can produce accurate, concise and detailed plans tailored to the clients requirements whilst adhering to the Registers of Scotland strict mapping guidelines.

The technology allows us to take the office into the field which makes the most efficient use of our resources in order to control costs and deliver the best value for money to our clients.

We are able to offer this service anywhere in Scotland as well as Northern England from our offices located around the country.

To discuss your specific needs please contact:

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