

The Crown Estate Disclosure Log

Case no: 1175

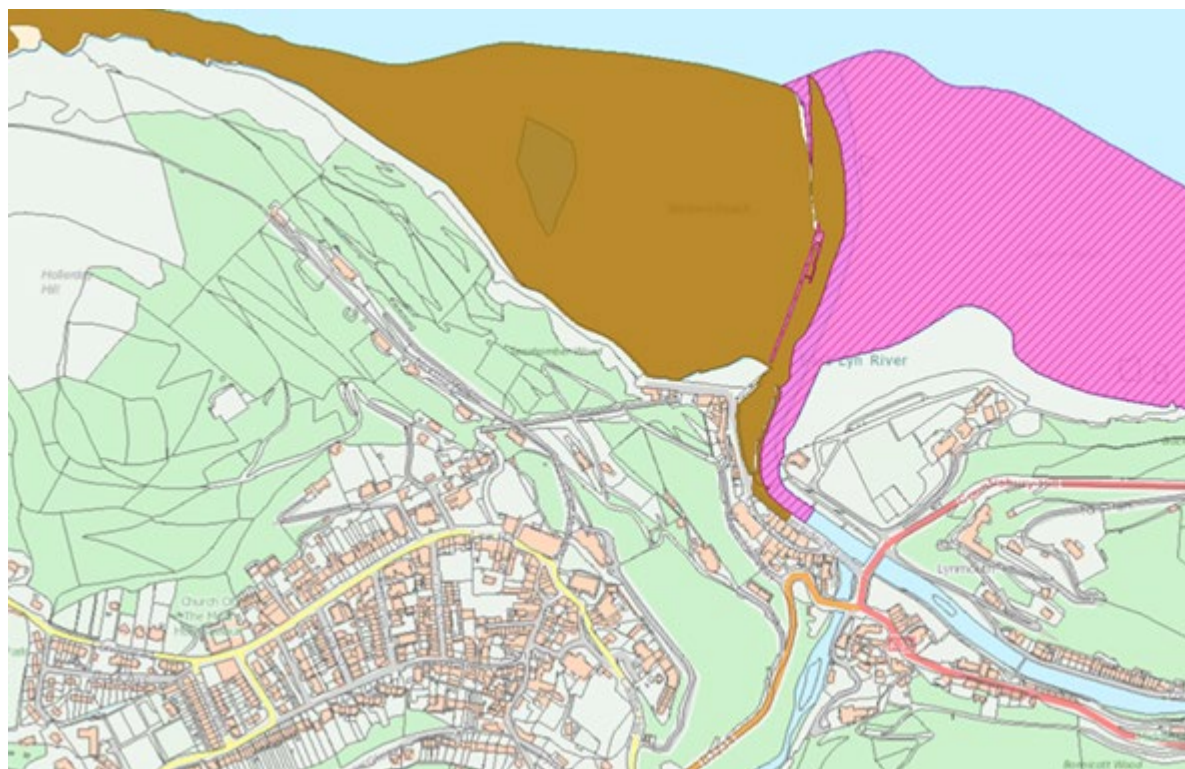
Date received: 20 February 2020

Subject: Lynmouth, North Devon

Request response

You asked for information which identifies ownership, lease and licence holders of areas of foreshore in Lynmouth, North Devon.

Dealing first with ownership of the foreshore, I have provided a map extract below. The pink area is owned by The Crown Estate and the brown area has not been in Crown Estate ownership since 1863, being subject to an admitted claim at that time. We do not hold records of the land no longer in our ownership, so we cannot confirm the identity of the current owners.



The area coloured pink is subject to a regulating lease to North Devon District Council which expired on 5 April 2019 and is not being renewed.

You have also asked if we have a record of the transfer of the land shaded brown in 1863, and for a more detailed map of the boundaries or any other relevant records.

Also I note the Salmon Trap on the Eastern beach is not marked, I was transferred from my uncle to the Environment Agency some time ago, I understand it was owned and not a lease.

We do not hold a copy of the 1863 transfer (dated 8 September 1863), but we believe it may be held in a file reference CRES 58/739 at The National Archives in Kew and is available to the public there.

If the current owner has registered it at the Land Registry, they may be a copy lodged there.

You can find out if a property is registered, find the owner and how far its general boundaries extend by ordering an official copy of the register. There is a fee – for example a copy of the title register for a property is currently £3.

<https://www.gov.uk/search-property-information-land-registry>

You can get copies of title deeds -such as transfers - from the Land Registry for any given property. There is a fee and currently each deed document costs £7.

<https://www.gov.uk/get-information-about-property-and-land/copies-of-deeds>

It may help you to know that foreshore is registered with a 'time-to-time' boundary. This means that the boundary is not a fixed one as marked on a plan but, in England and Wales, bounded by mean high and mean low water, which recognises that foreshore changes due to accretion (growth of land by sediment deposit) and diluvion (erosion by the sea).

I am unsure of the exact location of the salmon trap so am unable to help. However, if you could provide a map showing the location of this area, I can provide you with our records of ownership for that and the surrounding area.

If you are not satisfied with my response, you may complain or appeal our decision, which will be investigated through an Internal Review. If you are not content with the outcome of the Internal Review, you have the right to refer your complaint directly to the Information Commissioner for a decision. Please note that the Information Commissioner cannot make a decision unless you have first exhausted our own complaints procedure.