



COMMONS REGISTRATION ACT 1965

Reference No.38/U/25

In the Matter of Cocking Common,
Cocking, West Sussex.

DECISION

This reference relates to the question of the ownership of land known as Cocking Common, Cocking, being the land comprised in the Land Section of Register Unit No.CL.123 in the Register of Common Land maintained by the former West Sussex 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 and Mrs M.G.Bridger claimed to be the freehold owners 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 Chichester on 23rd July 1974.

At the hearing Mr R.W. Price, solicitor, appeared for H.P.Bulmer Ltd and Guildford Holdings Ltd.

The land the subject of this reference includes two narrow strips of land adjoining the roads on the east and west sides of the Royal Oak.

The Royal Oak was the subject of a conveyance made 24th July 1931 between (1) William Edward Dickinson (2) Lambert and Norris Ltd. This conveyance was subject to such rights (if any) of common and other rights (if any) as the tenants of the manor of Cocking and other persons were entitled to exercise over the strips of land on the east and west sides.

On 14th August 1935 Lambert and Norris Ltd conveyed the Royal Oak to Friary Holroyd and Healey's Breweries Ltd. By a conveyance and assignment made 28th February 1963 between (1) Friary Holroyd and Healey's Breweries Ltd (2) Barron Arthur Holroyd (3) Friary Meux Ltd the Royal Oak was conveyed to Friary Meux Ltd. On 28th September 1964 the name of Friary Meux Ltd was changed to Guildford Holdings Ltd.

By a conveyance made 14th December 1972 between (1) Guildford Holdings Ltd (2) Allied Breweries (UK) Ltd (3) Maurice George Bridger and Kathleen Elizabeth Bridger, his wife, the eastern part of the land comprised in the earlier conveyances was conveyed to Mr and Mrs Bridger, who in turn conveyed it to H.P.Bulmer Ltd on 16th November 1973.

On this evidence I am satisfied that Guildford Holdings Ltd and H.P.Bulmer Ltd are the owners of parts of the land, and I shall accordingly direct the West Sussex County Council, as registration authority, to register those companies as the owners of the respective parts of the land under