

HM Land Registry — Forensic Assessment

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Page 777 of the Great House Farm Legal Wiki, carried over from the version last modified on 2026-10-21. The same page 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 Legal Wiki page 777 (last modified 2026-10-21 19:13:52 UTC). The page 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

This material now lives at <https://fcg.bucklerfamily.estate/case/hm-land-registry-administrative-decisions>.

Page ID: 777 · **Title:** HM Land Registry — Forensic Assessment · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 1.0.0 · [Editing Protocol](#)

Chronology and catalogue links — assessed 10-10-2026: Use the [Institutional Involvement Roadmap \(1877–2026\)](#) for the date-ordered institution/people/evidence sequence. The reported 1988 Cadw-to-Minister spot-listing letter has its own catalogue placeholder at [GHF-E152](#); the original has not been attached to that page as at 10-10-2026. A placeholder records an evidence gap; it does not establish the letter’s contents or misconduct.

ASSESSMENT ISOLATION CONTROL — HM Land Registry

Scope: This page assesses **only HM Land Registry**. Other institutions, companies, courts, professional firms or individuals may appear solely as counterparties, sources, witnesses, recipients, predecessors/successors or matters of chronology. Their own conduct, duties, decisions and potential responsibility are not assessed here; they belong on their separate actor-specific review.

Accountability test: identify the precise legal/entity identity; the named individual(s) or responsible role(s) where the evidence permits; the specific act, omission, order, instruction or representation; the source of legal or administrative authority and any delegation; who requested or authorised the action; what checks, objections, notice, appeal or

review safeguards existed; what record shows the reasons; what happened afterwards; and what evidence links the conduct to the asserted consequence.

Evidence discipline: documented involvement is not itself proof of wrongdoing. Potential responsibility must be separated from established fact, inference and allegation. A missing record is not proof of its contents. Where the responsible individual, authorising person or source of authority is presently unknown, that uncertainty is recorded as an explicit identification/recovery task rather than guessed. [?]

2.1 Institutional appearance timeline — linked source index

Coverage rule: this is a chronological navigation map of published Wiki source pages found by searching the current site index for “HM Land Registry”. Every event label links directly to the page containing the source. It avoids duplicating source narratives. It records mention/appearance, not culpability. Dates are transcribed from page titles where available; “Date not explicit in title” means the linked source must be consulted. Search indexing is a discovery aid, not proof of exhaustive external coverage. [?]

Date shown by source title	Event / source — open evidence	Record class
15 May 1924	GHF-E119 — 15 May 1924 Bute–Corbett drain agreement and plan (WA231076 item 2)	Published Wiki evidence page
29 March 1961	GHF-E129 — 29 March 1961 deed: WGR, South Western Brick & Tile and Cardiff City	Published Wiki evidence page
23 May 1975	GHF-E138 — 23 May 1975 BP Pension Trust to BP Properties conveyance and plan (WA240304 items 1, 12, 13)	Published Wiki evidence page
1983–84	FC-003 — WA231076 Items 15, 16, 18, 19 and 23: 1983–84 Registration Activity	Published Wiki evidence page
2 February 1987	FC-004 — 2 February 1987: Amalgamation Application and Supporting Plan	Published Wiki evidence page
10 November 1994	GHF-E149 — 10 November 1994 transfer of the woodland to Forest of Cardiff (WA735527), with plan and consideration	Published Wiki evidence page
2005	GHF-E150 — 2005 Forest of Cardiff to Goldsworthy Homes transfer and excision from WA735527	Published Wiki evidence page
Date not explicit in title	FC-001 — WA231076 Item 17 — Form A13: Documents Lodged at First Registration	Published Wiki evidence page
Date not explicit in title	FC-001 — WA231076 Item 17: Form A13 Documents Lodged at First Registration	Published Wiki evidence page
Date not explicit in title	FC-002 — WA240304 Items 4, 5, 7, 9, 10 and 11: Farmhouse First-Registration File	Published Wiki evidence page

2.1.1 Records-access register appearances — direct row links

Rows below match the institution’s name or an alias in the reply register. A match establishes an appearance in the records trail, not necessarily a substantive act by the institution.

Date	Correspondence / register item (click to open)	Reading rule
13 Apr 2026	R35 — HM Land Registry FOI team. F260213 .	Name/alias match in the reply register; open the row to distinguish sender, recipient and incidental reference.
13 Jul and 30 Jul 2026	R27 — HM Land Registry (Coventry and Wales offices). Ref WA231076/A/216 and N610CGV .	Name/alias match in the reply register; open the row to distinguish sender, recipient and incidental reference.
18 Sep 2026 (forwarded)	R44 — HM Land Registry, Chief Executive & Chief Land Registrar, via Stephen Doughty MP’s office	Name/alias match in the reply register; open the row to distinguish sender, recipient and incidental reference.
29 Sep 2026	R08 — Independent Complaints Reviewer. ICR /090/26 (HM Land Registry).	Name/alias match in the reply register; open the row to distinguish sender, recipient and incidental reference.

29 Sep and 2 Oct 2026	R09 — HM Land Registry customer support. Enquiries 260929-6766714 and 260928-6762800 .	Name/alias match in the reply register; open the row to distinguish sender, recipient and incidental reference.
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Related navigation: [FOI & Public-Authority Reply Register](#) · [Records Access Chronology](#) · [Evidence Library](#)

2.2 Substantive registration issue — added 15 October 2026

A distinct line of enquiry now isolates the possible first-registration mistake in WA240304: whether the land registered in 1983 was supported by a demonstrable chain from the proprietary land WGR acquired to the land conveyed in 1969 and 1975. See the [Parcel-A title-basis and suspected HMLR mistake analysis](#). HMLR’s 30 July schedule does not list the 1969 deed; that establishes a disclosure gap, not that the deed was never examined. The request is for the examination record, operative extent and plans, the contents of the 1971 abstract, the class-of-title reasoning and relevant occupier enquiries.

Cross-reference — Cedwyn Estate working theory: This assessment also feeds the Cedwyn Estate hypothesis: the key question is whether HMLR’s original file, plans, title abstract and notice/service records match the exact land and interests claimed. A missing item or a later complaint rejection is not by itself proof of concealment; a demonstrable mismatch in the source instruments, registered extent or notice record would be materially more probative. See the [Cedwyn Estate Working Theory](#).

2.3 Page version & change log

Current version: 1.0.0

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
1.0.0	2026-10-18T15:18Z	Sion’s Tab agent	Footer standardised; no content change	Editing Protocol, 18 Oct 2026

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