



COMMONS REGISTRATION ACT 1965

Reference No 16/U/69

In the Matter of land at the Feathers Public House,  
Wadesmill, Thundridge, East Hertfordshire District,  
Hertfordshire

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DECISION

This reference relates to the question of the ownership of land at the Feathers Public House, Wadesmill, Thundridge, East Hertfordshire District being the land comprised in the Land Section of Register Unit No CL. 97 in the Register of Common Land maintained by the Hertfordshire 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 R V Goodhew Limited 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 Hertford on 6 July 1976 and at London on 28 October 1976. At the July hearing Thundridge Parish Council were represented by Mr G Schrier their clerk. At the October hearing R V Goodhew Limited and R V Goodhew (Restaurants) Limited were represented by Miss A Mark articled clerk with Williams & James, Solicitors of Grays Inn, London.

At the July hearing Mr Schrier said that the Parish Council made the registration, because they believed there was no owner, but they would not wish to contest a claim by R V Goodhew Limited if proved by production of conveyances.

At the October hearing Miss Mark in the course of her evidence produced: (1) Particulars of the sale by auction on 4 April 1946 of the Youngsbury Estate, (2) a conveyance dated 9 August 1946 by which Major F C Giles-Puller and his trustees and sub-vendor conveyed to Mr R J Dixon and Mr W L Thurgood lands in the Parishes of Standon and Thundridge being (inter alia) The Feathers Public House, six cottages, outbuildings and a blacksmiths shop therein described, (3) a conveyance dated 18 March 1949 by which Mr Dixon and Mr Thurgood conveyed to The Feathers Hotel (Wadesmill) Limited the same lands; and (4) a conveyance dated 23 May 1969 by which Feathers Hotel (Wadesmill) Limited conveyed to R V Goodhew (Restaurants) Limited (being both subsidiary companies of Goodhew Matthews Limited) the land and the premises known as The Feathers Hotel, delineated on the plan annexed.

The land ("the Unit Land") comprised in this Register Unit is (as I estimate from the Register map, 6" = 1 mile) about 35 yards long and 20 yards wide, and is on the east side of the A10 road at Wadesmill a little more than 100 yards north of where that road crosses the River Rib. According to the plans annexed to the below mentioned documents, it is south of Youngsbury Lane at the corner where this lane joins the A10 road.



In the 1946 Particulars, Lot 28 (the Freehold Fully Licensed Hotel The Feathers Wadesmill) is described as "with small Green in front surrounded by Post and Chains", and the lotting plan shows the Unit Land as included in Lot 28 and as having on it "Pump". The plan on the 1946 conveyance includes the Unit Land, and the parcels includes the words "The private roadway adjoining the Feathers Public House on the north side thereof and the greensward with Pump thereon lying to the north of such private roadway". The 1949 conveyance contains the same words, The 1969 conveyance has annexed to it a plan showing the Unit Land as included in the land thereby conveyed.

On this evidence I am satisfied that R V Goodhew (Restaurants) Limited are the owners of the Unit Land and I shall accordingly direct the Hertfordshire County Council as registration authority to register R V Goodhew (Restaurants) Limited of Watermead House, 19-31 Church Street, Epsom, Surrey as the owners of the land under section 8(2) of the 1965 Act.

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 29<sup>th</sup> day of October 1976

*a. a. Barker Fuller*

Commons Commissioner