

Meeting of:	Council
Date of Meeting:	Monday, 29 September 2025
Relevant Scrutiny Committee:	All Scrutiny Committees
Report Title:	Application to correct the Register of Common Land
Purpose of Report:	To determine an application to de-register Common Land known as Richmond House, Stalling Down, Cowbridge
Report Owner:	Ms. V. Davidson, Monitoring Officer/Head of Legal & Democratic Services
Responsible Officer:	James Docherty, Principal Lawyer
Elected Member and Officer Consultation:	This report does not require consultation to be undertaken.
Policy Framework:	This is a matter for decision by Full Council
<p>Executive Summary:</p> <p>This Report recommends the approval of an application by a landowner to release their property from its registration as Common Land, due to that registration being made in error.</p> <p>The background to the matter is set out within the report but in summary the property was registered in error due to its inclusion in a plan submitted by Llanblethian Parish Council despite the fact that it was enclosed, had buildings (including a dwelling) on it and had never previously been a part of the Common land in that area.</p> <p>It is considered that the evidence provided by the Applicant is sufficient to meet the legal test required for the Property to be removed from the register.</p>	

Recommendation

1. That the application to de-register land known as Richmond House, Stalling Down, St. Hilary, Cowbridge be granted.

Reason for Recommendation

1. To enable the application to be determined and to remove the land known as Richmond House, Stalling Down, Cowbridge from the register of common land.

1. Background

- 1.1 The Vale of Glamorgan Council, as a Commons Registration Authority, (“the Registration Authority”) has a duty under s.4 of the Commons Act 2006 to keep a register of common land and a register of town and village greens. The Registration Authority also has a duty under paragraph 15 of the Commons Act 2006 (Correction, Non-registration or Mistaken Registration) (Wales) Regulations 2017 to determine applications to amend the registers of common land and town and village greens unless the Registration Authority has an interest in the outcome of the application such that there is unlikely to be confidence in the Registration Authority’s ability to determine the application impartially.
- 1.2 An application seeking to de-register land at Richmond House, Stalling Down, St. Hilary, Cowbridge, shown edged red on page 12 of Appendix 3 (“the Release Land”) as common land under Schedule 2.6 of the Commons Act 2006 has been submitted to the Registration Authority.
- 1.3 This report examines the evidence for and against whether the application meets the statutory tests set out in Schedule 2.6 of the Commons Act 2006.

2. Key Issues for Consideration

The Application

- 2.1 Application CRA1 was made by Marcus Treharne-Davies of Richmond House, Stalling Down, St. Hilary, Cowbridge CF71 7DT. The application was received on 7th October 2024 and was assessed as having been duly made. A copy of the application can be found at Appendix 1.
- 2.2 The effect of this application, if granted, would be to remove the Release Land comprising parts of O.S. County Series Plan field numbers 334 and 374 and amounting to approximately 0.2 acres of land from the Register of Common Land. The Release Land is part of registered common CL73 (known as Stalling Down Common) shown edged and hatched green on the plan at Appendix 2.

- 2.3 A plan showing the Release Land within the context of the Common can be found at Appendix 2.
- 2.4 The Release Land is all within the ownership of Mr. M. Treharne-Davies (“the Applicant”).
- 2.5 The documents which were supplied to support the application are as follows:
- A statutory declaration of Mr. Marcus Treharne-Davies (Appendix 3)
 - An extract from the Land Registry title for the Release Land, detailing the land as having been purchased by the Applicant from the estate of Winifred Joyce Tonkin (formerly Winifred Joyce Gibbs) on 6th June 2007 (Pages 8-10 of Appendix 3)
 - An extract from the Land Registry title plan for the Release Land (Page 12 of Appendix 3)
 - A copy of the 20th February 1952 Conveyance through which Edith Mary Richards transferred land formerly known as Stalling Down Farm to Ivor Treharne, being the grandfather of the Applicant (Pages 15-18 of Appendix 3)
 - An excerpt from the Ordnance Survey Map 1919 Edition showing the property edged in red (Page 20 of Appendix 3)
 - A copy of the 15th December 1956 Conveyance through which Ivor Treharne transferred part of Stalling Down Farm (being land forming part of O.S. Enclosure Number 374) to Winifred Joyce Gibbs and Leonard Gibbs (Pages 23-26 of Appendix 3)
 - An aerial image dated 1969 showing the constructed dwelling house that became known as Richmond House (Page 28 of Appendix 3)
 - A 20th March 1968 memorandum of conveyance between Ivor Treharne and the Secretary of State for Wales annexed to the Conveyance of 20th February 1952 (Page 17 of Appendix 3)
 - The Register Entry and plan for Register Unit CL73 showing the registration of Stalling Down as Common having become final on 1st October 1970 (Pages 36-53 of Appendix 3)
 - Full decision of Commons Commissioner of 20th November 1987 concluding that the land owned by Ivor Treharne and Winifred Joyce Tonkins was wrongly included in the Land Section of the Register as part of the Common (Pages 55-58 of Appendix 3)
 - Reference – Entry 3 of the Register - a copy of the insert map detailing the land owned by Ivor Treharne in 1988 as edged in purple and annexed to the Register Map (Page 60 of Appendix 3)
 - Reference – Entry 4 of the Register - a copy of the insert map detailing the land owned by Winifred Joyce Tonkin as hatched purple (Page 62 of Appendix 3)

- A statutory declaration of Lynette Williams (Appendix 4)
- 2.6 The documents that were later supplied in response to a representation are set out within an e-mail of 17th December 2024 (Appendix 5) from JCP Solicitors, representing the Applicant, and comprise:
- Joyce Tonkin's Reminiscences of 22nd April 2001, wherein she relates that Richmond House was built in 1957. The interview was conducted by a local historian and his wife for a History Society publication. (Pages 3-4 of Appendix 5)
 - 3 photographs of Richmond House circa 1960 which are held within People's Collection Wales and provided to JCP Solicitors by Cowbridge History Society (Pages 5-7 of Appendix 5)
 - 1948 Map (Page 8 of Appendix 5)
 - Tithe Map Apportionment (Page 10 of Appendix 5)
 - Aerial Photograph dated 1969 (Page 11 of Appendix 5)
 - Tithe Map dated 1830 – early 1840's (Page 12 of Appendix 5)
 - 1972 Map (Page 14 of Appendix 5)
- 2.7 In addition, the Registration Authority is entitled to consider the statutory documents that it holds in relation to the Register of Common Land, including the original applications for registration and the Register itself. The Applicant is not required to provide copies of documents if the Registration Authority issues the document, was a party to it, or the document has been deposited with the Registration Authority in accordance with any enactment.
- 2.8 The evidence accompanying the application is almost entirely documentary. For this application, witness evidence is not key to meeting the legal criteria; such criteria being detailed below. As a result, it is proposed that the application be determined on the basis of the documentary evidence supplied, without a hearing.

Legal Criteria

- 2.9 This application has been made under the provisions of Section 22 and Schedule 2 to the Commons Act 2006. Section 22 relates to non-registration or mistaken registration of land under the Commons Registration Act 1965 ("the 1965 Act"). Paragraphs 1 to 9 of Schedule 2 set out the circumstances under which an application may be made under Schedule 2.
- 2.10 The Applicant has chosen to make his application under the provisions of Paragraph 6 of Schedule 2. Under that paragraph, an application may be made to remove land wrongly registered as common land from the Register.
- 2.11 Under Paragraph 6 (2) the legal requirements are:
- (a) the land was provisionally registered as common land under Section 4 of the 1965 Act;
 - (b) on the date of the provisional registration the land was covered by a building or was within the curtilage of a building;
 - (c) the provisional registration became final; and

(d) since the date of the provisional registration the land has at all time been, and still is, covered by a building or within the curtilage of a building.

- 2.12 The task of proving the case in support of the correction of the Register rests with the Applicant, and the burden of proof is the civil standard, being the balance of probabilities.

Publicity for Application

- 2.13 Under the Commons Act 2006 (Correction, Non-Registration or Mistaken Registration) (Wales) Regulation 2017, publicity must be given to this type of application via the Registration Authority website and site notices. Notice of the application must also be served on statutory consultees.
- 2.14 The public notice of application and a plan of the land appeared on the Registration Authority website on 14th October 2024. The same notices were put up on site the same day. To allow the required period of not less than 42 days, the deadline for receipt of objections and representations was 26th November 2024.
- 2.15 In line with statutory requirements, notice of the application was served on:
- (a) The Applicant, as owner of the Release Land, being Mr. M. Treharne-Davies;
 - (b) Every other local authority for that area, being Cowbridge with Llanblethian Town Council;
 - (c) The persons who have requested that notice of the application be e-mailed to them.
- 2.16 Notice of the application should also be served on any owner of rights of common 'in gross' that are exercisable over the Release Land. However, no person is registered as owning rights of common in gross over CL73.
- 2.17 There is a requirement to serve notice on Commons Councils and anyone who has made a declaration of entitlement to rights in the Register of Common Land. However, the provisions to form Common Councils or make these declarations are not in force in Wales at the moment, so there are no Commons Councils or holders of declarations on whom notice can be served.
- 2.18 In addition, a copy of the notice and plan was sent to Councillor Wood, Councillor Fisher and Councillor Champion, as Local Members, on 14th October 2024.

Representations

- 2.19 Representations have been received to this application from the Open Spaces Society ("OSS"). As the OSS does not have a legal interest in the Release Land, the application must be determined by the Registration Authority.
- 2.20 The e-mails from and to the OSS are as follows:
- E-mail dated 14th October 2024 to OSS (Appendix 6)
 - E-mail dated 23rd October 2024 response to Mr. H. Craddock, OSS (Appendix 7)

- E-mail dated 24th October 2024 from Mr. H. Craddock, OSS (Appendix 8)
- E-mail dated 24th December 2024 (12:02) response to Mr. H. Craddock, OSS (Appendix 9)
- E-mail dated 24th December 2024 (13:45) from Mr. H. Craddock, OSS (Appendix 10)
- E-mail dated 24th December 2024 (16:45) response to Mr. H. Craddock, OSS (Appendix 11)

Assessment of the Evidence against Legal Criteria

Whether the land was provisionally registered as common land under Section 4 of the 1965 Act

- 2.21 Section 4 of the 1965 Act required that a registration authority should “ ... register any land as common land or a town or village green or, as the case may be, any rights of common over or ownership of such land, on application duly made to it and accompanied by such declaration and such other documents (if any) as may be prescribed for the purpose of verification or of proving compliance with any prescribed conditions”.
- 2.22 The Land Section of the Register of Common Land records that registered common CL73 was provisionally registered under Section 4 of the 1965 Act on 2nd January 1967. An extract from the written Land Section of the Register can be found at Pages 36-53 Appendix 3.

On the date of the provisional registration the land was covered by a building or was within the curtilage of a building

- 2.23 The Applicant has provided evidence in the form of title documentation showing the Release Land as being in his family’s ownership since 1952 and in the Applicant’s ownership since 2007. The title documentation comprises:
- A copy of the 20th February 1952 Conveyance through which Edith Mary Richards transferred land formerly known as Stalling Down Farm to Ivor Treharne, being the grandfather of the Applicant (Pages 15-18 of Appendix 3)
 - A copy of the 15th December 1956 Conveyance through which Ivor Treharne transferred part of Stalling Down Farm (being land forming part of O.S. Enclosure Number 374) to Winifred Joyce Gibbs and Leonard Gibbs (Pages 23-26 of Appendix 3)
 - An extract from the Land Registry title for the Release Land, detailing the land as having been purchased by the Applicant from the estate of Winifred Joyce Tonkin (formerly Winifred Joyce Gibbs) on 6th June 2007 (Pages 8-10 of Appendix 3)

Further evidence has been adduced to show that the dwelling house, which became known as Richmond House and sits within the Release Land, was built between 1957 and 1958. The initial submission which sought to demonstrate the existence of the dwelling house by way of an aerial photograph was, by and large, indecipherable, and was subsequently expanded upon by the receipt of the e-mail of 17th December 2024 from JCP, Solicitors, representing the Applicant, which referenced and attached:

- 3 photographs of Richmond House circa 1960 which are held within People's Collection Wales and provided to JCP Solicitors by Cowbridge History Society
- Joyce Tonkin's Reminiscences of 22nd April 2001, wherein she relates that Richmond House was built in 1957. The interview was conducted by a local historian and his wife for a History Society publication.
- Tithe Map dated 1830 – early 1840's
- Tithe Map Apportionment
- 1948 Map
- 1972 Map
- Aerial Photograph dated 1969

The provisional registration became final

- 2.24 It is confirmed that the provisional registration became final on 1st October 1970 as evidenced by entry No.2 on the Land Section sheet of Register Unit CL73.

Since the date of the provisional registration the land has at all times been, and still is, covered by a building or was within the curtilage of a building

- 2.25 The Applicant summarises his case as:
- A mistake was made by the Llanblethian Parish Council in preparing the plan to accompany the registration application made on 27th June 1968 as the Parish Council wrongly included enclosed land which included both buildings and a dwelling house and over which no rights of common had ever existed
 - Schedule 2, Paragraph 6 of the Commons Act 2006 is satisfied in that the land is either covered with a building or within the curtilage of a building. The land was provisionally registered as common land under Section 4 of the Commons Registration Act 1965 and at the time was covered by that building or was land belonging to a building. The registration became final on 1st October 1970 and at all times since the provisional registration has been and still continues to be either covered by a building or within the curtilage of a building

Officer Summary

- 2.26 The representations from the Open Spaces Society concluded that there was no reason to object to the application being granted

- 2.27 Three of the legal criteria, as set out in paragraph 2.12 above, are matters of fact that are evidenced from the Register of Common Land itself. The Register records that the land was provisionally registered under part 4 of the Commons Registration Act 1965, that the registration became final and that it was not referred to a Commons Commissioner.
- 2.28 Having regard to all of the information put forward, it is reasonable to assume on the balance of probabilities that immediately prior to the provisional registration the application land was not subject to any rights of common.
- 2.29 It is considered that this application meets the criteria set out under Paragraph 6(2) of Schedule 2 to the Commons Act 2006 and it is concluded that an error was made and that the land subject of the application was wrongly registered as common land.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 Not relevant.

4. Climate Change and Nature Implications

- 4.1 None

5. Resources and Legal Considerations

Financial

- 5.1 None

Employment

- 5.2 None

Legal (Including Equalities)

- 5.3 As set out within the body of the report.

6. Background Papers

The Commons Act 2006:

<http://www.legislation.gov.uk/ukpga/2006/26/contents>

Commons Act 2006: Schedule 2

Application to correct non-registration or mistaken registration

Applicants are advised to read 'Guide to the Commons Act 2006 (Correction, Non-Registration or Mistaken Registration) (Wales) Regulations 2017: Guidance for applicants' and to note:

Any person can apply under Schedule 2 to the Commons Act 2006.

All applicants should complete boxes 1-10.

Applications must be submitted by a prescribed deadline. From that date onwards no further applications can be submitted. Ask the registration authority for details.

You will be required to pay a fee unless your application is submitted under paragraph 2, 3, 4 or 5 of Schedule 2. Ask the registration authority for details. You will have to pay a separate fee should your application relate to any of paragraphs 6 to 9 of Schedule 2 and be referred to the Planning Inspectorate.

This section is for office use only

Official stamp

Commons Act 2006
8 October 2024
Vale of Glamorgan Council
Commons Registration
Authority

Application Number

CRA1

Register unit number allocated at registration

CL73

1. Commons Registration Authority

Insert name of commons registration authority.

To the: Tick one of the following boxes to confirm that you have:

☒ enclosed the appropriate fee for this application or ☐ have applied under paragraph 2, 3, 4 or 5, so no fee has been enclosed:

2. Name and address of the applicant

If there is more than one applicant, list all their names and addresses in full. Use a separate sheet if necessary. State the full title of the organisation or business if you are applying on behalf of such a body. If you supply an email address in the box provided, you may receive communications from the registration authority or other persons (e.g. objectors) via email. If box 3 is not completed all correspondence and notices will be sent to the first named applicant.

Name: MARCUS TREHARNE-DAVIES

Address: RICHMOND HOUSE, STALLING DOWN, ST HILARY, COWBRIDGE

Postcode: CF71 7DT

Telephone Number: Per Agent JCP Solicitors

Email address: Per Agent JCP Solicitors

3. Name and address of representative, if any

This box should be completed if a representative, such as a solicitor, is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or organisation / business named here. If you supply an email address in the box provided, the representative may receive communications from the registration authority or other persons (e.g. objectors) via email

Name / Organisation: JCP Solicitors Ltd. C/O Sally Milliner

Address: Venture Court Waterside Business Park Valley Way Enterprise Park

Postcode: SA6 8AH

Telephone Number: 02920 379575

Email address: sally.milliner@jcpsolicitors.co.uk

4. Basis of application for correction and qualifying criteria

For further details of the requirements of an application refer to Schedule 1 to the Commons Act 2006 (Correction, Non-Registration or Mistaken Registration) (Wales) Regulations 2017

Tick one of the following boxes to indicate the purpose for which you are applying under Schedule 2 of the Commons Act 2006.

- ☐ To register land as common land (paragraph 2)
- ☐ To register land as a town or village green (paragraph 3)
- ☐ To register waste land of a manor as common land (paragraph 4)
- ☐ To deregister common land as a town or village green (paragraph 5)
- ☒ To deregister a building wrongly registered as common land (paragraph 6)
- ☐ To deregister any other land wrongly registered as common land (paragraph 7)
- ☐ To deregister a building wrongly registered as town or village green (paragraph 8)
- ☐ To deregister any other land wrongly registered as town or village green (paragraph 9)

For waste land of a manor (paragraph 4), tick one of the following boxes to indicate why the provisional registration was cancelled.

- ☐ The Commons Commissioner refused to confirm the registration having determined that the land was no longer part of a manor (paragraph 4(3))
- ☐ The Commons Commissioner had determined that the land was not subject to rights of common but did not consider whether it was waste land of a manor (paragraph 4(4))
- ☐ The applicant requested or agreed to cancel the application (whether before or after its referral to a Commons Commissioner) (paragraph 4(5))

Please specify the register unit number(s) (if any) to which this application relates:

CL73

5. Description of the reason for applying to correct the register

Explain why the land should be registered or, as the case may be, deregistered.

Please see supporting documentation

6. Description of land

You must provide an Ordnance map of the land relevant to your application. The relevant area must be hatched in a distinctive colour (e.g. Red). The map must be at a scale of at least 1:2,500, or 1:10,000 if the land is wholly or predominantly moorland. Give a grid reference or other identifying detail.

Name by which the land is usually known: "Richmond House" and "Stalling Down"

Location: Richmond House lies to the South East and abuts Stalling Down Common near Cowbridge

☒ Tick the box to confirm that you have attached an Ordnance map of the land

7. Declarations of consent

This can include any written declarations sent to the applicant (i.e. a letter), and any such declaration made on the form itself. If your application is to register common land or a town or village green and part of the land is covered by a building or is within the curtilage of a building, you will need to obtain the consent of the landowner.

N/A

8. Supporting documentation

List all supporting documents and maps accompanying the application, including if relevant any written consents. This will include a copy of any relevant enactment referred to in paragraphs 2(2)(b) or 3(2) (a) of Schedule 2 to the Commons Act 2006 or, in relation to paragraph 4 (waste land of a manor) evidence which shows why the provisional registration was cancelled. There is no need to submit copies of documents issued by the registration authority or to which it was a party but they should still be listed. Use a separate sheet if necessary

1. Statutory declaration of Marcus Treharne-Davies dated 25 September 2018
2. Statutory Declaration of Lynette Williams dated 25 September 2018
3. Addendum Statement of Marcus Treharne-Davies dated 18 November 2021
4. Addendum Statement of Lynette Williams dated 6 January 2022
5. Guidance Survey Plan (at scale 1:1250) with area to deregister delineated red
6. Decision of Commons Commissioner date 20 November 1987

9. Any other information relating to the application

List any other matters which should be brought to the attention of the registration authority (in particular if a person interested in the land is expected to challenge the application for registration). Full details should be given here or on a separate sheet if necessary

10. Signature

The application must be signed by each individual applicant, or by the authorised officer on behalf of a body (organisation / business)

Signatures:



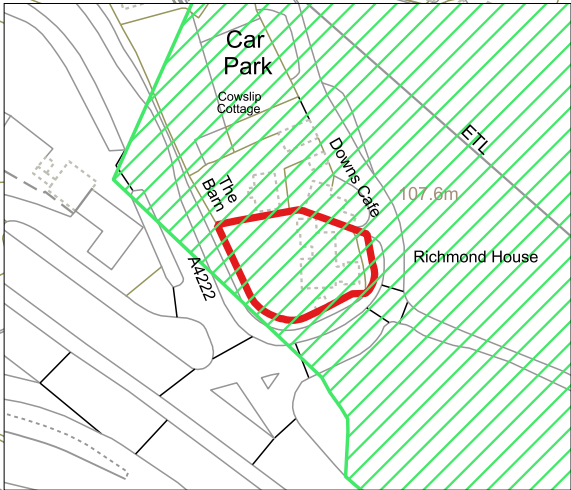
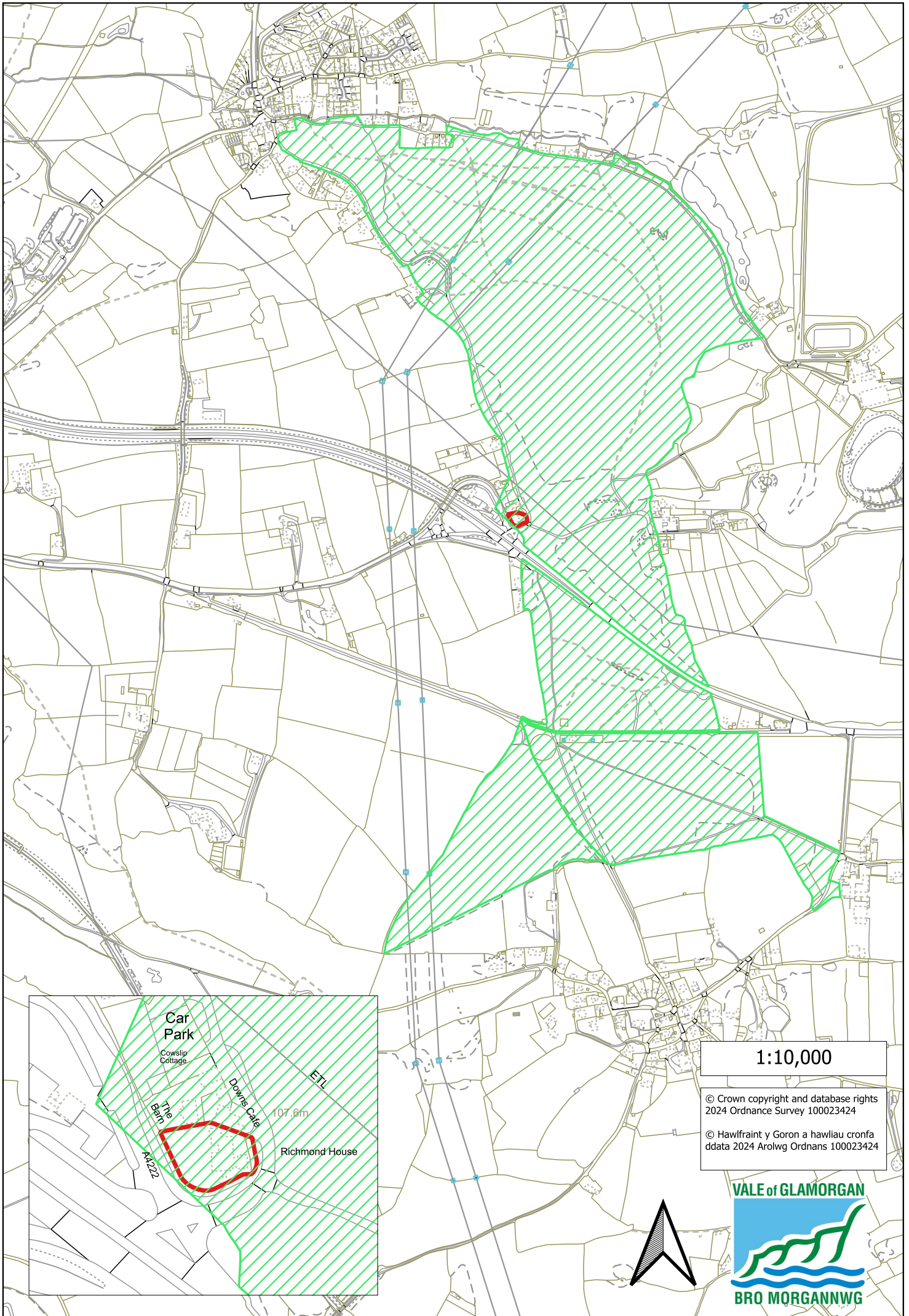
For JCP solicitors

Date: 7 October 2024

REMINDER TO APPLICANT

You are responsible for telling the truth in presenting the application and accompanying evidence. You may commit a criminal offence if you deliberately provide misleading or untrue evidence and if you do so you may be prosecuted. You are advised to keep a copy of the application and all associated documentation.

Data Protection Act 1998: The application and any representations made cannot be treated as confidential. To determine the application it will be necessary for the commons registration authority to disclose information received from you to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public. A copy of this form and any accompanying documents may be disclosed upon receipt of a request for information under the Environmental Information Regulations 2004 or the Freedom of Information Act 2000.



1:10,000

© Crown copyright and database rights
2024 Ordnance Survey 100023424

© Hawlfraint y Goron a hawliau cronfa
ddata 2024 Arolwg Ordnans 100023424

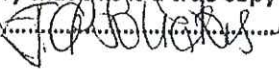


STATUTORY DECLARATION OF MARCUS TREHARNE-DAVIES

DATED

25/9/2018

We certify that this is a true copy of the original

Signed 

Suite 9

9th Floor

Brunel House

Fitzalan Road

Cardiff

CF24 0EB

I, MARCUS TREHARNE-DAVIES, of RICHMOND HOUSE, STALLINGDOWN, COWBRIDGE, VALE OF GLAMORGAN CF71 7DT do solemnly and sincerely declare that:

1. I am the owner of the freehold property known as RICHMOND HOUSE, STALLINGDOWN, COWBRIDGE, VALE OF GLAMORGAN CF71 7DT registered under Land Registry Title number CYM353963 and shown edged red on the title plan thereto. A copy of the Land Registry Title Document and Title plan are annexed herewith at Annex 1.
2. Richmond house and its garden stand on land that has been in my family's ownership since 20th February 1952 when Ivor Treharne (who was my late maternal Grandfather) purchased the property known as Stalling Down Farm from one E M Richards. At that time the property was a small farm comprising three stone barns and adjacent fields, the whole comprising some 11.675 acres or thereabouts. The property immediately abutted the area of open heath known as Stalling Down Common.
3. The area purchased by Ivor Treharne is shown on the plan to a conveyance dated 22nd October 1923. HM Land Registry have confirmed that they do not hold a copy of the conveyance dated 22nd October 1923. However, that conveyance is referred to within a conveyance dated 20th February 1952, a copy of which is annexed herewith at Annex 2.
4. The land is described at part 1 of the conveyance dated 20th February 1952 as comprising O.S. Enclosure Numbers 374, 375, 334 and 371 on the Ordnance Survey Map 1919 Edition. An excerpt from the Ordnance Survey Map 1919 Edition showing the property edged in red is annexed herewith at Annex 3.
4. On 15th December 1956 Ivor Treharne sold part of Stalling Down Farm (being land forming part of O.S. Enclosure Number 374) to Winifred Joyce Gibbs and Leonard Gibbs. Winifred Joyce Gibbs was my maternal Aunt and the sister-in-law of Ivor Treharne. Leonard Gibbs was her husband.
5. The land conveyed is shown on the plan to the 15th December 1956 conveyance coloured red and is situate immediately to the south of the south easternmost of the three 'Stalling Down Farm' buildings visible on the OS Map 1919 Edition. A copy of that conveyance is annexed herewith at Annex 4.

Handwritten:
MARCUS TREHARNE-DAVIES
J. WESTER

6. Between 1957 and 1958 a dwelling house was erected on the land conveyed to Winifred Joyce Gibbs and Leonard Gibbs (described at paragraph 5 above). Annexed herewith at Annex 5 is an aerial image dated 1969 showing the constructed dwelling house. That property became known as Richmond House.
7. Leonard Gibbs passed away in 1960 or thereabouts and the land conveyed at paragraph 4 above vested wholly in Winifred Joyce Gibbs. Winifred Joyce Gibbs remarried and later became known as Winifred Joyce Tonkins
8. On 6th September 1961 Ivor Treharne sold a further parcel of land being some 0.5 acre from OS Numbers 334 and 374 to T A O'Connor and J O O'Connor which ultimately had a Petrol Filling Station built upon it.
9. On 20 March 1968 Ivor Treharne proceeded to sell a further area (some 28,195 square yards or some 5.83 acres) to the Secretary of State for Wales to be incorporation into the new road Junction of the A4222, the A48 and the soon to be constructed Cowbridge by-pass. A memorandum of conveyance is shown on the conveyance dated 20 February 1952 and made between Edith Mary Richards and Ivor Treharne and the 20 March 1968 conveyance plan is annexed thereto. The conveyance dated 20 February 1952 (complete with the aforementioned memorandum and conveyance plan) is annexed herewith at Annex 6.
10. On or about 27th June 1968 Llanblethian Parish Council prepared plans for and made an application pursuant to section 4 of the Commons Registration Act 1965 to register the land known as Stalling Down as Common Land.
11. Stalling Down proper was at this time open heath bordered for the most part by enclosed farmland and was in the ownership of Llanfair Court Investments Ltd. That company was the successor in title to various lands in the area formerly forming part of the Herbert Estate.

12. The registration of Stalling Down as Common under Register Unit Number 73 became final on 1st October 1970 and annexed herewith at Annex 7 is the Register Entry and plan attached thereto for Register Unit Number 73.
13. At Entry 1 of the Ownership Section of the CL73 Register the ownership of Llanfair Court Investments Ltd is described as comprising '*the whole of the land comprised in this register unit excluding small areas.....*'. The small areas are then described in greater detail in the entries following. Entry 1 is noted as having become final on 1st August 1972.
14. On 27th October 1987 a hearing was held by the Commons Commissioner in order to ascertain ownership of the parts of the land comprised in the land section of Register Unit No. CL73 that were not in the ownership of Llanfair Court Investments Ltd (or their successors in title, the Council for the Rural District Borough Council and latterly the Vale of Glamorgan Borough Council). Prior to this no person or persons had been registered under section 4 of the Commons Registration Act 1965 as the owner(s) of the small area(s) of land.
15. The decision of the Commons Commissioner which followed the 27th October 1987 hearing (dated 20th November 1987) concluded that the land owned by Ivor Treharne and Winifred Joyce Tonkins was wrongly included in the Land Section of the Register as part of the Common. The Commissioner noted that the land had been enclosed since at least 1952 and at the time the register became final (1st October 1970) there was one residence and a cafe owned and run by Winifred Joyce Tonkin (within one of the original agricultural buildings) and two agricultural barns already erected there.
16. The Commons Commissioner noted that 'Such registration having become final, there is nothing I can do now to remedy the matter'. The Commissioner's full decision is annexed herewith at Annex 8.
17. Following that hearing the land in question is now shown at entries 3, 4 and 5 in the Ownership Section of the CL73 Register.

18. Entry 3 now details the land owned by Ivor Treharne in 1988; this land is shown edged purple on the 'insert map' annexed to the Register Map. A copy of that 'insert map' is annexed herewith at Annex 9.
19. Entry 4 details the land owned by Winifred Joyce Tonkin in 1988; that land is shown hatched purple on the insert map annexed to the Register Map. A copy of that 'insert map' is annexed herewith at Annex 10.
20. Entry 5 does not relate to land pertaining to this application and is not of significance to this application.
21. I do not know why Llanblethian Parish Council included parts of OS enclosures 334, 374 and 375 in the area which it proposed to include in the Commons Registration. Unfortunately neither Ivor Treharne nor Winifred Joyce Gibbs/Tonkins raised objection at the relevant time. Family understanding is that neither was aware that the common had wrongly been shown to affect their historically enclosed land/buildings; rather they believed the common began at their relevant boundaries.
22. None of the OS maps between 1919 and 1964 show any features that might explain the westerly bulge which encompasses the Entry 3 and Entry 4 land and my family believe that a simple drafting error has led to the inclusion of the two parcels within the area registered as common.
23. I purchased Richmond House on 6th June 2007 from the estate of Winifred Joyce Tonkins after she passed away. Annexed herewith at Annex 11 is the Land Registry Title numbered CYM353963 together with the title plan thereto. By this time Richmond House included a further small area of land and as a result I am now the registered proprietor of all of the land described at 'Entry 4' (Winifred Joyce Tonkins' land) and part of the land described at 'Entry 3' (Ivor Treharne's land) of the Commons Register.
24. I believe that the area included Title number CYM353963 should be removed from Register of Common Land for Register Unit Number CL73 as it satisfies the requirements of;

- i) Section 19 of the Commons Act 2006 in that a mistake was made by the Llanblethian Parish Council in preparing the plan to accompany their registration application made 27th June 1968. The Llanblethian Parish Council wrongly included enclosed land which included both buildings and a dwelling house and over which no rights of common had ever existed.
- ii) Schedule 2, Paragraph 6 of the Commons Act 2006 in that the land is either covered by a building or is within the curtilage of a building. The land was provisionally registered as common land under section 4 of the Commons Registration Act 1965 and at the time was covered by that building or was land belonging to a building. That registration became final on 1st October 1970 and at all times since the provisional registration has been and still continues to be either covered by a building or within the curtilage of a building.
- iii) Schedule 2 Paragraph 7 of the Commons Act 2006 in that the land was provisionally registered as common land under section 4 of the Commons Registration Act 1965 and the provisional registration became final (On 1st October 1970) without being referred to a Commons Commissioner and was not immediately before its provisional registration subject to rights of common.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared at 50 SoA High Street

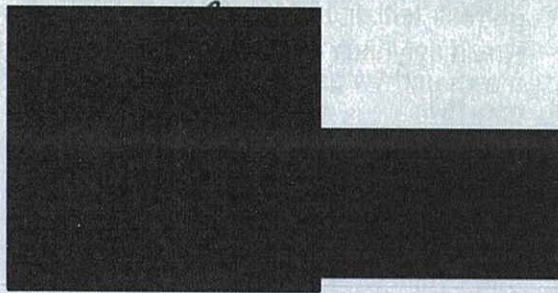
On 25th June 2015

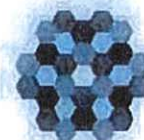
Before me [Signature]

Signed [Signature]

A commissioner for oaths or a solicitor empowered to administer oaths.

Annex 1 referred to in the Statutory Declaration of Marcus Treharne-Davies'





**Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl**

Title number / Rhif teitl
CYM353963

Edition date / Dyddiad yr
argraffiad 02.07.2007

- This official copy shows the entries on the register of title on 15 MAY 2018 at 10:31:05.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 15 May 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 15 Mai 2018 am 10:31:05.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 15 Mai 2018.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

THE VALE OF GLAMORGAN/BRO MORGANNWG

- 1 (02.07.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Richmond House, Stalling Down, Cowbridge (CF71 7DT).

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (02.07.2007) PROPRIETOR: MARCUS TREHARNE-DAVIES of 1 The Meadows, Penllyn, Cowbridge, The Vale Of Glamorgan CF71 7RL.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

Title number / Rhif teitl CYM353963

B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

- 2 (02.07.2007) The price stated to have been paid on 6 June 2007 was £210,000.

C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (02.07.2007) The land is subject to the rights granted by a Deed dated 1 March 1985 made between (1) Ivor Treharne (2) Winifred Joyce Tonkin and (3) Norman England and Ruth England.

NOTE: Copy filed under WA293755.

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.

The electronic official copy of the title plan follows this message.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EM.

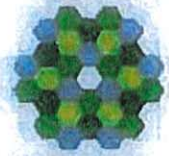
This official copy is issued on 15 May 2018 shows the state of this title plan on 15 May 2018 at 10:31:06. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

Mae'r copi swyddogol hwn a gyhoeddir ar 15 Mai 2018 yn dangos sefyllfa'r cynllun teitl hwn ar 15 Mai 2018 am 10:31:06. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr. Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

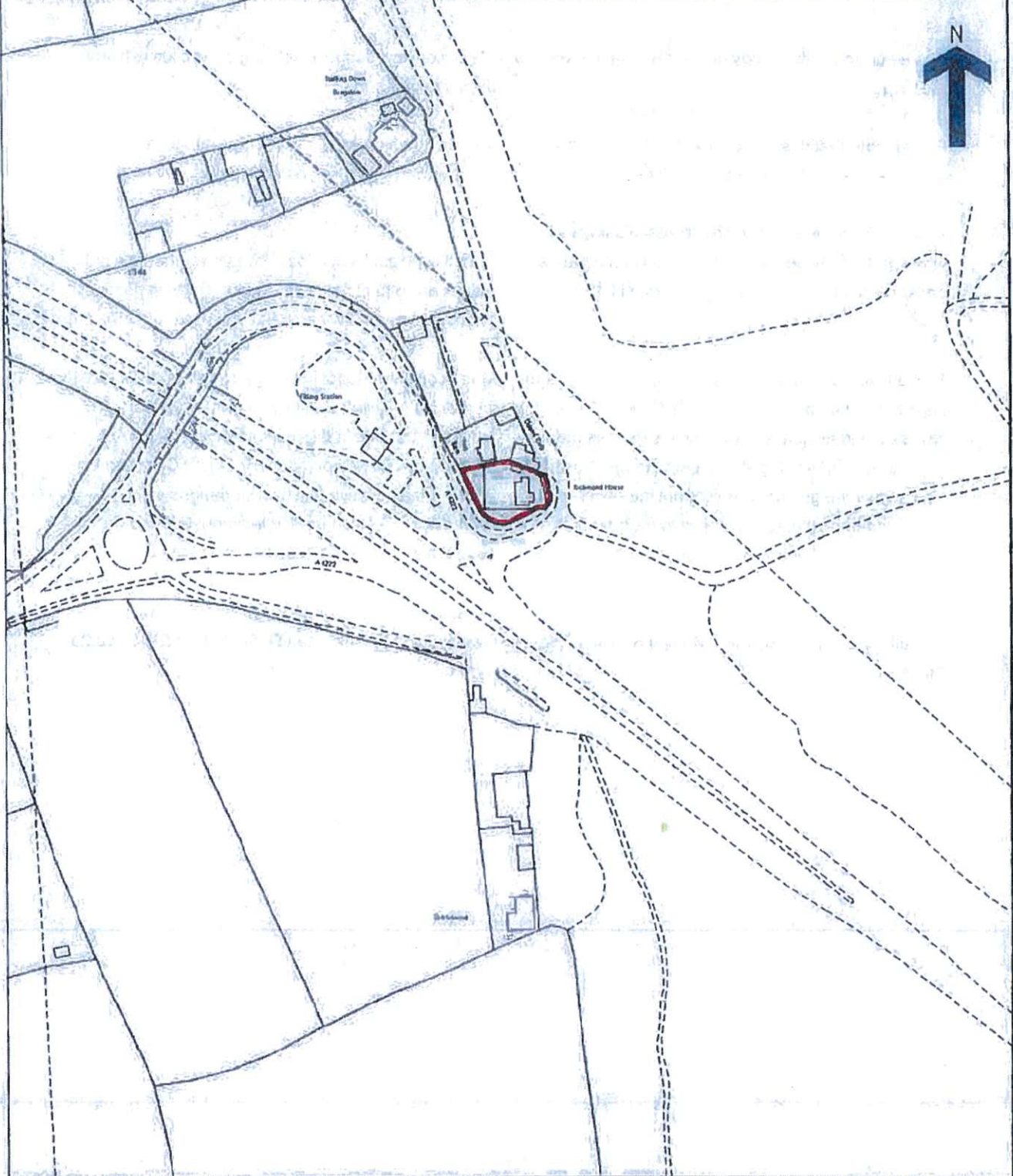
This title is dealt with by the HM Land Registry, Wales Office .

HM Land Registry
Official copy of
title plan

Title number **CYM353963**
Ordnance Survey map reference **ST0174SW**
Scale **1:2500**
Administrative area **The Vale of Glamorgan /**
Bro Morgannwg



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number: 100026316.



This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Annex 2 referred to in the Statutory Declaration of Marcus Treharne-Davies'



25.9.2016

These are the notes referred to on the following official copy

Title Number CYM353963

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that the quality of one or more pages may be poor. Unfortunately this is the best quality image we hold of the document. If you are able to obtain a better quality copy from another source we would be grateful if you would send it to us so we may update our records. Alternatively if you know who holds or may hold either a copy or the original please let us know so that we may contact that person.

Costs or expenses reasonably incurred as a result of the mistake may be recoverable as indemnity under paragraph 3 of Schedule 8, Land Registration Act 2002. However the Registrar's consent should normally be obtained before such costs are incurred. If you intend to incur costs as a result of any loss arising from the poor quality and to claim for these under the statutory compensation scheme please inform us of the steps you intend to take, what is the estimated cost and how this has been calculated. Our Practice Guide 39 - Rectification and indemnity contains further information. We appreciate that the payment of indemnity will be an inferior alternative to a better copy of the document itself.

You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



This Conveyance

is made the Twentieth day of February One thousand nine hundred and fifty two BETWEEN EDITH MARY RICHARDS of Penylan Farm Aberthin Near Cowbridge in the County of Glamorgan Widow (hereinafter called "the Vendor") of the one part and IVOR TREHARNE of Southlands Mill Road Cowbridge aforesaid Agricultural Merchant (hereinafter called "the Purchaser") of the other part

WHEREAS:-

(1) The Vendor is seised (inter alia) of the property hereinafter described in fee simple in possession free from incumbrances and has agreed with the Purchaser for the sale thereof to him at the price of One thousand one hundred and fifty pounds

NOW THIS DEED WITNESSETH as follows:-

IN consideration of the sum of ONE THOUSAND ONE HUNDRED AND FIFTY POUNDS paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as BENEFICIAL OWNER hereby CONVEYS unto the Purchaser AND TO THOSE pieces or parcels of land with the yard and outbuildings containing Eleven acres two roods and twenty eight perches or thereabouts formerly part of Stalling Down Farm in the Parish of Llanblethian in the County of Glamorgan which said land and premises are numbered with the Enclosure numbers 374 375 334 371 on the Ordnance Survey Map (1919 Edition) for the said Parish of Llanblethian and for the purposes of identification only and not by way or warranty delineated and coloured brown on the plan drawn on a Conveyance dated the Twenty second day of October One thousand nine hundred and twenty three made between William Harry Shackell and Frank Richardson of the first part Edward Morgan Dawson Thomas of the second part and William Jones Richards of the third part T.O. HOLD the same unto the Purchaser in fee simple

2. THE Vendor hereby acknowledges the right of the Purchaser to the production of the Probate of the Will of William Jones Richards dated the Sixteenth day of October One thousand nine hundred and forty three and to delivery of copies thereof and undertakes with the Purchaser for the safe custody of the same

IN WITNESS whereof the parties hereto have hereunto set

Examined with
original
document
in the
Solicitor's
Office
2/2/1994

their hands and seals the day and year first before written

SIGNED SEALED AND DELIVERED by }
the said Edith Mary Richards in }
the presence of :-

Edith Mary Richards

*Walter L. Richards, George L. Richards,
Shiloh, Cambridge.*

E. M. Richards

By a Conveyance dated 24 June 1988 and made between the within named Ivor Treharne of the one part and Norman Stephen England of the other part ALL THAT piece or parcel of land situate at Stallingdown more particularly delineated and edged red on the plan annexed thereto was conveyed in fee simple to the said Norman Stephen England and an acknowledgement was given for production of and delivery of the within written deed



Land near Stallingdown
of Llanblethian in the
County of Glamorgan.

Conveyance

M. IVOR TREHARNE

- to -

MRS. E. M. RICHARDS

DATED 24th February 1988

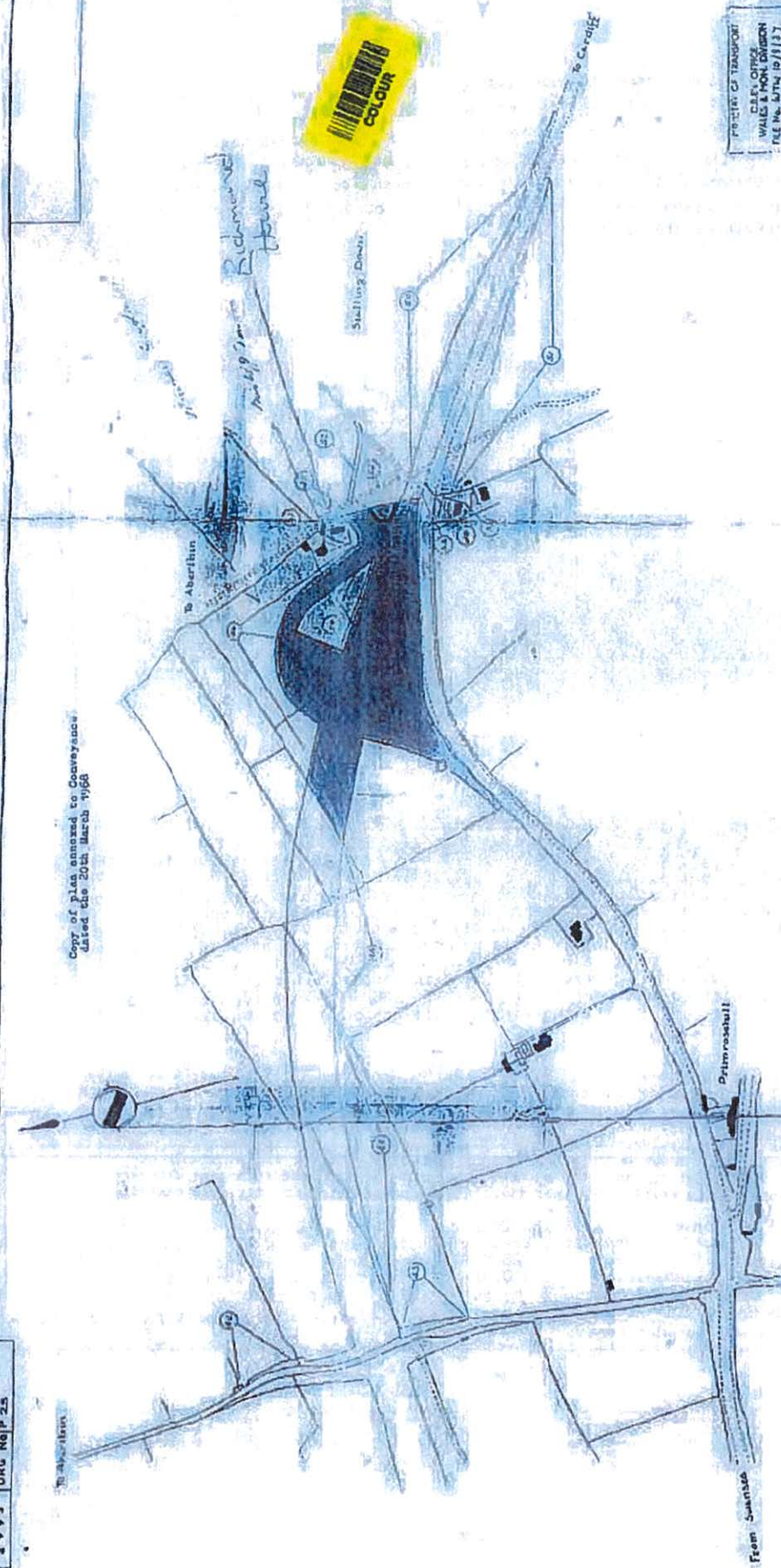
* MEMORANDUM By a Conveyance dated the 20th day of September 1961 and made between the within named Ivor Treharne of the one part and Leonard Gibbs and Winifred Joyce Gibbs his wife both of Richmond House Stallingdown Glamorgan of the other part ALL THAT piece or parcel of land situate at Stallingdown in the Parish of Llanblethian and County of Glamorgan being the North East corner of Enclosure numbered 374 on the O.S. Map (1919 Edition) for the said Parish containing in the whole by admeasurement 626 sq yards or thereabouts bounded on the North by Farm buildings and yard numbered 375 on the sd O.S. Map and on the East by the Stallingdown was conveyed unto the said Leonard Gibbs and Winifred Joyce Gibbs in fee simple as joint tenants upon trust for sale AND an acknowledgement for production and delivery of copies and undertaking for the safe custody of the within written deed was given to the said Purchasers.

MEMORANDUM By a conveyance dated the 6th day of September 1961 and made between the within named Ivor Treharne of the one part and Terence Turlough O'Connor and Joyce O'Connor his wife of the other part ALL THAT piece or parcel of land of an area of one-half acre or thereabouts and being part of enclosures 334 and 374 within and for the purposes of identification more particularly shown on the plan attached to the said Conveyance was conveyed unto the said Terence Turlough O'Connor and Joyce O'Connor in fee simple as joint tenants upon trust for sale AND an acknowledgement for the production and delivery of copies of the within written deed was given and an undertaking for its safe custody.

MEMORANDUM By a Conveyance dated the 20th day of March 1968 made between Ivor Treharne of the one part and the Secretary of State for Wales of the other part ALL THOSE pieces of land containing 28,195 square yards or thereabouts situate in the Parish of Llanblethian in the County of Glamorgan delineated and coloured pink annexed thereto and thereon numbered 46 and 53 was conveyed unto the Secretary of State for Wales and the said Conveyance contained an acknowledgment for production of the within written document.

10 4 93 DRG No P 25


Copy of plan annexed to Conveyance dated the 20th March 1968



PROJECT OF TRANSPORT
DEPT. OF TRANSPORT
WALES & MONMOUTHSHIRE
FILE No. 10/11/13/14
DATE 20.11.53

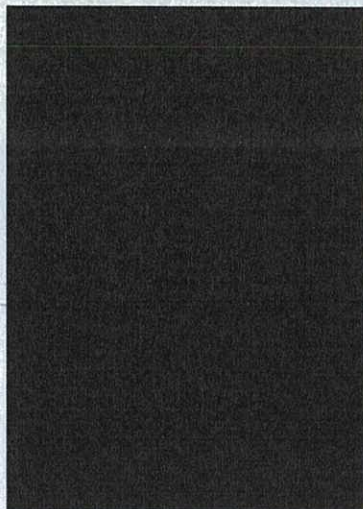
JOB No. 2 9 3		DRG No. P 25
PROPERTY PLAN		
ROUTE A18		
LONDON FISHGUARD TRUNK ROAD		
COWBRIDGE BY-PASS		
COUNTY ENGINEER'S SURVEYOR		FILE 1/637/53
CLAMORGAN COUNTY HALL, CARDIFF		DATE
DRAWN BY E. W.		SCALE
CHECKED BY J. A. J.		PLANNED 1/2500
EASEMENT		COLOURED AREA
HIGHWAY		COLOURED AREA
ROAD CATION		COLOURED AREA
PROPERTY REQUIRED		NEAR INDOOR TREMADOC
FRESHOLDER		DESSER
TENANT		CO-OPERATIVE S.C.

Annex 3 referred to in the Statutory Declaration of Marcus Treharne-Davies'



25/9/2008

Annex 4 referred to in the Statutory Declaration of Marcus Treharne-Davies'



25/9/18

These are the notes referred to on the following official copy

Title Number CYM353963

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



This Conveyance

is made the *fourteenth*
day of *December*. One

thousand nine hundred and fifty six BETWEEN IVOR TREHARNE of "Southlands" Cowbridge in the County of Glamorgan Agricultural Merchant (hereinafter called 'the Vendor') of the one part and LEONARD GIBES Civil Servant and WINIFRED JOYCE GIBES his wife both of "Richmond House" Stallingdown Cowbridge aforesaid (hereinafter called "the Purchasers") of the other part.

WHEREAS the Vendor is seised of the property hereinafter described (together with other land) for an estate in fee simple in possession free from incumbrances and has agreed with the Purchasers for the sale to them of the like estate at the price of Six hundred and fifty pounds.

NOW THIS DEED WITNESSETH as follows:-

1. In pursuance of the said agreement and in consideration of the sum of Six hundred and fifty pounds now paid by the Purchasers to the Vendor (the receipt of which sum the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys unto the Purchasers ALL THAT piece or parcel of land situate at Stallingdown in the Parish of Llanblethian and County of Glamorgan being the North East corner of Enclosure numbered 374 on the Ordnance Survey Map (1919 Edition) for the said Parish containing in the whole by admeasurement six hundred and twenty six square yards or thereabouts bounded on the North by Farm Buildings and yard numbered 375 on the said Ordnance Survey Map and on the East by the Stallingdown and for the purposes of identification only but not further or otherwise shown on the plan annexed hereto and thereon coloured pink TO HOLD the same unto the Purchasers in fee simple.

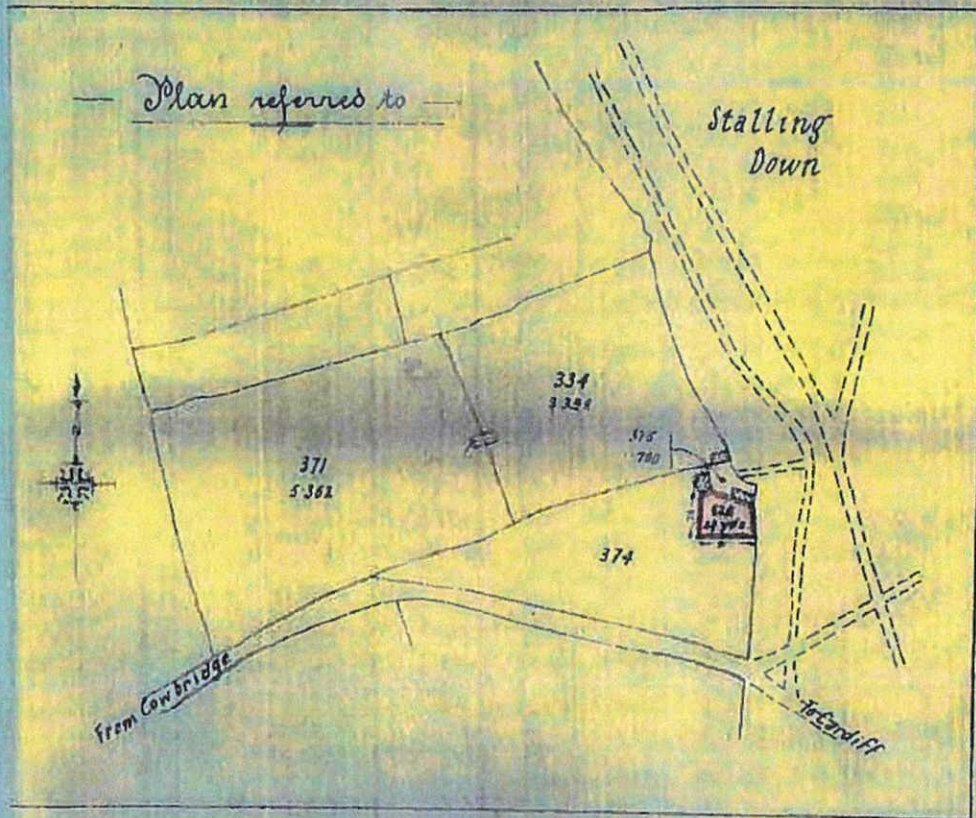
2. The Purchasers hereby declare as follows:-

(a) The Purchasers shall hold the said property upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants.

(b) Until the expiration of twenty one years from the death of the survivor of the Purchasers the Trustees for the time being of this deed shall have power to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner.

3. The Vendor who retains possession of the documents mentioned in the

COLOUR



Schedule hereto hereby acknowledges the right of the Purchasers to production of the same and to delivery of copies thereof and hereby undertakes for their safe custody.

4. It is hereby certified and declared that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of £3,500.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written.

The SCHEDULE referred to.

22nd October 1923.	<u>CONVEYANCE.</u>	E.M. Dawson Thomas & Ors. W.J. Richards.	(1) (2)
22nd October 1923.	<u>ACKNOWLEDGMENT AND UNDERTAKING.</u>		
27th November 1923.	<u>MORTGAGE.</u>	W.J. Richards. Midland Bank Ltd.	(1) (2)
	with		
15th March 1944.	<u>RECONVEYANCE</u> (endorsed thereon)		
20th November 1951.	<u>ASSENT.</u>	in favour of Mrs. E.M. Richards.	
22nd November 1951.	<u>MORTGAGE.</u>	Mrs. E.M. Richards. Midland Bank Ltd.	(1) (2)
	with		
19th February 1952.	<u>RECONVEYANCE</u> (endorsed thereon)	Midland Bank Ltd., Mrs. E.M. Richards.	(1) (2)
20th February 1952.	<u>CONVEYANCE.</u>	Mrs. E.M. Richards. Vendor.	(1) (2)

SIGNED SEALED and DELIVERED by the said

Ivor Treharne in the presence of:-

J. F. Taylor.
W. J. Richards.
W. J. Richards.

Ivor Treharne

SIGNED SEALED and DELIVERED by the said

Leonard Gibbs and Winifred Joyce Gibbs

in the presence of:-

J. F. Taylor.
W. J. Richards.
W. J. Richards.

Leonard Gibbs

Winifred Joyce Gibbs

MEMORANDUM
 By a conveyance on sale dated the 25th day of February 1994 made between Norman Stephen England and Ruth England of the one part and the within named named Jaga Tala (formerly Guga) of the one part and place or parcel of land being part of the garden of Richmond House, Chillingdon, Guildford in the County of Surrey, Sharnbrook & for purposes of identification only coloured red on the plan annexed thereto being part of the property comprised in the within written conveyance was conveyed to the said Norman Stephen England and Ruth England for an estate in fee simple subject to the covenant for removal as therein contained and the right of the said Norman Stephen England and Ruth England to production and delivery of copies of the within written document was thereby acknowledged.

MR. IVOR TREHARNE

to

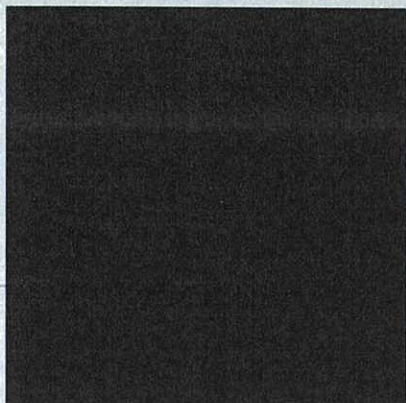
MR. LEONARD GIBBS & SONS

Conveyance

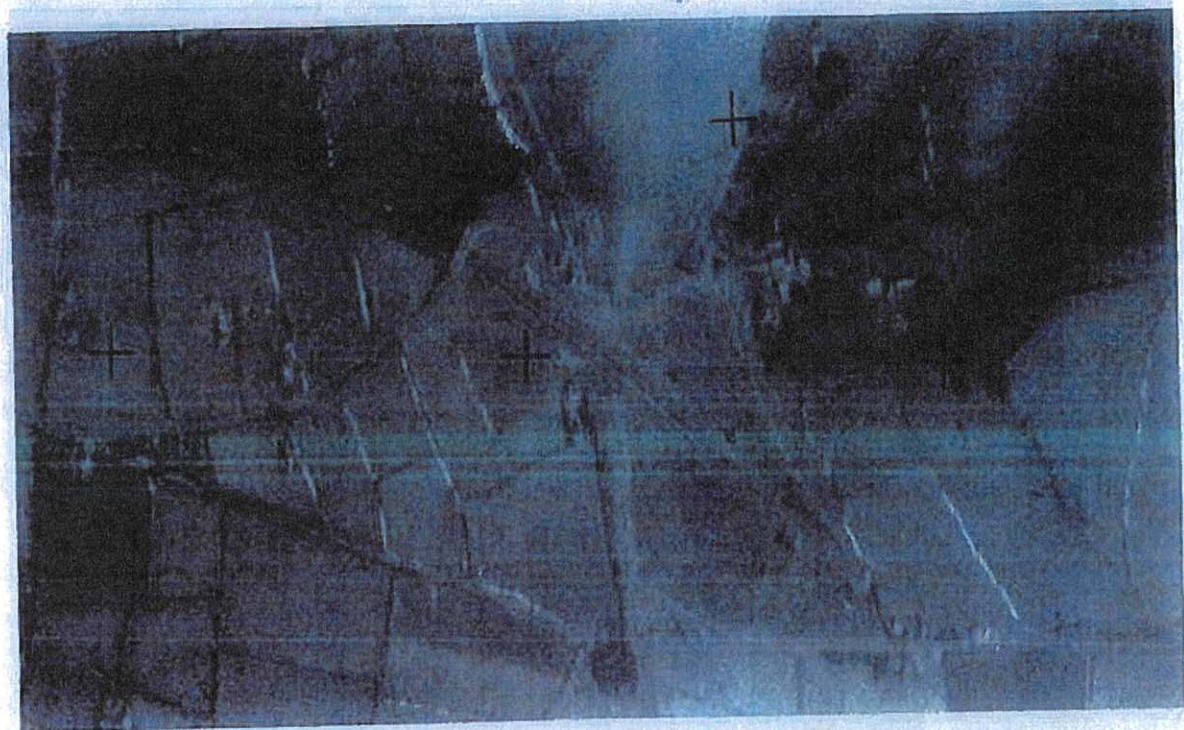
of
 freehold property at Stallingsdown
 in the Parish of Llanblethian and
 County of Glamorgan.

GASKELL & TALKER,
 COVENTRY.

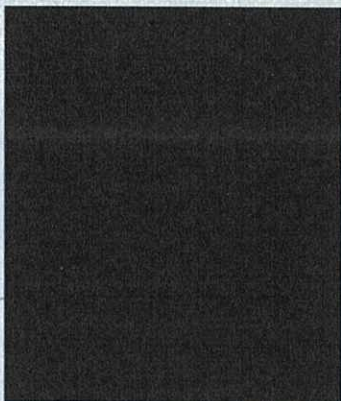
Annex 5 referred to in the Statutory Declaration of Marcus Treharne-Davies'



28/9/18



Annex 6 referred to in the Statutory Declaration of Marcus Treharne-Davies'



25/9/2018

These are the notes referred to on the following official copy

Title Number CYM353963

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that the quality of one or more pages may be poor. Unfortunately this is the best quality image we hold of the document. If you are able to obtain a better quality copy from another source we would be grateful if you would send it to us so we may update our records. Alternatively if you know who holds or may hold either a copy or the original please let us know so that we may contact that person.

Costs or expenses reasonably incurred as a result of the mistake may be recoverable as indemnity under paragraph 3 of Schedule 8, Land Registration Act 2002. However the Registrar's consent should normally be obtained before such costs are incurred. If you intend to incur costs as a result of any loss arising from the poor quality and to claim for these under the statutory compensation scheme please inform us of the steps you intend to take, what is the estimated cost and how this has been calculated. Our *Practice Guide 39 - Rectification and indemnity* contains further information. We appreciate that the payment of indemnity will be an inferior alternative to a better copy of the document itself.

You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



This Conveyance

is made the Twentieth
day of February One

thousand nine hundred and fifty two BETWEEN EDITH MARY RICHARDS
of Penylan Farm Aberthin Near Cowbridge in the County of Glamorgan Widow
(hereinafter called "the Vendor") of the one part and IVOR TREHARNE of
Southlands Mill Road Cowbridge aforesaid Agricultural Merchant (herein-
after called "the Purchaser") of the other part

WHEREAS:-

(1) The Vendor is seized (inter alia) of the property hereinafter
described in fee simple in possession free from incumbrances and has
agreed with the Purchaser for the sale thereof to him at the price of
One thousand one hundred and fifty pounds

NOW THIS DEED WITNESSETH as follows:-

IN consideration of the sum of ONE THOUSAND ONE HUNDRED AND FIFTY
POUNDS paid by the Purchaser to the Vendor (the receipt whereof the
Vendor hereby acknowledges) the Vendor as BENEFICIAL OWNER hereby
CONVEYS unto the Purchaser AND THOSE pieces or parcels of land with
the yard and outbuildings containing Eleven acres two roods and twenty
eight perches or thereabouts formerly part of Stalling Down Farm in the
Parish of Llanblethian in the County of Glamorgan which said land and
premises are numbered with the Enclosure numbers 374 375 334 371 on the
Ordnance Survey Map (1919 Edition) for the said Parish of Llanblethian
and for the purposes of identification only and not by way or warranty
delineated and coloured brown on the plan drawn on a Conveyance dated the
Twenty second day of October One thousand nine hundred and twenty three
made between William Harry Shaskell and Frank Richardson of the first
part Edward Morgan Dawson Thomas of the second part and William Jones
Richards of the third part T.O. HOLD the same unto the Purchaser in
fee simple

2. THE Vendor hereby acknowledges the right of the Purchaser to the
production of the Probate of the Will of William Jones Richards dated
the sixteenth day of October One thousand nine hundred and forty three
and to delivery of copies thereof and undertakes with the Purchaser for
the safe custody of the same

IN WITNESS whereof the parties hereto have hereunto set

Examined with
original
document
is all in order
Solicitor
Cardiff
2/2 1994

their hands and seals the day and year first before written

SIGNED SEALED AND DELIVERED by
the said Edith Mary Richards in
the presence of :-

R. H. Green

*Walter L. Green, George L. Green,
Widlers, Ennsbridge.*

E. M. Richards

By a Conveyance dated 24 June 1988 and made between the within named Ivor Treharne of the one part and Norman ^{Stephen} England of the other part ALL THAT piece or parcel of land situate at Stallingdown more particularly delineated and edged red on the plan annexed thereto was conveyed in fee simple to the said Norman Stephen England and an acknowledgement was given for production of and delivery of the within written deed



land near Stallingdown
of Llanblethian in the
Glamorgan.

Conveyance

M. IVOR TREHARNE

- to -

MRS. E. H. RICHARDS

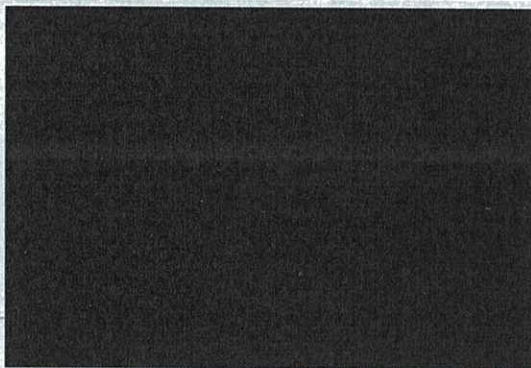
DATED 24th JUNE 1988 1988

* MEMORANDUM by a Conveyance dated 24 June 1988 and made between the within named Ivor Treharne of the one part and Norman Stephen England and Winifred Joyce Gibbs his wife both of Richmond House Stallingdown Glamorgan of the other part ALL THAT piece or parcel of land situate at Stallingdown in the Parish of Llanblethian and County of Glamorgan being the North East corner of Enclosure numbered 374 on the O.S. Map (1919 Edition) for the said Parish containing in the whole by admeasurement 626 sq yards or thereabouts bounded on the North by Farm buildings and yard numbered 375 on the sd O.S. Map and on the East by the Stallingdown was conveyed unto the said Leonard Gibbs and Winifred Joyce Gibbs in fee simple as joint tenants upon trust for sale AND an acknowledgement for production and delivery of copies and undertaking for the safe custody of the within written deed was given to the said Purchasers.

MEMORANDUM By a conveyance dated the 6th day of September 1961 and made between the within named Ivor Treharne of the one part and Terence Turlough O'Connor and Joyce O'Connor his wife of the other part ALL THAT piece or parcel of land of an area of one-half acre or thereabouts and being part of enclosures 334 and 374 within and for the purposes of identification more particularly shown on the plan attached to the said Conveyance was conveyed unto the said Terence Turlough O'Connor and Joyce O'Connor in fee simple as joint tenants upon trust for sale AND an acknowledgement for the production and delivery of copies of the within written deed was given and an undertaking for its safe custody.

MEMORANDUM By a Conveyance dated the 20th day of March 1968 made between Ivor Treharne of the one part and the Secretary of State for Wales of the other part ALL THOSE pieces of land containing 28,195 square yards or thereabouts situate in the Parish of Llanblethian in the County of Glamorgan delineated and coloured pink annexed thereto and thereon numbered 46 and 53 was conveyed unto the Secretary of State for Wales and the said Conveyance contained an acknowledgment for production of the within written document.

Annex 7 referred to in the Statutory Declaration of Marcus Treharne-Davies'



25/9/18

COMMONS REGISTRATION ACT 1963

Note: This section contains the registration of every right of common registered under the Act as to the whole or any part of the land described in the land section of this register unit.

Registration authority
GLANORGAN COUNTY COUNCIL

Register unit No. CL73

Edition No.

See Circular
for Notes

Register of COMMON LAND

RIGHTS SECTION—Sheet No. 1

Printed at the G.S. Map Press, GLANORGAN, CO. DUBLIN 19

1 No. and date of entry	2 No. and date of application	3 Name and address of every applicant for registration, and the capacity in which he applied	4 Particulars of the right of common, and of the land over which it is exercisable	5 Particulars of the land (if any) to which the right is attached
1. 14 March 1968	268 2 February 1968	Stephen Phillip Langford & Dendoline Mary Langford Hollybush Farm, Coudridge. OWNERS See Note 7	The right to cut fern for personal use only. Right of pasture. To graze - (a) 40 head of cattle; or (b) 200 sheep and followers; over the whole of the land comprised in this register unit. (Registration Provisional) See Entry 26 below	Hollybush Farm, Coudridge comprising O.S. Nos. 331, 331a, 332, 333, 333a, 318, 325, 326, 327 part, 376, 377, 378, 379, 380, 382, 383, 384, 384a, 384b, 385, 387, 388, 388a, 390, 392, 402, 403, 404, 405 on the O.S. Map (1919 Edition) Glan Sheet XLV.4 and XLV.8
2. 2 July 1968	287 28 Feb 1968	Harold Eric Bailey and Laureine Scott-Jennison Bailey Great House, Aberthin, Coudridge. JOINT OWNERS	Rights of herbage, estovers and pannage, over the whole of the land comprised in this register unit. (Registration Provisional) See Entry 22 below	Great House, (Ty Mner), Aberthin near Coudridge, as shown coloured blue on the supplemental map bearing the number of this registration.

No. and date of note	Notes	No. and date of note	Notes
1. 2 July 1968	The registration at Entry No. 3 above is in conflict with the registration at Entry No. 5 below, and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.	8. 13 July 1970	The registration at Entry No. 15 above is in conflict with the registration at Entry No. 17 below, and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.
2. 28 April 1970	The registration at Entry No. 3 above is in conflict with the registration at Entry No. 4 in the Rights Section of the Register of Common Land register unit CL113 and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.	9. 13 July 1970	The registration at Entry No. 17 above is in conflict with the registration at Entry No. 7 in the Rights Section of the Register of Common Land register unit CL113 and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.
3. 28 April 1970	The registration at Entry No. 3 above is in conflict with the registration at Entry No. 4 in the Rights Section of the Register of Common Land register unit CL114 and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.	10. 13 July 1970	The registration at Entry No. 17 above is in conflict with the registration at Entry No. 7 in the Rights Section of the Register of Common Land register unit CL114 and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.
4. 13 July 1970	The registration at Entry No. 17 above is in conflict with the registration at Entry No. 5 in the Rights Section of the Register of Common Land register unit CL113 and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.	11. 31 July 1970	The registration at Entry No. 15 above is in conflict with the registration at Entry No. 21 below, and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.
5. 13 July 1970	The registration at Entry No. 17 above is in conflict with the registration at Entry No. 5 in the Rights Section of the Register of Common Land register unit CL114 and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.	12. 31 July 1970	The registration at Entry No. 21 above is in conflict with the registration at Entry No. 5 in the Rights Section of the Register of Common Land register unit CL113 and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.
6. 13 July 1970	The registration at Entry No. 7 above is in conflict with the registration at Entry No. 17 below, and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.	13. 31 July 1970	The registration at Entry No. 21 above is in conflict with the registration at Entry No. 5 in the Rights Section of the Register of Common Land register unit CL114 and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.
7. 13 July 1970	The registration at Entry No. 1 above is in conflict with the registration at Entry No. 19 below, and each of those registrations is accordingly to be treated as an objection to the other to the extent of the conflict.		

COMMONS REGISTRATION ACT 1965

NOTE: This section contains the registration of every right of common registered under the Act as conditions over the whole or any part of the land described in the land section of this register unit.

Registration authority
GLAMORGAN COUNTY COUNCIL

Register unit No. CL73
Edition No.

See Overleaf
for Notes

Register of COMMON LAND

Printed by the G.P.O. for H.M.S.O. 24/65204/13 220 1284

RIGHTS SECTION—Sheet No. 2

1 No. and date of entry	2 No. and date of application	3 Name and address of every applicant for registration, and the property in which he is entitled	4 Particulars of the right of common, and of the land over which it is exercisable	5 Particulars of the land (if any) to which the right is attached
3. 2 July 1968	428 29 March 1968	Mellville Stephen Bulish & Mrs Winifred May Bulish Church Cottage Aberthin Cowbridge. OWNERS & TENANTS See Note 1 See Note 2 See Note 3	Right to cut and carry fern for bedding Right of pasture. To graze - 20 head of cattle; 1 horse; 50 sheep; 1 sow with followers; 3 geese; over the whole of the land comprised in this register unit. (These rights also extend over CL20-See Entry No. 2) (Registration Provisional). See Entry 26 below	Church Cottage, Aberthin comprising O.S. No. 207 on the O.S. Map (1919 Edition) Glam Sheets XLV.3 and XLV.4 (owners) O.S. Nos. 279, 285, 296, 291 & 428 on the O.S. Map (1919 Edition) Glam Sheets XLV.3 and XLV.4 (Tenants) (Known as Pargors Land, adjoining the Common, Aberthin)
4. 2 July 1968	365 17 April 1968	David Richard Jenkins Aberthin House Aberthin Cowbridge. OWNER	Rights of estovers and pannage; Right of pasture. To graze - 80 sheep; over the whole of the land comprised in this register unit, <u>excluding</u> area west of red lines lettered C-D, west of A-B, north of red line Q-R-S. (Registration Provisional) See Entry 22 below	Aberthin House (formerly farm) as shown coloured green on the supplemental map bearing the number of this registration.

COMMONS REGISTRATION ACT 1965

Notes: This section contains the registration of every right of common registered under the Act as enforceable over the whole or any part of the land described in the land section of this register unit.

Registration authority
GLANORAN COUNTY COUNCIL

Register unit No. CL73
Edition No.

Register of COMMON LAND

See Overleaf
for Notes

RIGHTS SECTION—Sheet No. 3

Approved by the L.C. on 19/10/65. See REG. 10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-26

Register of COMMON LAUD

Edition No.

See General
for Notes

Printed in the UK by HMSTL DECEMBER 1984

RIGHTS SECTION—Sheet No. 4

1 No. and date of entry	2 No. and date of application	3 Name and address of every applicant for registration, and the capacity in which he applied	4 Particulars of the right of common, and of the land over which it is exercisable	5 Particulars of the land (if any) to which the right is attached
7.	858	Colin Stephen Langford	The right to cut fern for personal use.	Part of Court Farm as shown edged red on this
11 Sept 1968	28 May 1968	Hollybush Farm Stalling Down Cowbridge. TENANT	Right of pasture. To graze (a) 7 head of cattle; or (b) 30 sheep and followers; over the whole of the land comprised in this register unit. (These rights also extend over Q.29—See Entry No. 6).	supplemental map bearing the number of this registration.
		See Note 6	(Registration Provisional) See Entry 25 below	
B.	1362	Mrs. Marjorie Beatrice Baugh	The right to cut bracken.	Part of field on Sweetings Farm, O.S. No.
11 Sept 1968	28 June 1968	Sweetings Aberthin Cowbridge. OWNER	The right of pasture. To graze 4 head of cattle; 2 horses; 2 cows; over the whole of the land comprised in this register unit.	275 on the O.S. Map (1899 2nd Edition) Glan. Sheet No. XLV.4
			(Registration Provisional) See Entry 22 below	

COMMONS REGISTRATION ACT 1965

Note: This section contains the registration of every right of common registered under the Act as exercisable over the whole or any part of the land described in the head section of this register unit.

Registration authority
GLAMORGAN COUNTY COUNCIL

Register unit No. CL73

Edition No.

Register of COMMON LAND

See Overleaf
for Notes

Printed in the UK for HMSO. 84.40250-00 1965

RIGHTS SECTION—Sheet No. 5

1 No. and date of entry	2 No. and date of application	3 Name and address of every applicant for registration, and the capacity in which he applied	4 Particulars of the right of common, and of the land over which it is exercisable	5 Particulars of the land (if any) in which the right is attached
9. 11 Sept. 1968	1373 26 June 1968	Stanley Derrick Dart Summit View, Rear Stalling Down, Cowbridge. OWNER (See over)	Right of pasture. To graze 2 head of cattle; 1 horse; 12 sheep; 25 chickens or geese; over the whole of the land comprised in this register unit. (Registration-Provisional) See Entry 22 below	Summit View, Stalling Down O.S. No. 295 on the O.S. Map (1919 Edition) Glam Sheet No. XLV.4.
10. 11 Sept. 1968	1405 26 June 1968	Glamorgan County Council per Arthur Edward Dunkley, County Land Agent, County Council Offices, Greyfriars Road, Cardiff. OWNER	Rights of pasture and estovers at all times. To graze:— (a) 100 head of cattle; or (b) 500 sheep; or (c) a combination of such stock pro rata; over the whole of the land comprised in this register unit. (Registration-Provisional) See Entry 22 below	The Prist statutory smallholding scheme in the Parishes of Walsh St. Donats, Llanblethian and Ystrad Duen, as shown edged brown on the supplemental map bearing the number of this registration. Glam Sheet No. ST 07 NW on the Provisional Edition 1964.

COMMONS REGISTRATION ACT 1965

Note: This section contains the registration of every right of common registered under the Act or exercisable over the whole or any part of the land described in the first section of this register unit.

Registration authority
GLAMORGAN COUNTY COUNCIL

Register unit No. CL73
Edition No.

Register of COMMON LAND

See Order of
the Rules

RIGHTS SECTION—Sheet No. 6

Printed in the UK for HMCS, Gloucester, Glos

1 No. and date of entry	2 No. and date of application	3 Name and address of every applicant for registration, and the capacity in which he applied	4 Particulars of the right of common, and of the land over which it is exercisable	5 Particulars of the land (if any) to which the right is attached
11. 11 Sept 1968	2012 1 July 1968	Walter Yeomans McKenzie Llanquian Farm, Aberthin, Cowbridge. OWNER	Right of pasture. To graze 50 sheep over the whole of the land comprised in this register unit. (Registration-Provisional) See Entry 22 below	Comprising O.S. Nos. 302, 305, 306, 307, 328, 329, 330 on the O.S. Map (1919 Edition) Glam Sheet XLV.4
12. 19 Sept 1968	2011 1 July 1968	Thomas Phillip Hopkins Brynmawr, Aberthin, Cowbridge. TENANT	Right of pasture. To graze 2 horses; 40 head of poultry; over the whole of the land comprised in this register unit. (Registration-Provisional) See Entry 22 below	Brynmawr, Llanblethian as shown coloured red on the supplemental map bearing the number of this registration. Glam Sheet XLV.4 (1919 Edition).

COMMONS REGISTRATION ACT 1965

Note: This section contains the registration of every right of common registered under the Act as ascertainable over the whole or any part of the land described in the land section of this register unit.

Registration authority
GLANORGAN COUNTY COUNCIL

Register unit No. CL73
Edition No.

See District
for Name

Register of COMMON LAND

RIGHTS SECTION—Sheet No. 7

1 No. and date of entry	2 No. and date of application	3 Name and address of every applicant for registration, and the capacity in which he applied	4 Particulars of the rights of common, and of the land over which it is exercisable	5 Particulars of the land (if any) to which the right is attached
13. 31 July 1969	1298 26 June 1968	Trevor Sutton Wigley Primrose Hill Farm, Cwmbridge. OWNER	Right of pasture. To graze 30 head of cattle; and 100 sheep; over the whole of the land comprised in this unit <u>excluding</u> area west of red line lettered C-D; west of A-B; north of Q-R-S-Y. (These rights also extend over CL29 see Entry No. 13; CL113 see Entry No. 2; CL114 see Entry No. 2) (Registration Provisional) See Entry 22 below	Primrose Hill Farm comprising O.S. Nos. 359, 357, 410, 411, 412, 413, 659, 688 and part 595 as shown coloured pink on the supplemental map bearing the number of this registration. (Glan Sheet Nos. XLV.3, XLV.4, XLV.7 and XLV.8 of 1919 Edition)
14. 6 January 1970	2016 3 July 1968	Evan Thomas "Cartref", Aberthin, Cwmbridge. OWNER	Right of pasture. To graze 4 head of cattle; 5 horses; 2 sows; poultry; over the whole of the land comprised in this register unit. (These rights also extend over CL113 see Entry No. 3; and CL114 see Entry No. 3)	Comprising O.S. No. 298 on the O.S. Map (1919 Edition). Glan Sheet No. XLV.4

COMMONS REGISTRATION ACT 1965

Note: This section contains the registration of every right of common registered under the Act as exercisable over the whole or any part of the land described in the land section of this register unit.

Registration authority
GLAMORGAN COUNTY COUNCIL

Register unit No. CL73
Edition No.

Register of COMMON LAND

See Overleaf
for Notes

RIGHTS SECTION—Sheet No. 3

Printed by the V.C. for H.M.S.O. 54,000/1918 10/1/64

1 No. and date of entry	2 No. and date of registration	3 Name and address of every applicant for registration, and the capacity in which he applied	4 Particulars of the right of common, and of the land over which it is exercisable	5 Particulars of the land (if any) to which the right is attached
15 10 June 1970	1187 21 June 1968	Thomas James Cowbridge West House Farm, St. Hilary, Cowbridge. TENANT See Note 8 See Note 11	Right of pasture. To graze 25 head of cattle; and 50 sheep; over the whole of the land comprised in this register unit. (These rights also extend over CL113 see Entry No. 8; and CL114 see Entry No. 5) (Registration Provisional) See Entry 25 below	West House Farm, St. Hilary comprising O.S. Nos. 335, 337, 339 & 340 on the D.S. Map (Glan Sheet No. XLV.4 (1919 Edition)).
16. 7 July 1970	592 11 May 1968	Cyril George Lucas Josephine Rachel Lucas David George Lucas Robert Michael Lucas T/A Messrs. Cyril George Lucas & Sons. East Downs Farm, St. Hilary, Cowbridge. OWNERS	Right of pasture. To graze - 100 head of cattle; and 100 sheep; over the whole of the land comprised in this register unit. (These rights also extend over CL113 see Entry No. 6; and CL114 see Entry No. 6) (Registration Provisional) See Entry 22 below	Land at Tymcasau Farm, now being part of East Downs Farm comprising O.S. Nos. 409, 871, 869, 870 and 872. (Glan Sheet No. XLV.8 (1919 Edition)).

COMMONS REGISTRATION ACT 1965

Note: This section contains the registration of every right of common registered under the Act as exercisable over the whole or any part of the land described in the land section of this register unit.

Registration authority
GLANMORGAN COUNTY COUNCIL

Register unit No. CL73
Edition No.

See Overleaf
For Notes

Published by the G.C. for H.M.S.O. on 22/07/1974 (2nd Edition)

Register of COMMON LAND

RIGHTS SECTION—Sheet No. 9

1 No. and date of entry	2 No. and date of application	3 Name and address of every applicant for registration, and the capacity in which he applied	4 Particulars of the right of common, and of the land over which it is exercisable	5 Particulars of the land (if any) to which the right is attached
17. 13 July 1970	2313 23 Dec. 1969	John Frederick The Bungalow, Stalling Down, Cowbridge. OWNER See Note 4 See Note 5 See Note 6 See Note 8 See Note 9 See Note 10	Right of pasture. To graze - 47 head of cattle; 150 sheep and lambs; over the whole of the land comprised in this register unit. (Registration Provisional) See Entry 24 below	Ponyish Farm, Llanblethian as shown on the supplemental map bearing the number of this registration and comprising O.S. Nos. 292, 293, 294, 260, 340, 346, 347 and 339 on the O.S. Map, and part Aberthin Farm, Llanblethian comprising O.S. Nos. 266, 267, 338, 341, 342, 345, 348, 427, 435, 449, 455, 457, 460, (Glan Sheet XLV.3 & XLV.4 1919 Edition)
18. 13 July 1970	2314 23 Dec. 1969	Edith Elsie Frederick The Bungalow, Stalling Down, Cowbridge. OWNER	Right of pasture. To graze 2 head of cattle; and 20 sheep; over the whole of the land comprised in this register unit. (Registration Provisional) See Entry 22 below	The Bungalow and Orchard, Stalling Down.

COMMONS REGISTRATION ACT 1965

Note: This section contains the registration of every right of common registered under the Act as exercisable over the whole or any part of the land described in the land section of this register unit.

Registration authority
ELWORTHIAN COUNTY COUNCIL

Register of COMMON LAND

Register unit No. CL73
Edition No.

See Overleaf
for Plans

RIGHTS SECTION—Sheet No. 10

Printed by the L.P. for WINDY, CHELSEA S.E. 26 1969

1 No. and date of entry	2 No. and date of application	3 Name and address of every applicant for registration, and the capacity in which he applied	4 Particulars of the right of common, and of the land over which it is exercisable	5 Particulars of the land (if any) to which the right is attached
19. 13 July 1970	2365 1 January 1970	Thomas Robinson Rosser Farr, Pantwllkin Farm, Aberthin, Cowbridge. OWNER	Right of pasture. To graze— 50 head of cattle; and 100 sheep; over the whole of the land comprised in this register unit. (Registration Provisional) See entry 23 below.	Pantwllkin Farm, Aberthin as shown on the supplemental map bearing the number of this registration and comprising O.S. Nos. 322, 323, 326 and 327 on the O.S. Map Glen Sheet XLV.4 (1979 Edition).
20. 31 July 1970	1206 21 June 1968	Ivor Trebarna Southlands, Cowbridge. OWNER	Right of pasture. To graze— 40 head of cattle; 100 breeding ewes with followers; over the whole of the land comprised in this register unit. (Registration Provisional) See Entry 22 below	Stalling Down Farm. No details given.

COMMONS REGISTRATION ACT 1965

Note: This section contains the registration of every right of common registered under the Act as exercisable over the whole or any part of the land described in the head section of this register unit.

Registration authority
GLANMORGAN COUNTY COUNCIL

Register unit No. CL73

Edited No.

See Overleaf
for Notes

Printed in the UK for HMRS, Ltd. 1972 to 2012

Register of COMMON LAND

RIGHTS SECTION—Sheet No. 11

1 No. and date of entry	2 No. and date of application	3 Name and address of every applicant for registration, and the capacity in which he applied	4 Particulars of the right of common, and of the land over which it is exercisable	5 Particulars of the land (if any) to which the right is attached
21. 31 July 1970	2473 6 Nov 1968	Daryl Fredericks 4 Sunnyside Aberthaw Cowbridge. DUMFRIES	Right of pasture. To graze - (a) 50 breeding ewes and their lambs; or (b) 9 head of cattle and their followers; over the whole of the land comprised in this register unit. (Registration Provisional) See Entry 26 below	Wetdown Land, Stalling Down comprising O.S. Nos. 407, 408, 336, 337 and 370 on the O.S. Map (1919 Edition) Glam Sheet No. XLV.4 and XLV.8.
		See Note 11 See Note 12 See Note 13		
22. 2 Aug. 1972		The registrations at Entry Nos. 2, 4, 5, 8, 9, 10, 11, 12, 13, 14, 16, 18 and 20 above, being undisputed, became final on 1 August, 1972,		
23. April 1988		The registration at Entry No. 19 above became final on 5th April 1988 with the following modifications:- (a) The number of animals in column 4 of the register is reduced from 50 head of cattle to 16 head of cattle and from 100 sheep to 12 sheep. (b) O.S. numbers 326 and 327 are deleted from column 5 of the register.		
24. April 1988		The registration at Entry No. 5 above became final on 5th April 1988 with the following modifications:- (a) All animals except 1 horse are deleted from column 4 of the register. (b) The particulars of land to which the right is attached (in column 5 of the register) shall refer only to O.S. No. 456.		

COMMONS REGISTRATION ACT 1965

Register of COMMON LAND

NOTE: This section contains the registration of every person registered under the Act as owner of any of the land described in the land section of this register unit. It does not contain any registration in respect of land of which the freehold is registered under the Land Registration Acts 1925 and 1936, but the absence from this section of a registration in respect of any land described in the land section does not necessarily indicate that the freehold of that land is registered under those Acts.

Registration authority
GLANMORGAN COUNTY COUNCIL

Register unit No. CL73
Edition No.

See Overleaf
for Notes

OWNERSHIP SECTION—Sheet No. 1

1 No. and date of entry	2 No. and date of application	3 Name and Address of person registered as owner	4 Particulars of the land to which the registration applies
1. 27 August 1969 (See Entry No. 2 Below)	492 7 May 1968	Llanfair Court Investments Limited c/o 45 The Parade Cardiff. (Registration-Provisional)	The whole of the land comprised in this register unit: excluding small areas west of red lines lettered C-D; north of red line Q-R-S-T. See Note 1 overleaf.
2. 2 August 1972		The registration at Entry No. 1 above, being undisputed, became final 1 August, 1972.	
3. April 1988	See note 4 overleaf	Ivor Treherne of Southlands, Town Mill Road, Cowbridge. Town Mill Road, Cowbridge.	The area of Land shown edged in purple on the insert map annexed to the Register Map.
4. April 1988	See note 4 overleaf	Mrs. Winifred Joyce Tomkins of Richmond House, Stalling Down, Cowbridge.	The area of land shown hatched in purple on the insert map annexed to the Register Map.
5. April 1988	See note 4 overleaf	Fele of Glamorgan Borough Council of Civic Offices, Belvue Road, Barry.	The strip of land lying between the letters S and T marked on the Register Map but excluding the bed of the stream Neat Aberthaw.



© Crown copyright. All rights reserved.
 The Vale of Glamorgan Council Licence No. 100023424 2010.
 © Hewittraint y Goron, Cadw'r pob hawl.
 Cyngor Bro Morgannwg rhif trwydded 100023424 2010.

The Vale of Glamorgan Council

Department:


Title: **C.L.73**

Drawn By: **(HATCHED AREA)**



Scale	1:15000
Time	09:18:11 AM
Date	25 Jul 2013

Annex 8 referred to in the Statutory Declaration of Marcus Treharne-Davies'



25/9/18



COMMONS REGISTRATION ACT 1965

Reference No. 277/U/22

In the Matter of the tract of land of about 129.233
acres called Stalling Down Common

DECISION

This reference relates to the question of the ownership of part of the tract of land of about 129.233 acres called Stalling Down Common being the part of the land comprised in the Land Section of Register Unit No. CL.73 in the Register of Common land maintained by the South Glamorgan 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 Vale of Glamorgan Borough Council, Mr Ivor Treharne and Mrs Winifred Joyce Tonkins claimed to be the freehold owners of parts 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 Cowbridge on 27th October 1987.

West Glamorgan County Council as agent for South Glamorgan County Council (the registration authority) appeared by Mr Humphries, its registration officer.

Vale of Glamorgan Borough Council appeared by Mr A J Oliver (Solicitor) and Mr D Taylor (deeds clerk). Mr Ivor Treharne appeared in person and also represented his sister, Mrs Winifred Joyce Tonkins (formerly Gibbs). Several of the rights holders attended in person or by their representatives.

Ownership of the greater part of the land in this register unit is already finally registered in the name of Llanfair Court Investments Limited. That company conveyed its land to Cowbridge Rural District Council by a Conveyance dated 14th September 1973, and it is now vested in its successors Vale of Glamorgan Borough Council.

This inquiry relates only to the ownership of two parcels of land which were excluded from Llanfair Court Investments Limited's registration at Entry No. 1 in the Ownership section of the register. These were (i) the area west of the red lines lettered C-D on the register map; and (ii) the area north of the red line Q R S T thereon. The matter is complicated by the fact that in each of these two areas part of the land has been registered at H.M. Land Registry: see notes 2 and 3 in the Ownership section of the register. In the case of area (i) I shall annex to this decision an uncoloured photocopy of an enlarged extract from the register map on which the land registered at H.M. Land Registry in this area is shown shaded black. This I was informed is now vested in a Mr England. In the case of area (ii) the land registered at H.M. Land Registry is that north of the line Q R S T on the register map.



-2-

It therefore falls to me to consider the ownership of:

- (i) the area shown on the copy plan annexed hereto lying between the letters G and D, but excluding the parcel shaded black;
- (ii) the long strip of land lying between the letters S and T on the register map.

Area (i). The greater part of this area is claimed by Mr Treharne, partly on his own behalf and partly on behalf of his sister formerly Mrs W J Gibbs and now Mrs W J Tonkins. Mr Treharne produced to me a Conveyance dated 20th February 1952 between (1) E M Richards and (2) himself, whereby 11 acres 2 roods and 28 perches formerly part of Stalling Down Farm being O.S.Nos 374, 375, 334 and 371 on the Ordnance Survey Map 1919 Edition and delineated and coloured brown on the plan to a Conveyance of 22nd October 1923 were conveyed to him. The Ordnance numbers do not correspond with those on the later edition of the O.S. Map from which the register map was prepared, but Mr Treharne supplied me with a copy of the plan to the Conveyance of 22nd October 1923.

The land has so changed since 1923 with the widening of the A.48 highway the building of the Cowbridge by-pass and other development that positive identification of the various parcels is not easy. The courtyard to the three farm buildings on the 1923 plan does however provide a focal point from which the remainder of the land can be traced. I am satisfied that the Conveyance of the 20th February 1952 vested in Mr Treharne the whole of the unclaimed land in area (i). Mr Treharne gave evidence that since that date he has sold off 3 parcels of the land comprised in that Conveyance; and this is confirmed by indorsements appearing thereon. First, by a Conveyance dated 15th December 1956 he conveyed to his brother-in-law and sister, Leonard Gibbs and Winifred Joyce Gibbs, the parcel of land which I have marked with black hatching on the plan annexed hereto. Second, by a Conveyance dated 6th September 1961 he conveyed about ½ an acre of O. S. Nos 334 and 374 to T A O'Connor and J O'Connor. Mr Treharne said that this was now part of the petrol filling station. Finally, by a Conveyance dated 20th March 1968 Mr Treharne conveyed 28,195 square yards of his land to the Secretary of State for Wales. This has, as I understand, been incorporated into the new road junction of the A.4222, the A.48 and the Cowbridge by-pass which was constructed in the early nineteen seventies.

This is a case where, it seems to me, the land vested in Mr Treharne by the Conveyance of 20th February 1952 was wrongly included in the Land section of the register as part of the common. Mr Treharne told me that it has been enclosed ever since he bought it. By the time the registration in the Land section of the register became final on the 1st October 1970 the land had two residences and other buildings erected upon it, part had been sold off to be incorporated in the site of the petrol filling station, and another part had been sold to the Secretary of State for Wales to be incorporated into the highway development. No-one however raised any objection to its inclusion in the Land section of the register as part of the common. Such registration having become final, there is nothing I can do now to remedy the matter.



All I can do is to direct the registration authority to register Mr Treharne and his sister as owners of those parts of the common which remain and are now vested in them respectively. Leonard Gibbs having died the land conveyed to him and his wife by the Conveyance of 15th December 1956 became vested in his widow (now Mrs Tonkins) as surviving joint tenant. I am therefore satisfied that Mr Treharne is the owner of area (i) with the exception of the parts which he conveyed away to his sister and her husband, to the O'Connors and to the Secretary of State for Wales. I have indicated on the plan annexed hereto the part which remains vested in Mr Treharne with a thick black line. I am also satisfied that Mrs Tonkins is the owner of the parcel which was conveyed to her and husband, which I have indicated on the plan hatched in black. No application is before me in respect of the land conveyed to the O'Connors which now forms part of the filling station, nor in respect of that conveyed to the Secretary of State for Wales which now forms part of the highway system. These parts will therefore remain subject to protection under section 9 of the Act of 1965, until Parliament decides otherwise.

Area (ii). Mr Oliver produced to me the Conveyance dated 14th September 1973 between (1) Llanfair Court Investments Limited and (2) The Council for the Rural District of Cowbridge, under which the Vale of Glamorgan Borough Council now claim as successors to the Cowbridge R.D.C. The unclaimed land in area (ii) is a long thin strip, to which it seems that Llanfair Court could not make title when this strip was excluded from its application for registration at Entry No. 1 in the Ownership section of the register.

The Conveyance of 14th September 1973 is a conveyance on sale, and although not yet quite 15 years old I will accept it as a sufficient root of title. The property thereby conveyed was delineated on the plan annexed thereto. Perusal of the relevant plan satisfies me that the greater part (but not quite all) of this strip was included in the land comprised in that Conveyance. The part which is not included is the bed of the stream Nant Aberthin which forms the eastern boundary of this part of the common.

On this evidence I am satisfied:-

- (1) That Ivor Treharne of Southlands Town Mill Road Cowbridge is the owner of the part of the land thick edged in black on the plan annexed to this decision;
- (2) Mrs Winifred Joyce Tonkins of Richmond House Stallingdown Cowbridge is the owner of the part of the land hatched in black on the said plan
- (3) Vale of Glamorgan Borough Council is the owner of the strip of land lying between the letters S and T marked on the register map but excluding the bed of the stream Nant Aberthin.

I shall accordingly direct the South Glamorgan County Council to register them respectively as the owners of the parts of the land indicated above. The remainder of the land will 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

20th

day of

November

1987

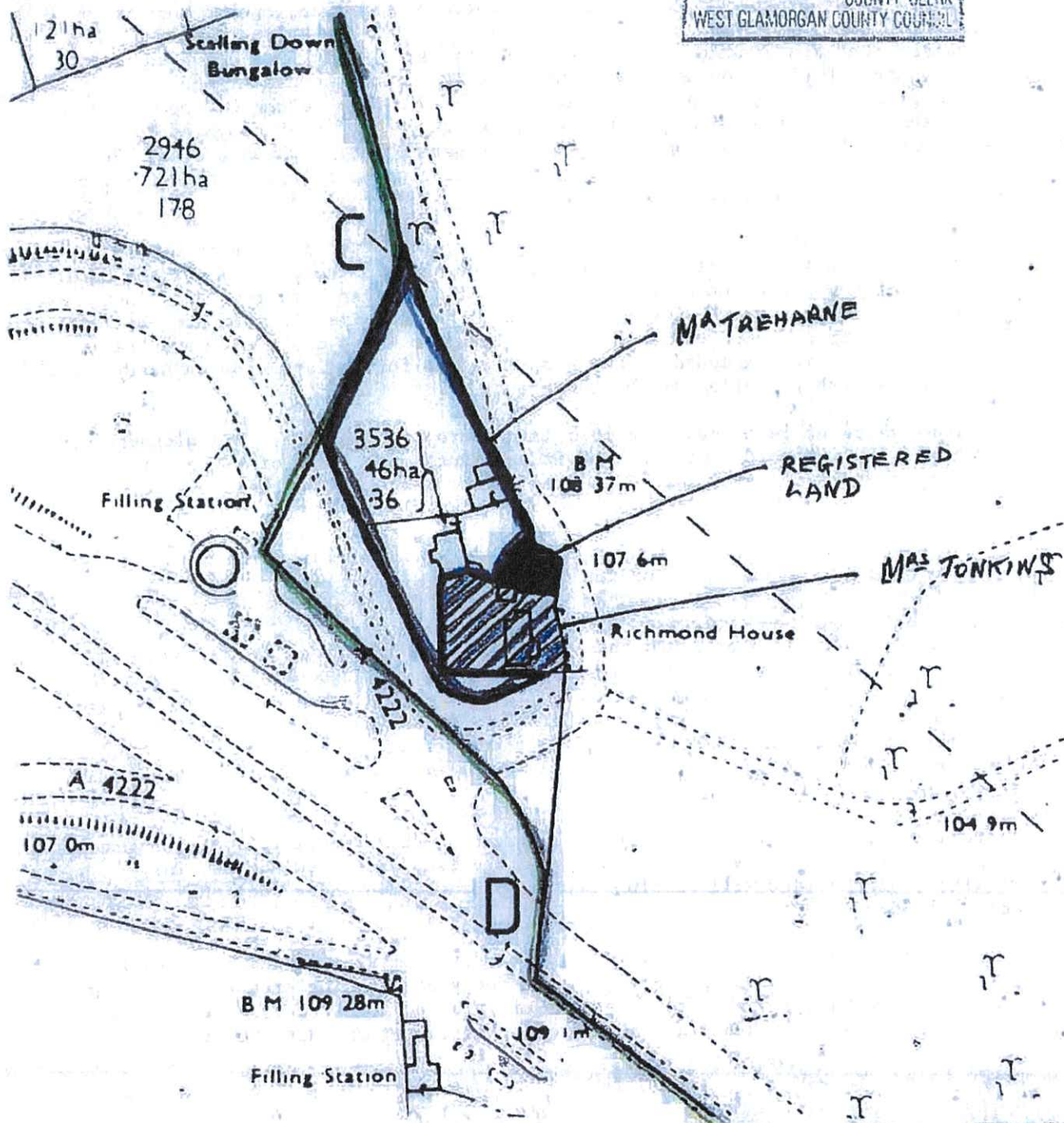
Maureen Rott
Commons Commissioner

Register UNIT LL 15

Area registered under the Land Registry Acts 1925 to 1971

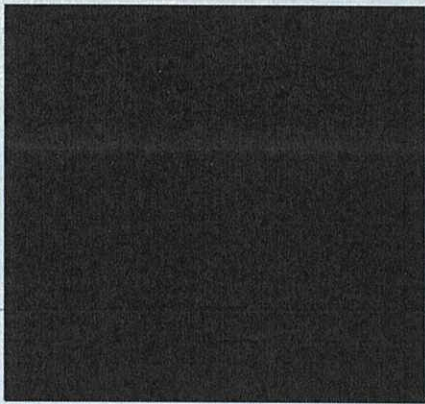
Title No. WA 293755

I CERTIFY THIS TO BE A TRUE
COPY OF THE ORIGINAL
M. E. Lush
COUNTY CLERK
WEST GLAMORGAN COUNTY COUNCIL



This is the plan referred to
in my Decision dated 20th Nov
ember 1987 *M. E. Lush*

Annex 9 referred to in the Statutory Declaration of Marcus Treharne-Davies'



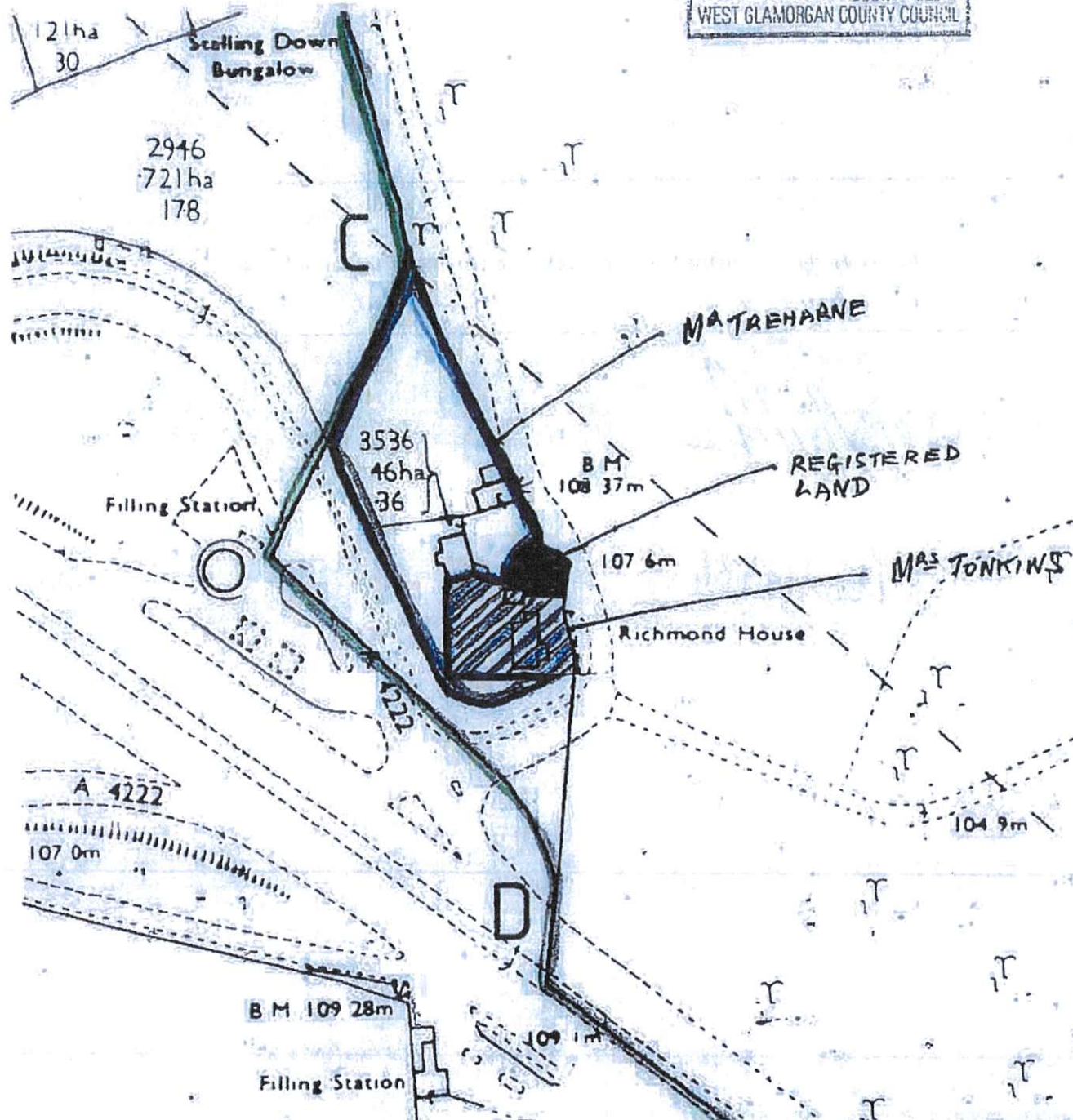
28/9/18

REGISTER UNIT LL 13

Area registered under the Land Registry Acts 1925 to 1971

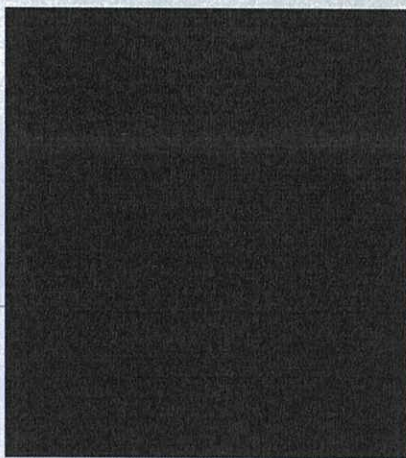
Title No. WA 293755

I CERTIFY THIS TO BE A TRUE
COPY OF THE ORIGINAL
Meekish
COUNTY CLERK
WEST GLAMORGAN COUNTY COUNCIL



This is the plan referred to
in my Devises dated 20th Nov.
emitted 1987 *M. R. R. R.*

Annex 10 referred to in the Statutory Declaration of Marcus Treharne-Davies'

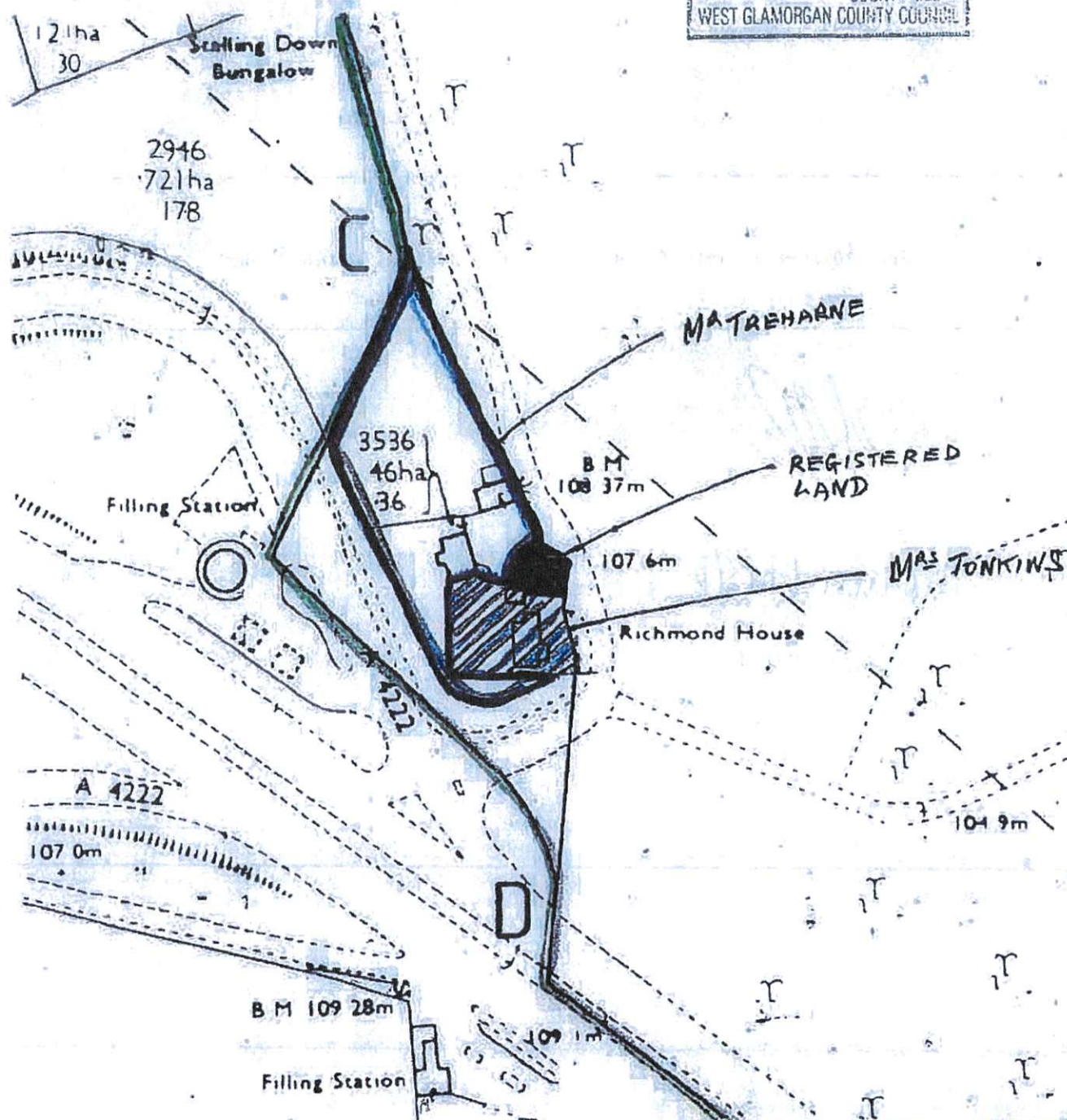


25/9/18

Title No. WA 293755

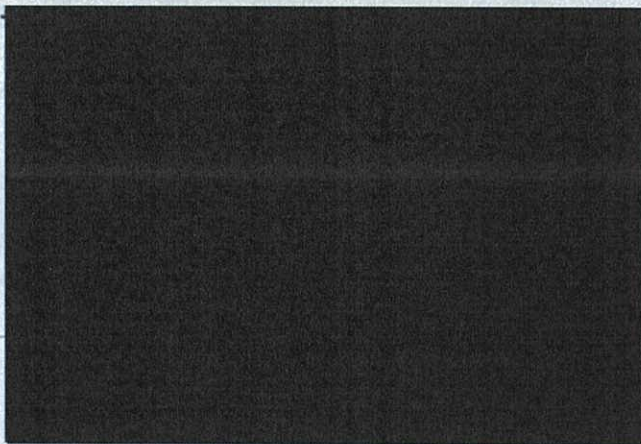
MEJ Rush

COUNTY CLERK
WEST GLAMORGAN COUNTY COUNCIL



This is the plan referred to
in my Decision dated 20th Nov-
ember 1987 Martin Roth

Annex 11 referred to in the Statutory Declaration of Marcus Treharne-Davies'



25/9/14

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM353963

Edition date / Dyddiad yr
argraffiad 02.07.2007

- This official copy shows the entries on the register of title on 15 MAY 2018 at 10:31:05.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 15 May 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 15 Mai 2018 am 10:31:05.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 15 Mai 2018.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gwelnyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

THE VALE OF GLAMORGAN/BRO MORGANNWG

- 1 (02.07.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Richmond House, Stalling Down, Cowbridge (CF71 7DT).

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (02.07.2007) PROPRIETOR: MARCUS TREHARNE-DAVIES of 1 The Meadows, Penllyn, Cowbridge, The Vale Of Glamorgan CF71 7RL.

Title number / Rhif teitl CYM353963

B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

2 (02.07.2007) The price stated to have been paid on 6 June 2007 was £210,000.

C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

1 (02.07.2007) The land is subject to the rights granted by a Deed dated 1 March 1985 made between (1) Ivor Treharne (2) Winifred Joyce Tonkin and (3) Norman England and Ruth England.

NOTE: Copy filed under WA293755.

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.

The electronic official copy of the title plan follows this message.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EM.

This official copy is issued on 15 May 2018 shows the state of this title plan on 15 May 2018 at 10:31:06. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

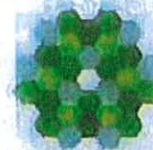
Mae'r copi swyddogol hwn a gyhoeddir ar 15 Mai 2018 yn dangos sefyllfa'r cynllun teitl hwn ar 15 Mai 2018 am 10:31:06. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.

This title is dealt with by the HM Land Registry, Wales Office.

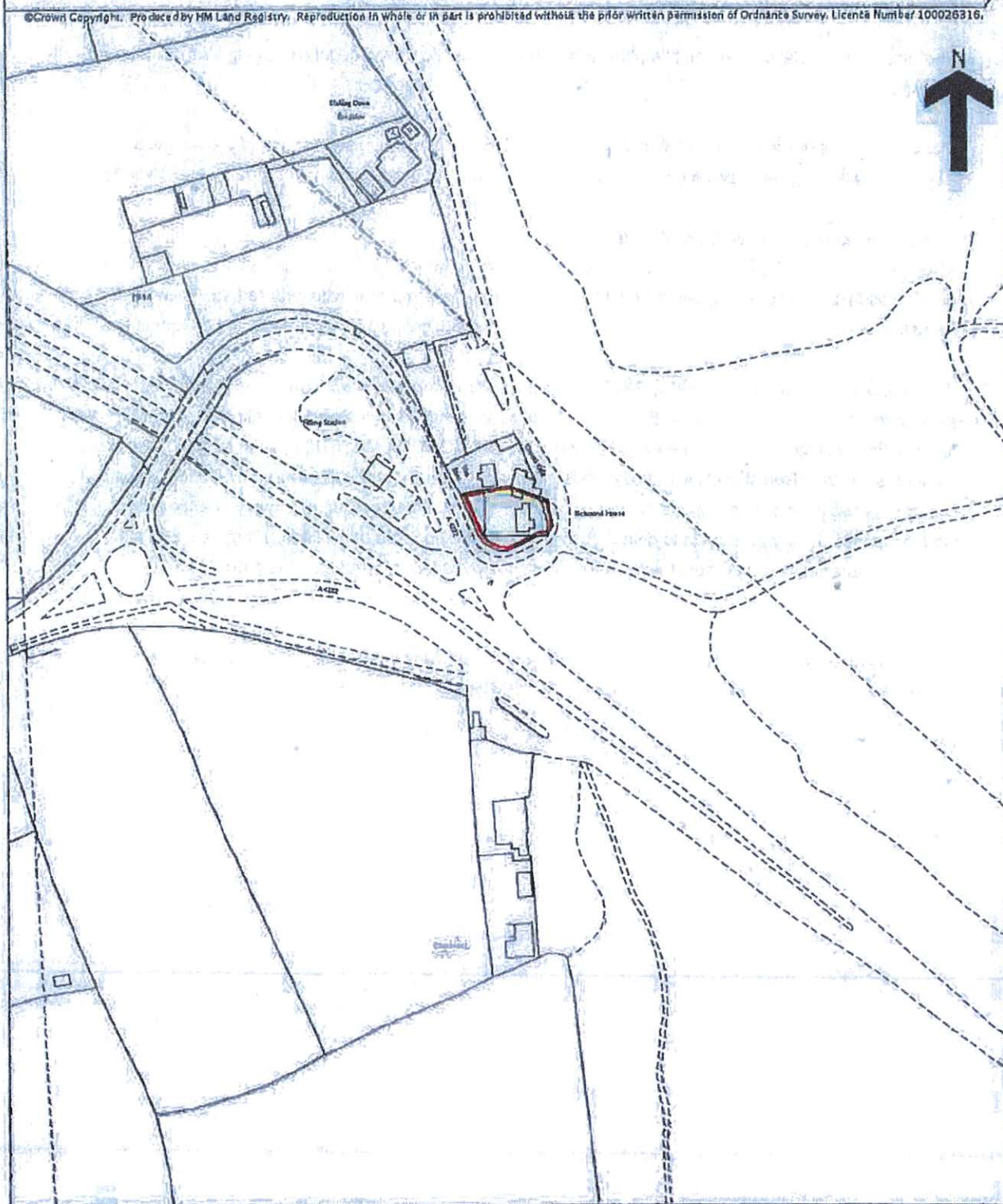
Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

HM Land Registry
Official copy of
title plan

Title number **CYM353963**
Ordnance Survey map reference **ST0174SW**
Scale **1:2500**
Administrative area **The Vale of Glamorgan / Bro Morgannwg**



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

STATUTORY DECLARATION OF LYNETTE WILLIAMS

DATED

25/9/2018

I, LYNETTE WILLIAMS, of

do solemnly and sincerely declare that:

1. I am the mother of the registered proprietor, Marcus Treharne Davies, of the freehold property known as RICHMOND HOUSE, STALLINGDOWN, COWBRIDGE, VALE OF GLAMORGAN CF71 7DT registered under Land Registry Title number CYM353963 and shown edged red on the title plan thereto ('Richmond House'). A copy of the Land Registry Title Document and Title plan are annexed herewith at Annex 1.
2. My late father, Ivor Treharne, purchased the property then known as Stalling Down Farm (the 'Farm') on 20th February 1952 from one E M Richards.
3. The Farm as purchased by my father is shown on the plan to a conveyance dated 22nd October 1923. HM Land Registry has confirmed that they do not hold a copy of the conveyance dated 22nd October 1923.
4. The 22nd October 1923 conveyance is however referred to within a conveyance dated 20th February 1952, a copy of which is annexed herewith at Annex 2 and the Farm is described at part 1 of that conveyance as comprising O.S. Enclosure Numbers 374, 375, 334 and 371 as shown on the Ordnance Survey Map 1919 Edition.
5. An excerpt from the Ordnance Survey Map 1919 Edition showing the property edged in red is annexed herewith at Annex 3.
6. At the time of my father's purchase the Farm was run as a working farm. The Farm immediately abutted the area of open heath known as Stalling Down Common and included and enclosed yard of three stone barns and adjacent enclosed fields of some 11.675 acres. No part of it was open to Stalling Down Common or unfenced.
7. I can remember helping my father (in or about 1952 and as a five year old child) to feed the sheep with swedes during the winter and feeding pet lambs which were housed in the farm buildings. My sister and I used to keep ponies on the land and in the farm buildings.

As a teenager, I can recall helping my father with the general farm duties on the land including helping with the sheep and cattle as well as helping with the hay making and stacking bales in the stone barns. The young calves were reared in the open farm yard which was attached to the stone barns.

8. Since my father purchased the property in 1952, there has always been a definite boundary between the land shown herewith at Annex 3 and the Stalling Down Common.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared at St. Saviour's Rectory

On 28th Dec 2008

Before me [Redacted]

Signed [Redacted]

A commissioner for oaths or a solicitor empowered to administer oaths.

Annex 1 referred to in Statutory Declaration of Lynette Williams

[REDACTED]

[REDACTED]

Value 259.18

[REDACTED]

Signed

6/1/22

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy of register of title Copi swyddogol o gofrestr teitl

Title number / Rhif teitl
CYM353963

Edition date / Dyddiad yr
argraffiad 02.07.2007

- This official copy shows the entries on the register of title on 15 MAY 2018 at 10:31:05.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 15 May 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 15 MAI 2018 am 10:31:05.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 15 Mai 2018.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

THE VALE OF GLAMORGAN/BRO MORGANNWG

- 1 (02.07.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Richmond House, Stalling Down, Cowbridge (CF71 7DT).

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (02.07.2007) PROPRIETOR: MARCUS TREHARNE-DAVIES of 1 The Meadows, Penllyn, Cowbridge, The Vale Of Glamorgan CF71 7RL.

Title number / Rhif teitl CYM353963

B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

2 (02.07.2007) The price stated to have been paid on 6 June 2007 was £210,000.

C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

1 (02.07.2007) The land is subject to the rights granted by a Deed dated 1 March 1985 made between (1) Ivor Treharne (2) Winifred Joyce Tonkin and (3) Norman England and Ruth England.

NOTE: Copy filed under WA293755.

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.

The electronic official copy of the title plan follows this message.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EM.

This official copy is issued on 15 May 2018 shows the state of this title plan on 15 May 2018 at 10:31:06. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

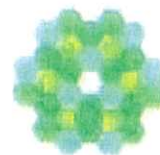
Mae'r copi swyddogol hwn a gyhoeddir ar 15 Mai 2018 yn dangos sefyllfa'r cynllun teitl hwn ar 15 Mai 2018 am 10:31:06. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.

This title is dealt with by the HM Land Registry, Wales Office .

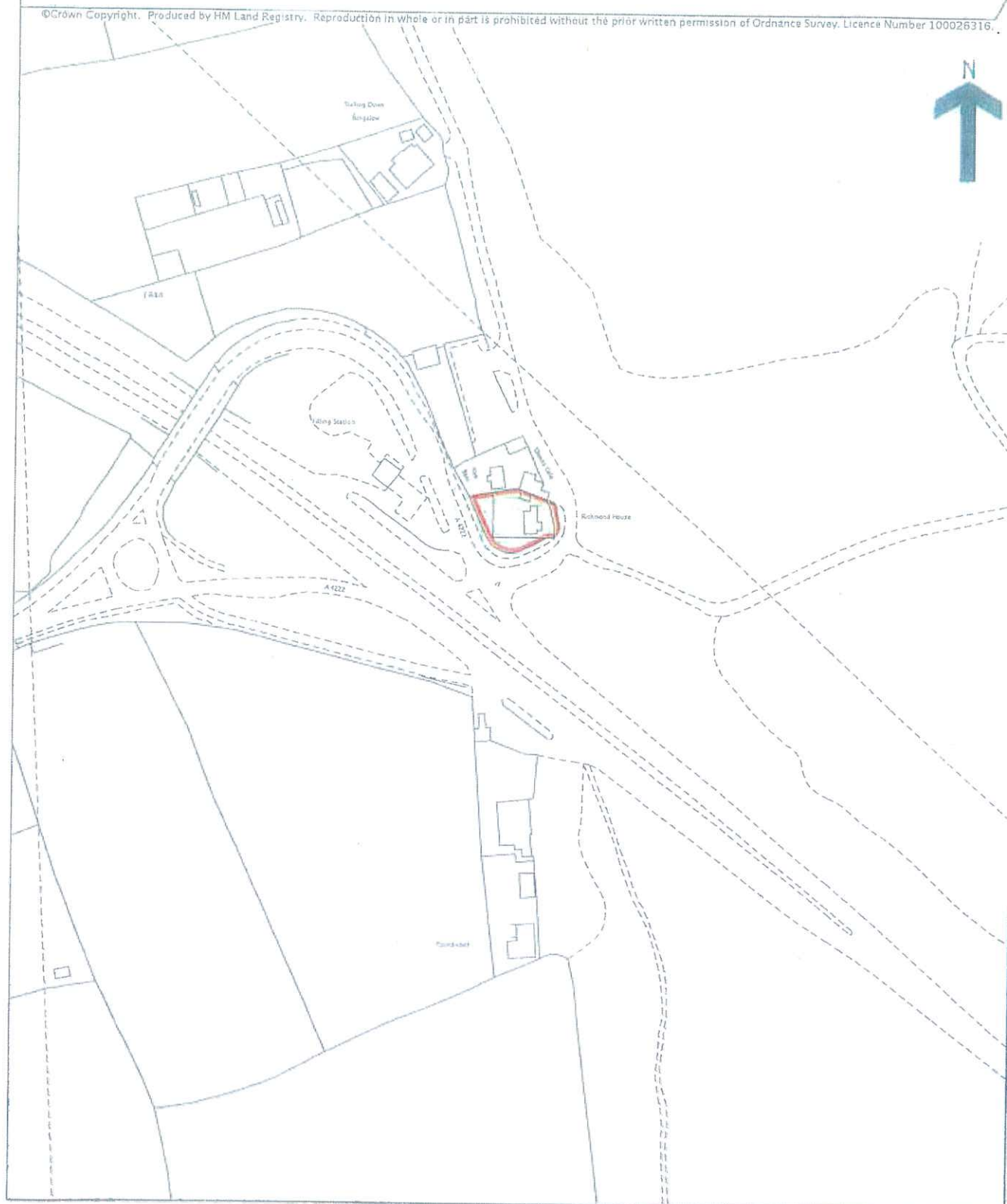
Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

HM Land Registry
Official copy of
title plan

Title number **CYM353963**
Ordnance Survey map reference **ST0174SW**
Scale **1:2500**
Administrative area **The Vale of Glamorgan /**
Bro Morgannwg



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.



Annex 2 referred to in Statutory Declaration of Lynette Williams

[REDACTED]

25.8.2018

Solarte

These are the notes referred to on the following official copy

Title Number CYM353963

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that the quality of one or more pages may be poor. Unfortunately this is the best quality image we hold of the document. If you are able to obtain a better quality copy from another source we would be grateful if you would send it to us so we may update our records. Alternatively if you know who holds or may hold either a copy or the original please let us know so that we may contact that person.

Costs or expenses reasonably incurred as a result of the mistake may be recoverable as indemnity under paragraph 3 of Schedule 8, Land Registration Act 2002. However the Registrar's consent should normally be obtained before such costs are incurred. If you intend to incur costs as a result of any loss arising from the poor quality and to claim for these under the statutory compensation scheme please inform us of the steps you intend to take, what is the estimated cost and how this has been calculated. Our *Practice Guide 39 - Rectification and indemnity* contains further information. We appreciate that the payment of indemnity will be an inferior alternative to a better copy of the document itself.

You can view or download copies of the practice guide from our website at www.gov.uk/land-registry in English or Welsh. Alternatively, you can telephone Customer Support on 0300 006 0411 (0300 006 0422 for a Welsh-speaking service).

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



This Conveyance

is made the Twentieth day of February One thousand nine hundred and fifty two B E T W E E N EDITH MARY RICHARDS of Penylan Farm Aberthin Near Cowbridge in the County of Glamorgan Widow (hereinafter called "the Vendor") of the one part and IVOR TREHARNE of Southlands Mill Road Cowbridge aforesaid Agricultural Merchant (hereinafter called "the Purchaser") of the other part

W H E R E A S :-

(1) The Vendor is seised (inter alia) of the property hereinafter described in fee simple in possession free from incumbrances and has agreed with the Purchaser for the sale thereof to him at the price of One thousand one hundred and fifty pounds

N O W THIS DEED W I T N E S S E T H as follows :-

IN consideration of the sum of ONE THOUSAND ONE HUNDRED AND FIFTY POUNDS paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as BENEFICIAL OWNER hereby CONVEYS unto the Purchaser A L L THOSE pieces or parcels of land with the yard and outbuildings containing Eleven acres two rods and twenty eight perches or thereabouts formerly part of StallingDown Farm in the Parish of Llanblethian in the County of Glamorgan which said land and premises are numbered with the Enclosure numbers 374 375 334 371 on the Ordnance Survey Map (1919 Edition) for the said Parish of Llanblethian and for the purposes of identification only and not by way or warranty delineated and coloured brown on the plan drawn on a Conveyance dated the Twenty second day of October One thousand nine hundred and twenty three made between William Harry Shackell and Frank Richardson of the first part Edward Morgan Dawson Thomas of the second part and William Jones Richards of the third part T O HOLD the same unto the Purchaser in fee simple

2. THE Vendor hereby acknowledges the right of the Purchaser to the production of the Probate of the Will of William Jones Richards dated the Sixteenth day of October One thousand nine hundred and forty three and to delivery of copies thereof and undertakes with the Purchaser for the safe custody of the same

I N W I T N E S S whereof the parties hereto have hereunto set

Examined with
original
document
is all well
Solicitor
Cowbridge
2/2/1994

their hands and seals the day and year first before written

SIGNED SEALED AND DELIVERED by
the said Edith Mary Richards in
the presence of :-

E. M. Richards

H. Green

Walter L. Green. George L. Green.
Widdow. Cambridge.

By a Conveyance dated 24 June 1968 and made between the within named Ivor Treharne of the one part and Norman Stephen England of the other part ALL THAT piece or parcel of land situate at Stallingdown more particularly delineated and edged red on the plan annexed thereto was conveyed in fee simple to the said Norman Stephen England and an acknowledgement was given for production of and delivery of the within written deed



land near Stallingdown in the Parish of Llanblethian in the County of Glamorgan.

Conveyance

MR. IVOR TREHARNE

- to -

MRS. E. N. RICHARDS

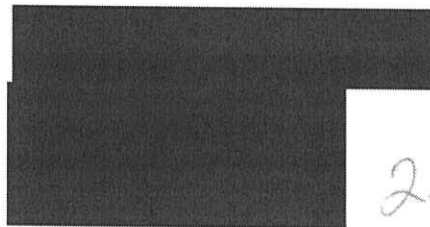
DATED 20th February 1952

MEMORANDUM by a Conveyance dated 15th September 1950 and made between the within named Ivor Treharne of the one part and Leonard Gibbs and Winifred Joyce Gibbs his wife both of Richmond House Stallingdown Cowbridge and said of the other part ALL THAT piece or parcel of land situate at Stallingdown in the Parish of Llanblethian and County of Glamorgan being the North East corner of Enclosure numbered 374 on the O.S. Map (1919 Edition) for the said Parish containing in the whole by admeasurement 626 sq yards or thereabouts bounded on the North by Farm buildings and yard numbered 375 on the sd O.S. Map and on the East by the Stallingdown was conveyed unto the said Leonard Gibbs and Winifred Joyce Gibbs in fee simple as joint tenants upon trust for sale AND an acknowledgement for production and delivery of copies and undertaking for the safe custody of the within written deed was given to the said Purchasers.

MEMORANDUM By a conveyance dated the 6th day of September 1961 and made between the within named Ivor Treharne of the one part and ~~Terence~~ Turlough O'Connor and Joyce O'Connor his wife of the other part ALL THAT piece or parcel of land of an area of one-half acre or thereabouts and being part of enclosures 334 and 374 within and for the purposes of identification ~~now~~ particularly shown on the plan attached to the said Conveyance was conveyed unto the said ~~Terence~~ Turlough O'Connor and Joyce O'Connor in fee simple as joint tenants upon trust for sale AND an acknowledgment for the production and delivery of copies of the within written deed was given and an undertaking for its safe custody.

MEMORANDUM By a Conveyance dated the 20th day of March 1968 made between Ivor Treharne of the one part and the Secretary of State for Wales of the other part ALL THOSE pieces of land containing 28,195 square yards or thereabouts situate in the Parish of Llanblethian in the County of Glamorgan delineated and coloured pink annexed thereto and thereon numbered 46 and 53 was conveyed unto the Secretary of State for Wales and the said Conveyance contained an acknowledgment for production of the within written document.

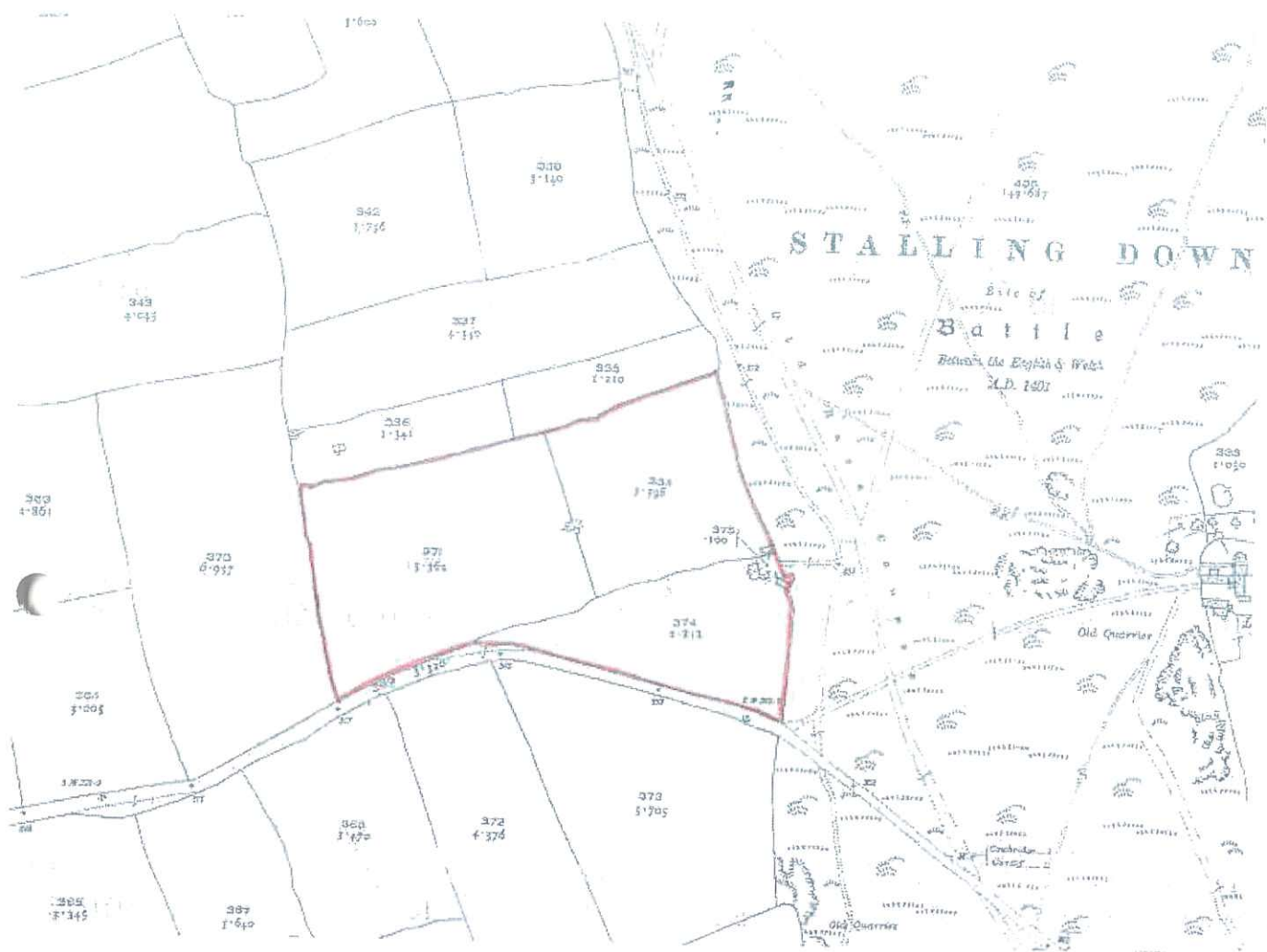
Annex 3 referred to in Statutory Declaration of Lynette Williams



25.9.2018

Samp





OS County Series Glamorganshire 1919 1:2,500 (EXCERPT)

From: Sally Milliner

Sent: 17 December 2024 23:06

To: Thornton, Irene <[REDACTED]>

Subject: 103627/1 - Our client Marcus Treharne-Davies - application to deregister

Dear Irene

Further to the letter of Mr Hugh Craddock from the Open Spaces Society, please note the information set out below, which I hope will be of assistance.

Attached are the 3 photographs on PCW of Richmond House circa 1960 which have been provided to me by the Cowbridge History Society, where I located one of them on People's Collection Wales. Also attached are the memories of Joyce Tonkin. In these she relates that Richmond House was built in 1957. The lady who has provided this information remembers interviewing Joyce in Richmond House about 2000 with her late husband who was compiling people's reminiscences for a History Society publication 'Cowbridge and District Remembered'. What Joyce spoke about is her recollections and I understand that despite her advancing years, her memory seemed very sharp, so the dates she gave are likely to be accurate. It is likely that she lent the photos to be copied and they were later put into the Cowbridge History Society archive from where they have been uploaded to People's Collection Wales.

Additionally, I attach some maps obtained from a surveyor contact of mine.

- Tithe Map (dated late 1830 – early 1840's).
- Tithe Map Apportionment.
- 1948 Map
- 1972 Map
- Aerial photo dated 1969.

To put the maps into context, I have attached a further copy of the Tithe map, the 1948 map and the 1972 map where I have added blue blobs/circles to show the location of areas of the land between the maps. I have also noted where Richmond House is located on the additional aerial photo.

My contact has explained his view as follows:

Richmond House and what is now Esso service station and the A48 / A4222 “slip road” was construed on a triangular parcel of land.

The Tithe Map & Apportionment identifies that the parcel of land (parcel reference 640) was “arable land”. The “common land” which was not surveyed (as there was no individual to tax) was situated to the east. It would appear that the highway formed the boundary between the properties and the “common land”. Richmond House is not considered to be situated on “common land”.

I trust the above will be of help and look forward to receiving confirmation that my client’s application has been granted. However, please let me know if you require anything further.

Kind regards

Sally

[Evolve:d8ce20d9-1d32-4038-81e1-5e7f3cb96349

22.04.01

I was born on 8th July 1907 at the blacksmith's house in Pendoylan. My mother, Alice, had been in service at Penllyne Castle and then in Radyr. My father, John Sanders, was apprenticed to the blacksmith in St Nicholas, and my parents were married in Radyr Church. *they were the first couple to be married there & believe it or not they were given back the 100 higher fee.* My grandfather managed the Vale of Glamorgan brewery which stood opposite the Duke of Wellington in Cowbridge. I was the eldest of four children, all girls - Joyce, Zena, Cynthia and Monica. Both Cynthia and Monica died before they reached the age of five and are buried in Cowbridge churchyard.

When I was 6 months old, we moved to Cowbridge, and lived in a house opposite the Police Station in Westgate, near the nonconformist chapel. We then moved to Town Mill and my father's smithy was in Eagle Lane, next to the old lodging house, where he concentrated on shoeing horses. On a few occasions he attended the Smithfield Show as a blacksmith, where he was highly commended. He also kept the hooves trimmed of the Hereford bulls which were shown by the better-off farmers. *Over William J. Crossman, 1916 on*

August I remember the outbreak of the First World War, when the Glamorgan Yeomanry mustered on Stalling Down. Cowbridge was the gathering point for horses for the army before they were sent to France. The horses were kept in the Market. My mother had seven soldiers of the Yeomanry billeted on her at a time during the war, each for a period of three months, before they were sent to France with the horses. I remember one Irishman, a Regimental Sergeant-Major, who was billeted with mother for some time, who made great use of the 22 public houses in Cowbridge at that time.

I went to school on Broadway, Cowbridge. I remember Mr Sloman and Mr Harvey, who was a strict disciplinarian. There was also Mr Phillips, who married Miss Baden, who taught Science at the Girls' High School. I then went to the High School, where Mrs Forrester was the headteacher and Miss Gunter taught History and Geography.. She live opposite what became the cinema in Eastgate. *the Hay*

I left school at 16 and went to Clarks College in Cardiff for a year. I caught the 7.45am train from Cowbridge, and on some occasions on the journey home I had to walk from Pontyclun because the train would not wait for the connection.

I then went to work at the Cowbridge Garage, in the office, for Mr Arthur Mills, who came from Cardiff and sold bikes as well as cars. He was the main Ford dealer, and became Mayor of Cowbridge four times. he had two children - Freda, four years older than me, and Clifford, who was younger. They kept two maids in their house over the garage; I used to stay to look after the house when the family went to their Porthcawl house for the summer. Mr Mills then built and opened the Pavilion Cinema in September 1927, and I worked in the box office there. Mr Mills wanted to open on Show Night (the Vale Show) but the work could not be finished in time. The first film shown in the cinema was "This House of Vanity" and the films always played to crowded houses. The first films were of course silent, with a pianist, *Gwyneth* but talkies were introduced when the cinema was sold to Phillips of Pontyclun. *from (who owned the house on 9th March 1916 on the garage)* The Hunt Ball was always held in the ballroom of the cinema.

I married in 1932, and went to live in Gloucester, and then Leicester. I worked in the cash office of a munitions factory there during the war. I came back to Cowbridge at the end of the war because my mother needed help in the cafe she ran on the Downs this was a little wooden hut, next door to the Road House (today's Mughal Emperor). Mother did teas and cakes, and there was a tent at the back where the washing up was done. We then built the cafe across the road (now known as Norman's Cafe) and built Richmond House in 1957. The cafe was originally a cart shed, and the cafe was known as the Richmond Cafe.

Before the war my only surviving sister, Zena, married Ivor Treharne, a corn and agricultural merchant, and they lived in Town Mill Road. Town Mill Road then was tree-lined with large gardens, and I remember my uncle Reg had an apiary there, near to the

22.04.01

Mill. Tom John lived in the Verlands House, and he had a brewery in Pentre in the Rhondda. There was a large garden there in which Becky Jenkins' father worked. The Johns had two Daimlers; he kept a chauffeur for his wife, who would often be taken into the Dorothy cafe in Cardiff for half a dozen cakes. They had one son, Maurice, who had married one of the Thomases from Stafford House; every Monday morning Mrs John would stand by the gate of their drive waiting for a letter from her son.

Stan Treharne, the milkman, was Ivor Treharne's brother. He came from Penylan, and his wife's mother lived in the brewery house of the Vale of Glamorgan Inn, where my grandmother also used to live, and where I spent much time as a child. The bottling shop was where Dai John's clothing shop now is; the bottles of lemonade were sealed with glass marbles. The brewery was at the back - through the double doors at the side of the 'Vale'; the house was where the pub is today.

In Church Street, next door to 'Granny' Jenkins, lived John John, known to everyone as 'Johnny Glassy'. He was a diminutive man, but a jaunty character who frequented all the meets. He had a little white beard, used a thumb-stick, and always wore a bowler hat and breeches.

At the end of the war, Dr Moynan of Woodstock House, opposite the Masons Arms, rolled a barrel of beer to the Town Hall. This was in November 1918. He was another man who always wore breeches.

I too remember Ma Haig, coming into Cowbridge from Llanblethian. She always came in a donkey and cart. She liked a drink or two, and always went into the Railway Inn (now Basil's). The donkey always knew his way home!! Sometimes however, when Ma was in the pub, the boys would untie the donkey and put him in the cart backwards.

We didn't have much to amuse ourselves when I was growing up, apart from visiting friends. In the summer we might catch a train to the Leys for a day out at the seaside.

In the March Fair, a party of stallions took place at 2pm, for the Masons Arms & the Duke of Wellington. There is also a fair & a market, & sometimes for the children.





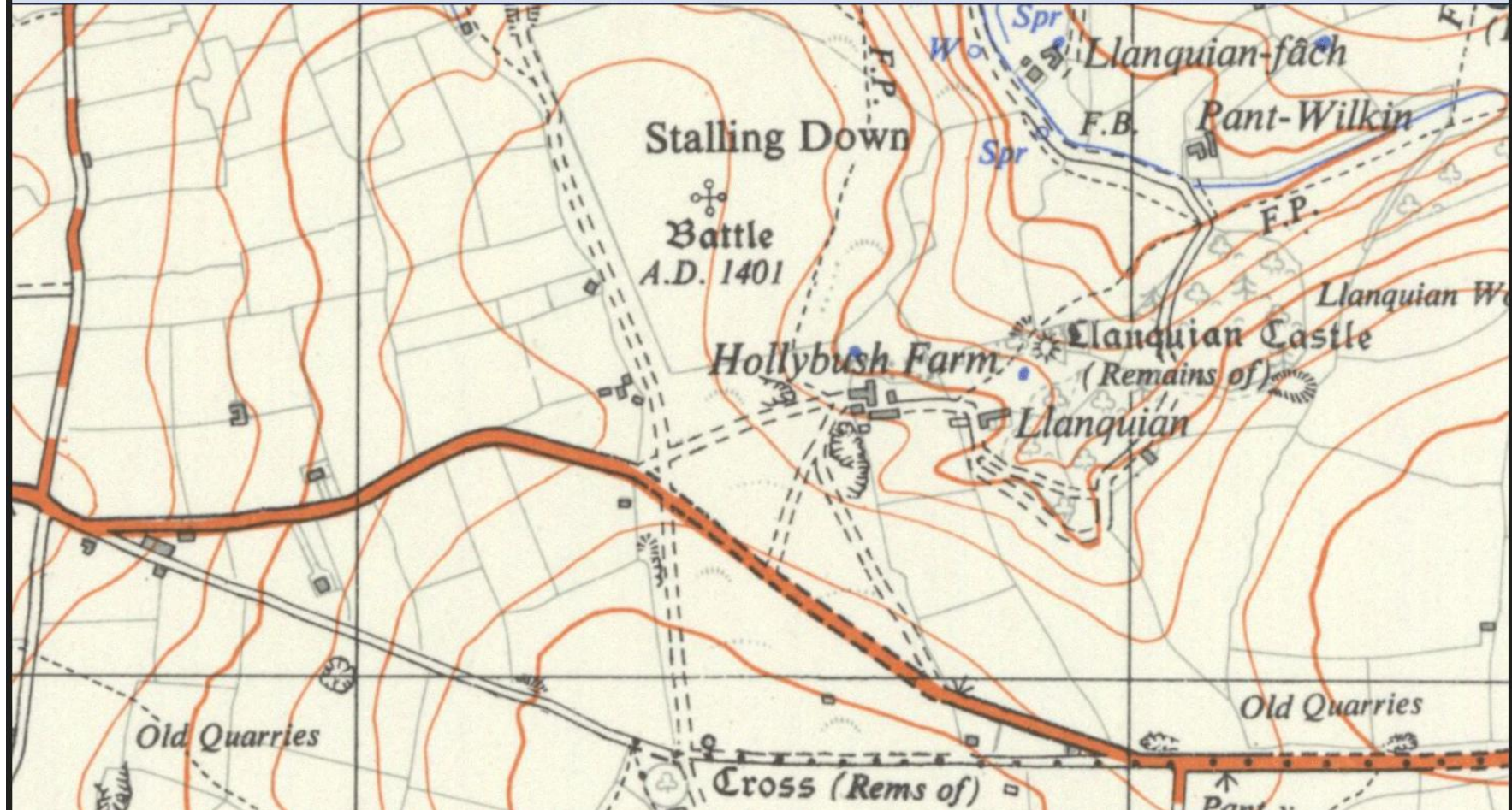


31/07 - B

Publication date: Revised: 1914 to 1948, Published: 1951

Size: map 40 x 40 cm (ca. 16 x 16 inches), on sheet ca. 56 x 49 cm (ca. 22 x 20 inches)

[Survey](#) > [1:25,000 maps of Great Britain, 1945-1973](#)

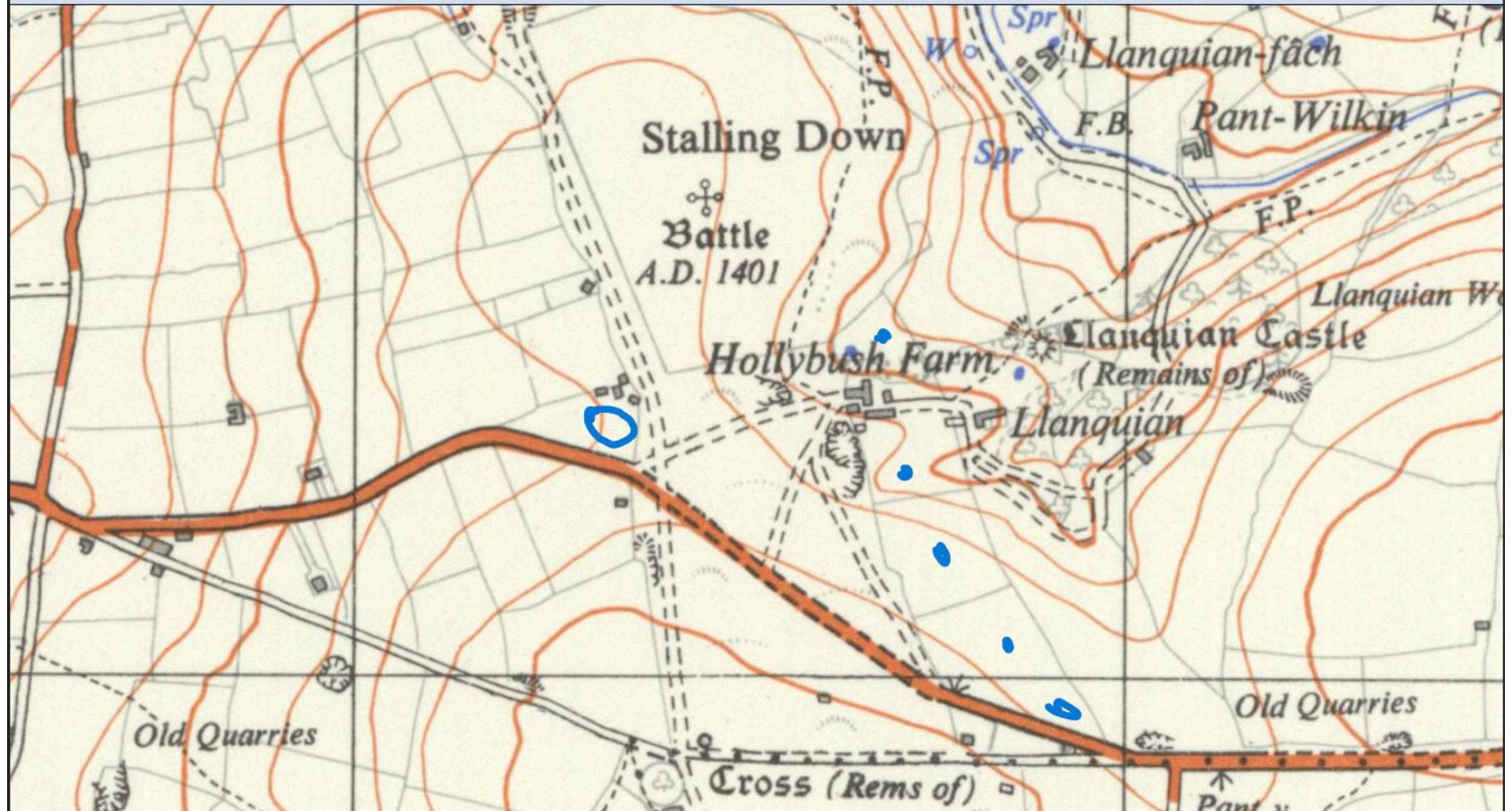


31/07 - B

Publication date: Revised: 1914 to 1948, Published: 1951

Size: map 40 x 40 cm (ca. 16 x 16 inches), on sheet ca. 56 x 49 cm (ca. 22 x 20 inches)

Survey > 1:25,000 maps of Great Britain, 1945-1973



LANDOWNERS.	OCCUPIERS.	Numbers referring to the Plan.	NAME AND DESCRIPTION OF LANDS AND PREMISES.	STATE OF CULTIVATION.	QUANTITIES IN STATUTE MEASURE.			Amount of Rent-Charge apportioned upon the several Lands, and to whom payable.						REMARKS.
					A.	R.	P.	PAYABLE TO VICAR.			PAYABLE TO Appropriate Rectors.			
								d.	s.	d.	d.	s.	d.	
Bewar John (continued)	Ballard Edward	407	Field	Pasture	3	"	"	"	"	"	15	9		CRCH75A F1675 CRCH7 2/60
		421	Field	Pasture	2	"	20	"	"	"	6	3		
					5	"	20	✓	"	"	1	14	"	
	Williams John	619	Cart Smallway	Arable	3	"	20	"	"	"	8	9		CR5374 ERT182 CR6746 CR6746 6/60 CR6746
635		Smallway	Arable	3	1	16	"	"	"	3	2			
657		Field	Arable	4	2	10	"	"	"	8	9			
640		Field between Roads	Arable	3	"	1	"	"	"	6	3			
641		Field	Arable	2	1	27	"	"	"	5	"			
642		Field	Arable	3	1	6	✓	"	"	5	1			
					19	3	"	✓	"	"	2	2		
	Williams David	638	Field	Pasture	5	3	32	"	"	"	15	"		A CR6145 F1675 6/60
	Thomas John	639	Field	Pasture	3	1	32	"	"	"	8	"		A 6/60
					8	3	12	"	"	"	12	6		A







ST0074-ST0174 - AA

Revised: 1971, Published: 1972

Size: map 40 x 80 cm (16 x 32 inches), on sheet ca. 56 x 96 cm (ca. 22 x 38 inches)

Survey > [National Grid maps, 1944-1973](#)



Size: map 40 x 80 cm (16 x 32 inches), on sheet ca. 56 x 96 cm (ca. 22 x 38 inches)

From: Thornton, Irene <[REDACTED]>
Sent: 14 October 2024 16:55
To: Christine Hunter (Archive) <[REDACTED]>
Subject: Application to de-register Common Land: Richmond House, Stalling Down, Cowbridge

Dear Christine,

An application to de-register the above common land has been made and I attach the Notice and plan in respect of the same, which have been published on the Council's website and placed in the locality of the application site.

The application pack is available to view by appointment at the Council offices, Holton Road Barry, as stated within the Notice.

Should you wish to comment I would be grateful to hear from you within 43 days of the date of this e-mail.

Kind regards,

Frances Irene Thornton LLB (Hons), LLM

Senior Lawyer / Uwch Gyfreithiwr

Legal Services / Gwasanaethau Cyfreithiol

Vale of Glamorgan Council / Cyngor Bro Morgannwg

From: Thornton, Irene [REDACTED] >

Sent: 23 October 2024 14:15

To: Hugh Craddock [REDACTED] >; Lucy McKean

[REDACTED] >

Subject: Application to de-register Common Land - Richmond House, Stalling Down.

Dear Hugh and Lucy,

I am pleased to attach the application submitted in the above matter, t/w supporting documentation numbered 3 to 7, as set out below.

1. Application – 7th October 2024
2. Statutory Declaration of Marcus Treharne-Davies – 25th September 2018
3. Statutory Declaration of Lynette Williams – 25th September 2018
4. Addendum Statement of Marcus Treharne-Davies – 18th November 2021
5. Addendum Statement of Lynette Williams – 6th January 2022
6. Guidance Survey Plan (at scale 1:1250) with area to deregister delineated red
7. Decision of Commons Commissioner – 20th November 1987

As document 2 above, the Statutory Declaration of Marcus Treharne-Davies, was too large to attach, please find a link to the same below.

 [Statutory Declaration of Marcus Treharne-Davies – 25th September 2018.pdf](#)

Please accept my apologies for the delay in providing the documentation requested.

Kind regards,

Irene

Frances Irene Thornton LLB (Hons), LLM

Senior Lawyer / Uwch Gyfreithiwr

Legal Services / Gwasanaethau Cyfreithiol

Vale of Glamorgan Council / Cyngor Bro Morgannwg

From: Hugh Craddock <[REDACTED]>
Sent: 24 October 2024 11:14
To: Thornton, Irene <[REDACTED]>
Subject: CRA1 Richmond House, Stalling Down

Hi Irene

The society is responding to notice of application to deregister land at Richmond House, Stalling Down. The society has no legal interest in the application land.

It seems to us to be critical to this application being granted that the applicant can show that the application land was covered by a building or the curtilage of a building at the date of provisional registration of the land. We believe that date to be 2 January 1967.

In the statutory declaration of the applicant, it is stated at para.6:

Between 1957 and 1958 a dwelling house was erected on the land conveyed to Winifred Joyce Gibbs and Leonard Gibbs (described at paragraph 5 above). Annexed herewith at Annex 5 is an aerial image dated 1969 showing the constructed dwelling house. That property became known as Richmond House.

On the face of it, Richmond House was erected between 1957 and 1958. However, the copy of the aerial image at annex 5 is, in the version supplied to us, meaningless — nothing is distinguishable, and in any case, it has not been annotated to show where Richmond House might be found upon it. We would be grateful to be supplied with a good quality copy of the photograph suitably annotated, or with a narrative explaining where to find it.

It appears that the register includes common land which was taken for the Cowbridge bypass (immediately behind Richmond House). In the ordinary course of events, we would expect a certificate of the Minister to have been sought and granted under para.11 of Sch.1 to the Acquisition of Land (Authorisation Procedure) Act 1946, to enable common land to be taken for the road scheme, and for other land to be given in substitution. However, the registered extent of Stalling Down encroaches on part of the bypass road. We wonder whether there is a compulsory purchase order, authorised by such a certificate, which enabled the encroached-upon land to be discharged of its attributes as common land, and for other land to be vested in the common, but which has not been reflected in an amendment to the register?

We note that, although the applicant states in his statutory declaration that Stalling Down provisionally was registered on an application of the parish council, the land section of the register (reproduced at p.36) records that the common was registered on the initiative of the commons registration authority under s.4(2)(a) of the Commons

Registration Act 1965 (on the first eligible day, 2 January 1967). We wonder whether the applicant might not have better been advised to make an application under s.19 of the 2006 Act, on the basis that the registration of the application land was the product of an error made by the authority itself? It would be interesting to see whether the application of the parish council, which was not made until 28 June 1968 (noted in the land section of the register, p.37), sought to register an area which was consistent with what already had provisionally been registered by the authority? If the parish council's application excluded the present application land, that might reinforce the likelihood of a mistake made by the authority for the purposes of s.19(2)(a). There is of course no fee for an application made under s.19.

We also note that the purported copy of the register map at p.53 of the statutory declaration appears not to be anything of the sort, not being endorsed as a register map under the Commons Registration (General) Regulations 1966: see r.19. May we see the relevant part of the register map, and also the certification of the register unit, which should be recorded in the general section of the register, under s.7 of the Commons Registration (Glamorgan) Act 1983 (assuming that the 1983 Act extended to Stalling Down)?

regards

Hugh

Hugh Craddock

Case Officer

Open Spaces Society

25a Bell Street

Henley-on-Thames

RG9 2BA

Email: [REDACTED]

www.oss.org.uk

Tel: [REDACTED]

Please note that usually I work Monday, and Tuesday to Thursday mornings, only

(Registered in England and Wales, limited company number 7846516

Registered charity number 1144840)

Support our legal-action appeal

And help us fund legal action to protect the open spaces and paths we all love.



The Open Spaces Society has staff with exhaustive experience in handling matters related to our charitable purposes. While every endeavour has been made to give our considered opinion, the law in these matters is complex and subject to differing interpretations. Such opinion is offered to help members, but does not constitute formal legal advice. Please obtain our permission before sharing, reproducing or publishing any opinion.

From: Thornton, Irene <[REDACTED]>
Sent: 24 December 2024 12:02
To: Hugh Craddock <[REDACTED]>
Subject: Application to Deregister - Richmond House, Stalling Down

Dear Hugh,

I've received the below from the Applicant's Solicitor, and enclose the attachments referred to therein.

Attached are the 3 photographs on PCW of Richmond House circa 1960 which have been provided to me by the Cowbridge History Society, where I located one of them on People's Collection Wales. Also attached are the memories of Joyce Tonkin. In these she relates that Richmond House was built in 1957. The lady who has provided this information remembers interviewing Joyce in Richmond House about 2000 with her late husband who was compiling people's reminiscences for a History Society publication 'Cowbridge and District Remembered'. What Joyce spoke about is her recollections and I understand that despite her advancing years, her memory seemed very sharp, so the dates she gave are likely to be accurate. It is likely that she lent the photos to be copied and they were later put into the Cowbridge History Society archive from where they have been uploaded to People's Collection Wales.

Additionally, I attach some maps obtained from a surveyor contact of mine.

- Tithe Map (dated late 1830 – early 1840's).
- Tithe Map Apportionment.
- 1948 Map
- 1972 Map
- Aerial photo dated 1969.

To put the maps into context, I have attached a further copy of the Tithe map, the 1948 map and the 1972 map where I have added blue blobs/circles to show the location of

areas of the land between the maps. I have also noted where Richmond House is located on the additional aerial photo.

My contact has explained his view as follows:

Richmond House and what is now Esso service station and the A48 / A4222 “slip road” was construed on a triangular parcel of land.

The Tithe Map & Apportionment identifies that the parcel of land (parcel reference 640) was “arable land”. The “common land” which was not surveyed (as there was no individual to tax) was situated to the east. It would appear that the highway formed the boundary between the properties and the “common land”. Richmond House is not considered to be situated on “common land”.

I hope this helps clarify the position re the location and history of Richmond House.

Please do not hesitate to contact me, should you require any further information.

I hope you have an enjoyable and restful Christmas.

Kind regards,

Irene

Frances Irene Thornton LLB (Hons), LLM

Senior Lawyer / Uwch Gyfreithiwr

Legal Services / Gwasanaethau Cyfreithiol

Vale of Glamorgan Council / Cyngor Bro Morgannwg

From: Hugh Craddock <[REDACTED]>
Sent: 24 December 2024 13:45
To: Thornton, Irene <[REDACTED]>
Subject: RE: Application to Deregister - Richmond House, Stalling Down

Hi Irene

Thank you for the further evidence. We are inclined to agree that, taken together with the applicant's original submission, this shows that the application land was covered by a building or the curtilage of a building at the date of provisional registration.

We suggested in our email of 24 October that the register includes common land which was taken for the Cowbridge bypass, which should have been the subject of a compulsory order and the certificate of the Minister under para.11 of Sch.1 to the Acquisition of Land (Authorisation Procedure) Act 1946. However, study of older maps (such as the [Ordnance Survey County Series 1:2,500 sheet XLV/4 revised in 1914](#)), suggests that the salient of 'common land' pointing west in the vicinity of Richmond House simply was wrongly registered. We now are uncertain whether the common originally was registered on the initiative of the commons registration authority — but if it was, we suggest that your council should now consider a proposal under s.19 of the 2006 Act to correct any mistake in this respect.

regards

Hugh

Hugh Craddock

Case Officer

Open Spaces Society

25a Bell Street

HENLEY-ON-THAMES

RG9 2BA

Email: [REDACTED]

www.oss.org.uk

Tel: [REDACTED]

Please note that usually I work Monday, and Tuesday to Thursday mornings, only

(Registered in England and Wales, limited company number 7846516

Registered charity number 1144840)

Support our legal-action appeal 2024

And help us fund legal action to protect the open spaces and paths we all love.

The Open Spaces Society has staff with exhaustive experience in handling matters related to our charitable purposes. While every endeavour has been made to give our considered opinion, the law in these matters is complex and subject to differing interpretations. Such opinion is offered to help members, but does not constitute formal legal advice. Please obtain our permission before sharing, reproducing or publishing any opinion.

From: Thornton, Irene

Sent: 24 December 2024 16:35

To: Hugh Craddock <[REDACTED]>

Subject: RE: Application to Deregister - Richmond House, Stalling Down

Hi Hugh,

Thank you for your prompt response and for your helpful consideration of the issues concerning this application.

Given the passage of time, and the uncertainty of the events which occurred in the late 1960s, it is doubtful that we can be definitive as to whether the common originally was registered on the initiative of the predecessor commons registration authority. Further, in regard to the Parish Council's application and the documentation which accompanied the same, it has not been possible to ascertain the extent of the latter, in light of which the continuation of the application made under Schedule 2, is the likely course to be taken.

Kind regards,

Irene

Frances Irene Thornton LLB (Hons), LLM

Senior Lawyer / Uwch Gyfreithiwr

Legal Services / Gwasanaethau Cyfreithiol

Vale of Glamorgan Council / Cyngor Bro Morgannwg