

Great House Farm: Case Overview and Key Records

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Page 2623 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 2623 (last modified 2026-10-21 20:55:45 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: 2623 · **Title:** Great House Farm: Case Overview and Key Records · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 1.0.0 · [Editing Protocol](#)

2.1 Great House Farm and the disputed title

Great House Farm (Tŷ Mawr) stood beside [St Dochdwy’s Church](#) at Llandough-juxta-Penarth. The [Williams / Buckler family](#) traces its connection to the home to at least 1667; [Mary \(Nancy\) Williams’s statement](#) (c.1974) records this ([Mary \(Nancy\) Williams testimony](#)).

The central dispute is whether [Parcel A](#)—the farmhouse, buildings, garden and yard—had a distinct title history from [Parcel B](#), the eastern fields. The family’s claim to Parcel A is that it did not pass into the [Western Ground Rents](#) and [BP](#) title chain. The question must be tested against the original agreements, conveyances, plans and [Land Registry](#) files; the family’s wider argument is set out in the [overall working theory](#).

2.2 Parcel A, Parcel B and the conveyance record

- [GHF-E115](#) — the 1877 Bute–Thomas agreement, [GHF-E116](#) — the reported 1877 lease to John Williams (original unlocated) and [GHF-E117](#) — Bute trustees’ accounts are central to testing Mary (Nancy) Williams’s c.1974 statement ([Mary \(Nancy\) Williams](#) testimony) of the earlier house-plot arrangements [[PENDING: EV-0006](#); [PENDING: EV-0007](#); [PENDING: EV-0008](#)].
- [GHF-E118](#) — the 1916 tenancy and plan, [GHF-E119](#) — the 1924 drain agreement and plan and [GHF-E120](#) — the 1928 rent receipt and end of quarrying bear on the land’s description and the end of quarrying [[PENDING: EV-0014](#); [PENDING: EV-0015](#); [PENDING: EV-0016](#)].
- [GHF-E121](#) — the 1938 Bute–WGR conveyance and plan and [DBDT123/7](#) — the 1939 WGR–John Williams tenancy and plan are key to the dispute over which land was conveyed or let [[PENDING: EV-0019](#); [EV-0023](#)].
- [GHF-E131](#) — the 1969 WGR–BP Pension Trust conveyance and [GHF-E132](#) — the 1971 abstract of title are followed by the [HMLR](#) schedule of first-registration documents, the [WA231076](#) register, its title plan, and records for [WA513690](#) and its title plan.

The distinct-parcel contention and the effect of the [1987 amalgamation](#) are disputed questions, not conclusions established by the existence of the later register alone.

2.3 Occupation, possession proceedings and BP v Buckler

The 1955 High Court possession papers and writ and execution record, the 1959 and 1965 WGR offers, the 1962 possession order, and Mary (Nancy) Williams’s 1974 plea and pleadings concern possession and the claimed status of her occupation [[PENDING: EV-0032](#); [PENDING: EV-0034](#); [PENDING: EV-0041](#)]. The 1974 licence letters are material to the later dispute [[PENDING: EV-0049](#); [PENDING: EV-0050](#)].

[BP Properties Ltd v Buckler](#) and the 1987 Court of Appeal judgment are the central judicial records [[EV-0080](#)]. The judgment decided possession and licence; whether it finally determined the root-title claim on its merits is an open issue; the judgment’s scope and the issues left undecided are addressed in [BP v Buckler: Scope, Decided and Undecided](#).

Evidence of the family’s occupation and acts of ownership, including the tree-planting account, is recorded in [GHF-E151](#) and [Mary \(Nancy\) Williams’s statement](#).

2.4 Registration and the 1983 notice allegation

The registration record includes the [WA231076](#) first-registration file ([FC-001](#)), the [WA240304](#) first-registration file ([FC-002](#)), and the [HMLR](#) schedule of documents. The recorded [WA231076](#) title register and title plan should be compared with the instruments relied on for the land description and the 1987 amalgamation.

[[SOURCE PENDING](#)] Notification connected with the 1983 registration arrived only after [Mary \(Nancy\) Williams](#) died on 26 March 1983 [[PENDING: EV-0060](#)]. That account remains an allegation: the original notice and evidence of dispatch, receipt and the objection deadline have not been verified. [GHF-E180](#) records the pending original, and the disputed issue is set out in the [1983 late-notice allegation](#).

2.5 1988 removal and demolition

The [ITV Cymru Wales](#) report, the 3 December 1988 [South Wales Echo](#) article and the [demolition chronology](#) record the public dispute and the farmhouse’s removal. The newspaper article’s image and transcription are available in [GHF-E090-N08](#). The suggestion that persons in the footage may have been SAS or undercover personnel has no named source yet ([SOURCE PENDING](#)); [Branwen’s](#) September 2026 recollection is that the men who detained her appeared to

be soldiers (GHF-E114; Branwen testimony); this remains unconfirmed and is addressed in the identity allegation and GHF-E181.

2.6 Heritage, planning and archaeology

The relevant records include the 1974 architectural survey and floor plan, the 1982 GGAT warning letter, the 1987 local-plan record and the 1988 Cadw inspection photographs and listing-decision record. Planning records include the officer’s report and outline permission, the 1992 GGAT letter and reserved-matters approval, and the 1994 archaeology report and Condition 18 record. Later land transfers are recorded in GHF-E149 and GHF-E150.

2.7 Public-authority handling and records disclosure

Later enquiries concern the registration history, heritage decisions and surviving files. Relevant records include the HMLR stage-two complaint decision, HMLR stage-one complaint decision, HMLR’s registration-history letter, the paper-file retrieval letter and the Cadw ATISN 27021 response.

The outstanding issues and responses are recorded in the Master Scrutiny Issue Register, FOI and Public-Authority Reply Register, Source Conflicts Register and Missing Records Register. The family’s identified legal and procedural concerns are set out in the Legal Review: Fraud, Land and Human Rights, alongside the Cadw forensic critique and GGAT forensic review.

2.8 Cedwyn, Cydfin and Tŷ Mawr

Earlier place-name and manorial records include the Cedwyn / Cwm-Cedwyn index, the 1392 boundary reference, the 1547 Cydwin lease, and Bute name variants from 1552–1824. See also the historical map, 1824 Tŷ Mawr map and manorial-evidence review. Similar names alone do not prove identical boundaries or title.

2.9 Current case scrutiny and next actions

The current legal and records work is summarised in Where things stand, the Tightrope roadmap, the Project Plan and the Justice Plan. Decisions, risks and work ownership sit within PRINCE2 Project Management and its monthly high-light reports. The restoration objective is set out in The Restoration Campaign.

Key case records: Evidence Library · Master Timeline · Evidence Chain · Records Access Chronology · Sources and Archives · Anticipated Objections and the Family’s Answers.

AI-agent instructions for editors

For the wider Cedwyn Estate working hypothesis, see Cedwyn Estate Working Theory. This page is not, by itself, proof of that hypothesis.

2.10 Page version & change log

Current version: 1.0.1

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
1.0.1	2026-10-20T22:02Z	Sion’s Tab agent	Surname removed from Branwen’s name in our own text (first name only, public naming rule). Quoted documents and correspondence unchanged. Nothing else changed.	Public naming rule / Master Change Log (3923)
1.0.0	2026-10-18T15:48Z	Sion’s Tab agent	Footer standardised; no content change	Editing Protocol, 18 Oct 2026

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