



COMMONS REGISTRATION ACT 1965

Reference No. 201/U/5

In the Matter of Thorncote Green,
Northill, Bedfordshire

DECISION

This reference relates to the question of the ownership of land known as Thorncote Green, Northill, being the land comprised in the Land Section of Register Unit No. CL 58 in the Register of Common Land maintained by the Bedfordshire County Council of which no person is registered under section 4 of the Commons Registration Act 1965 as the owner.

Following upon the public notice of this reference Mrs E M Bierman claimed to be the freehold owner of the land in question and no other person claimed to have information as to its ownership.

I held a hearing for the purpose of inquiring into the question of the ownership of the land at Bedford on 7 July 1982.

At the hearing Mr D G Bruton, Solicitor, appeared for Mr and Mrs H M Bierman, and the Northill Parish Council was represented by Mr R J Kitchener, its Clerk.

A very small area at the south of the land the subject of the reference was conveyed to Mrs Bierman (then Mrs Turner) by a Conveyance made 22 November 1978 between (1) Kenneth Charles Ebbs and Frederick Arthur Ebbs (2) Eileen Mary Turner. The vendors had a good root of title in a conveyance made 9 April 1914 between (1) John Edmund Audley Harvey (2) George Frank Alexander Bashford and Sir Algernon Kerr Butler Osborn (3) Margaret Amy Ebbs.

Mrs Turner conveyed the property to herself and her former husband by a conveyance made 13 June 1980 between (1) E M Turner (2) E M Turner and Colin George Turner.

Mrs Turner married Mr Bierman on 27 March 1981 and the small area of land in question was conveyed to them by a conveyance made 1 April 1981 between (1) E M Turner and C G Turner (2) E M Turner and Henricus Maria Bierman, the conveyance obviously having been engrossed before the wedding and executed afterwards.

On this evidence I am satisfied that Mr and Mrs Bierman are the owners of a small part of the land, and I shall accordingly direct the Bedfordshire County Council, as registration authority, to register them as the owners of that part under section 8(2) of the Act of 1965.

In the absence of any evidence I am not satisfied that any person is the owner



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of the remainder of the land the subject of the reference, which will therefore remain subject to protection under section 9 of the Act of 1965.

I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this

16~~th~~

day of

July

1982

Chief Commons Commissioner