



COMMONS REGISTRATION ACT 1965

Reference No 16/U/110

In the Matter of Manorial Waste,  
Kings Langley, Dacorum District,  
Hertfordshire

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DECISION

This reference relates to the question of the ownership of land known as Manorial Waste, Kings Langley, Dacorum District being the land comprised in the Land Section of Register Unit No CL. 212 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 the Clerk of Hemel Hempstead Rural District Council said (letters dated 17 and 26 April 1973) that he submitted that this land is owned by his Council and that he was in a position to produce the conveyance of the land forming the Manorial Waste in Kings Langley. No other person claimed to be the freehold owner of the land in question or 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 June 1978. At the hearing Dacorum District Council were represented by Mr R J Forrest senior legal assistant in the District Secretary's Department.

Mr Forrest said they had made an extensive search for the deed mentioned in the 1973 letters, but it could not be found; however their register of deeds included: "conveyance of Manorial Waste, Parish of Kings Langley (dated) 25/1/68 (parties) T W F Blackwell and another (of) a public open space".

After the hearing Mr Forrest sent to the office of the Commons Commissioners a copy of a deed (apparently a completed draft) dated "25th Jany 1968" by which Messrs T W F Blackwell and H H D Phelps, after reciting the death of Mr T C Blackwell on 17 June 1967 and his entitlement at his death to the Manor of Kings Langley of which the property thereafter described formed part, conveyed as his personal representatives to the Rural District Council of Hemel Hempstead all the lands delineated on the plan annexed and thereon coloured green, all of which form part of the Waste of the said Manor. Mr Forrest in his covering letter said that the copy conveyance had been obtained from the solicitors who acted for the Rural District Council and they also have a receipt for the original conveyance dated 7 March 1968 and signed by Mr E H Prior who was employed by the Council.

Accepting as I do, that the 1968 conveyance was made, it is unfortunate that the copy sent to me does not include the plan. However the following considerations lead me to the conclusion that the lands thereby conveyed are the same as the land in this Register Unit:- Such land from the Register map appears to comprise (a) a strip about 600 yards long on the south side of Langley Hill, (b) a similar strip on the north side of Langley Hill, (c) a strip about 170 yards long on the south side of Vicarage Lane opposite Kings Langley Common, (d) a comparatively



very small triangle southwest of the road junction next to the west end of such last mentioned strip, and (e) a small detached piece some distance away from the rest, being about 350 yards east of the High Street at the junction of Waterside with Church Lane.

The 1969 conveyance is expressed to be made subject to the agreements set out in the Schedule; therein are mentioned six agreements dated between 1931 and 1936 and 22 agreements dated between 1950 and 1962; of these 17 are said to relate at Langley Hill and 7 to land at Vicarage Lane and the remainder to land which from the Register map I infer are nearby. The registration with which I am now dealing was made on 28 June 1968 on the application of the Rural District Council, and I infer from it and from the said 1973 letter that it must have been made by reference to the 1968 conveyance.

On the above considerations I am satisfied that the District Council as successors of the Rural District Council are the owners of the land, and I shall accordingly direct the Hertfordshire County Council as registration authority to register Dacorum District Council as the owners of the land under section 8(2) 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 28<sup>th</sup> day of June

1978

a. a. Baden Fuller

Commons Commissioner