



COMMONS REGISTRATION ACT 1965

Reference No. 231/U/32

In the Matter of Baveney Wood
Common, Neen Savage, Bridgnorth
D., Salop

DECISION

This reference relates to the question of the ownership of land known as Baveney Wood Common containing approximately 5 acres, Neen Savage, Bridgnorth District being the land comprised in the Land Section of Register Unit No. CL.91 in the Register of Common Land maintained by the Salop 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 Neen Savage Parish Council claimed to be the owner of the land in question and no other person claimed to be the freehold owner of the land 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 Shrewsbury on 18 February 1975. At the hearing Neen Savage Parish Council were represented by Mr. G. Haywood one of their members, and Bridgnorth District Council were represented by Mr. F.R.P. Boughey one of their employees.

Mr. Haywood who has lived in the Parish all his life (60 years), has been a member of the Parish Council for over 25 years and a member of the District Council (formerly the Bridgnorth Rural District Council) for over 22 years, in the course of his evidence, produced : (1) a conveyance dated 24 September 1970 and made between Miss O.K.L. Lloyd-Baker, her trustees, and the Parish Council; (2) a letter dated 21 July 1969 from Haines & Sumner Solicitors of Bridgnorth, written on behalf of Miss Lloyd-Baker; (3) a 1968 abstract (examined 1970) of the title of Miss Lloyd-Baker commencing with a settlement dated 17 October 1923 and made by Mr. G.E. Lloyd-Baker; and (4) a search certificate dated 14 September 1970 and given under the Land Charges Act 1925.

Mr. Haywood identified the land ("the Unit Land") comprised in this Register Unit with the land conveyed to the Parish Council by the 1970 conveyance. He said (in effect) :- The Unit Land is a strip of land (as I scale the Register map about 2/3rds of a mile long) of woodland and scrub, with a cart road (a public right of way) running along its whole length from the Stottesdon Road to the Cleobury Mortimer Road. There are about 14 small holdings adjoining. Miss Lloyd-Baker and her father before her, were known locally as the Lords of the Manor, and she (as appears from the 1969 letter) wished to dispose of the Unit Land because she no longer had any interest in the District; the consideration in the 1970 conveyance is £1.



By the 1968 abstract, of the title of Miss Lloyd-Baker is regularly deduced. On the evidence outlined above, I am satisfied that the Parish Council is the owner of the Unit Land, and I shall accordingly direct the Salop County Council as registration authority, to register Neen Savage Parish Council as the owner 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 25th

day of February

1975

a. a. Baden Fuller

Commons Commissioner