



COMMONS REGISTRATION ACT 1965

Reference No.1/U/73

In the Matter of The Sand Pit,  
Aspley Guise, Bedfordshire.

DECISION

This reference relates to the question of the ownership of land known as The Sand Pit, Aspley Guise, being the land comprised in the Land Section of Register Unit No.C.L.26 in the Register of Common Land maintained by the former Bedfordshire 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 Mrs. P.F. Randall 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 Bedford on 23rd April 1974.

Mrs. Randall was represented by Mr. H.J.A. Astley, solicitor. It appears from the plan on a conveyance made 22nd April 1904 between (1) Arthur Dixon (2) Annette Mary Studley Westoby and Victoria Studley Westoby that the land in question formed part of the grounds of a house called the Rookery. The Rookery was conveyed to Mrs. Randall by a conveyance made 28th February 1947 between (1) Maude Rigby (2) Peggy Florence Randall. Mrs. Randall has since been in possession without any claim adverse to her title.

For these reasons I am satisfied that Mrs. Randall is the owner of the land, and I shall accordingly direct the Bedfordshire County Council, as registration authority, to register her 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 2nd day of May 1974

Chief Commons Commissioner