

EV-0080 — Court of Appeal judgment: BP Properties Ltd v Buckler [1987] EWCA Civ 2

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Catalogue entry **EV-0080** 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-0080 (wiki page 4577, last modified 2026-10-21 19:16:06 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-0080
Title	Court of Appeal judgment: BP Properties Ltd v Buckler [1987] EWCA Civ 2
Date of document	31 July 1987
Type	judgment
Evidence label	PRIMARY JUDGMENT — PUBLIC COPY ACCESSIBLE
Repository / reference	Court of Appeal, BP Properties Ltd v Buckler [1987] EWCA Civ 2; (1988) 55 P&CR 337; [1987] 2 EGLR 168.
Status	PUBLIC ONLINE TEXT LINKED; not embedded in this page — open
Provenance	Public judgment text is available at BAILII and CaseMine. The family-held copy has not been separately uploaded to this wiki.

Wiki catalogue page	GHF-E141
Claims that rely on this	1983 First Registration: Parcel A Title Basis and Alleged HMLR Mistake, 1986–87 Solicitors’ Files — Preservation and Disclosure Workstream, BP Properties Ltd and BP Pension Trust — Forensic Assessment, BP Properties Ltd v Buckler, BP v Buckler: Scope, Decided & Undecided, Claim: Repeated attempts to frame Mary (Nancy) Williams’s Parcel A occupation as permiss, Court of Appeal — Forensic Assessment, FOI & Records Requests — Backstory, Status and Forward Plan, Great House Farm (Tŷ Mawr): The Williams–Buckler Dispute, Legal Review Addendum — 6 October 2026 Fresh Reassessment, Legal Review — Fraud, Land and Human Rights, National Police Chiefs’ Council (NPCC) — Forensic Assessment (+1 more)

About this page type → Read the Docs

Quotation: “The plaintiffs, BP Properties Ltd, have the paper title to the farm, and indeed since November 1982 they have been the registered proprietors of it at HM Land Registry following first registration.” (Dillon LJ)

October 1974 letter and its effect. The judgment quotes BP Properties’ offer to let Mrs Buckler remain “in occupation of the house and garden rent free ... for the rest of your life”. Dillon LJ treated the letters as creating a licence, absent repudiation, so her subsequent possession was not adverse for the limitation argument decided on appeal. This explains the court’s legal reasoning; it is not a finding that the family held the freehold title it now argues should be investigated. [Read the judgment](#) · [Case summary](#).

Proves: Appeal limited to farmhouse and garden; BP held paper title and was registered proprietor since November 1982; Mary’s title documents never produced; Limitation clock started February 1955; 1974 letters made her possession permissive; Dillon LJ noted, conditionally, that adverse possession would bind BP’s registration as an overriding interest.

Does not prove: Does not establish which propositions were decided versus assumed or background, or whether the 1939 plan or 1938 conveyance were shown to the court; Not a finding Mary established ownership; Establishes no judicial wrongdoing or fraud.

2.1 Page version & change log

Current version: 1.0.1

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
1.0.1	2026-10-21	ChatGPT on behalf of Kimmi K2	Clarified public-copy status and added a source-linked, bounded explanation of the 31 October 1974 letter’s legal effect in the judgment.	Published Court of Appeal judgment ; Swarb case summary ; Master Change Log .

Agents and editors: follow the [Editing Protocol](#).