

**REGISTER OF DEPOSITS**- **HIGHWAYS ACT 1980\***- **COMMONS ACT 2006\***

(\* tick if applicable or specify N/A)

**DETAILS OF APPLICATION**

Date Application received in prescribed form 10/03/2020

Date by which any subsequent highways  
declaration must be lodged 09/03/2040**Parcel**

District East Herts

Parish Stocking Pelham

Address and postcode of buildings  
on each piece of land subject to the  
application to which a postcode has  
been assigned1 Church Barn  
Stocking Pelham  
Buntingford, Herts  
SG9 0HT

Nearest town/city to above

Buntingford

OS 6 figure Grid Reference(s)  
for a point within the area of the land  
(if possible for postcode point above)

TL 448 293



**NOTICE OF LANDOWNER DEPOSITS** under  
**Section 31(6) of the Highways Act 1980** and  
**Section 15A(1) of the Commons Act 2006**  
**HERTFORDSHIRE COUNTY COUNCIL**

An application to deposit a map and statement under section 31(6) of the Highways Act 1980 and deposit a statement under section 15A(1) of the Commons Act 2006 has been made in relation to the land (or lands) described below and shown edged red on the accompanying map.

**PLEASE NOTE:**

This deposit may affect rights over the land described below. Deposits made under section 31(6) of the Highways Act 1980 may prevent deemed dedication of public rights of way over such land under section 31(1) of that Act. Deposits made under section 15A(1) of the Commons Act 2006 may affect the ability to register such land as a town or village green under section 15 of that Act. For further information please see guidance at <https://www.gov.uk/guidance/town-and-village-greens-how-to-register>

**Description of the land:**

1 Church Barns, Stocking Pelham, Buntingford, Herts, SG9 0HT

Name of the parish, ward or district in which the land is situated:

Stocking Pelham, East Herts

The deposit was submitted by Mitchell Robert Garner and Victoria May Garner and was received by this authority on 2<sup>nd</sup> January 2020.

The authority maintains a register of maps, statements and declarations deposited under section 31A of the Highways Act 1980 and section 15B of the Commons Act 2006. This register can be accessed online at [www.hertfordshire.gov.uk/landownerdeposits](http://www.hertfordshire.gov.uk/landownerdeposits) or can be inspected free of charge at Hertfordshire County Council, County Hall, Pegs Lane, Hertford, Hertfordshire, SG13 8DN during office hours between 9:00am and 5:00 pm

**Signed on behalf of Hertfordshire County Council:**

**Name and position of Signatory:** R. Cuthbert, Definitive Map & Enforcement Team Leader

**Date:** 10<sup>th</sup> March 2020

## Information relating to the Applicant and Land to which the Application relates

(all applicants must complete this part)

1 Name of appropriate authority to which the application is addressed:  
Hertfordshire County Council

2 Name and full address (including postcode) of applicant:

Name: Mitchell Robert Garner

Victoria May Garner

Address: 1 Church Barns  
Stocking Pelham  
Buntingford

Postcode: SG9 0HT

Hertfordshire County Council

RECEIVED

Date: 2<sup>nd</sup> January 2020

3 Status of applicant (tick relevant box or boxes):

I am

- (a)  the owner of the land(s) described in paragraph 4.  
 (b)  making this application and the statements/declarations it contains on behalf of ~~{insert name of owner}~~ who is the owner of the land(s) described in paragraph 4 and in my capacity as ~~{insert details}~~.

4 Insert description of the land(s) to which the application relates (including full address and postcode):

Description of Land(s): Residential Property

Full address: 1 Church Barns  
Stocking Pelham  
Buntingford

Postcode: SG9 0HT

5 Ordnance Survey six-figure grid reference(s) of a point within the area of land(s) to which the application relates (if known):

Unknown

3 This deposit comprises the following statement(s) and/or declarations (tick relevant box or boxes):

PART B

PART C

PART D



(delete Parts B, C or D from the form below where not applicable):

**Statement  
under section 31(6) of the Highways Act 1980**

We are the owners of the land described in paragraph 4 of Part A of this form and shown edged red on the map accompanying this statement.

~~[Ways shown [insert colouring] on the accompanying map are byways open to all traffic.]~~

~~[Ways shown [insert colouring] on the accompanying map are restricted byways.]~~

~~[Ways shown [insert colouring] on the accompanying map are public bridleways.]~~

~~[Ways shown [insert colouring] on the accompanying map are public footpaths.]~~

No [other] ways over the land shown edged red on the accompanying map have been dedicated as highways.

## PART D

### Statement under section 15A(1) of the Commons Act 2006

We are the owners of the land described in paragraph 4 of Part A of this form and shown edged on the map accompanying this statement

We wish to bring to an end any period during which persons may have indulged as of right in lawful sports and pastimes on the whole or any part of the land shown edged red accompanying map referenced above

## PART E

### **Additional information relevant to the application**

(insert any additional information relevant to the application)

We purchased the property edged red on the enclosed map on 1<sup>st</sup> August 2018 and a copy of the title register is enclosed demonstrating our ownership of the land edged red.





## Official copy of register of title

Title number HD512483

Edition date 15.08.2018

- This official copy shows the entries on the register of title on 05 Sep 2018 at 16:25:04.
- 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 05 Sep 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 Leicester Office.

### A: Property Register

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

HERTFORDSHIRE : EAST HERTFORDSHIRE

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 1, Church Barns, Stocking Pelham, Buntingford and garages (SG9 0NT).
- 2 The land tinted yellow on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 19 February 2007 referred to in the Charges Register.
- 3 The Transfer dated 19 February 2007 referred to above contains a provision excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.
- 4 The land tinted pink on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 19 February 2007 referred to in the Charges Register.
- 5 The Transfer dated 19 February 2007 referred to above contains a provision excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.
- 6 (31.10.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by the transfer dated 21 October 2011 referred to in the Charges Register.
- 7 (31.10.2011) The transfer dated 21 October 2011 referred to above contains provisions as to light or air and boundary structures.

### B: Proprietorship Register

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

#### Title absolute

- 1 (15.08.2018) PROPRIETOR: MITCHELL ROBERT GARNER and VICTORIA MAY GARNER of 1 Church Barns, Stocking Pelham, Buntingford SG9 0NT.
- 2 (31.10.2011) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to



## B: Proprietorship Register continued

be registered without a certificate signed by a Conveyancer that the provisions of paragraph 4.1 of the First Schedule of the transfer dated 21 October 2011 and made between (1) William Ivor Bampton and Imagine Grace Bampton and (2) Nicole Rose Simons have been complied with.

- 3 (15.08.2018) The price stated to have been paid on 1 August 2018 was €200,000.
- 4 (15.08.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (15.08.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants in the transfer dated 21 October 2011 referred to in the Charges Register.

## C: Charges Register

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

- 1 The land tinted pink on the title plan is subject to the following rights reserved by a Transfer of the land tinted pink and other land dated 13 June 2000 made between (1) Arnold Quinsey Hitchcock (Transferor) and (2) Edward James Quinsey Hitchcock (Transferee):-

There shall be excepted and reserved out of the Property unto the Transferor and the owner or owners from time to time of the land intended to be benefitted thereby respectively the following rights namely:-

(a) Any right of light or air now subsisting or which might (but for this exception) be acquired over the Retained Land or any adjoining land of the Transferor to the intent that the Transferor may build or rebuild on the Retained Land in such manner as the Transferor may think fit not withstanding any interference with the access of light or air to the Property thereby occasioned and so that the Transferee shall be deemed to enjoy such access of light and air in the meantime by the consent of the Transferor hereby given and not as of right

(b) The right in common with the Transferees and all other persons entitled thereto for the owner or owners for the time being of the Retained land to (i) use the service media now or already or which may at any time within the Specified Period be laid in over or under the Property and (ii) enter upon the Property at any time or times for the purposes of laying making connections with inspecting cleansing repairing replacing renewing or maintaining the Service Media

(c) All rights of overhang of roofs gutters gutters eaves downspouts and encroachment of foundations and the right to enter onto the Property save in case of emergency for the purposes of constructing repairing maintaining and when necessary renewing the same any walls and roofs abutting the Property

Note :- The following are the definitions of the terms referred to above:

"the Retained Land"

The adjoining land of the Transferor is edged blue on the title plan.

"the Service Media"

Drains sewers pipes soakaways cables wires or other channels or conductors serving the Property and/or the Retained land now laid or to be laid within the Specified Period in under or upon the Property or the Retained Land.

"the Specified Period"

The period commencing on 13 June 2000 and enduring for eighty years or such shorter period as shall where required satisfy the rule of law known as the Perpetuity Rule and the Specified Period shall be the

## C: Charges Register continued

perpetuity period for the purposes of this Transfer.

- 2 A Transfer of the land tinted yellow on the title plan and other land dated 19 February 2007 made between (1) Arnold Quinney Hitchcock and (2) William Ivor Bampton and Isogine Hilary Grace Bampton contains restrictive covenants.

*NOTE: Copy filed under MD465656.*

- 3 A Transfer of the land tinted pink on the title plan and other land dated 19 February 2007 made between (1) Edward James Quinney Hitchcock and (2) William Ivor Bampton and Isogine Hilary Grace Bampton contains restrictive covenants.

*NOTE: Copy filed under MD465656.*

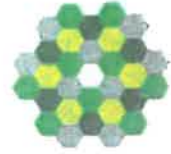
- 4 (31.10.2011) A transfer of the land in this title dated 21 October 2011 made between (1) William Ivor Bampton and Isogine Hilary Grace Bampton and (2) Nicole Rose Simmons contains restrictive covenants.

*NOTE: Copy filed.*

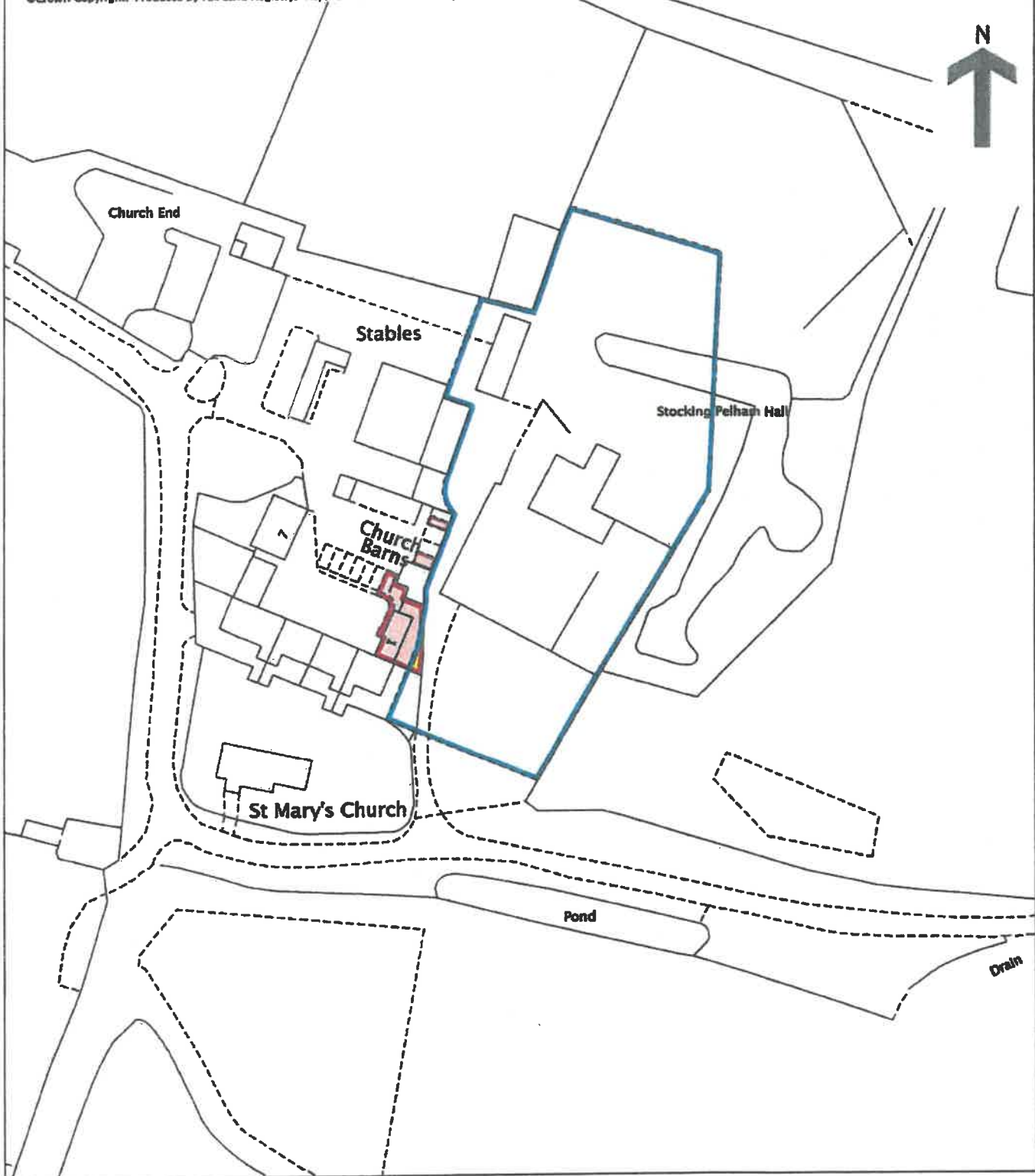
End of register

**HM Land Registry**  
**Official copy of**  
**title plan**

Title number **HD512483**  
Ordnance Survey map reference **TL4429SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Hertfordshire : East**  
**Hertfordshire**



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**MAP**

**This official copy is incomplete without the preceding notes page**

**Statement of Truth**  
(All applicants must complete this part)

**WARNING: If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.**

**I BELIEVE THAT THE FACTS AND MATTERS CONTAINED IN THIS FORM ARE TRUE**

Signature:

[Redacted Signature]

(of the person making the statement of truth)

Date:

15/12/19

Print Name:

Mitchell Robert Garner  
Victoria May Garner

**You should keep a copy of the completed form**

**Data Protection Act 1998  
Fair Processing Notice**

The purpose of this Fair Processing Notice is to inform you of the use that will be made of your personal data, as required by the Data Protection Act 1998.

The appropriate authority (see explanation of definition in above guidance notes) in England is the data controller in respect of any personal data that you provide when you complete this form.

The information that you provide will be used by the appropriate authority in its duties to process applications to deposit statements, maps and declarations under section 31(6) the Highways Act 1980 and statements under section 15A(1) of the Commons Act 2006. The information you provide will also be used by the appropriate authority in its duty to upgrade the registers in which details of such deposits are recorded under the Dedicated Highways (Registers under Section 31A of the Highways Act 1980 (England) Regulations 2007 and the Commons (Registration of Town or Village Greens) and Dedicated Highways (Landowner Statements and Declarations) (England) Regulations 2013.

The appropriate authority is required by the legislation above to maintain a register which holds information provided in this form, which can be inspected online or in person by members of the public on request. It may also be required to release information, including personal data and commercial information, on request under the Environmental Information Regulations 2004 or the Freedom of Information Act 2000. However, the appropriate authority will not permit any unwarranted breach of confidentiality nor will they act in contravention of their obligations under the Data Protection Act 1998.

**REGISTER OF DEPOSITS**-        **HIGHWAYS ACT 1980\***-        **COMMONS ACT 2006\***

(\* tick if applicable or specify N/A)

**DETAILS OF APPLICATION**

Date Application received in prescribed form    01/04/2020

Date by which any subsequent highways  
declaration must be lodged                            31/03/2040**Parcel**

District        East Herts

Parish        Stocking Pelham

Address and postcode of buildings  
on each piece of land subject to the  
application to which a postcode has  
been assigned1 Church Barn  
Stocking Pelham  
Buntingford, Herts  
SG9 0HT

Nearest town/city to above

Buntingford

OS 6 figure Grid Reference(s)  
for a point within the area of the land  
(if possible for postcode point above)

TL 448 293





**NOTICE OF LANDOWNER DEPOSITS** under  
**Section 31(6) of the Highways Act 1980** and  
**Section 15A(1) of the Commons Act 2006**  
**HERTFORDSHIRE COUNTY COUNCIL**

An application to lodge a declaration under section 31(6) of the Highways Act 1980 has been made in relation to the land (or lands) described below and shown edged red on the accompanying map.

**PLEASE NOTE:**

This deposit may affect rights over the land described below. Deposits made under section 31(6) of the Highways Act 1980 may prevent deemed dedication of public rights of way over such land under section 31(1) of that Act. Deposits made under section 15A(1) of the Commons Act 2006 may affect the ability to register such land as a town or village green under section 15 of that Act. For further information please see guidance at <https://www.gov.uk/guidance/town-and-village-greens-how-to-register>

**Description of the land:**

1 Church Barns, Stocking Pelham, Buntingford, Herts, SG9 0HT

Name of the parish, ward or district in which the land is situated:

Stocking Pelham, East Herts

The deposit was submitted by Mitchell Robert Garner and Victoria May Garner and was received by this authority on 10<sup>th</sup> March 2020.

The authority maintains a register of maps, statements and declarations deposited under section 31A of the Highways Act 1980 and section 15B of the Commons Act 2006. This register can be accessed online at [www.hertfordshire.gov.uk/landownerdeposits](http://www.hertfordshire.gov.uk/landownerdeposits) or can be inspected free of charge at Hertfordshire County Council, County Hall, Pegs Lane, Hertford, Hertfordshire, SG13 8DN during office hours between 9:00am and 5:00 pm

**Signed on behalf of Hertfordshire County Council:**

**Name and position of Signatory:** R. Cuthbert, Definitive Map & Enforcement Team Leader

**Date:** 1<sup>st</sup> April 2020



# PART A

## Information relating to the Applicant and Land to which the Application relates

(all applicants must complete this part)

1 Name of appropriate authority to which the application is addressed:  
**Hertfordshire County Council**

2 Name and full address (including postcode) of applicant:

Name: Mitchell Robert Garner

Victoria May Garner

Address: 1 Church Barns

Stocking Pelham

Buntingford

Postcode: SG9 0HT

Hertfordshire County Council

RECEIVED

Date: 10<sup>th</sup> March 2020

3 Status of applicant (tick relevant box or boxes):

I am

(a)  the owner of the land(s) described in paragraph 4.

(b)  making this application and the statements/declarations it contains on behalf of ~~[insert name of owner]~~ who is the owner of the land(s) described in paragraph 4 and in my capacity as ~~[insert details]~~.

4 Insert description of the land(s) to which the application relates (including full address and postcode):

Description of Land(s): Residential Property

Full address: 1 Church Barns  
Stocking Pelham  
Buntingford

Postcode: SG9 0HT

5 Ordnance Survey six-figure grid reference(s) of a point within the area of land(s) to which the application relates (if known):

Unknown

6 This deposit comprises the following statement(s) and/or declarations (*tick relevant box or boxes*):

- PART B**
- PART C**
- PART D**

*(delete Parts B, C or D from the form below where not applicable):*

**Declaration  
under section 31(6) of the Highways Act 1980**

1 I am the owner of the land described in paragraph 4 of Part A of this form and shown edged red on the map accompanying this declaration.

2 On the 26<sup>th</sup> May 2010 my predecessor in title Arnold Hitchcock and Company deposited with Hertfordshire County Council, being the appropriate council, a statement (dated 25<sup>th</sup> May 2010) accompanied by a map showing my property included within the land edged red on the plan attached to a declaration dated 25<sup>th</sup> May 2010 (a copy of which is annexed for ease of reference). The enclosed plan and declaration stated that:

the ways shown coloured brown on the said plan have been dedicated as highways with vehicular status

The ways coloured green on the said plan have been dedicated as bridleways

The ways coloured purple on the said plan have been dedicated as footpaths

no [other] ways had been dedicated as highways

The deposit shall comprise this statement and accompanying plan

~~3 On the [insert day] day of [insert month, year] [I/my/[insert name of owner's] predecessor in title [insert name]] deposited with [insert name] Council, being the appropriate council, a declaration dated [insert day, month, year], stating that no additional ways [other than those marked in the appropriate colour on the map accompanying that declaration] had been dedicated as [byways open to all traffic] [restricted byways] [bridleways] [footpaths] since the deposit of the statement referred to in paragraph 2 above.~~

~~*{delete if not applicable delete wording in square brackets as appropriate and/or insert information as required}*~~

4 No additional ways have been dedicated over the land edged red on the map and described in paragraph 4 of Part A accompanying this declaration since the statement dated 25 May 2010 referenced to in paragraph 2 other than those byways open to all traffic, restricted byways, bridleways, footpaths marked in the appropriate colour on the map accompanying the declaration dated 25<sup>th</sup> May 2010 and at the present time We, Mitchell Robert Garner and Victoria May Garner have no intention of dedicating any more public rights of way over our property.

# PART F

## Statement of Truth

(all applicants must complete this part)

**WARNING: If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.**

**I BELIEVE THAT THE FACTS AND MATTERS CONTAINED IN THIS FORM ARE TRUE**

Signature:



Date: 16/12/2019

(of the person making the statement of truth)

Print Name:

Mitchell Robert Garner  
Victoria May Garner

**You should keep a copy of the completed form**

## Data Protection Act 1998 Fair Processing Notice

The purpose of this Fair Processing Notice is to inform you of the use that will be made of your personal data, as required by the Data Protection Act 1998.

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The information that you provide will be used by the appropriate authority in its duties to process applications to deposit statements, maps and declarations under section 31(6) the Highways Act 1980 and statements under section 15A(1) of the Commons Act 2006. The information you provide will also be used by the appropriate authority in its duty to upgrade the registers in which details of such deposits are recorded under the Dedicated Highways (Registers under Section 31A of the Highways Act 1980 (England) Regulations 2007 and the Commons (Registration of Town or Village Greens) and Dedicated Highways (Landowner Statements and Declarations) (England) Regulations 2013.

The appropriate authority is required by the legislation above to maintain a register which holds information provided in this form, which can be inspected online or in person by members of the public on request. It may also be required to release information, including personal data and commercial information, on request under the Environmental Information Regulations 2004 or the Freedom of Information Act 2000. However, the appropriate authority will not permit any unwarranted breach of confidentiality nor will they act in contravention of their obligations under the Data Protection Act 1998.