

Dog Pound

Progress has now been made on registering the title of the Dog Pound to Holford Parish Council. In order to trace a copy of the deed which according to the Council minutes of the time was lodged with the Council's solicitors – Risdons – who completed the transfer at no charge. However, no record of the deed could be found in their safe deposits.

Contact was made with Robert Ian Brereton, son of John Lancelot Brereton, who was joint executor with his mother of the Alfoxton Estate and was aware of the gift of the Dog Pound to Holford in 1982. He came to visit me in Holford and provided a copy of the deed and other correspondence of the time between the Mrs Brereton, the trustees of the estate and Holford Parish Council.

This with the completion of the necessary series of forms from Land Registry should be sufficient to register the Dog Pound with full title. We are awaiting a copy of the title plan of the adjoining woodland, owned by Wildlife Woodlands, from Land Registry so that we can create a title plan to accompany the forms.

By right of ownership and regular access to the Dog Pound, since 1982, we will have acquired an easement by prescription. This means we will not have to negotiate an access agreement with Wildlife Woodlands but as a matter of politeness as soon as we have the completed forms and title plan we will meet with Wildlife Woodlands to agree on the course of action and registration of the easement.

The only foreseen costs in this process will be the felling of the tree currently making access difficult and the re-painting of the Brereton Heraldic Arms on the side of the Pound. This is to ensure we conform with the requirements of the transfer that we maintain the Pound in perpetuity.

No formal hand-over of the Dog Pound was made at the time due to delays by the Council and Robert Ian Brereton requests that as soon as the registration is completed and the re-painting has been undertaken that he visits Holford to meet with the Council at the Dog Pound.

As all the paperwork can be completed by the Council there will be no need to employ solicitors in this matter.

Mike Copleston 25/08/2019