



In the Matter of Angle Common, Soham,
Cambridgeshire

DECISION

This reference relates to the question of the ownership of land known as Angle Common, Soham being the land comprised in the Land Section of Register Unit No. CL 19 in the Register of Common Land maintained by the Cambridgeshire 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 Mr T Clark 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 Cambridge on 26 May 1983. At the hearing Mr Clark was represented by Mr L B James, Solicitor.

With the exception of two narrow strips of either side of a road at the southern extremity, the whole of the land the subject of the reference is shown in the tithe apportionment for the parish of Soham, which was confirmed on 13 September 1845, as "Commons" with no information about an occupier.

The land is shown on the deposited plans and described in the books of reference of three intended roadways. For the Ely and Bury St Edmunds Railway 1869 the owners are stated to be "Trustees of the Angle Common"; for the Ely and Newmarket Railway 1874 the owner is stated to be the Lord of the Manor of Soham; and for the Ely and Bury St Edmunds Light Railway 1874 the owners are stated to be "Trustees of the Poor Land of the Parish of Soham".

In the Land Valuation Duties register it is shown as owned by "Trustees of Common" and occupied by three persons described as "Fen Reeves".

The manors or reputed manors of Soham and Fordham parcel of the Duchy of Lancaster and Netherhall Wygorne and Fordham Biggen were vested in Miriam Dunn-Gardner by an assent dated 21 May 1930 by her, Adolpus Henry Fass, and Robert Hugh Wilkin as the personal representatives of Algernon Charles Wyndham Dunn-Gardner. Miss Dunn-Gardner became Mrs Leader and deposited the manorial documents dating from the 1690's in the Cambridgeshire County Record Office. The manors or reputed manors were conveyed to Mr Clark by a Conveyance made 22 October 1973 between (1) Miriam Leader (2) Timothy Clark.

The land is crossed by a gas pipe-line, and the wayleave rent for this pipeline has been paid to Mr Clark since he purchased the manors or reputed manors.

On this evidence I am satisfied that Mr Clark is the owner of the whole of the land with the exception of the two narrow strips on either side of the road at the southern extremity, and I shall accordingly direct the Cambridgeshire County Council, as registration authority, to register him as the owner of the land under section 8(2) of the Act of 1965.



In the absence of any further evidence I am not satisfied that any person is the owner of the two strips of land above referred to, and they will therefore remain subject to protection under section 9 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

21st

day of

July

1983

Chief Commons Commissioner