

Family Reparations & Remedy Roadmap

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Page 567 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 567 (last modified 2026-10-21 19:11:06 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: 567 · **Title:** Family Reparations & Remedy Roadmap · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 0.1.1 · [Editing Protocol](#)

2.1 Family Reparations & Remedy Roadmap

2.1.1 Current documentary position — 25 September 2026

Subject	Record	Current position
Parcel A / Parcel B	The Two Parcels · 1877 Agreement · 1938–39 records	Mary (Nancy) Williams's c.1974 witness statement (Mary (Nancy) Williams testimony) records the 1877 Bute sale to Daniel Thomas that separated the house parcel from the eastern fields, and the 1939 plan shows Parcel B only [EV-0023]. The case drawn from that evidence is that only the fields passed to WGR and BP. No court has ever examined this. The 1938 conveyance and 1939 tenancy plans are being scanned for the Wiki.

1982–83 first registration	WA231076 / WA240304 · 30 July 2026 HMLR document schedule	The 30 July schedule lists 43 documents. The 31 December 1969 root conveyance and a free-standing 1971 abstract are not listed.
HMLR complaint	25 May 2026 stage-2 decision	Mr Gill stated that the title was “registered correctly” and no rectification or indemnity was available on the complaint. The decision relied on the 1987 judgment rather than the 1983 registration file. It has been referred to the Independent Complaints Reviewer.
HMLR file inspection / preservation	Records Access Chronology	Physical inspection was requested 2–3 June 2026 and repeated in September. As at 25 September the substantive inspection response and formal non-destruction confirmation remained outstanding.
BP v Buckler	[1987] EWCA Civ 2 · TNA record identified 23 September 2026	TNA identified YHL/PO/JO/10/11/2536, Judicial Papers A–C 1–63; item 19 concerns <i>B.P. Properties Limited v Buckler</i> .
Heritage / archaeology	Archaeology and Heritage · 1988 demolition	The 1974 measured survey, 1988 listing material, 1990 assessment and 1994 excavation are recorded in separate evidence entries.
Records access	Records Access Chronology · Missing Records Register	Outstanding records are identified by repository, reference and requested document.

2.1.2 Legal sources

- **Limitation Act 1980, s.32** — postponement of limitation in cases involving fraud, deliberate concealment or mistake. [legislation.gov.uk](#).
- **Land Registration Act 2002, Schedule 4** — alteration and rectification of the register. [legislation.gov.uk](#).
- **Land Registration Act 2002, Schedule 8** — indemnity. [legislation.gov.uk](#).
- **Land Registration Act 2002, Schedule 1** — overriding interests on first registration, including specified interests of persons in actual occupation. [legislation.gov.uk](#).
- **CPR 52.30** — reopening of final appeals. [Civil Procedure Rules, Part 52](#).
- **Human Rights Act 1998, Schedule 1** — Convention rights given effect in domestic law. [legislation.gov.uk](#).

2.1.3 Relevant authorities

- **BP Properties Ltd v Buckler [1987] EWCA Civ 2** — Court of Appeal judgment. [BAILII](#).
- **Takhar v Gracefield Developments Ltd [2019] UKSC 13** — Supreme Court judgment concerning a judgment challenged as obtained by fraud. [UK Supreme Court](#).
- **Canada Square Operations Ltd v Potter [2023] UKSC 41** — Supreme Court judgment concerning deliberate concealment under Limitation Act 1980, s.32. [UK Supreme Court](#).

2.1.4 Primary evidence priorities

Date / reference	Record sought	Wiki route
1876–78	Bute / Daniel Thomas & Son / Williams conveyancing and quarrying instruments.	M-010
15 May 1924	Agreement held on the WA231076 schedule.	GHF-E026-04
1928	John Williams registration / completion record.	M-011 / M-043
1938	WGR conveyance from Bute.	M-012 / M-044
1939	DBDT123/7 and plan.	M-013 / M-045
31 Dec 1969	WGR → BP Pension Trust conveyance, recited as the root of title but absent from the 30 July 2026 HMLR schedule.	GHF-E026-09
1971	Free-standing abstract referred to in the registration history and absent from the 30 July 2026 schedule.	HMLR ref. N610CGV
23 May 1975	BP Pension Trust → BP Properties conveyance and plan.	GHF-E026-10

1982–83	Complete first-registration applications, plans, declarations, certificates, requisitions and supporting deeds.	WA231076 / WA240304
1987–88	Complete House of Lords judicial papers and related appeal records.	TNA YHL/PO/JO/10/11/2536
2026	HMLR inspection, preservation and correspondence record.	HMLR ref. N610CGV · A-071 · M-050

2.1.5 Related evidence registers

Evidence Library · Records Access Chronology... .. read more

Evidence Library · Records Access Chronology · Anomalies Register · Missing Records Register · Land Registry Titles · BP Properties Ltd v Buckler

Routes, deadlines and next steps (6 October... .. read more

Routes, deadlines and next steps (6 October 2026). The Legal Review — Fraud, Land and Human Rights sets out each remedy route: setting aside the 1987 judgment for fraud, rectification and indemnity under the Land Registration Act 2002, the return of stolen papers and contents (Limitation Act 1980, s.4), and the complaints now under investigation. Its section 2 deals with the 15 May 1924 HM Land Registry record and Mary (Nancy) Williams’s 1928 account. See also Where Things Stand.

2.1.6 Fresh remedy architecture — 6 October 2026

Reframing: the case is now divided into... .. read more

Reframing: the case is now divided into separate questions: title, registration, judgment, limitation, woodland recovery and public-authority accountability. No single limitation argument is being asked to do all the work.

- **Limitation Act 1980 s.32:** qualifying fraud, deliberate concealment or mistake can postpone limitation until discovery or when it could reasonably have been discovered.
- **Takhar:** a fraud-based challenge requires evidence that fraud affected the obtaining of the judgment; earlier document loss alone is insufficient.
- **CPR 52.30:** reopening a final appeal requires real injustice, exceptional circumstances and no alternative effective remedy.
- **CPR 31.16:** pre-action disclosure may be available where its conditions are met.
- **Registered land:** LRA 2002 s.96 disapplies ordinary Limitation Act s.15 recovery-of-land limitation against registered estates and Schedule 6 governs adverse possession.

Woodland: where primary evidence proves a... .. read more

Woodland: where primary evidence proves a precise woodland polygon was already family land, the requested remedy can be framed as declaration/rectification/recovery rather than purchase, subject to the 1994 transfer, consideration, notice and purchaser-protection analysis.

2.1.7 Page version & change log

Current version: 0.1.1

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
0.1.1	2026-10-18T15:17Z	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 footer log; version tracking begins at 0.1.0; this does not reconstruct earlier revisions. CURRENT VERSION: 0.1.0.	Saved through WordPress API; public rendering not individually checked.

Agents and editors: follow the Editing Protocol.