



COMMONS REGISTRATION ACT 1965

Reference No.52/U/85

In the Matter of Land at Nant-y-Fflint,  
Bogillt

DECISION

This reference relates to the question of the ownership of land known as Land at Nant-y-Fflint, Bogillt, being the land comprised in the Land Section of Register Unit No.VG.21 in the Register of Town or Village Greens maintained by the Flintshire 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 Mr. Dilwyn W. Evans of Ffrith Farm Flint claimed that Messrs. E. T. Evans & Son of Ffrith & Lleprog Farms were the freehold owners 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 Mold on 11th December 1973.

Mr. Evan Thomas Evans of Ffrith Farm, Flint, appeared before me and produced the title deeds relating to Ffrith and Lleprog Farms. By a Conveyance dated 31st December 1913 the then Duke of Westminster as tenant for life and in exercise of his statutory power of sale under the Settled Land Acts 1882 to 1890 and with the concurrence of the trustees of the settlement conveyed (inter alia) the farm then known as Glasdir-bach to one John Edward Jones of Lleprog Farm in fee simple subject to various rights including "common rights". The parcels included the land comprised in this Register Unit under the description "Part 248. Common subject to Common rights. 3 - 2 - 0."

In January 1923, the said John Edward Jones created a first mortgage and a second mortgage of Lleprog Farm, which then included Glasdir-bach and other lands. The second mortgagee was one Thomas Charles Roberts, who by a Conveyance dated 20th July 1927, in exercise of his power of sale as mortgagee and with the concurrence of the first mortgagees, conveyed the mortgaged property to one Edward Alun Jones in fee simple.

By a Conveyance dated 30th April 1943 the said Edward Alun Jones conveyed part of Lleprog Farm, including the land comprised in this Register Unit, to Frederick Jones of Ffrith Farm in fee simple; and by a Conveyance dated 1st May 1956 the said Frederick Jones conveyed the same land, and also Ffrith Farm, to Evan Thomas Evans and his wife Miriam Evans in fee simple as joint tenants.

For these reasons I am satisfied that Mr. Evan Thomas Evans and his wife Miriam Evans are the owners of the land, and I shall accordingly direct the Flintshire County Council, as registration authority, to register them as the owners of the land under section 8(2) of the Act of 1965.



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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 30<sup>th</sup> day of January 1974.

*A. E. Francis*

Commons Commissioner