Commons Act 2006: Schedule 2

Application to correct non-registration or mistaken registration

This section is for office use only

Official stamp

Application number

CR191

Register unit number allocated at registration (for missed commons only)

H/CL4

Applicants are advised to read 'Part 1 of the Commons Act 2006: Guidance to 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 would 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.

Note 1

Insert name of commons registration authority.

1. Commons Registration Authority

To the:

Tick the box 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

Name: Richard Philip Dyke-Price and Diana Marjory Dyke-Price

Postal address:

Oak Tree Farm, The Green, Hilton, Huntingdon, Cambridgeshire

Postcode PE28 9NB

Telephone number:

Fax number:

E-mail address:

3. Name and address of representative, if any

Name: David Marsh

Firm: Roythornes Limited

Postal address:

The Incubator, Alconbury Enterprise Campus, Huntingdon, Cambridgeshire

Postcode PE28 4XA

Telephone number:

Fax number:

E-mail address:
Note 4
For further details of the requirements of an application refer to Schedule 4, paragraph 14 to the Commons Registration (England) Regulations 2014.

4. Basis of application for correction and qualifying criteria

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:

CL4

Note 5
Explain why the land should be registered or, as the case may be, deregistered.

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

The common land known as Hilton Green (Reference CL4) includes land that forms part of the building and curtilage of a residential property known as Oak Tree Farm, Hilton. This application is made pursuant to paragraph 6 of Schedule 2 of the Commons Act 2006.

Hilton Green was provisionally registered on 8 February 1968 and the registration was made final on 2 February 1976.
Note 6
You must provide an Ordnance map of the land relevant to your application. The relevant area must be hatched in blue. The map must be at a scale of at least 1:2,500, or 1:10,560 if the land is wholly or predominantly moorland. Give a grid reference or other identifying detail.

6. Description of land
Name by which the land is usually known:

Oak Tree Farm, The Green, Hilton, Huntingdon, Cambridgeshire.

Location:

The land shown coloured red and hatched blue forming part of land known as Oak Tree Farm, The Green, Hilton, Huntingdon, Cambridgeshire. Oak Tree Farm is identified on the plan edged red.

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

[ ]

7. Declarations of consent

Not applicable.

Note 7
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.
Note 8
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.

8. Supporting documentation

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<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Statutory Declaration of Richard Philip Dyke-Price dated 13 February 2019</td>
</tr>
<tr>
<td>2</td>
<td>Letter from Norma Furniss dated 13 December 2018</td>
</tr>
<tr>
<td>3</td>
<td>Letter from Doreen Britten dated 19 December 2018</td>
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<tr>
<td>4</td>
<td>Plan showing the extent of Oak Tree Farm that has been registered as common Land.</td>
</tr>
<tr>
<td>5</td>
<td>Decision of Chief Commons Commissioner dated 12 November 1975 with reference No. 204/D/1</td>
</tr>
<tr>
<td>6</td>
<td>Decision of Chief Commons Commissioner dated 12 November 1975 with reference No. 204/D/2</td>
</tr>
<tr>
<td>7</td>
<td>Decision of Chief Commons Commissioner dated 12 November 1975 with reference No. 204/D/3</td>
</tr>
<tr>
<td>8</td>
<td>Decision of Chief Commons Commissioner dated 12 November 1975 with reference No. 204/D/4</td>
</tr>
<tr>
<td>9</td>
<td>Decision of Chief Commons Commissioner dated 12 November 1975 with reference No. 204/D/19</td>
</tr>
<tr>
<td>10</td>
<td>Decision of Chief Commons Commissioner dated 12 November 1975 with reference No. 204/D/20</td>
</tr>
</tbody>
</table>
### Note 9
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.

### 9. Any other information relating to the application

It should be noted that the registration of Hilton Common as common land was based on the ordnance survey maps. During the preparation of this application it is evident that the position of Oak Tree Farm has not been correctly recorded by the Ordnance Survey. In particular the Ordnance Survey has not taken into account the footprint of the eaves and porch of Oak Tree Farm or its outbuildings which extend beyond the boundary of the old parcel 50. The inaccuracy of the Ordnance Survey maps has resulted in land being registered as common land that should not ever have been registered as common land.

### Note 10
The application must be signed by each individual applicant, or by the authorised officer of an applicant which is a body corporate or an unincorporated association.

### 10. Signature

Date: 6th March 2019

Signatures: [Signature]

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**REMEMBER 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.
DATED 13th February 2019

STATUTORY DECLARATION
OF
RICHARD PHILIP DYKE-PRICE

RELATING TO OAK TREE FARM, THE GREEN, HILTON, HUNTINGDON, CAMBRIDGESHIRE, PE28 9NB

www.roythornes.co.uk
RICHARD PHILIP DYKE-PRICE of Oak Tree Farm, The Green, Hilton, Huntingdon, Cambridgeshire, PE28 9NB solemnly and sincerely declare that:

1. I am a retired chartered surveyor and I make this declaration from my own knowledge, records and research.

2. There is now produced to me exhibit “RDDP1”. Exhibit RDDP1 is a plan that shows the location of Oak Tree Farm, The Green, Hilton, Huntingdon, Cambridgeshire as edged red (“Oak Tree Farm”).

3. There is now produced to me exhibit “RDDP2”. Exhibit RDDP2 is a commons registration search that shows the extent of common land in the area around Oak Tree Farm (“the Commons Search”). The plan appended to the Commons Search shows the extent of Hilton Green coloured green. The Commons Search shows that part of Oak Tree Farm is within Hilton Green.

4. There is now produced to me exhibit “RDDP3”. Exhibit RDDP3 shows the extent of Oak Tree Farm that falls within Hilton Green coloured red and hatched black (“the Land”). The Land comprises an area of flower beds in front of the main dwelling and outbuildings, the eaves of the thatched roof of the main dwelling, the porch of the main dwelling and the eaves of an outbuilding. I believe that when Hilton Green was registered the Land was incorrectly registered as common land.

5. I understand that the relevant Commons Registration Authority is Cambridgeshire County Council (“the Commons Authority”) and that in order for the Commons Authority to de-register the Land I need to satisfy the Commons Authority of the following:

   a. the Land was provisionally registered as common land under section 4 of the Commons Registration Act 1965;

   b. on the date of provisional registration the land was covered by a building or was within the curtilage of a Building;

   c. the provisional registration become final; and

   d. since the date of provisional registration the Land has continued to be covered by a building or forms the curtilage of a building.
6. Hilton Green was provisionally registered as common land under section 4 of the Commons Registration Act 1965 on 8 February 1968. The provisional registration of Hilton Green became final on 2nd February 1976. Prior to the registration of the Land as common land, during the registration of the Land as common land and throughout the subsequent period the Land has been registered as common land the Land has at all times been covered by a building or within the curtilage of a building.

7. There is now produced to me exhibit “RDDP4”. Exhibit RDDP 4 shows an ordnance survey map from 1886 to 1889. At this time Oak Tree Farm was a public house known as “The Red Cow”. In 1922 Oak Tree Farm ceased being used as a public house and became a residential dwelling. Since Oak Tree Farm ceased being used as a public house it has been used continuously as a residential dwelling.

8. There is now produced to me exhibit “RDDP5”. Exhibit RDDP5 comprises extracts from an epitome of title for Oak Tree Farm dated 30 June 1977 (“the 1977 Epitome”). The 1977 Epitome makes references to earlier conveyances of Oak Tree Farm together with other land. There is reference to a grant of land between Arthur White Robinson and J G White-Robinson in 1949. This grant refers to “ALL THAT messe or dwellinghouse then formerly used as a Public House and known by the name or sign of “The Red Cow” site at Hilton”. The word “messe” is an abbreviation of messuage. The 1977 Epitome also includes a Conveyance dated 1 August 1962 between (1) James Graham White-Robinson and (2) Anne Cowan (“the 1962 Conveyance”). The 1962 Conveyance describes the property in Schedule as “FIRST ALL THAT messuage or dwellinghouse”. The word messuage was a word that was once used as a catch all for the dwelling house and among other things its curtilage. The plan attached to the 1962 Conveyance also shows the land being conveyed edged red and includes an area of land to front of the dwelling house that is consistent with the Land. It is apparent that in 1949 the extent of Oak Tree Farm included the Land.

9. There is now produced to me exhibit “RDDP6”. Exhibit RDDP6 shows a photograph that I believe was taken in the 1930s. Note that in exhibit RDDP6 in addition to the features observed in paragraph 8 above the porch on the front of the dwelling can be seen more clearly and in exhibit RDDP6 a second entrance to the dwelling can be observed. The eaves on the outbuildings can also be clearly seen in this photograph.
10. There is now produced to me exhibit “RDDP7”. Exhibit RDDP7 is an extract of a book called “Hilton” and authored by Jack Dady. There is a painting of Oak Tree Farm from 1941 within the extract. In the painting the eaves flower beds and porch are all visible.

11. There is now produced to me exhibit “RDDP8”. Exhibit RDDP8 shows two photographs of Oak Tree Farm that were obtained from the Francis Frith Collection. The Archivist informed me that these two photographs were taken in the mid-1950s. The two photographs provide a closer view of Oak Tree Farm in which you can see that the flower beds bounding the fence and dwelling are substantial, the porch remains in place and the extent of the eaves are also clearer. It is also noteworthy that a sewerage pipe and vent have been added to the exterior of Oak Tree Farm but remain within the curtilage of the dwelling where previously there had been none.

12. There is now produced to me exhibit “RDDP9”. Exhibit RDDP9 shows two further photographs of Oak Tree Farm again obtained from the Francis Frith Collection. The Archivist informed me that these two photographs were taken in the mid-1960s. These photographs show that the second entrance to the dwelling has now been removed but the eaves, flower beds, porch and drain all remain. It is also worth noting that there are two substantial stone garden ornaments on either side of the porch. The eaves on the outbuildings can also be more closely observed in these two photographs.

13. On 30 June 1977 my wife and I purchased Oak Tree Farm. There is now produced to me exhibit “RDDP10”, Exhibit RDDP10 is an extract from the Conveyance dated 30 June 1977 (“the 1977 Conveyance) that transferred Oak Tree Farm from Anne Cowan to my wife and I. The 1977 Conveyance states that enclosures 56 and 57 on the Ordnance Survey Map 1926 Edition are conveyed “TOGETHER WITH the messauge or dwellinghouse and outbuildings erected thereon or on some part thereof known as Oak Tree Farm, Hilton. As stated in paragraph 8 the messaues of a property can include all those features that are possessed by Oak Tree Farm.

14. When we purchased Oak Tree Farm the main dwelling and outbuildings were in a poor condition although I can confirm that the eaves, flower beds and porch were in the same position as today. There is now produced to me exhibit “RDDP11”. Exhibit RPD11 shows three photographs taken during our period of ownership of Oak Tree Farm and demonstrate how we gradually restored Oak Tree Farm. In the first half of the 1980s, Oak Tree Farm remained largely unchanged. However, by 1990 we had rebuilt the main outbuildings and restored the original thatched roof to the smaller outbuilding fronting the common. By 1994, we had also restored the wood faced garage adjoining the outbuilding. During this time we also replaced the shrubs
in the hedgerow as well as changing the composition of flowers and shrubs in the flower beds. The final photograph shows Oak Tree Farm as it was in the 2000s. It is evident in each of the photographs that the eaves, flower beds and porch have been continuously maintained throughout this period and retained in the same position.

15. There is now produced to me exhibit “RDDP12”, exhibit RDDP12 is a photograph of Oak Tree Farm taken in the summer of 2018 and is representative of Oak Tree Farm today. Again, it is evident the extent of the curtilage we have maintained since 1977 has been consistent with the extent of the curtilage evidenced prior to our ownership of Oak Tree Farm.

16. I confirm that on the date that the Land was provisionally registered as common land under section 4 of the Commons Registration Act 1964 the Land formed part of the curtilage of Oak Tree Farm.

17. I confirm that on the date that the provisional registration of the Land became final the Land formed part of the curtilage of Oak Tree Farm.

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

Declared at: 3 The Sheep Market
St. Ives Cambus PE27 5AJ
On 13th February 2019

Signed

Before me

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
This is exhibit marked "RDP1" referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives Cambs PE27 5AJ
Signed...
On 13th February 2019

Before me

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
This is exhibit marked "RDDP2" referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives, Cumbra PE27 5AJ
On 13th February 2018

Signed

Before me

Signed

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

Beacon Wealth Legal Ltd
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
This is exhibit marked "RDDP3" referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives, Cambs PE23 5AX
On 13th February 2019

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
Site Plan // Land at Oak Tree Farm, Hilton

Oak Tree Farm

Grove End
LB
Pond
Hall
Oak Tree Farm

Cottages

Hawthorn Cottage
Croeso

Drain
FB
Ford

Scale // 1:500

Richard BAKER

Dry Magdalene's
Scale // 1:2500
This is exhibit marked "RDDP4" referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives Cambs PE27 5AJ
Signed...
On 13 February 2019

Before me

Signed

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
This is exhibit marked "RDDP5" referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives Cambs PE27 5AJ

On 13th February 2019

Before me

Signed

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
ABSTRACT OF THE TITLE

—of—

JAMES SANDERSON, S.R.C., to Thos. Robinson, Esq., to Thos. Robinson, Esq., and premises known as "Oak Tree Farm" situated in the Parish of Hilton and County of Huntingdon.

BY ARRANGEMENT with the said JAMES SANDERSON, the said THOS. ROBINSON transferred to the said JAMES SANDERSON on the 1st day of January, 1892, a certain estate in the said "Oak Tree Farm," being the whole of the estate in the said "Oak Tree Farm" then belonging to the said JAMES SANDERSON, together with all appurtenant lands, tenements, hereditaments, and一切 that now or hereafter shall be vested in the estate in the said "Oak Tree Farm" then belonging to the said JAMES SANDERSON, and to the said THOS. ROBINSON or his assigns.

It was agreed that in the event of the said JAMES SANDERSON dying or being declared of unsound mind, or if by any other event the said JAMES SANDERSON shall cease to be in possession of the said "Oak Tree Farm," the said THOS. ROBINSON or his assigns shall have the same benefits and advantages as if the said JAMES SANDERSON had remained in possession of the said "Oak Tree Farm."
No HTML tags or special formatting were used. The text is a natural representation of the document content.
This Conveyance

In the name of August

One thousand nine hundred and sixty two

BETWEEN JAMES GRAHAM WITROBINSON of Oak Tree Farm Hilton in the County of Huntington Farmer (hereinafter called "the Vendor") of the one part and AMIE GOWAN the wife of Dennis John Ledger Cozen of The White House Mill Road Buckden Huntiaden aforesaid (hereinafter called "the Purchaser") of the other part

WHEREAS:

1. The Vendor in so far of the property hereinafter described for an estate in fee simple in possession subject only as hereinafter mentioned but otherwise free from incumbrances and has agreed to sell the same for a like estate in possession subject only as aforesaid to the Purchaser for the sum of Four thousand eight hundred and fifty pounds

NOW THIS DEED WITNESSETH as follows:-

1. In pursuance of the said agreement and in consideration of the sum of Four thousand eight hundred and fifty pounds now paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys unto the Purchaser ALL THAT piece of freehold land situate in the Parish of Hilton in the County of Huntingdon TOGETHER WITH the meadow or dwellinghouse erected thereon and known as Oak Tree Farm with the farm buildings and land adjoining ALL WHICH said property is for the purpose of identification only signed red on the plan attached hereto and comprises numbers 56, 57 and 58 on the Ordnance Survey Map Second
(1926) Edition for the said Parish and containing in area 2,360 acres
or thereabouts the former description of which said property is given
in the Schedule hereto TOGETHER ALSO with the common right or right of
common in and over the common in Hilton aforesaid to the said heredita-
taments appertaining or belonging TO HOLD the same unto the Purchaser
see simple BUT SUBJECT nevertheless to the covenant contained in a
Conveyance dated the sixth day of July One thousand nine hundred and
twenty made between Reginald Martin Osborne of the first part Constan-
Harriet Osborne of the second part Reginald Martin Osborne and Harriet
Elizabeth Osborne of the third part and Arthur White Robinson of the
fourth part restricting the sale and trade of aller of beer vine and
spirits so far as the same affects the property hereby conveyed is
still subsisting and is capable of being enforced.

2. The Purchaser hereby covenants with the Vendor but by way of
indemnity only to observe and perform the said covenant contained in
the said Conveyance of the Sixth day of July One thousand nine hundred
and twenty

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

THE SUBSIDING above referred to

FIRST ALL THAT messuage or dwellinghouse (formerly used as a Public
House and known by the name or sign of "The Red Cow") but now known
as Oak Tree Farm situated in the Parish of Hilton and County of
Huntingdon TOGETHER WITH the Farm buildings and two paddocks of pastur-
land thereunto adjoining and occupied therewith which said premises
contain in the whole one acre and three thirds (more or less) and are
bounded on the North by property now or formerly of Messrs. R. Little
and J. Walker on the south by property now or formerly of one F. Rule
This is exhibit marked “RDDP6” referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives
Cambs PE27 5AS
Signed

On 13th February 2019

Before me

Signed ........

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
This is exhibit marked "RDDP7" referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives Cambs PE27 5AJ Signed...
On 13th February 2019

Before me

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
The kitchen still has the original bread oven with a curved roof of cow dung. All inside walls are still wattle and daub and in good condition, but the exterior walls are mostly now of brick. Originally there were no windows on the garden side, only on the side facing the Green; probably as a security measure.

For a while it was a public house, named The Red Cow, wherein Seat Britten, son of Fred Britten, was born. Fred sold The Red Cow in 1922 for £2,000 to Arthur White-Robinson, a farmer from Fenstanton. There was a large walnut tree in the garden, so Arthur named the house Walnut Tree Cottage. Came the day when the walnut tree was cut down and after that the name became Oak Tree Farm from the magnificent mighty oak growing south of the farm.

In 1977, Richard and Diana Dyke-Price bought the property. As a chartered surveyor, Richard used his skill to have Oak Tree Farm extended and restored perfectly in keeping with the original and its surroundings.

This is exhibit marked "RDDP8" referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives Camb Cambridgeshire PE27 5AJ
Signed
On
13th February 2019

Before me

Signed

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377577
This is exhibit marked “RDDD9” referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Signed...

On 13 February 2019

Before me

Signed......

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

MEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
This is exhibit marked “RDDP10” referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives Cambs PE27 5AJ
On 13 February 2019

Before me

Signed

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
5. The Vendor has agreed with the Purchasers for the sale to them of the said property hereinafter described for an estate in fee simple Subject only as hereinafter mentioned but otherwise free from incumbrances at the price of Twenty five thousand pounds (£25,000).

6. The Mortgagor being satisfied that the other property comprised in the Legal Charge and the Further Charge is a sufficient security for all moneys thereby secured has agreed to join herein in manner hereinafter appearing.

To THIS DEED WITNESSETH as follows:

1. IN pursuance of the said agreement and in consideration of the sum of Twenty five thousand pounds (£25,000) now paid by the Purchasers to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner HEREBY CONVEYS and the Mortgagor as Mortgagor hereby surrenders and releases unto the Purchasers ALL THAT piece of free hold land situate in the Parish of Hilton in the County of Cambridgeshire which comprises part of enclosures numbers 56 and 57 on the Ordnance Survey Map 1926 Edition for the said Parish which said property is for the purpose of identification only edged in red on the plan annexed hereto TOGETHER WITH the messuage or dwellinghouse and outbuildings erected thereon or on some part thereof and known as Oak Tree Farm The Green Hilton TOGETHER WITH the common right or right of common in and over the Common in Hilton to the said premises hereby conveyed appertaining or belonging TOGETHER ALTHOUGH the benefit of certain covenants and stipulations more particularly set out in the first schedule to a conveyance dated the 12th of May 1972 and made between the Vendor of the one part and Roland George Fleming of the other part TO HOLD the same UNTIL the Purchasers for an estate in fee simple discharged from the Legal Charge and the Further Charge and all principal moneys and interest thereby secured and all claims and demands thereunder but subject nevertheless in so far as the same is still subsisting and capable of being enforced and affects the property hereby conveyed to the covenant contained in a conveyance dated the 6th day of July 1920 made between Reginald Martin Osborn of the first part Constance Harriett Osborn of the second part Reginald Martin Osborn and Harriett Elizabeth Osborn of the third part and Arthur White Robinson of the fourth part a copy whereof is set out in the first schedule hereto.

II. THE Purchasers HEREBY JOINTLY AND SEVERALLY COVENANT with the Vendor but by way of indemnity only that the Purchasers and their successors in title shall take full effect of all the said covenant hereinafter mentioned contained in the said conveyance.
"Oak Tree Farm"
The Green, HILTON, Cambs - for sale

SITE PLAN
for identification purposes only

LOCATION MAP
for identification purposes only

Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved.
This is exhibit marked “RDDP11” referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
St. Ives Cambs PE27 5AJ
On 13 February 2019

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
This is exhibit marked “RDDP12” referred to in the statutory declaration of Richard Philip Dyke-Price.

Declared at: 3 The Sheep Market
            St. Ives Cambs PE27 5AJ
On 13 February 2019

Before me

Signed

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

BEACON WEALTH LEGAL LTD
3 The Sheep Market
St. Ives
Cambridgeshire PE27 5AJ
Tel. 01480 377377
In the Matter of Hilton Green, Hilton, Cambridgeshire (No.1).

DECISION

This dispute relates to the registration at Entry No.4 in the Land section of Register Unit No.CL 4 in the Register of Common Land maintained by the former Huntingdon and Peterborough County Council and is occasioned by the conflicting registration at Entry No.1 in the Land section of Register Unit No.VG 56 in the Register of Town or Village Greens maintained by that Council.

I held a hearing for the purpose of inquiring into the dispute at Cambridge on 22nd October 1975. The hearing was attended by Miss Sheila Cameron, of counsel, on behalf of the Hilton Parish Council, the applicant for the registration, and also on behalf of Mr R.L.Stocks, the applicant for the conflicting registration.

Miss Cameron informed me that the Parish Council and Mr Stocks were agreed that the registration should be confirmed and that the conflicting registration should not be confirmed.

In these circumstances I confirm the registration.

I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this 12th day of November 1975

Chief Commons Commissioner
COMMONS REGISTRATION ACT 1965

Reference No. 204/D/2

In the Matter of Hilton Green,
Hilton, Cambridgeshire (No.2).

DECISION

This dispute relates to the registration at Entry No.1 in the Ownership section of Register Unit No.CL 4 in the Register of Common Land maintained by the former Huntingdon and Peterborough County Council and is occasioned by the conflicting registration at Entry No.2 in the same section of the Register Unit.

I held a hearing for the purpose of inquiring into the dispute at Cambridge on 22nd October 1975. The hearing was attended by Miss Sheila Cameron, of counsel, on behalf of the Hilton Parish Council, the applicant for the registration, and Mr W.J. Bellamy, solicitor, on behalf of the Common Owners of Hilton Green, the applicants for the conflicting registration.

Miss Cameron and Mr Bellamy informed me that their respective clients were agreed that the registration should be confirmed and that the conflicting registration should not be confirmed.

In these circumstances I confirm the registration.

I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this 12th day of November 1975

Chief Commons Commissioner
COMMONS REGISTRATION ACT 1965

In the Matter of Hilton Green,
Hilton, Cambridgeshire (No.3).

DECISION

This dispute relates to the registration at Entry No.2 in the Ownership section of Register Unit No.CL 4 in the Register of Common Land maintained by the former Huntingdon and Peterborough County Council and is occasioned by the conflicting registration at Entry No.1 in the same section of the Register Unit.

I held a hearing for the purpose of inquiring into the dispute at Cambridge on 22nd October 1975. The hearing was attended by Mr W.J. Bellamy, solicitor, on behalf of the Common Owners of Hilton Green, the applicants for the registration and Miss Sheila Cameron, of counsel, on behalf of the Hilton Parish Council, the applicant for the conflicting registration.

Mr Bellamy and Miss Cameron informed me that their respective clients were agreed that the registration should not be confirmed and that the conflicting registration should be confirmed.

In these circumstances I refuse to confirm the registration.

I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this 12th day of November 1975

Chief Commons Commissioner
COMMONS REGISTRATION ACT 1965

Reference No. 204/D/4

In the Matter of Hilton Green,
Hilton, Cambridgeshire (No. 4).

DECISION

This dispute relates to the registration at Entry No. 1 in the Land section of Register Unit No. VG 56 in the Register of Town or Village Greens maintained by the former Huntington and Peterborough County Council and is occasioned by the conflicting registration at Entry No. 4 in the Land section of Register Unit No. CL 4 in the Register of Common Land maintained by that Council.

I held a hearing for the purpose of inquiring into the dispute at Cambridge on 22nd October 1975. The hearing was attended by Miss Sheila Cameron, of counsel, on behalf of the Hilton Parish Council, the applicant for the conflicting registration, and also on behalf of Mr R.L. Stocks, the applicant for the registration.

Miss Cameron informed me that the Parish Council and Mr Stocks were agreed that the conflicting registration should be confirmed and that the registration should not be confirmed.

In these circumstances I refuse to confirm the registration.

I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this 12th day of November 1975

[Signature]
Chief Commons Commissioner
COMMONS REGISTRATION ACT 1965

Reference No. 204/2/19

In the Matter of Hilton Green,
Hilton, Cambridgeshire (No. 5).

DECISION

This dispute relates to the registrations at Entry Nos. 1-13 in the Rights section of Register Unit No. CL 4 in the Register of Common Land maintained by the former Huntingdon and Peterborough County Council and is occasioned by the conflicting registration at Entry No. 1 in the Land section of Register Unit No. VG 56 in the Register of Town or Village Greens maintained by the Council.

I held a hearing for the purpose of inquiring into the dispute at Cambridge on 22nd October 1975. The hearing was not attended by any person entitled to be heard. The dispute is, however, merely a technical one caused by conflicting registrations in the Land sections of Register Units Nos. CL 4 and VG 56. Since it has been agreed by the parties concerned that the registration in the Land section of Register Unit No. CL 4 should be confirmed and that the conflicting registration in the Land section of Register Unit No. VG 56 should not be confirmed, it only remains for me to confirm the registrations the subject of this dispute.

I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this 12th day of November 1975

[Signature]

Chief Commons Commissioner
COMMONS REGISTRATION ACT 1965

Reference No. 204/2/20

In the Matter of Hilton Green,
Hilton, Cambridgeshire (No. 6).

DECISION

This dispute relates to the registrations at Entry Nos. 1-13 in the Rights section of Register Unit No. VG 56 in the Register of Town or Village Greens maintained by the former Huntingdon and Peterborough County Council and is occasioned by the conflicting registration at Entry No. 1 in the Land section of Register Unit No. CL 4 in the Register of Common Land maintained by the Council.

I hold a hearing for the purpose of inquiring into the dispute at Cambridge on 22nd October 1975. The hearing was not attended by any person entitled to be heard. The dispute is, however, merely a technical one caused by conflicting registrations in the Land sections of Register Units Nos. VG 56 and CL 4. Since it has been agreed between the parties concerned that the registration in the Land section of Register Unit No. CL 4 should be confirmed and that the conflicting registration in the Land section of Register Unit No. VG 56 should not be confirmed, it only remains for me to refuse to confirm the registrations the subject of this dispute.

I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this 12th day of November 1975

[Signature]
Chief Commons Commissioner
To whom it may concern

I have lived in the village for 70 years having moved here in 1948 and have known Oak Tree Farm all that time.

During the 1950’s I was a frequent visitor to the house and grounds to pick fruit. As such, I can confirm that the frontage of the house remains today much as it did when I first moved here. There has always been a brick and wood front porch with pantiled roof flanked either side by a flower bed in front of the house and cottage with a gravel path in front of the beds.

13th Dec 2018
To whom it may concern:

I lived in Hilton for over 70 years before moving at the beginning of 2018 and always took a keen interest in Oak Tree Farm as my late husband Fred Seaton Britten was born in the house and lived in Hilton all his life.

I also worked in Oak Tree Farm for nearly 30 years from 1979.

In the 70 + years I have known the house, it has always had a front porch with flower beds either side and hedgerow beyond. The frontage remains today the same as when I arrived, just after the war save for improvements such as the re-thatching of the small cottage and rebuilding of the wooden garage attached.

19th Dec 2018.

Witnessed by Care home manager