



COMMONS REGISTRATION ACT 1965

Reference Nos 16/U/98
16/U/99

In the Matter of (1) Levens Green, (2) Kettle Green, Great Munden, East Hertfordshire District, Hertfordshire

DECISION

These references relate to the question of the ownership of lands known as (1) Levens Green, (2) Kettle Green, Great Munden, East Hertfordshire District being the lands comprised in the Land Section of Register Unit No (1) CL. 155 and (2) CL. 156 in the Register of Common Land maintained by the Hertfordshire 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 ~~these~~ references Mr D G Teall in March 1974 wrote as Steward of the Lordship of Croyland, Lincolnshire to the Clerk of the Commons Commissioners saying that he was of the opinion that these lands are part of the Manor of Great Munden, for many years associated with the Lordship of Croyland, and that they are the property of the Lady of the Manor. No other person claimed to be the freehold owner of the lands in question or to have information as to their ownership.

I held a hearing for the purpose of inquiring into the question of the ownership of the lands at Hertford on 8 July 1976. The hearing was attended by Mr Teall in person.

Mr Teall in the course of his evidence said (in effect):- He is now Lord of the Manor of Croyland under a deed of gift which his mother executed on 16 July 1973. He believed the Manor of Great Munden to be a sub-manor of the Manor of Croyland. This Manor was at one time owned by Mr J L Beaumont, a solicitor now deceased. His (Mr Teall's) father and Mr Beaumont were friends, and he remembered hearing them talk about the Manor of Great Munden. He had a lot of documents relating to Croyland, but his biggest problem in relation to them was that they had not got any maps.

Mr Teall explained the difficulties which had arisen in discovering what lands went with the Manors in which he was or might be interested, but he produced no evidence about the existence, extent or ownership of the Manor of Great Munden, and I have been unable from what he said to reach any conclusion about ownership.

In the absence of any other evidence, I am not satisfied that any person is the owner of the lands and ~~it~~ will therefore be 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 12th day of July 1976

A. A. Baden Fuller

Commons Commissioner