

1955 Parcel-A Loss Dossier — Woodland + VG41 Green

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Editors of the Great House Farm Legal Wiki

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Page 1709 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 1709 (last modified 2026-10-21 19:47:13 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

Page ID: 1709 · **Title:** 1955 Parcel-A Loss Dossier — Woodland + VG41 Green · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 0.1.1 · [Editing Protocol](#)

2.1 1955 Parcel-A Loss Dossier — Woodland + VG41 Green

Status: CENTRAL LITIGATION CONTROL POINT. This dossier supersedes the earlier emphasis on the 1939

tenancy as the next research task. The 1939 agreement and plan have already been obtained and analysed: the plan depicts Parcel B, not Parcel A.

2.2 1. The actual loss being investigated

The substantive issue is the wrongful seizure of two parts of the full Parcel A: **(a) the forest north of the house and (b) the ground south-east of the house/garden later registered as village green VG41**. The farmhouse, garden, barns, stable and yard west of the house are also part of Parcel A, but Mary retained physical occupation of that central group after she resisted removal [PENDING: EV-0034]. The family's established case is that WGR seized the north forest and south-east green along with Parcel B during the 4 July 1955 enforcement [PENDING: EV-0034]. The fact Mary defended the occupied house group does not limit her title claim to it.

The family's title case is that the 1877 arrangement took effect in 1928 when quarrying and rent to Thomas ended, so WGR did not acquire Parcel A merely through its later Parcel-B tenancy or possession process. The 1939 agreement /plan is already held and depicts Parcel B only. The 1955 "whole farm" wording blurred the established parcel division and provided the description by which the family's already separate forest and green ground were taken during enforcement of Parcel B.

2.3 2. The forensic question

The question is not simply whether the 1955 order used the words "whole farm". The question is:

How did the 1955 "whole farm" wording and enforcement of Parcel B get applied to Parcel-A woodland north of the house and the south-eastern ground later registered as VG41, despite the family's 1928 title case—and how did those two areas then pass into later records and registered titles?

That creates three separate tests:

Test	What must be proved
Judicial scope	Claim, pleadings, order and any plan identify the land covered by the judgment.
Execution scope	Writ/warrant, return/certificate and contemporaneous records show what the officer or WGR actually entered and took.
Underlying right	WGR's documentary title/right to possession covered the exact land taken, not merely the agricultural tenancy in Parcel B.

2.4 3. Why the 1962 proceedings are now useful

The 1962 action should not be used to restart the 1939 tenancy debate. Its value is to establish **WGR's own account of the boundary between what it said it had already taken in 1955 and what it still sought from the family in 1962**. The fact that the later action expressly concerned the farmhouse and garden may provide a contemporaneous boundary/control statement relevant to the 1955 execution map [PENDING: EV-0041].

2.5 4. Woodland track

The woodland has a separate downstream chain. The current Wiki identifies WA735527 as the woodland title and records later 1994 and 2005 changes. The critical task is to identify the exact 1955 Parcel-A woodland polygon and then follow that same physical polygon through:

1. the 1955 execution evidence;
2. the 1975 farmhouse-strand conveyance/plan;
3. the 1982–83 first-registration material;
4. the 1993/94 Ideal Homes → Forest of Cardiff transaction and plan; [PENDING: EV-0136]
5. the 2005 Forest of Cardiff → Goldsworthy Homes transfer/excision; and [PENDING: EV-0139]
6. the present WA735527/CYM titles.

The Forest of Cardiff has said the charity bought the woodland from Ideal Homes after due diligence and that the remaining woodland may go onto the open market in early 2027. This is not evidence of wrongdoing by the charity, but it creates a genuine present-day preservation/standstill issue. ?

2.6 5. VG41 green track

The Wiki records VG41 as registered on 16 June 1970 [PENDING: EV-0044]. Vale of Glamorgan Council states that its statutory common-land and town/village-green registers were compiled between 1967 and 1970 and that the registers record **claims to ownership**. The register and map can be inspected by appointment, and copies can be obtained. ?

This makes the complete VG41 registration file unusually valuable. It may reveal, only fifteen years after the 1955 taking, who claimed the land, the precise area claimed, what map was used, whether there were objections, and what ownership evidence accompanied the registration.

That is a fundamentally better control point than another tenancy/rent search.

2.7 6. Current legal routes that follow from the evidence

2.7.1 A. Present registered woodland

If a precise proprietary interest can be established in a defined part of a current registered title, counsel should assess whether an HMLR protective notice is appropriate. PG19 explains that a unilateral notice can protect a qualifying third-party interest without the registrar initially determining whether the claim is valid; the registered proprietor can subsequently require the claimant to prove the interest. Where only part of a title is affected, the extent must be identifiable. ?

This is a **decision point, not an instruction to file a notice blindly**. The claim must first be legally protectable and sufficiently precise.

2.7.2 B. Register alteration / rectification

If the present register contains a qualifying mistake as to the extent of the woodland title, Schedule 4 provides an alteration/rectification route. HM Land Registry's current guidance expressly recognises removal of wrongly included land as a potential alteration and separately provides indemnity for qualifying loss. ?

2.7.3 C. VG41 registration

If the VG41 primary record reveals a mistaken registration, Welsh Government publishes a procedure for correcting historical errors in common-land and green registers. The existence of that procedure does not imply that VG41 is wrong; it merely creates a second independent administrative test once the original registration file is obtained. ?

2.7.4 D. 1955 excess/wrongful execution

This is a separate historical-cause-of-action question. The family needs counsel to determine what legal claim, if any, arose from taking land beyond the lawful scope of the possession process, who the proper defendant was, what limitation regime applied at the time, and whether any later title/registration event changes the present remedy. It should not be collapsed into the modern HMLR application.

2.8 7. What would be genuinely decisive

Finding	Consequence
1955 order/warrant clearly covers only Parcel B, but execution records show Parcel-A woodland /green was taken	Potentially very strong evidence of an excess-of-authority possession event; counsel must identify the viable present remedy and limitation route.
1955 order itself covers Parcel A, but WGR had no documentary title/right to Parcel A	Shifts the issue from execution scope to whether the judgment was obtained/enforced on a defective title basis and what current remedies remain.

VG41 application names a claimant/source of title that can be traced directly to the 1955 taking	Creates a contemporaneous independent chain for the green and potentially identifies the first post-1955 asserted owner.
1994 Forest transfer is a bona fide purchase for substantial consideration of the same woodland polygon	May materially strengthen purchaser/priority defences and changes the route to compensation/indemnity rather than possession.
1994 transfer is a gift, nominal-value or planning-linked transfer	Potentially different purchaser/limitation consequences; requires legal analysis, not assumption.

2.9 Chronology of the disputed conflation

1928: the 1877 arrangement took effect when quarrying and rent to Thomas ended; on the family's case, this established the family's Parcel-A freehold, including north forest and south-east green [PENDING: [EV-0006](#); PENDING: [EV-0016](#)]. **1949:** the first later effort to make the family's occupation appear permissive preceded the report that the title deed was missing in 1950–52; [SOURCE PENDING] this effort failed. **1955:** the “whole farm” wording blurred Parcel A and Frederick's Parcel-B agricultural tenancy, and enforcement physically took the north forest and south-east green along with Parcel B [PENDING: [EV-0032](#)]. Mary defended the occupied house/buildings/garden group, but was not physically able to defend the whole Parcel-A perimeter. **Limitation position:** the family's case is that a twelve-year adverse-possession period from 1928 would have matured by 1940 if the applicable statutory conditions were met; the 1955 recharacterisation instead made 1955 appear to be the operative starting point. The underlying-title argument and the alternative limitation argument must remain distinct. [?]

2.10 8. Human deliverables now in HubSpot

P0-1955/1962-01 — exact 4 July 1955 execution reconstruction.

P0-VG41-01 — complete VG41 1967–70 registration file.

P0-GREEN-02 — current legal title for VG41.

P0-WOOD-01 / P0-WOOD-02 — current woodland title and 1955→1994→2005 chain.

P0-WOOD-03 / P0-WOOD-04 — counsel decision on protection and a carefully framed no-disposal/standstill approach to Forest of Cardiff.

2.11 9. Investigation rule from this point

No more research is commissioned merely because it is interesting. Each new document must answer one of four questions: **what land was taken in 1955; who owned/claimed it immediately afterwards; how the exact land entered the modern title; or what remedy is available now.** Everything else is secondary.

2.12 Related analysis and change record / guest book — 18 October 2026

Added the three-part Parcel A analysis as a scope-and-title cross-check, separating the occupied core from the woodland and VG41-associated tracks and preserving the adverse point about the reported whole-farm 1955 order. See the [Three-part Parcel A: chronology, order scope and later title transfers](#) assessment for the cross-parcel chronology, competing explanations and prioritized document list.

Change record: Added this cross-reference and a dated guest-book entry to connect this page to the new three-part Parcel A analysis. This is an editorial synthesis of existing leads, not a newly discovered primary record or a finding of fraud.

Site-wide working-theory cross-reference (18 October 2026): See the [Cedwyn Estate Working Theory](#). This page may contribute evidence to a specific part of that hypothesis only to the extent its source actually establishes a relevant name, event, parcel, title, claim or decision. Similar names, proximity, chronology or institutional involvement are research leads, not proof of common ownership or coordination.

2.13 Page version & change log

Current version: 0.1.1

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
0.1.1	2026-10-18T15:31Z	Sion’s Tab agent	Footer standardised; earlier log rows carried into this table; no content change	Editing Protocol, 18 Oct 2026
0.1.0	2026-10-18T14:27:00+01:00	OpenAI-assisted maintenance agent (GPT-6)	Installed the versioned footer guest book and initialised tracking at 0.1.0. This is the start of semantic-version tracking for this page, not a reconstruction of earlier revisions. CURRENT VERSION: 0.1.0	Saved through WordPress content API. Source history retained when available; public visual rendering not individually verified.
Legacy entry; version not recorded	2026-10-18 (rollout date; exact time not separately recorded)	OpenAI-assisted maintenance agent (GPT-6)	Installed this page-local append-only change log and agent instructions. Existing page content was not intentionally rewritten.	User-directed site-wide changelog standard. Saved via WordPress API; public rendering of this page not yet independently checked.

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