



COMMONS REGISTRATION ACT 1965

Reference Nos 236/D/9-13.  
236/D/14-17

In the Matter of (1) roadside waste adjoining or near Beare Green and (2) Clark's Green and roadside waste near, adjoining or south of it and Bennett's Green, Capel, Mole Valley District, Surrey

---

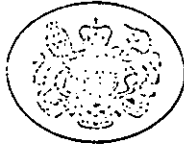
DECISION

These disputes relate to the registration at Entry No. 1 in the Land Section of Register Unit No. VG. 26 in the Register of Town or Village Greens maintained by the Surrey County Council, to the registration at Entry No. 1 in the Land Section of Register Unit No. 424 in the Register of Common Land maintained by the said Council, and to the registration at Entry No. 1 in the Land Section and at Entry Nos. 1 and 2 in the Rights Section of Register Unit No. CL. 425 in the said Register of Common Land, and are occasioned by the conflicting registrations and Objections specified in the First Schedule hereto.

I held a hearing for the purpose of inquiring into the disputes at Guildford on 25 February 1976. At the hearing (1) Capel Parish Council (the common land registrations were made on their application) were represented by Mr R J Ede their chairman and Mrs J S Eve one of their members; (2) Mrs P G Hansford (she with Mr E F G Hansford made Objection No. 483) attended in person on their behalf; (3) Mrs S Salvesen (she made Objection No. 485) attended in person assisted by her husband Mr R N Salvesen; (4) London Brick Company Limited (they made Objection No. 232) were represented by Mr T A Barden solicitor of Sharman Trethewey Solicitors of Bedford; (5) Surrey County Council (they made Objection Nos 319 and 727) were represented by Mr R C Navarro articled clerk to their Chief Executive; (6) Mrs J S Eve also attended as applicant for the registration of a right (Entry No. 2 in the CL. 425 Rights Section) attached to land northeast of Clark's Green and west and south of Nightless Copse and Stroud Copse to graze the CL. 425 land. Additionally, Southfield Property Company Limited, who were not under regulation 19 of the Commons Commissioners Regulations 1971 entitled to be heard, were represented by Mr H J George solicitor of Hart Scales & Hodges, Solicitors of Dorking. Mr R J Ede said that in these proceedings he did not represent his father, Mr W J Ede who was one of the applicants (the other being Mr P J Ede) for the registration of a right (Entry No. 1 in the CL. 425 Rights Section) attached to Nightless Copse and Stroud Copse to graze part (Clark's Green) of the CL. 425 land.

As to the VG. 26 land:-

I have a copy of CR Form 8 (application for registration of a village green) dated 30 April 1968 and signed by Miss K P Geary, a copy letter dated 25 March 1971 from Henry Butcher and Co auctioneers of London, apparently written on her behalf, two letters dated 29 November 1974 and 26 February 1975 written



by her, and a request dated 16 February 1976 signed by her and on behalf of the County Council for a modification of the registration (omitting the footway and a strip 3 feet wide to the rear thereof). Mr Ede said that he called on Miss Geary (she lives at Wastside) and told her that the Parish Council had included the VG. 26 land (it is a strip outside her house) in their common land registration as it was an integral part of the Greens in the area, but did not claim ownership; and that she told him (in effect) that she was not pursuing her claims.

In the absence of any evidence as to the VG. 26 land being within the definition in the 1965 Act of a town or village green, I conclude that its registration was mistakenly made. Accordingly Objection No. 319 succeeds in its entirety, and I have therefore no need to consider the request dated 16 February 1976. For these reasons (no one present at the hearing contending that I should do otherwise) I refuse to confirm the registration in the Register Unit No. VG. 26.

As to the CL. 424 and CL. 425 Lands:-

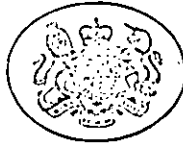
The evidence was mainly directed to four pieces of land: (1) the roadside waste ("the Crackerbarrel Farm Pieces") being the parts of the CL. 424 land between Crackerbarrel Farm (formerly Sprots Farm) and the edge of the metalled surface of the Horsham Road (A24) and including also (possibly of no practical importance by reason of the action taken as below mentioned on Objection No. 726) the roadside waste between the Farm and the edges of the Uckley Road (A29) and of Wigmore Lane; (2) the roadside waste ("the Capel Lodge Piece") being another part of the CL. 424 land between Capel Lodge (including the bungalow adjoining on the south) and the edge of the metalled surface of the Horsham Road (A20); (3) the roadside waste ("the Clock House Farm Pieces") part of the CL. 425 land between the farm lands by the Clock House and by the Brickworks and the edge of the metalled surface of the Rusper Road, being the part of such road between Axholme (formerly Taylor's Cottage) and Taylors Gate (by the entrance of Taylors Farm), including a small triangular piece at the northeast corner of such lands opposite the open land by the entrance of Pleystowe Farm; and (4) the roadside waste ("the Red Arrow Cafe Piece") being another part of the CL. 424 land, a triangular piece which is now part of the car and lorry park in front of the Cafe and which is bounded on the west by a north-south line being the site (now indistinguishable from the rest of the car and lorry park) of the footpath which formerly was a prolongation (towards a point on the old Horsham Road by the White Hart) of the now existing fenced in footpath starting at the east end of Woodside Road. Such evidence was given orally by (1) Mrs Mansford (she and her husband under title no. SY 127985 own Crackerbarrel Farm), (2) by Mr Ede (the Parish Council under title no. SY 76777 own nearly all the CL. 424 Land and the CL. 425 Land, but such title no does not include any of the four pieces above mentioned); (3) by Mr Salvesen (he and Mrs Salvesen under title no. SY 162008 own the Capel Lodge and the adjoining bungalow), (4) by Mr N W Wilkinson (he is a director of Southfields Property Company Limited and they under title no. SY 207016 own Red Arrow Cafe), (5) by Mr J F Wright (assistant estates manager of the London Brick Company Limited; they as successors of Clock House Brick Company Limited own the land now or formerly known as Clock House Farm), and (6) by Mr A S Roe (farmer, tenant since 1953 of the part of the Clock House Farm land not used for brick-making). These witnesses in the course of their evidence produced the documents specified in the Second Schedule hereto.



On 1 April 1976, I inspected the Capel Lodge Piece accompanied by Mrs Salveson, the Crackerbarrel Farm Pieces adjoining the Horsham Road accompanied by Mrs Hansford, the Red Arrow Cafe Piece accompanied by Mr George, and the Clock House Farm Pieces accompanied by Mr C L Burton, assistant land agent, (under Mr Wright) of the London Brick Company Limited and Mr A S Roe. Mr Ede was present throughout all these inspections, and later accompanied me on an inspection of the open land by the entrance to Pleystowe Farm. After the above inspections, I viewed (unaccompanied) all the CL. 424 Land and CL. 425 Land from my motor car.

As regards the Clock House Farm Pieces, the documents produced by Mr Wright show:- By the 1902 conveyance, the Duke of Norfolk conveyed to the Misses Bullpitt his estate and interest in the pieces of land being waste of the Manor of Dorking of which Manor he was seized in fee simple, such pieces being the Clock House Farm Pieces and a little more roadside waste to the south. The 1905 agreement recited that the Misses Bullpitt owned the Clock House Farm Pieces, that they had partially enclosed the Pieces with banks and quickset hedges, which the Dorking Rural District Council alleged would interfere with the rights of the inhabitants of the District, that the Misses Bullpitt contended that they were justified in enclosing but to avoid litigation had agreed to enter into the arrangement thereafter appearing; it was then mutually agreed that the partial enclosures made by the Misses Bullpitt should be deemed to be with the express consent of the Council to the intent that the Misses Bullpitt and any person claiming under them should not acquire any express rights in consequence thereof, that no further enclosure should be made without the consent of the Council and access thereto for persons on foot should be preserved, and that if in the opinion of the Council the enclosures should become prejudicial to the interests of the District, the Misses Bullpitt would "throw open the same without prejudice to (their) rights at law or in equity". By the 1926, 1927 and 1935 conveyances there was conveyed by the Misses Bullpitt and their successors in title through Mrs Widdicombe and Mr Dunn, to the Clock House Brick Company Limited first the land containing 142.775 acres (Clock House and the farm lands held therewith) and secondly the Clock House Farm Pieces subject to the 1905 agreement. By the 1944 conveyance the liquidators of the Company conveyed the same premises to London Brick Company Limited. Mr Roe who has lived at Pleystowe Farm (the house is on the other side of the road from the most northern of the Clock House Farm Pieces) for the last 31 years (he is now 55 years of age) said in effect:- In 1953 when he first became tenant of part of the Clock House Farm, the thorn fence between the Clock House Pieces on the roadside was much overgrown, in places as high as 20 feet. About 10 years ago or more he laid this fence and had ever since kept it about 4 feet high (as it now is). He agreed with Mr Ede that prior to his laying of the fence, there were gaps in it. Now there are no gaps (or no obvious gaps) except the wide gap at the entrance to the lands let to Mr Rowe (also the entrance to a public bridleway to the west).

Mr Ede said (in effect):- He had lived all his life down this road and had known the Clock House Pieces for 13 years before Mr Roe became tenant. As he first knew it there were gaps in the fence and he and others often used to walk from the road the whole length of these Pieces and back again onto the road.



I have to determine whether the Clock House Farm Pieces are within the definition in section 22 of the 1965 Act of "common land", which (so far as now relevant) is "means...waste land of a manor". In support of these Pieces being within the definition Mr Ede contended (in effect):- (a) The Pieces are so described in the 1902 conveyance, (b) The 1905 agreement shows that they were (and therefore still are) public land; (c) The closing of the gaps by the laying the hedge should be disregarded because contrary to the 1905 agreement; and (d) There is no relevant difference between these Pieces and the parts of the CL. 424 and the CL. 425 Lands which are owned by the Parish Council under the 1952 conveyance, and which nobody has suggested are not within the definition.

The words above quoted from the 1965 Act are of doubtful meaning, and it is I think unfortunate that there is no authoritative interpretation. If (as is possible) they mean that to be within the above quoted part of the definition, the land must be owned by a person who also owns the lordship of a manor, clearly the Clock House Farm Pieces are outside. In my view the word "common" in this context means "free to be used by everyone, public", so that land which can be so described is within the definition if it is now such because historically it was manorial waste. But in my opinion land is not within the definition merely because it was at some time waste land of a manor; land may I think cease to be waste land of a manor.

Mr Ede said that he had seen among the documents of the Mole Valley District Council an opinion of counsel obtained before the 1905 agreement was made advising the Dorking Council that they had a clear case. In my view as against the successors in title of the Misses Bullpitt, I cannot go beyond the agreement itself. The agreement alleges "rights of the inhabitants of the District"; before section 193 of the Law of Property Act 1925, the public had no rights over land merely because it was manorial waste, although the inhabitants of a district could have rights under a local custom. It was not suggested that the Dorking Council or any of their successors ever gave any notice under the 1905 agreement or ever sought to enforce it. Apart from the 1905 agreement on the evidence summarised above and the appearance of the Pieces, I conclude that they have long ago ceased in any now relevant sense to be free to be used by everyone or public as a result of the enclosures originally made by the Misses Bullpitt and continued by Mr Roe. In my opinion there is nothing in the 1905 agreement which compels me to qualify this conclusion in any way. There is I think an essential difference between these Pieces and the parts of the CL. 424 and the CL. 425 Lands now owned by the Parish Council; the Parish Council have (as appears from the Land Certificate) made a declaration under section 193 of the Law of Property Act 1925, and thereby fixed the status of these parts as being "manorial waste" within the meaning of these words as used in the section; further these parts are (or nearly all of them are) free to be used by everyone and public, and are I suppose because they are owned by the Parish Council, likely to remain such for some time.

For the above reasons, I conclude that the Clock House Farm Pieces should not have been registered.

As regards the Red Arrow Cafe Piece, the documents produced by Mr Wilkinson show:- By the 1905 conveyance, about 90 acres of land together with such rights and interests (if any) as the Vendor could grant over the strips of land adjoining the same and fronting on the Horsham to Dorking Road were conveyed to Mr A Ansell. The 1935 deed recites the title of the Duke of Norfolk to the Manor of Dorking,

\*Note. My reasons for this view are set out in my decision dated 26 March 1975 in re Yateley, reference 214/D/9-13, at pages 27 et seq.



a deed dated 1 November 1867 under which a predecessor in title of Mr Ansell had acquired from a predecessor in title of the Duke (among other land) the said 90 acres, and that disputes had arisen as to the strips mentioned in the 1925 conveyance, one of these strips (as appears from the plan of the 1935 deed) being the Red Arrow Cafe Piece; it was then witnessed that the Duke and others conveyed the strips to the Executors of Mr A Ansell "free from all manorial incidents". The Land Certificate title no. SY 207016 shows the Southfield Property Company Limited as proprietors (registered 18 December 1972) of the land on which the Red Arrow Cafe now stands and much of the land in front of it including all the Red Arrow Cafe Piece.

As regards the Crackerbarrel Farm Piece and the Capel Lodge Piece, both Mrs Hansford and Mr Salvesen said (in effect) that the Pieces were comprised in the title registered at the Land Registry to Crackerbarrel Farm and Capel Lodge without any difference, but neither produced their land certificates or any documents (such as were produced by Mr Wright and Mr Wilkinson) from which the history of these Pieces could be deduced.

Mr Ede in the course of his evidence said (in effect):- The previous owner of the Wigmore Estate purchased odd strips of manorial waste from the Norfolk Estate; but for these purchases all the CL. 424 Land would have been included in the 1952 conveyance by the Duke of Norfolk to the Parish Council. The mansion house of the Wigmore family (formerly the Mortimer family) is west of the Lands; the Estate has been broken up and Capel Lodge and Crackerbarrel Farm (formerly Sprots Farm) were part of it. The Parish Council (although not conceding that these Pieces were not properly registered as common land) do not object to freehold ownership as claimed by Mr & Mrs Hansford and Mr & Mrs Salvesen.

From the general statements made by Mr Ede, and notwithstanding the paucity of documents produced by Mrs Hansford and Mr Salvesen, I conclude that the manorial history of the Crackerbarrel Farm Pieces and the Capel Lodge Piece is (apart from the 1905 agreement) essentially the same as that of the Clock House Farm Pieces and the Red Arrow Piece, that is that at some time 40 or more years ago, these Pieces were conveyed to the then owners of Crackerbarrel Farm (then Sprots Farm) and of Capel Lodge and ever since passed with them.

Mrs Hansford said (in effect):- She could not understand why the Parish Council wished to register the Crackerbarrel Farm Pieces. All the land was in private ownership and she could see no reason why it should not stay so. Mr Salvesen said (in effect):- The County Council purchased (for widening the A24 road) a strip of the Capel Lodge Piece and agreed to fence the strip if the road was widened (it has not yet been); this agreement was inconsistent with the strip being manorial waste which cannot be fenced in. As to the rest of the Piece, it is a useful copse which he and Mrs Salvesen had always looked after and kept tidy; it is a screen from the traffic, and there is an increasing volume of summer coastal traffic with the consequent nuisance of picnickers with attendant fire risks.

While I agree with Mr Ede that land registrable under the 1965 Act may be in private ownership and that accordingly the private ownership of Mr & Mrs Hansford

\*Note. Mrs Hansford said her difficulty was that nobody could tell her what was the effect of registering land under the 1965 Act as common land. As to this she is not alone, see the observations of Lord Denning M.R. in *New Windsor v Mellor* 1975 1 Ch 380 at page 392.



and Mrs Salvesen is not necessarily inconsistent with the Pieces having been properly registered, I am nevertheless of the opinion that once it is established or conceded that land is privately owned, the burden is on those who allege that the land is properly registrable to establish it. Mr Ede's contentions (apart from those relating to the 1905 agreement) were the same as he made about the Clock House Farm Pieces. In my opinion there are as regards the Crackerbarrel Farm Pieces and the Capel Lodge Piece essential differences between them and the rest of the CL. 425 and the CL. 426 lands. Although motorists using the A24 road may have parked on these Pieces (to go to the Hotel opposite or for some other reason) I am not persuaded that any such use can properly be regarded as having been as of right. In my opinion these Pieces have not been free to be used by everyone or public and are therefore different from the rest of the CL. 425 and CL. 426 land to which a section 193 declaration is applicable.

For these reasons I conclude that the Crackerbarrel Farm Pieces and the Capel Lodge Piece are not within the above-quoted definition of common land and should not have been registered.

Southfields Property Company Limited have as regards the Red Arrow Cafe Piece made no Objection under the 1965 Act, and are now out of time for doing so. However I have under regulation 23(3) of the 1971 Regulations heard the evidence of Mr Wilkinson about their case. Although it is likely that this regulation was intended to allow in the public interest evidence to be given in support of a registration which might otherwise be lost, there is I think no reason why the regulation should not be applied for the purpose of defeating in the private interest a registration which should not have been made. Although the Objections made by Mr and Mrs Mansford and Mrs Salvesen were supported by them solely with a view to benefiting their own property, in law their Objections in my opinion put in issue the registration of all the land comprised in this Register Unit. Accordingly I have I think jurisdiction if in all the circumstances I consider it just to consider the validity of the registration of the Red Arrow Cafe Piece, see regulation 26.

As to whether it is just to do this:- Questions raised by the Objections by Mr & Mrs Mansford and Mrs Salvesen are in substance (although not in form) that the Parish Council should not have registered land which was privately owned but should have been content to register land which they themselves owned and as to which they had made a declaration under section 193 of the Law of Property Act 1925.

As to these grounds I am satisfied that there is no significant difference between the Red Arrow Cafe Piece and the Crackerbarrel Farm and Capel Lodge Pieces. It cannot I think be in the public interest that land which is (as I think it is) not within the 1965 Act definition, should remain on the Register.

For the above reasons I consider that I can and ought to direct that the Red Arrow Cafe Piece be removed from the Register.

I understand that if all four of the Pieces above-mentioned are removed from the Register Units CL. 424 and CL. 425, the remainder will (apart from some small differences of little importance) be the same as the land which the Parish Council is in their Land Certificate shown to be the Owner and about which they have made a declaration under section 193. On the evidence summarised above, I conclude that this land was properly registered under the 1965 Act, subject to the matters which I will now deal with, about which I had little or no evidence because they were agreed at or before the hearing.

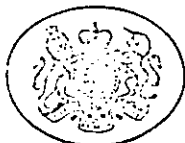


The CL. 424 land as originally registered was diminished by the removal of the land shown on the plan annexed to Objection No. 726 made by the County Council. The land so shown comprised the land required for road widening. I am not formally concerned with this Objection, because (being agreed) it has never been referred to a Commons Commissioner. I mention it in this decision, because it may be that part of the Crackerbarrel Farm Piece (particularly that along the Ockley Road and Wigmore Lane and the site of the bus shelter by the A24/A29 road junction may no longer be registered.

As regards Objection No. 727 made by the County Council relating to the CL. 425 Land, Mr Navarro and Mr Ede said that the County Council and the Parish Council were agreed that of the land shown on the plan annexed to such Objection 9 feet from the edge of the metalled surface of the adjoining highway should be removed from the Register. Nobody present at the hearing contending otherwise, and the agreement so made appearing to me reasonable and proper, I said at the hearing that I would as regards this Objection decide accordingly. In the result the area of the Clock House Farm Piece in dispute under Objection No. 232 was diminished by this strip 9 feet wide.

As to Entry No. 2 in the CL. 425 Rights Section: As it now stands this Entry is of a grazing right over the whole of the land comprised in this Register Unit. Mrs Eve said she was only concerned to graze over Clark's Green, being the two pieces shown as such on the Register map, and was agreeable to my modifying the Entry accordingly. There is I think no reason why I should not do this.

In the result, I confirm the registration at Register Unit No. 424 with the modification that there be removed from the Register first all the land which is west of the Horsham Road (A24) south of the Ockley Road (A29) and east of Wigmore Lane; and secondly the triangular piece of land which is the most northerly (or one of the two most northerly) of the pieces together making up the land comprised in this Register Unit, which is now used as part of the car and lorry park in front of or near the Red Arrow Cafe and which is on the southwest side of the old Horsham Road; I confirm the registration at Entry No. 1 in the Land Section of Register Unit No. CL. 425 with the modification that there be removed from the Register first the land which is on the west side of the road from Capel to Rusper, which is south of the northeast corner of OS plot no. 831 (adjoining the said road on the OS marked as containing 14.521 acres and which is north of the southeast corner of the OS no. 852 (also adjoining the said road and on the OS marked as containing 8.898 acres), and secondly such other parts of the land coloured pink on the plan attached to Objection No. 727 and made by Surrey County Council as are within 9 feet of the edge of the now metalled surface of the adjoining highway; and I confirm Entry Nos 1 and 2 in the Rights Section of Register Unit No. CL. 425, in the case of Entry No. 1 without any modification and in the case of Entry No. 2 with the modification that for the words in column 2 "over the whole of the land comprised in this Register Unit" there be substituted ~~the~~ words the meaning and effect of which will be that the registered right will be over the two pieces of land which are east of the A24 road, and which on the Register map have printed across some part of the letters "CLARK'S GREEN" and which are west of a north-south straight line which would on such map if drawn thereon pass through the "u" of the letters "Mill House".



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.

FIRST SCHEDULE

A. The VG. 24 Land

(A small piece on the east side of Beare Green)

D/9 Conflict with registration made at CL. 424 on application of Capel Parish Council

D/11 Objection No. 319 made by Surrey County Council and noted in the Register on 9 October 1970. Grounds:- "the land at the date of registration was not Village Green".

B. The CL. 424 Land

(Roadside waste adjoining and near Beare Green and extending from about 250 yards southeast of Holmwood Railway Station for about a mile south along the Horsham Road (A.24), for about a mile along the Newdigate Road and for a short distance along the Missbrooks Green Road, the Ockley Road (A.29) and Wigmore Lane)

D/10 Conflict with registration at VG. 24 made on the application of Miss K I Geary.

D/12 Objection No. 483 made by Mr E F G and Mrs P G Hansford and noted in the Register on 26 January 1971. Grounds:- "Objectors are owners of the freehold of the land which has been registered as Common Land and a copy of the filed Land Registry Plan No. SY 127985 is attached to this Objection...". The plan shows Crackerbarrel Farm (formerly Sprots Farm).

D/13 Objection No. 485 made by Mrs S Salvesen and noted in the Register on 27 February 1971. Grounds:- "Objector is the owner of the Freehold Land which has been registered as Common Land. Plan attached No. SY \_\_\_\_\_ to this Objection". The plan shows Capel Lodge.

C. The CL. 425 Land

(Clark's Green and roadside waste extending from a point a little to the south of Capel Church for about 2 miles on the Horsham Road (A.24) and on the Rusper Road and for a short distance along Coles Lane)

D/14 Objection No. 232 made by London Brick Company Limited and noted in the Register on 15 September 1970. Grounds:- "The land was not common land at  
D/16 the date of registration".





D/15 and D/17 Objection No. 727 made by Surrey County Council and noted in the Register on 2 August 1972. Grounds:- "The land shown coloured pink on the attached plan was not common land at the date of registration. The plan shows narrow strips next to the made up part of the highway extending over all (or nearly all) the registered land, and also larger areas near the junction of Coles Lane with the A24 road, near Ploystowe Farm and elsewhere.

SECOND SCHEDULE  
(documentation)

A. Produced by Mrs Mansford

Copy plan attached to Land Certificate Title No. SY 127985

B. Produced by Mr Ede

- (1) Land certificate Title No. SY 76777
- (2) Copy letter dated 23 February 1976 from Downs to Sharman & Trethewey

C. Produced by Mr Salvesen

- (1) Statement of his evidence
- (2) Copy agreement dated 1966 which recited Title No. SY 162008 by which he and Mrs Salvesen sold to the County Council a strip between Capel Lodge and the edge of the Horsham Road (A24)

D. Produced by Mr N W Wilkinson

- (1) Land certificate Title No. SY 207016 (showing Southfields Property Company Limited as the proprietor of the Red Arrow Cafe including the Red Arrow Cafe Piece)
- (2) Conveyance dated 26 September 1925 by Mr C A Perkins to Mr A Ansell
- (3) A deed of confirmation dated 31 December 1935 by the Duke of Norfolk and his trustees and mortgagees in favour of Messrs J W Ansell and B Hunt (executors of Mr A Ansell)
- (4) A determination dated 3 January 1964 of the Ministry of Housing and Local Government as to an appeal about enforcement notices and refusal of town planning permission
- (5) The inspector's report dated 1 November 1963 being the subject of the said determination



F. Produced by Mr Wright

- (1) A conveyance dated 6 September 1902 by the Duke of Norfolk to the Misses E A and E C and W A Bullpitt
- (2) Agreement dated 3 August 1905 between the Misses Bullpitt and Dorking Rural District Council
- (3) Conveyance dated 29 September 1926 by the Misses E C and W A Bullpitt and another to Mrs E L Widdicombe
- (4) Conveyance dated 27 August 1927 by Mrs E L Widdicombe and her mortgagee Mr A Dunn
- (5) Conveyance dated 3 February 1930 by Mr A Dunn to Clock House Brick Company Limited
- (6) Conveyance dated 21 April 1944 by Clock House Brick Company Limited and their liquidators to London Brick Company Limited

F. Produced by Mr A S Roe

Plan of Clock House estate as it recently appeared

G. Produced by Mr Ede (at the inspection)

Conveyance dated 12 June 1952 by the Duke of Norfolk to Capel Parish Council

Dated this 28<sup>th</sup> day of April —

1976

a. a. Baden Fuller

Commons Commissioner