



**CROFTING COMMISSION  
COIMISEAN NA CROITEARACHD**

Great Glen House, Leachkin Road,  
Inverness IV3 8NW

**T:** (01463) 663439 • **F:** (01463) 725067

**E:** [info@crofting.scotland.gov.uk](mailto:info@crofting.scotland.gov.uk)

**W:** [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk)

# **Decrofting Application Section 17/18 Feu Guidance Notes**



## **Decrofting is the term used when land is removed from crofting tenure.**

### **1. REQUIREMENT TO REGISTER YOUR CROFT LAND**

---

The final element of the Crofting Reform (Scotland) Act 2010 relating to the registration of croft land came into effect on 30 November 2013.

The Crofting Register is map based and provides a definitive record of the extent of, and interest in, land within crofting tenure in Scotland. In addition to showing the boundaries of land, the register also contains information on the crofter, owner-occupier crofter and/or the landlord of the registered croft. The Crofting Register is maintained by the Keeper of the Registers of Scotland, although the application for registration is made in the first instance to the Crofting Commission who will check the information contained in or accompanying the registration application against the information contained in the Commission's Register of Crofts.

If your croft is unregistered, the Commission will be unable to make a decision on your decrofting assignation application until the croft has been registered with the Keeper of the Registers of Scotland. To avoid delays therefore, we recommend that your decrofting application should be accompanied by your application to register the croft on the Crofting Register. This must be accompanied by a map showing the boundaries of the croft along with the registration fee.

A copy of the registration form and accompanying guidance notes can be found at [www.ros.gov.uk/services/registration/crofting-register](http://www.ros.gov.uk/services/registration/crofting-register). If an application to register is not submitted within 6 months of the date of receipt of this application, the application to decroft will be withdrawn from our records and returned to you.

If your croft is already registered with the Keeper of the Registers of Scotland, an application for Registration of a Subsequent Event will be required should your decrofting application be approved.

### **2. SECTION 17/18 FEU**

---

We will make a decrofting direction where the application is made in respect of a croft, the conveyance in Feu of which was granted under section 17 or 18 of the Crofters (Scotland) Act 1955.

Section 17 Feus were granted to absentee crofters, who obtained Title to the croft house site following action by the Commission to terminate their croft tenancy.

Section 18 Feus were granted to aged crofters who gave up their croft tenancy on condition they obtained Title to the croft house site.

Section 17 and 18 Feus were discontinued when the Crofting Reform (Scotland) Act came into effect on 10th June 1976. However, the land to which they relate continues to be subject to the Crofting Acts until a decrofting direction has been granted by us.

Further guidance can be found in our decrofting factsheet and policy guidance which is available on our website or by contacting us at the phone number below.

### **3. IMPORTANT INFORMATION**

---

Please note that any information you provide is part of an open process and made available to other parties involved in the process. Your information would also be released under a Freedom of Information enquiry subject to any disclosure exemptions under the Data Protection Act 1998.

All questions must be answered as fully as possible, otherwise the form may be returned. To enable the Commission to give full consideration to your application, we would appreciate if you would provide us with as much information as possible to help us to arrive at a fully informed decision.

### **4. APPLICATION DETAILS**

---

You can only apply for a decrofting direction for a site conveyed by a section 17 or 18 Feu if you are the owner.

If the site is jointly owned, details of all the owners must be provided and all owners must sign the declaration at end of the application form.

We require to see a copy of your Title Deeds or the Land Certificate for the area applied for.

### **5. MAPPING INFORMATION**

---

Your decrofting application must be accompanied by a title map and a site map as shown in the example in the guidance. Our guidelines reflect the Registers of Scotland crofting register criteria. If the croft is already registered then the location map should show the registered croft boundary.

All maps must be clear and legible. Ideally you should send us original colour maps, as maps that have been photocopied several times lose their quality and accuracy. Maps that do not meet our required standard will result in your application being returned. Maps that meet this standard can be acquired from local authorities, architects and surveyors and distributors of Ordnance Survey maps which can be found by searching the Internet.

# MAP FOR EXAMPLE PURPOSES ONLY

## Appendix 2 Example Site Map

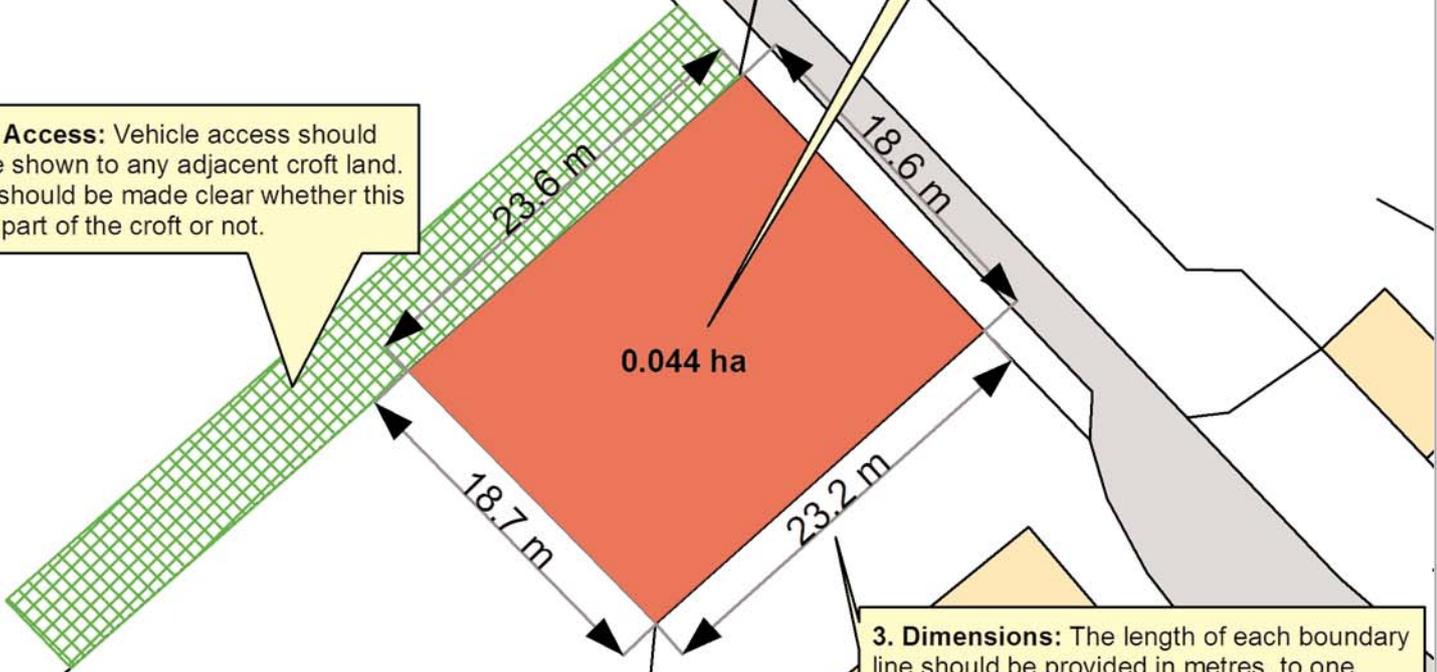
-  Proposed decrofting
-  Vehicle access (within croft)

**1. Area to be decrofted:**  
The boundaries of the area proposed to be decrofted should be clearly shown.

**10. Up to date Ordnance Survey map:** The background mapping should provide **sufficient surrounding detail** (e.g. fences, rivers, buildings) to allow the site position to be fixed accurately.

**2. Extent:** Of the area to be decrofted should be clearly stated in hectares to 3 decimal places e.g. 0.044 ha.  
( 0.001 ha = 10 m<sup>2</sup> )

**9. Access:** Vehicle access should be shown to any adjacent croft land. It should be made clear whether this is part of the croft or not.



**3. Dimensions:** The length of each boundary line should be provided in metres, to one decimal place (e.g. 23.2 m).

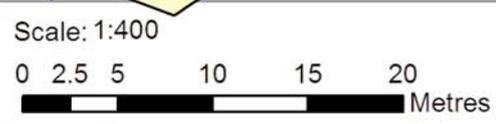
**8. Map size:** The site map should be A4 or A3 size.

**7. Map Scale:** The map scale should be appropriate to show the croft boundaries precisely so there is no doubt about what line each boundary follows.

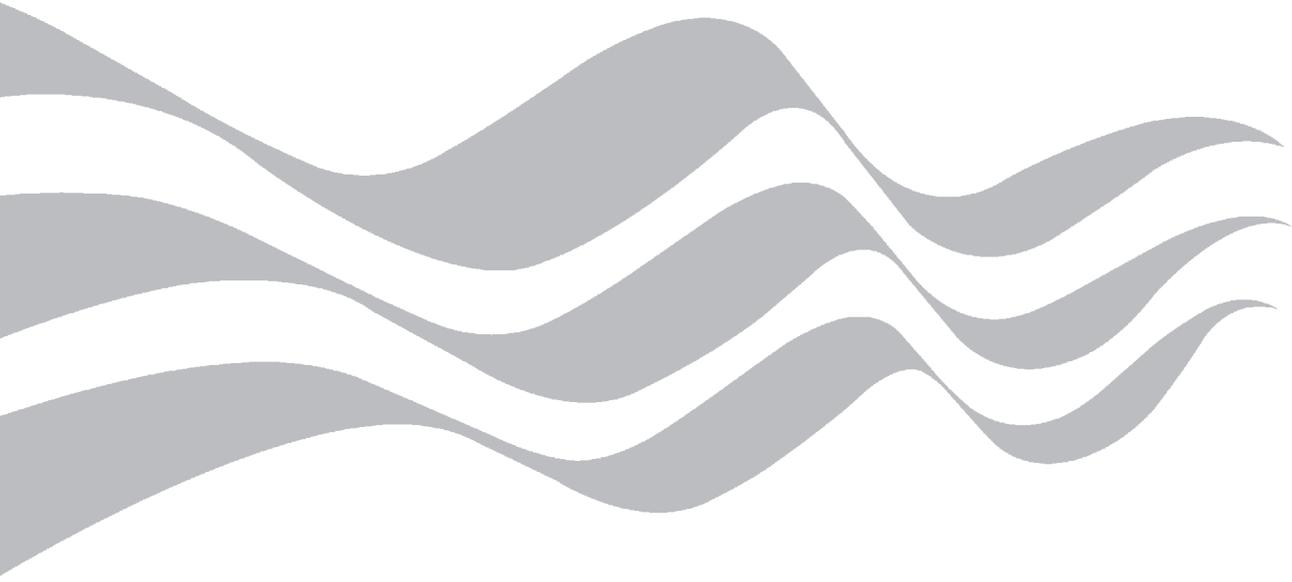
**4. Map Coordinate:** For the middle of the site. Such as the national grid six figure format (eg: NG 033 836). This allows us to locate your site.

**6. Scale bar and text:** A scale bar and text will help us identify any photocopying issues and allow us to check your boundary measurements.

**5. North arrow:** So we can orientate your map when trying to locate the croft.



GRID REF: NG 033 836



Great Glen House, Leachkin Road,  
Inverness IV3 8NW  
**T:** (01463) 663439 • **F:** (01463) 725067  
**E:** [info@crofting.scotland.gov.uk](mailto:info@crofting.scotland.gov.uk)  
**W:** [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk)