



COMMONS REGISTRATION ACT 1965

Reference No. 69/U/6

In the Matter of Penpole Point,
Bristol, Avon

DECISION

This reference relates to the question of the ownership of land known as Penpole Point, Bristol being the land comprised in the Land Section of Register Unit No. VG.6 in the Register of Town or Village Greens maintained by the Avon 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 no person claimed to be the freehold owner of the land in question and no 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 Bristol on 19 March 1975. At the hearing the City Council of Bristol were represented by Mr. A.B. Pitt, assistant solicitor in the City Clerks Department.

Mr. W.A. Knowles who was born in Bristol 65 years ago, who has lived there all his life who is now Chief Conveyancing Clerk of the City Council and who has been employed by them and their predecessors, the Corporation of the City and County of Bristol for the last 16 years, in the course of his evidence produced :- (i) a conveyance dated 4 October 1908 by which land was conveyed to the Lord Mayor, — Aldermen and Burgesses of the City of Bristol, (ii) a scheme dated 23 February 1906 and made under the Common Act 1899, and (iii) Byelaws made under the Scheme on 2 August 1906.

Mr. Knowles said (in effect) :- The land ("the Unit Land") comprised in this Register Unit, which (according to the Register) contains about 13.4 acres, is in two parts: the east part (a recreation ground) is part of the land comprised in the 1908 conveyance: the west part is the land regulated by the 1906 Scheme. Ever since he could remember, both parts have been looked after by the City Council or their predecessors, the Corporation of the City and County of Bristol.

On this evidence I conclude that the City Council have a good possessory title to the west part and a good documentary title to the east part; I am therefore satisfied that the City Council is the owner of the Unit Land, and I shall accordingly direct the Avon County Council, as registration authority, to register the City Council of Bristol 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 7th —————

day of April ————— 1975

a. a. Baden Fuller