



# Titles to Land Consolidation (Scotland) Act 1868

## CHAPTER 101

### TITLES TO LAND CONSOLIDATION (SCOTLAND) ACT 1868

- 1 Short title.
- 2 Commencement of Act.
- 3 Interpretation of terms.
- 4 †Acts specified in Schedule (A.) repealed.
- 5 In conveyances of land, etc. not held burgage, certain clauses may be inserted in the short forms given in Schedule (B.) No. 1.
- 6 Import of clause expressing manner of holding.
- 7 In conveyances of burgage property certain clauses may be inserted in the forms given in Schedule (B.) No. 2.
- 8 Import of clauses in schedule (B.) Nos. 1 & 2.
- 9 Conditions of entail may, in conveyances of entailed lands, be inserted by reference merely.
- 10 Real burdens may be referred to as already in the register of sasines.
- 11 .....
- 12 Clause directing part of conveyance to be recorded.
- 13 Several lands conveyed by the same deed may be comprehended under one general name.
- 14 Certain clauses in entails no longer necessary.
- 15 Instrument of sasine no longer necessary, but conveyance may be recorded instead.
- 16 .....
- 17 Not necessary to record the whole conveyance or discharge.
- 18 Instrument of resignation ad remanentiam unnecessary, but in place thereof conveyance in favour of superior may be recorded.
- 19 Notarial instruments in favour of general disponees.

*Status: Point in time view as at 20/05/1999.*

*Changes to legislation: Titles to Land Consolidation (Scotland) Act 1868 is up to date with all changes known to be in force on or before 19 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

---

- 20 De praesenti words, or words of style, unnecessary in mortis causa deeds.
- 21 Trustee or executor to apply lands for purposes of trust or will.
- 22 .....
- 23 Notarial instruments in favour of parties acquiring rights to unrecorded conveyances.
- 24 Mode of completing title by a judicial factor on a trust estate, &c.
- 25 Mode of completing title by a trustee in sequestration, and by liquidators of joint stock companies.
- 26 Heritable property conveyed for religious or educational purposes to vest in disponees or their successors.
- 26A Application for declarator of succession as heir in general or to specified lands
- 26B Application for declarator of succession as heir to last surviving trustee under a trust
- 26C Construction of reference to service of heir
- 27 Services to proceed by petition to the Sheriff.
- 28 Petition to be presented to the Sheriff of the county or to the Sheriff of Chancery.
- 29 Nature and form of petition.
- 30 Service not to proceed till publication be made.
- 31 Caveats to be received.
- 32 Petition of service to be equivalent to a brieve and claim.
- 33 Procedure before the Sheriff, and the effect of his judgment.
- 34 Case where domicile of party is unknown.
- 35 Competing petition may be presented, and Sheriff, after receiving evidence, give judgment.
- 36 Recording and extract of judgment.
- 37 The extract decree to be equivalent to an extract retour.
- 38 Transmission of records.
- 39 .....
- 40 No person entitled to oppose a service who could not appear against a brieve of inquest.
- 41 Appeal for jury trial.
- 42 Where Sheriff refuses to serve petitioner, &c., judgment may be reviewed.
- 43 Procedure when a decree of service is brought under reduction.
- 44 Forms and effect of procedure in the Court of Session.
- 45 The Court of Session Act 1868, to apply to appeals and reductions, &c. under this Act.
- 46 A decree of special service, besides operating as a retour, shall have the operation and effect of a disposition from the deceased to his heirs and assignees.
- 47 A special service not to infer a general representation, either active or passive.
- 48 Petitioner for special service may petition for general service.
- 49 .....
- 50 Jurisdiction of the Sheriff of Chancery.
- 51 Power to the Court of Session to pass acts of sederunt.
- 52 .....
- 53 .....
- 54, 55 .....
- 56, 57 .....

*Status: Point in time view as at 20/05/1999.*

*Changes to legislation: Titles to Land Consolidation (Scotland) Act 1868 is up to date with all changes known to be in force on or before 19 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

---

58	.....
59	Unnecessary to libel and conclude for decree of special adjudication.
60, 61	.....
62	Effect of a decree of adjudication or sale.
63	Signatures for Crown writs abolished.
64	Crown writs to be obtained by lodging a draft thereof and note along with the title deeds.
65	Draft Crown writ to be revised.
66	Rectification of mistakes in former titles.
67	†Intimation of proposed rectification to be made to solicitor for Commissioners of Woods and Forests.
68	Presenter of signatures, &c. may refer to copy of writ when withheld.
69	Amount of Crown duties to be fixed.
70	Clerk's fees.
71	Copy of revised draft to be furnished to the party.
72	If no objections, the revised draft to be attested, and the Crown writ prepared.
73	Crown writs may be applied for at any time.
74	Objections, if any, to draft Crown writ to be by a note.
75	Objections, how to be disposed of.
76	Procedure if objections repelled.
77	Refusal to revise, how to be complained of.
78	Crown writ as revised to be engrossed and delivered.
79	Crown writ to be valid.
80—82	.....
83	†Crown writs and Crown charters may be in the forms given in Schedule (T).
84—86	.....
87	Register of Crown writs to be kept.
88	†Crown charters or writs of novodamus, how to be obtained.
89	.....
90	Writs to be in the English language.
91	Court of Session to frame regulations.
92	.....
93	Power to Prince and Steward of Scotland to appoint his own presenter of signatures, &c.
94, 95	.....
96	Substitute to be appointed to Sheriff of Chancery, &c. in event of absence or disability.
97—99	.....
100	All writs and charters from subject superior may refer tenendas and reddendo.
101—	.....
103	.....
104	Where subject superior's title incomplete, owner may in certain cases apply to Lord Ordinary on the Bills to ordain superior to complete his title and grant an entry under pain of forfeiture.
105	Owner may in such case apply to Lord Ordinary on Bills to authorize application for an entry by the Crown or mediate over superior as in vice of the recusant superior.
106	Lands to be held temporarily of the Crown or mediate superior.

*Status: Point in time view as at 20/05/1999.*

*Changes to legislation: Titles to Land Consolidation (Scotland) Act 1868 is up to date with all changes known to be in force on or before 19 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

---

- 107 The party in right of the superiority may lodge a minute tendering  
relinquishment of his right, and if accepted by the petitioner the Lord  
Ordinary may interpone his authority.
- 108 Over superior's rights not to be extended or affected.
- 109 Vassal obtaining or accepting forfeiture or relinquishment of superiority  
to be liable for its value, but forfeiture, &c. not to infer representation.
- 110 Mode of relinquishing superiorities.
- 111 Investiture by over superior.
- 112 Applications of price of entailed superiorities.
- 113 Providing for payment in lieu of casualties of superiority in case of  
lands conveyed for religious purposes.
- 114 †Writs of confirmation &c. by subject superiors to be tested.
- 115 .....
- 116 †Stamp duty on writs of confirmation, &c. 1857 c. 26.
- 117 †Heritable securities to form movable estate; except where conceived in  
favour of heirs, excluding executors, and quoad fiscum.
- 118 Bonds and dispositions in security may be granted in the form No. 1. of  
Schedule (FF.)
- 119 Explanation of clauses in Schedule (FF.) No. 1.
- 120 Securities may be registered during lifetime of grantee, or title  
completed after his death.
- 121 Sale carried through in terms of this Act to be valid to the purchaser.
- 122 Creditors selling to count and reckon for the surplus of the price and to  
consign the same in the bank.
- 123 On sale, &c. lands to be disencumbered of the security.
- 124 Securities to be transferred in the form prescribed.
- 125 .....
- 126 Completion of title of executors, &c. of creditor dying intestate.
- 127 Executor nominate or disponee mortis causa may complete title by  
notarial instrument.
- 128 .....
- 129 Adjudgers may complete their title by recording abbreviate of  
adjudication.
- 130 Unregistered security or assignation to be available to executors, &c. of  
grantee.
- 131 Act not to affect liability of debtors on their lands.
- 132 How any heritable security may be renounced or discharged.
- 133 Heritable security how restricted.
- 134 Act to apply to all heritable securities.
- 135 Parties may use the present forms if they see fit.
- 136 .....
- 137 Act to apply to lands held by any description of tenure.
- 138 Short clauses of consent to registration may be used in any deed.
- 139 Females may act as instrumentary witnesses.
- 140 Additional sheets may be added to writs.
- 141 †All deeds, &c. recorded in register of sasines to have warrants of  
registration endorsed, except certain burgage deeds.
- 142 Recording of conveyances in the register of sasines authorized.
- 143 Conveyances and instruments may be recorded of new.
- 144 Recorded instruments not to be challenged on the ground of erasures.
- 145 Not competent to challenge existing warrants of registration on certain  
grounds.

*Status: Point in time view as at 20/05/1999.*

*Changes to legislation: Titles to Land Consolidation (Scotland) Act 1868 is up to date with all changes known to be in force on or before 19 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

---

- 146 Obligations appointed to be inserted in instruments of sasine shall be inserted in notarial instruments.
- 147 Prohibition against sub-infeudation not to be affected.
- 148 .....
- 149 Deeds and instruments may be partly written and partly printed or engraved.
- 150 Debts affecting lands exchanged for other lands to affect such other lands in lieu thereof.
- 151 .....
- 152 Provision for lands in the burgh of Paisley held by booking tenure.
- 153 .....
- 154 Official acts of town clerks and keepers of registers of sasines not to be affected by their personal interests in recorded writs.
- 155 Inhibitions to take effect from date of registration of notice, &c.
- 156 Short form of letters of inhibition.
- 157 No inhibition to have effect against acquirenda, unless in case of heir under entail or other indefeasible title.
- 158 Inhibitions on depending summons to be recalled on petition to Lord Ordinary.
- 159 Litigiosity not to begin before date of registration of notice of summons.
- 160 .....
- 161 Judgment of Lord Ordinary on the Bills subject to review of Inner House, and judgments in certain cases to be final.
- 162 Court of Session may fix and regulate fees.
- 163 Old forms of conveyances may be used.

---

SCHEDULES referred to in foregoing Act

SCHEDULE (A.) —

No.1.....

No. 2. — C A P. XXXV.

VI And be it enacted, That where Investment is to be...

SCHEDULE (B.) —

No. 1

*Formal Clauses of a Disposition of Land, etc . . . .*

No. 2

*Formal Clauses of a Disposition of Land, etc., held Burgage*

SCHEDULE (C.) —

*Clause of Reference to Destinations and Conditions of Entail, etc.*

SCHEDULE (D.) —

*Clause of Reference to Real Burdens, Conditions, &c., in Investiture*

SCHEDULE (E.) —

**Status:** Point in time view as at 20/05/1999.

**Changes to legislation:** Titles to Land Consolidation (Scotland) Act 1868 is up to date with all changes known to be in force on or before 19 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

---

SCHEDULE (F.) —  
No. 1

*Clause of Direction specifying Part of Deed which Grantor desires to be recorded*  
No. 2

SCHEDULE (G.) —

*Clause of Reference to Conveyance, containing general Designation of Lands.*

SCHEDULE (H.) —

SCHEDULE (I.) —

SCHEDULE (J.) —

*Notarial Instrument in favour of Disponee or his Assignee, &c.*

SCHEDULE (K.) —

*Instrument of Resignation ad Remanentiam*

SCHEDULE (L.) —

*Notarial Instrument in Favour of a General Disponee, or his Assignee, &c.*

SCHEDULE (M.) —

SCHEDULE (N.) —

*Notarial Instrument in favour of an Assignee to an Unrecorded  
Conveyance, to be recorded along with the Conveyance*

SCHEDULE (O.) —

*Notarial Instrument in favour of a Trustee in a  
Sequestration or of Liquidators of Joint Stock Companies*

SCHEDULE (P.) —

*Form of Petition of General Service*

SCHEDULE (Q.) —

*Form of Petition of Special Service*

SCHEDULE (R.) —

SCHEDULE (S.) —

SCHEDULE (T.) —

No. 1

*Status: Point in time view as at 20/05/1999.*

*Changes to legislation: Titles to Land Consolidation (Scotland) Act 1868 is up to date with all changes known to be in force on or before 19 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

---

No. 2

*Crown Charter of Resignation*

No. 3

No. 4

*Crown Charter of Confirmation*

SCHEDULE (U.) —

SCHEDULE (V.) —

SCHEDULE (W.) —

SCHEDULE (X.) —

No. 1

*Petition to the Lord Ordinary for Forfeiture of  
Superiority where Reddendo does not exceed Five Pounds*

No. 2

*Interlocutor by Lord Ordinary on above Petition*

No. 3

*Decree by Lord Ordinary on above Petition*

SCHEDULE (Y.) —

No. 1

*Petition to the Lord Ordinary for Forfeiture of Feu Duties under or above Five Pounds*

No. 2

*Interlocutor by Lord Ordinary in above Petition*

No. 3

*Decree by Lord Ordinary in above Petition*

No. 4

*Finding for Expenses in above Petition*

SCHEDULE (Z.) —

No. 1

*Writ of Confirmation on Decree of Forfeiture in case of Feu Duties above Five Pounds*

No. 2

*Writ of Resignation on Decree of Forfeiture in case of Feu Duties above Five Pounds*

SCHEDULE (AA.) —

*Status: Point in time view as at 20/05/1999.*

*Changes to legislation: Titles to Land Consolidation (Scotland) Act 1868 is up to date with all changes known to be in force on or before 19 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

---

Nos. 1,

2. ....

No. 3

*Writ of Clare constat proceedings on a Decree of Forfeiture or Relinquishment*

SCHEDULE (BB.) —

No. 1

*Form of Minute of Relinquishment of Superiority by Apparent Heir*

No. 2

*Minute of Acceptance of above Relinquishment*

No. 3

*Decree of Lord Ordinary following on the above Minutes*

SCHEDULE (CC.) —

No. 1

*Deed of Relinquishment of Superiority*

No. 2

*Acceptance by Vassal written on Deed of Relinquishment*

No. 3

*Crown Writ of Investiture written on Deed of Relinquishment*

SCHEDULES (DD.), —

(EE.)

SCHEDULE (FF.) —

No. 1

*Form of a Bond and Disposition in Security*

No. 2

*Form of Schedule of Intimation, Requisition, and Protest*

No. 3

*Certificate by Notary on Copy of foregoing Schedule*

SCHEDULE (GG.) —

*Form of Assignment of a Bond and Disposition in Security constituted by Infeftment*

SCHEDULE (HH.) —



**Status:** Point in time view as at 20/05/1999.

**Changes to legislation:** Titles to Land Consolidation (Scotland) Act 1868 is up to date with all changes known to be in force on or before 19 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

---

*Form of Instrument in favour of an Assignee to an Heritable Security  
following on a Deed granted for further Purposes or Objects.*

SCHEDULE (II.) —

SCHEDULE (JJ.) —

*Form of Instrument in favour of an Executor or Heir of a  
Creditor who died intestate in right of an Heritable Security*

SCHEDULE (KK.) —

*Form of Instrument in favour of the Executors or Executor nominate, or  
of the Disponee or Legatee of a Creditor in right of an Heritable Security*

SCHEDULE (LL.) —

*Form of Instrument in favour of a Trustee on a sequestrated Estate, or of  
Liquidators of a Joint Stock Company in right of an Heritable Security*

SCHEDULE (MM.) —

*Form of Instrument of an Unrecorded Bond and Disposition in  
Security, or Unrecorded Assignment in Favour of the Executor  
or Disponee, or Assignee, or Legatee, or Heir of the Creditor*

SCHEDULE (NN.) —

*Form of Discharge of Bond and Disposition in Security, &c.*

SCHEDULE (OO.) —

*Form of Deed of Restriction of an Heritable Security*

SCHEDULE (PP.) —

*Notice of Inhibition*

SCHEDULE (QQ.) —

SCHEDULE (RR.) —

*Notice of Summons of Reduction, Adjudication, &c.*

**Status:**

Point in time view as at 20/05/1999.

**Changes to legislation:**

Titles to Land Consolidation (Scotland) Act 1868 is up to date with all changes known to be in force on or before 19 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.