

EV-0042 — 1965 conveyance of the Llandough school site (Vale FOI 00211027)

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Catalogue entry **EV-0042** of the Great House Farm evidence register, carried over from the Legal Wiki evidence page last modified on 2026-10-21. The same record is published at research.bucklerfamily.estate, and this version is also a [PDF](#) in the wayback archive.

1 Release notes

1.1 This release (version 1.0.0)

- **2026-Oct-23** - Carried over to the docs library from the Legal Wiki evidence page for EV-0042 (wiki page 4620, last modified 2026-10-21 20:15:31 UTC). The record text, dates and references are as on the wiki. Links to wiki pages lead to the same page on research.bucklerfamily.estate; images are links to their files on the wiki.

1.2 Older versions

None yet.

2 Record

EV ID	EV-0042
Title	Conveyance, 11 June 1965: Lakeside and Llandough Development Co Ltd and Western Ground Rents Ltd to Glamorgan County Council (Llandough school site)
Date of document	11 Jun 1965 (plan L53 dated 2 May 1962)
Type	deed (conveyance) with annexed plan
Evidence label	PRIMARY DOCUMENT (copy held)
Repository / reference	Vale of Glamorgan Council, FOI 00211027 reply to Sion Buckler, 14 Sep 2026; backsheet: Glamorgan County Council deed wallet 1756, document 10.
Status	HELD — 8-page scan in Sion's email (Vale FOI reply, 14 Sep 2026); not yet mirrored to the media library.
Provenance	Scan supplied by the Vale; transcribed 18 Oct 2026 (research cycle 10). Uncertain readings marked in the transcript.

Related evidence	EV-0216 (1965 contract, condition F: root of title 25 Dec 1938); GHF-E121 (1938 Bute–WGR conveyance); Vale of Glamorgan Council correspondence (FOI 00211027)
Claims that rely on this	FOI & Public-Authority Reply Register — every reply email and its attachments, Glamorgan Archives — Forensic Assessment, Glamorgan County Council — Forensic Assessment, Lakeside and Llandough Development Company Ltd — Forensic Assessment, Master Change Log — Evidence Integrity Corrections (October 2026), New Archival Leads — Bute Archive List, 1793 Manor Deeds, Tŷ Mawr Plans and 1983, Source Conflicts Register — Where Public-Authority Replies and the Wiki Disagree, Start Here — Great House Farm (Tŷ Mawr), Vale of Glamorgan Council — Email Correspondence Catalogue, Vale of Glamorgan Council — Forensic Assessment

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Quotation: “ALL THAT piece or parcel of land situate at Llandough in the Urban District of Penarth in the County of Glamorgan and containing in area Three Point Three Five Two acres or thereabouts and forming part of Enclosure 106 on the Ordnance Survey Map Glamorgan Sheet XLVII.6 (1941 Edition)”.

Proves: Western Ground Rents Ltd conveyed this land, “with other property”, to Lakeside and Llandough Development Co Ltd on 5 Mar 1962 and took a £75,000 legal charge over it the same day; Glamorgan County Council bought 3.352 acres (part OS 106) for £16,800 on 11 Jun 1965, WGR releasing it as mortgagee; WGR then held other land within 100 yards of the site (First Schedule covenant).

Does not prove: Anything about the Great House farmhouse, the north woods or the south-east green — none is described; what the 1962 “other property” was (the 1962 conveyance plan is needed); WGR’s title before 1962 (see EV-0216).

Cuts against the family’s case: The site adjoins OS 57 “Llandough Farm” (1.203a), the separate farmstead south of St Dochdwy’s Church, about 320 m SSE of the Great House farmhouse (approximate, measured from the plan). The deed shows WGR dealing openly as owner of Llandough land (1948 Barry wayleave; 1962–65 sale and charge) with a public body at arm’s length.

2.1 Recitals and terms (transcript)

- 1. Conveyance 5 Mar 1962, WGR (“the Company”) → Lakeside (“the Vendor”), of this land “with other property”; WGR reserved a right of way A–B (coloured green); Lakeside’s restrictive covenants at para 3.
- 2. Legal Charge 5 Mar 1962, Lakeside → WGR, securing £75,000 and interest.
- 3. Deed of Modification of covenants, 3 May 1965, WGR–Lakeside.
- 4. Wayleave Agreement, 21 Oct 1948, WGR and the Mayor, Aldermen and Burgesses of the Borough of Barry, £1 a year (Third Schedule).
- 5. Price £16,800. (6) WGR satisfied the rest of the charged land is sufficient security.
- Reservations: drainage near point D; Council to pay half the road cost E–D at £24 4s 1d per lineal yard; fencing.
- First Schedule: covenant “FOR the benefit of the property of the Company situate within a radius of 100 yards ...”, with an educational / local-government use proviso.
- Plan L53: “GLAMORGAN COUNTY COUNCIL / LLANDOUGH / PROPOSED P.S. SITE”, 1/2500, 2-5-62, County Architect; signed for WGR by a director and the secretary. Neighbours: 57 “Llandough Farm” (1.203); wooded OS 54 (2.594) east and OS 38 (5.057) north-east.

Files in the wayback archive: [1965-06-11_vale-foi-00211027_conveyance-11-june-1965.pdf](#) (EV-0042 in the artifact index).