

NORTH YORKSHIRE COUNCIL

COMMONS ACT 2006 — SECTION 12

Notice of an application to transfer a registered right of common in gross and application for the registration of the transfer in the Commons Register

Application Reference Number: CA6 061

Abbotside Common (CL17)

Application has been made to the North Yorkshire Council by John Leonard Cloughton and Kathryn Anne Cloughton under Section 12 of the Commons Act 2006 and in accordance with Schedule 4(6) of the Commons Registration (England) Regulations 2014.

The application, which includes documentary evidence, can be viewed at:

<https://www.northyorks.gov.uk/environment-and-neighbourhoods/land-and-waterways/common-land-and-village-greens/common-land-applications-and-decision-notice>

or you can request a copy by contacting the Commons Registration Officer: -

email: commons.registration@northyorks.gov.uk , telephone: 01609 534753

or write to: North Yorkshire Council, Commons Registration, County Hall, Northallerton, North Yorkshire DL7 8AD

Any person wishing to make a representation regarding this amendment:

- should quote the Application No. CA6 061
- must state the name and postal address of the person making the representation and the nature of that person's interest (if any) in any land affected by the application.
- may include an e-mail address of the person making the representation
- must be signed by the person making the representation
- must state the grounds on which the representation is made
- should send the representation to: Commons Registration Officer, Commons Registration North Yorkshire Council, County Hall, Northallerton, North Yorkshire DL7 8AD or e-mail to commons.registration@northyorks.gov.uk on or before 21 April 2026

Representations cannot be treated as confidential, and a copy will be sent to the applicant in accordance with Regulation 25 of the 2014 Regulations. Should the application be referred to the Planning Inspectorate for determination, in accordance with Regulation 26 of the 2014 Regulations, any representations will be forwarded to the Planning Inspectorate.

A summary of the effect of the application (if granted) is as follows: the Registration Authority will amend the register to show that 105 rights at entry no. 19, 50 rights at entry no. 163 and 25 rights at entry no.168 have been transferred from James Cloughton, Rosemary Metcalfe and John Sunter Cloughton respectively to John Leonard Cloughton and Kathryn Anne Cloughton.

Dated: 25 February 2026

Karl Battersby

Corporate Director – Environment
North Yorkshire Council

Commons Act 2006: section 12**Transfer of a registered right of common in gross
and application for registration of the transfer in the
commons register****This section is for office use only**

Official stamp

COMMONS ACT 2006	
NORTH YORKSHIRE COUNCIL	
COMMONS REGISTRATION AUTHORITY	
DATE:	- 6 FEB 2026

Application number

CA6 061

Register unit number

CL17

Applicants are advised to read 'Part 1 of the Commons Act 2006: Guidance to applicants' and to note:

- **This form provides (in Part A) for the transfer of a registered right of common in gross by way of deed and (in Part B) for the application to register such transfer in the register of common land, under section 12 of the Commons Act 2006.** Although there is no requirement that you use a solicitor or other professional adviser to complete the form, please be aware that the commons registration authority can only assist in completion of the clerical aspects of the form. Persons with legal queries should seek advice from a solicitor or other professional adviser before completing the form.
- The transfer of a registered right of common in gross will usually need to be made by deed in order to be effective in law (see section 52(1) of the Law of Property Act 1925). You may use Part A of this form to effect the transfer, but if you do not, you will instead need to attach to your application your own transfer deed, or if a deed is not required, explain why this is the case. For example, if one of the exceptions in section 52(2) of the Law of Property Act 1925 applies e.g. the transfer is effected in an assent by a personal representative. Where the transfer deed in Part A is not being used, you need complete only Part B of this form. The transfer of a right of common in gross does not operate in law until it has been registered in the register of common land by way of an application made using Part B of this form.
- Only the following persons can apply to register a transfer of a right of common in gross for the purposes of section 12: the registered owner of the right of common (the Transferor) or the person into whose possession that right of common will be transferred (the Transferee). Where the application is made by the Transferee, the Transferor must consent to the application.
- You will be required to pay a fee for your application. Ask the registration authority for details. You would have to pay a separate fee should your application be referred to the Planning Inspectorate.

PART A: TRANSFER DEED

Note 1

The Transferor is the registered owner of the right of common in gross described in box 3.

If there is more than one Transferor, list all their names and addresses in full. Use a separate sheet if necessary. State the full title of the organisation if the Transferor is a body corporate or an unincorporated association, and the company registration number if applicable.

Note 2

The Transferee is the person to whom the right of common will be transferred.

If there is more than one Transferee (e.g. if the right is to be owned jointly), list all their names and addresses in full. Use a separate sheet if necessary. State the full title of the organisation if the Transferee is a body corporate or an unincorporated association, and the company registration number if applicable.

1. Transferor

Name:

Postal address:

Postcode

2. Transferee

Name:

Postal address:

Postcode

Note 3

Enter the description of the right of common in gross as shown in the register of common land or of town or village greens. Insert the relevant register unit number(s) and the rights section entry number for the right in the register. If the right is exercisable over more than one register unit, enter the details of the right in each register unit (use a separate sheet if necessary).

Note 4

This is the operative section of the transfer. Please seek legal advice before completing this form if you are unsure about its effect.

In particular, the title guarantees referred to in this box impose obligations on the Transferor. There are two types of title guarantee, though either may be modified. In providing such guarantees the Transferor gives certain binding promises relating to the transfer. If you have any concerns or queries about the effect of these title guarantees please seek legal advice before completing this form. Insert any modifications to the title guarantees in this box.

In Defra's view it will not be possible to transfer part of a right if that right has not been quantified in the deed of right or the register.

3. Right of Common in gross

Description of the right of common:

Register unit number(s):

Rights section entry number(s):

4. Transfer of Right of Common in gross

The Transferor transfers the Right of Common in gross described in box 3 of this Deed of Transfer to the Transferee, with full/limited title guarantee (*delete as necessary*).

Note 5

Insert here any consideration payable and any agreed covenants. Please seek legal advice if you are unsure of the effect of provisions included in this box.

5. Additional provisions relating to the Transfer

Note 6

The Transferor must execute this form as a deed. The Land Registry has issued guidance on the execution of deeds. However, please seek legal advice if you are unsure how to execute.

If there is more than one Transferor all of them must execute. If the Transfer contains covenants or declarations by the Transferee (i.e. which are included in box 5), it must also be executed as a deed by every Transferee.

6. Execution of deed

Note 7

Insert the date of completion of the transfer.

7. Date of Transfer

PART B: REGISTRATION

Note 8

Insert name of commons registration authority.

Note 9

If there is more than one applicant, list all their names and addresses in full. (An application may be made by the registered owner of the right of common in gross (the Transferor) or the person to whom the right is transferred (the Transferee), or both; if there is more than one Transferor or Transferee all the Transferors or the Transferees must apply.) Use a separate sheet if necessary. State the full title of the organisation if the applicant is a body corporate or an unincorporated association, and the company registration number if applicable. 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 10 is not completed all correspondence and notices will be sent to the first named applicant.

8. Commons Registration Authority

To the:

NORTH YORKSHIRE COUNCIL

Tick the box to confirm that you have enclosed the appropriate fee for this application:

9. Name and address of the applicant

Name:

JOHN LEONARD CLOUGHTON + KATHRYN ANNE CLOUGHTON

Postal address:

EAST HOUSE, BROWNA PADDocks, ASKRigg, LEYSURN,
NORTH YORKSHIRE

Telephone number:

Postcode DLS 3JJ

Fax number:

E-mail address:

Note 10

This box should be completed if a representative, for example a solicitor, is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or firm 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.

Note 11

For further details of the requirements of an application, including evidence, refer to paragraph 6 of Schedule 4 to the Commons Registration (England) Regulations 2014.

Note 12

Please tick the relevant box to confirm whether the transfer relates to the full right or only part of it. In Defra's view it will not be possible to transfer part of a right if that right has not been quantified in the deed of right or in the register.

10. Name and address of representative, if any

Name:

MICHAEL S. BIRTLES

Firm:

SCOTTS, HALL + BIRTLES SOLICITORS

Postal address:

BANK CHAMBERS, MAIN ST., HAWES, NORTH YORKSHIRE

Postcode DL8 3QL

Telephone number:

[REDACTED]

Fax number

[REDACTED]

E-mail address:

[REDACTED]

11. Basis of application for registration and qualifying criteria

Tick one of the following boxes to indicate the capacity in which you are applying. Are you the:

Transferor (the registered owner of the right of common in gross to be transferred):

Transferee (the person to whom the right has been transferred):

12. Full or part of the Right of Common in gross

Tick one of the following boxes to indicate whether the transfer relates to the full right or only part of it:

the full right: (Entry nos 19 + 168)

part of the right (and if so, please give details below): Entry no 163

Describe below the part of the right that is the subject of this application:

50 Rights of the 150 Rights registered as Entry no 163 in
CH17

Note 13

Where the Transferee is the applicant, the consent of the Transferor is required (and if more than one, of each of them). List or enter here (all) declaration(s) of consent from the Transferor(s).

Either list the declaration(s) attached to the application, or include in the box any declaration(s) made and signed. Include the full name and address of (the/every) Transferor.

Note 14

Box 14 requires completion only if Part A of the Form is not used.

A transfer of a registered right of common in gross will usually need to be made by deed. If the transfer deed in Part A of this form has not been used, you will need to attach your own transfer deed. In certain circumstances a deed is not required (see section 52(2) of the Law of Property Act 1925 for further details). Please insert details if one of the exceptions in section 52(2) applies, attaching the relevant supporting documentation.

13. Declarations of consent from every Transferor (where the Transferee is the applicant)

The Joint Applicant/Transferee, John Leonard Cloughton, is also one of the Executors/Transferees under the Estate of his late father, Mr John Swire Cloughton deceased. The other Executor/Transferee is Richard James Cloughton and his signature has been entered hereunder to confirm his consent to this application.

 
RICHARD JAMES CLOUGHTON, COOPERFIELD, BRANDMIRES, HAWES,

NORTH YORKSHIRE, DL8 3PR

14. Details of the transfer

Description of the Right of Common in gross transferred, as shown in the common land register:

CL17: 105 Rights registered under Entry No 19
25 Rights registered under Entry No 168
50 Rights registered as part of Entry No 163

Date of Transfer

26th November 2025

Name and postal address of (every) Transferee:

As at Section 9 above

Note 15

List all supporting documents which accompany the application. This will include evidence of your capacity to apply and the deed of transfer (if Part A of this form is not used). Use a separate sheet if necessary.

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.

15. Supporting documentation

Accompanying letter and documents referred to therein

Note 16

List any other matters which should be brought to the attention of the registration authority. Full details should be given here or on a separate sheet if necessary.

16. Any other information relating to the application

None

Note 17

The application must be signed and dated by each individual applicant, or by the authorised officer of an applicant which is a body corporate or an unincorporated association. Please add the date next to the signature.

17. Signature of Applicant(s)

Name(s):

JOHN LEONARD CLOUGHTON + KATHRYN ANNE CLOUGHTON

Signature(s):



16/1/26



16/1/26

REMINDER TO PERSONS COMPLETING THIS FORM

You are responsible for telling the truth in this form 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 form and all associated documentation.

Data Protection Act 1998

This form, any supporting information, 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 including this form and accompanying documents to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public.

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.

The Commons Registration Office
North Yorkshire Council
County Hall
Northallerton
North Yorkshire
DL7 8AD

Please Reply to Hawes Office
[REDACTED]

Our Ref: M/C0060004
Your Ref:
Date: 16 January 2026

Dear All,

Re: Mr John Sunter Cloughton deceased

We are acting on behalf of the Estate of the above deceased late of Browne Paddocks Farm, Askrigg, Leyburn, North Yorkshire, DL8 3JL, who died on the 17th September 2024. We enclose a certified copy of his Probate for your records.

As at his death, the deceased held 280 Grazing Rights on Abbotside Common (CL17). These compromise the following registered Rights:-

- a) 105 Rights held in the deceased's name under Entry No. 19 in CL17.
- b) 25 Rights held in the deceased's name under Entry No. 168 in CL17.
- c) 150 Rights being the remaining Rights from 200 Grazing Rights which the deceased bought from Mrs Rosemary Metcalfe on the 14th December 1979. A certified copy of the Conveyance of that date is enclosed. This confirms that the original 200 Rights Conveyed at that time were part of the 690 Rights which Mrs Metcalfe owned at that time under Entry No. 61 in CL17. By reason of various sales off, Mrs Metcalfe's Grazing Rights have been reduced down from the original 690 Rights to the present 245 Rights registered in her name under Entry No. 163 in CL17. 200 of those 245 Rights were actually transferred to the late Mr John Sunter Cloughton under the above-mentioned Conveyance of the 14th December 1979. Of those 200 Rights, 50 of them were transferred to Mr Allen William Sharples by a Conveyance of the 3rd July 1980, a

34 Market Place, Leyburn, North Yorkshire, DL8 5AP - DX 61330 Leyburn
The Office, Golden Lion Yard, Leyburn, North Yorkshire, DL8 5AS
Bank Chambers, Main Street, Hawes, North Yorkshire, DL8 3QL
Greyfriars, 15 King Street, Richmond, North Yorkshire, DL10 4HP

T: 01969 622 227 F: 01969 624 023
T: 01969 625 526 F: 01969 624 023
T: 01969 667 171 F: 01969 667 981
T: 01748 832 451 F: 01748 834 843

SCOTTS HALL & BIRTLES

Memorandum of which Conveyance is endorsed on the enclosed certified copy of the Conveyance of the 14th December 1979. The other 150 Rights that the late Mr Cloughton bought from Mrs Metcalfe in 1979 still belonged to him as at his date of death. Following the death of the late Mr Cloughton, his 280 Rights have been transferred out as follows. Certified copies of the two ASI Assents to that effect are enclosed.

- a) 26th November 2025: ASI Transfer of 100 Grazing Rights to Richard James Cloughton and Carolyn Cloughton.
- b) 26th November 2025: ASI Transfer of 180 Grazing Rights to John Leonard Cloughton and Kathryn Anne Cloughton.

We enclose two Forms CA6, with Part B completed, in respect of the two Assents referred to above, for your kind attention. We also enclose a cheque for £255.12 to cover the cost of registering the Transfers detailed in the said Forms. Naturally, if you have any queries in respect of these requested registrations, then please let us know.

Yours faithfully,

SCOTTS HALL & BIRTLES SOLICITORS

In the High Court of Justice

The District Probate Registry at NEWCASTLE UPON TYNE

BE IT KNOWN that JAMES CLOUGHTON of The Flat Sedbusk Hawes, North
Yorkshire formerly of Highdale House Sedbusk aforesaid

died on the 2nd day of May 19 78
domiciled in England and Wales

AND BE IT FURTHER KNOWN that at the date hereunder written the last Will and Testament
(a copy whereof is hereunto annexed) of the said deceased was proved and registered in the said
Registry of the High Court of Justice

and Administration of all the estate which by law devolves to and vests in the personal representative
of the said deceased was granted by the aforesaid Court to JOHN SUNTER CLOUGHTON of
Brown-a-Paddocks Askfigg Leyburn, North Yorkshire and EDWARD RICHARD
DAWSON JOHNSON of The Firs Carperby Leyburn aforesaid the Executors
named in the said Will

And it is hereby certified that an Inland Revenue account has been delivered wherein it is shown that the gross
value of the said estate in the United Kingdom

(exclusive of what the said deceased may have been possessed of or entitled
to as a trustee and not beneficially) amounts to £ 80435.55
and that the net value of the estate amounts to £ 79796.37

Dated the 31st day of October 19 78

We hereby certify this to be a true
accurate copy of the original.
29th day of January 2024
District Registrar
HAWES SOLICITORS
Chambers, Main Street, Hawes,
North Yorkshire, DL8 3QL

Probate/

Extracted by Willan & Johnson (Ref RJ/HML/1244)
Hawes North Yorkshire
DL8 3QS

DR2

We hereby certify this to be a true and accurate copy of the original.
this 23 day of 1. 2024
Signature
SCOTT'S HALL & BIRTLES Solicitors
Pank Chambers, Main Street, Hawes,
North Yorkshire, DL9 3QL

BY THIS ASSENT made the Third day of January One thousand nine hundred and eighty we JOHN SUNTER CLOUGHTON of Brown-a-Paddock Farm Askrigg Leyburn North Yorkshire and EDWARD RICHARD DAWSON JOHNSON of "The Firs" Carperby Leyburn aforesaid the Executors of the Will of JAMES CLOUGHTON (hereinafter called "the Testator") late of The Flat Sedbusk Hawes North Yorkshire who died on the second day of May One thousand nine hundred and seventy eight and whose Will dated the second day of June One thousand nine hundred and seventy five was proved by us on the thirty first day of October One thousand nine hundred and seventy eight in the Newcastle-upon-Tyne District Probate Registry do as personal representatives of the Testator Assent to the vesting in the said JOHN SUNTER CLOUGHTON of All the properties described in the Schedule hereto for an estate in fee simple AND we hereby acknowledge the right of the said John Sunter Cloughton to the production of a Conveyance dated the Tenth day of August One thousand nine hundred and fifty three and made between Agnes Ann Stuart John Johnson Willan and Rose Mary Watt of the one part and the Testator of the other part and the Probate of the said Will and to delivery of copies thereof

AS WITNESS the hand of the Executors the day and year first before written

THE SCHEDULE before referred to
FIRST PART

ALL THAT messuage or dwellinghouse and premises and the several closes pieces or parcels of land containing by estimation according to the Ordnance Survey Map (Edition of 1912) 104.424 ACRES or thereabouts situate at and called Brown-a-Paddock Farm in the Townships of High Abbotside and Low Abbotside both in the County of North Yorkshire ALL WHICH said property was comprised in a Conveyance dated the ninth day of December One thousand nine hundred and forty eight and made between Elizabeth Isabella Ivason of the one part and the Testator and John Sunter of the other part

SECOND PART

ALL THOSE two freehold closes of meadow land, (now in one) situate at or near Sedbusk near Hawes aforesaid known as "Hill Dales" which closes of land are Numbered 155 and 160 on the 25 inch Ordnance Survey Map for the Township of High Abbotside and are therein stated to contain 1.504 ACRES and 1.229 ACRES respectively TOGETHER with the Barn thereon ALSO ALL THOSE two closes or fields commonly called and known by the name of "Rashdales" situate at Sedbusk aforesaid TOGETHER with the Barn and other buildings erected thereon and are Numbered 166 and 172 on the said 25 inch Ordnance Survey Map and therein stated to contain 1.472 ACRES and 1.203 ACRES respectively TOGETHER with ALL THAT Allotment plot or parcel or land situate at Sedbusk aforesaid commonly called Sedbusk Pasture which said Allotment is Numbered 136 on the said 25 inch Ordnance Survey Map and is therein stated to contain 4.603 ACRES ALL WHICH said property was comprised in a Conveyance dated the sixth day of

October One thousand nine hundred and forty eight and made between John Edward Fawcett and Christopher Ralph Fawcett of the one part and the Testator of the other part SUBJECT as therein mentioned _____

THIRD PART

ALL THAT close piece or parcel of land situate at Sedbusk aforesaid and Numbered 156 on the said 25 inch Ordnance Survey Map and stated therein to contain 0.240 ACRES ALL WHICH said property was part of the land comprised in the said Conveyance dated the tenth day of August One thousand nine hundred and fifty three _____

FOURTH PART

ALL THOSE two enclosures of meadow land known as Rashdale being numbers 167 and 167a on the said Ordnance Survey Map and stated therein to contain 0.762 ACRES and 0.685 ACRES respectively situate at or near to Sedbusk aforesaid ALL WHICH said property was comprised in a Conveyance dated the twenty fourth day of November One thousand nine hundred and sixty seven and made between Betsy Grainger and James Pratt Metcalfe of the one part and the Testator of the other part _____

FIFTH PART

ALL THOSE One hundred Sheepgaits or Stints or the right to depasture One hundred full grown sheep in over and upon the Moor or Common known as Abbotside Common situate in the Parishes of High Abbotside and Low Abbotside in the County of North Yorkshire ALL WHICH said property was comprised in a Conveyance dated the thirty first day of December One thousand nine hundred and forty three and made between Simonstone Estates Limited of the one part and the Testator of the other part _____

SIXTH PART

ALL THOSE five Sheepgaits or Stints in upon or over Abbotside Common ALL WHICH said property was comprised in a Conveyance dated the twentieth day of October One thousand nine hundred and fifty five and made between Philip Whaley Ellis Heppell and Rhoda Eleanor Fairbairn of the one part and the Testator of the other part _____

SIGNED by the said JOHN)
)
SUNTER CLOUGHTON in the)
)
presence of:-)



Pair. Vision,
Hawes,
North Yorks.

Telephonist / Receptionist.

SIGNED by the daid EDWARD)
)
RICHARD DAWSON JOHNSON in)
)
presence of:-)



Fair-View,
Houses,
North Yorks.
Telephonist / Receptionist.

DATED 3rd JANUARY, 1980.

IN THE ESTATE OF JAMES CLOUGHTON,
Deceased.

A S S E N T
relating to Brown-a-Paddock Farm,
Askrigg, Leyburn, North Yorkshire
certain closes and allotments of
land at Sedbusk and 105 Sheepgait
on Abbotside Common.

Willan & Johnson,
Hawes,
North Yorkshire.



High Court of Justice England and Wales
Principal Registry of the Family Division
HMCTS Probate
PO Box 12625
Harlow
CM20 9QE
0300 303 0648

Grant of Probate

Case Reference: 1755600913927614
Date of Issue: 1st September 2025

John Sunter Cloughton of Browna Paddocks Askrigg Leyburn North Yorkshire DL8 3JL United Kingdom

Died on **17th September 2024** domiciled in **England and Wales**

The Last Will and Testament of **John Sunter Cloughton** (An official copy of which is available from the Court) was proved and registered before the High Court of Justice. The Administration of **John Sunter Cloughton's** estate is granted by this court to the following Executors

John Leonard Cloughton of East House Browna Paddocks Askrigg Leyburn North Yorkshire DL8 3JJ United Kingdom

and **Richard James Cloughton of Copperfield Brandymires Hawes North Yorkshire DL8 3PR United Kingdom**

The application has stated that the gross value of the estate in the United Kingdom amounts to £600,290 and the net value amounts to £594,874



DISTRICT REGISTRAR

Extracted by Scotts Hall & Birtles (Ref: M/C0060004) Bank Chambers, Main Street, Hawes, North Yorkshire, DL8 3QL, United Kingdom

If you wish to validate the information contained within this document please call 0300 303 0648



Dated 16th December 19 79

MRS. R. METCALFE

- to -

MR. J.S. CLOUGHTON

Conveyance

- of -

Two hundred sheepgaits on Abbotside Common near Hawes
in the County of North Yorkshire

We hereby certify this to be a true
and accurate copy of the original.

this 16th day of January 2024

Signature... [REDACTED]

[REDACTED]
Bank Chambers, Main Street, Hawes,
North Yorkshire, DL8 3QL

WILLAN & JOHNSON

SOLICITORS

HAWES

THIS CONVEYANCE is made the Fourteenth day of December One thousand nine hundred and seventy nine BETWEEN ROSEMARY METCALFE of East Farm Little Smeaton near Northallerton in the County of North Yorkshire (hereinafter called "the Vendor") of the one part and JOHN SUNTER CLOUGHTON of Brown A Paddocks Farm Askrigg near Leyburn in the said County of North Yorkshire (hereinafter called "the Purchaser") of the other part

W H E R E A S

The Vendor is seised of (inter alia) the property hereinafter described for an estate in fee simple in possession free from incumbrances and has agreed with the Purchaser for the sale thereof to him for a like estate at the price of EIGHT THOUSAND POUNDS

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum of Eight thousand 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 ALL THOSE two hundred sheep gaits or stints or the right to depasture two hundred fully grown sheep in over and upon the Moor or Common known as Abbotside Common situate in the Parishes of High and Low Abbotside in the County of North Yorkshire ALL WHICH said property is part of that registered in the name of the Vendor in the Register of Common Lands maintained by the North Yorkshire County Council under register unit CL ¹⁷ rights section entry number 61 TO HOLD the same UNTO the Purchaser in fee simple

2. THE Vendor hereby acknowledges the right of the Purchaser to production of the deeds and documents specified in the Schedule hereto and to delivery of copies thereof and hereby undertakes for the safe custody thereof

3. IT IS HEREBY CERTIFIED 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 Fifteen thousand pounds.

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

THE SCHEDULE hereinbefore referred to

- 2nd November 1925 CONVEYANCE - Richard Fawcett (1) John Ralph Fawcett (2)
- 23rd December 1955 ASSENT - Renee Mabel Fawcett Richard Allen Fawcett (1) The Vendor (2)
- 9th December 1958 MORTGAGE - The Vendor (1) Midland Bank Limited (2) with Reconveyance endorsed dated the tenth day of December, 1979

SIGNED SEALED and DELIVERED by)
the said ROSEMARY METCALFE in)
the presence of:-)

[Redacted signature area]

[Redacted name area]

*Solicitor,
Hawes
North Leeds*

SIGNED SEALED and DELIVERED by)
the said JOHN SUNTER CLOUGHTON)
in the presence of:-)

[Redacted signature area]

[Redacted name area]

*Solicitor
Hawes
North Yorkshire*

MEMORANDUM: By a Conveyance dated the *third* day of *July* 1980 and made between the within named John Sunter Cloughton ("the Vendor") (1) and Allen William Sharples ("the Purchaser") (2) all those fifty sheepgaits forming part of the within described two hundred sheepgaits were conveyed by the Vendor to the Purchaser in fee simple and the Vendor acknowledged the Purchasers right to production and delivery of copies of the within written deed

HM Land Registry

Assent of whole of registered title(s) by personal representative(s)

AS1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this assent with the day of completion, but not before it has been signed and witnessed.

Give full name.

Give full name(s) of all of the persons assenting the property.

Complete as appropriate where the personal representative is a company.

Enter the overseas entity ID issued by Companies House for the personal representative pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) of the property: NYK351360
2	Property: Land lying to the South of Browna Paddocks, Askrigg, Leyburn, North Yorkshire PLUS 180 Grazing Rights on Abbotside Common (CL17) at Entry Nos. 19, 169 and PART 163
3	Date: 26 November 2025
4	Name of deceased proprietor: JOHN SUNTER CLOUGHTON
5	Personal representative of deceased proprietor: JOHN LEONARD CLOUGHTON and RICHARD JAMES CLOUGHTON For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: For overseas entities (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

We hereby certify this to be a true and accurate copy of the original.
this 16th day of January 2024
[Redacted]
[Redacted]
[Redacted], Main Street, Hawes,
North Yorkshire, DL8 3QL

Give full name(s) of all of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

Place 'X' in any box that applies.

Add any modifications.

6 Transferee for entry in the register:

JOHN LEONARD CLOUGHTON and KATHRYN ANNE CLOUGHTON

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

7 Transferee's intended address(es) for service for entry in the register:

East House, Browna Paddocks, Askrigg, Leyburn, North Yorkshire, DL8 3JJ

8 The personal representative transfers the property to the transferee

9 The personal representative transfers with

full title guarantee

limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the applicants are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on. If you are a conveyancer you can also include the following certificate instead of enclosing the documents mentioned:

"I am the applicant's conveyancer and certify that I am holding the original or a certified or office copy of the grant of probate, letters of administration or court order. I confirm that the grant of probate, letters of administration or court order was granted in the United Kingdom."

10 Declaration of trust. The transferee is more than one person and

- they are to hold the property on trust for themselves as joint tenants
- they are to hold the property on trust for themselves as tenants in common in equal shares
- they are to hold the property on trust:

11 Additional provisions

The Transferees covenant with the Transferors by way of indemnity only to perform and observe the covenants contained or referred to in the Charges Register and to indemnify the Estate of the late John Sunter Cloughton against any liability resulting from their future breach, non-payment or non-observance so far as the same are still subsisting and capable of taking effect

The transferor must execute this transfer using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. A witness must also usually sign, and add their name and address.

Remember to date this assent in panel 3.

Witness

12 Execution

SIGNED as a DEED by the said)
JOHN LEONARD CLOUGHTON)
in the presence of:-)



JAMES RICHARD ALDERSON
HAWES AUCTION MART, HAWES
N YORKS DL8 3NP.

SIGNED as a DEED by the said)
RICHARD JAMES CLOUGHTON)
in the presence of:-)



Signed
Name *SHEILA ALDERSON*
Address *Inverdene, Dyers Garth*
Hawes, N Yorks. DL8 3NJ

SIGNED as a DEED by the said)
KATHRYN ANNE CLOUGHTON)
in the presence of:-)



JAMES RICHARD ALDERSON
HAWES AUCTION MART, HAWES
N. YORKS DL8 3NP.

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.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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

Register of

COMMON LAND

COMMONS REGISTRATION ACT 1965
NORTH RIDING COUNTY COUNCIL
REGISTRATION AUTHORITY
Date..... 8 JUN 1968

Register unit No. C.L. 17

Edition No.

See Overleaf
for Notes

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
16 28th June, 1968 (See Entry No. 63 below)	923 11th June, 1968	Richard Alderson, Hill Crest, Main Street, Askrigg, Leyburn. <i>Deceased owner DLB 3HG No further details</i>	Grazing right for 40 sheep gaits over the whole of the land comprised in this register unit. (Registration Provisional)	Rights held in gross
17 28th June, 1968 (See Entry No. 63 below)	921 11th June, 1968	George Ernest Metcalfe, Cotterdale, Hawes, Yorkshire. Owner	Grazing right for 50 sheep gaits over the whole of the land comprised in this register unit.	Rights held in gross
Registration Amendment: Entry No. 17 above is replaced by Entry No. 162 below				
18 28th June, 1968 (See Entry No. 63 below)	921A 11th June, 1968	May Ashton, Dyers Garth, Hawes, Yorkshire. Owner	Grazing right for 50 sheep gaits over the whole of the land comprised in this register unit. (Registration Provisional)	Rights held in gross
(See entry No. 65 below)				
19 28th June, 1968 (See Entry No. 63 below)	920 11th June, 1968	James Cloughton, Sedbusk, Hawes, Yorkshire. <i>Deceased No further details</i> Owner <i>see Right entry 168</i>	Grazing right for 105 sheep gaits over the whole of the land comprised in this register unit. (Registration Provisional)	Rights held in gross
20 28th June, 1968 (See Entry No. 63 below)	919 11th June, 1968	Sarah Chapman (Miss), Sedbusk, Hawes, Yorkshire. Owner	Grazing right for 66 sheep gaits over the whole of the land comprised in this register unit. (Registration Provisional)	Rights held in gross
(See Entries No 106 and 107)				
21 28th June, 1968 (See Entry No. 63 below)	918 11th June, 1968	Thomas Dinsdale and Elizabeth Dinsdale (Miss), Aske House, Hawes. Joint Owners	Grazing right for 167 sheep gaits over the whole of the land comprised in this register unit.	Rights held in gross
Registration Amendment : Entry No. 21 above is replaced by Entry No. 157 below				

C.R.

Form 3 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
NORTH YORKSHIRE COUNTY COUNCIL

REGISTER OF COMMON LAND

Register Unit No CL 17
Edition No 2

RIGHTS SECTION – Sheet No 33

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
Registration Amendment: Entry No 161 below replaces Entry No 14 above				
161 7 October 2013	CNS 370 1 August 2013	William Alan Moore Holme Lea The Holme Hawes North Yorkshire DL8 3QR	Grazing rights for 25 sheep gaits over the whole of the land comprised in this register unit	The rights are held in gross.
Register Amendment: Entry No. 161 above is replaced by Entry No. 168 below.				
Registration Amendment: Entry No 162 below replaces Entry No's 8, 17, 97 and 109 above.				
Registration Amendment: Entry No's 162 and 163 below replace Entry No 153 above.				
162 6 January 2014 (see 172)	CNS 374, CNS 375, CNS 377, CNS 378 and CNS 380 8 October 2013	Michael Robin Cannon and Christopher John Mitchell Portledge Estate Fairy Cross Bideford Devon EX39 5BX	The right to graze: 1 218 sheep gaits, and 2 100 full grown sheep. sheepgaits	The rights are held in gross.
163 6 January 2014	CNS 380 8 October 2013	Mrs Rosemary Metcalfe East Farm Little Smeaton Northallerton DL6 2HD	To graze 245 ^{sheepgaits} full grown sheep over the whole of the land comprised in this register unit.	The rights are held in gross.

C.R.

Form 3 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
NORTH YORKSHIRE COUNTY COUNCIL

REGISTER OF COMMON LAND

COMMONS ACT 2006
NORTH YORKSHIRE COUNTY COUNCIL
REGISTRATION AUTHORITY
14 DEC 2016
DATE

Register Unit No CL 17
Edition No **3**

RIGHTS SECTION – Sheet No 35

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
Registration Amendment: Entry No 167 below replaces Entry No 110 above				
167 6 January 2014	CNS 379 8 October 2013	Michael Robin Cannon Lyons Head Cosmore Dorchester Dorset DT2 7TW	The grazing rights for 306 sheep gaits over the whole of this land comprised in this register unit.	Land formerly forming part of Quarry Farm and High West End Farm, Hawes as shown coloured red on the supplemental plan bearing the number of this register unit.
Registration Amendment: Entry No 168 below replaces Entry No 161 above				
168 19 March 2014	CNS 386 20 January 2014	John Sunter Cloughton Brown-a-Paddock Farm Askrigg Leyburn North Yorkshire DL8 3JL	Grazing rights for 25 sheep gaits over the whole of the land comprised in this register unit.	The rights are held in gross.
Registration Amendment: Entry No 169 below replaces Entry No 123 above				
169 14 December 2016	CA6 004 22 July 2016	Ashwicken Sporting LLP 22-26 King Street King's Lynn Norfolk PE30 1HJ	Grazing rights for 530 sheep gaits over the whole of the land comprised in this register unit.	The rights are held in gross.