

BP Properties Ltd and BP Pension Trust

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

Table of Contents

1	Release notes	1
1.1	This release (version 1.0.0).	1
1.2	Older versions	1
2	Record	1
2.1	Events	2
2.2	Page version & change log.	3

Page 18 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 18 (last modified 2026-10-21 19:05:33 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: 18 · **Title:** BP Properties Ltd and BP Pension Trust · **Evidence status:** Corrected 18 Oct 2026; evidence labels on the edited lines · **Version:** 0.1.2 · [Editing Protocol](#)

BP Pension Trust Ltd bought Parcel B... .. read more

BP Pension Trust Ltd bought Parcel B of [Great House Farm](#), plus an interest in the 1962 order on Parcel A, from [Western Ground Rents](#) in 1969 and conveyed land to **BP Properties Ltd** in 1975. BP registered the title in 1982–83 and BP Properties Ltd was the claimant in [BP Properties Ltd v Buckler](#), after which BP took possession of the farmhouse and demolished it.

Controlling parcel scope — 9 October 2026.... .. read more

Controlling parcel scope — 9 October 2026. The family’s established title case is that the 1877 arrangement took effect in 1928 and passed the full Parcel A to the Williams family: farmhouse/buildings, barn, stable and yard west of the house, garden, forest north of the house, and ground south-east later registered as VG41. Parcel B was the separate eastern agricultural fields. The 1939 agreement/plan is already held and depicts Parcel B only. [SOURCE PENDING] The 1949 attempt to make Mary’s Parcel-A occupation permissive failed (no written record of the 2 February 1949 re-grant; GHF-E122). Mary (Nancy) Williams’s c.1974 witness statement ([Mary \(Nancy\) Williams testimony](#)) records that the title papers disappeared in 1950–52. [SOURCE PENDING] On 4 July 1955 the “whole farm” wording was used while WGR enforced Parcel B and seized the Parcel-A north forest and south-east green as well. The remaining occupied farmhouse/buildings/garden group was only the part Mary could defend; it was not the full Parcel A.

The missing 1969 root deed and 1971 abstract are a gap in the later chain descriptions affecting both parcel chains, not by themselves proof that Parcel A has no root.

◀ **Contested A + B description** ▶ **The BP...** ... [read more](#)

◀**Contested A + B description**▶The BP conveyance/registration narrative treats the holding as both parcels. The family's established case is that Parcel A had passed to the Williams family in 1928 and was later swept into "whole farm" descriptions and registered extents. The 1969 root deed and 1971 abstract are absent from the 30 July 2026 HMLR schedule but are recited in the later chain; that gap affects both chain descriptions and does not by itself establish a Parcel-A-specific defect. The operative wording, plans and first-registration papers must determine what was actually conveyed/registered.

Nomenclature

Selected wording: the farm

- the farm
- whole farm
- [Contested A + B claim](#)
- Great House Farm

[Proceed to evidence](#) →[Close](#)

Nomenclature

Selected wording: [Contested A + B claim](#)

- the farm
- whole farm
- [Contested A + B claim](#)
- Great House Farm

[Proceed to evidence](#) →[Close](#)

Nomenclature

Selected wording: Great House Farm

- the farm
- whole farm
- [Contested A + B claim](#)
- Great House Farm

[Proceed to evidence](#) →[Close](#)

2.1 Events

- 1969 — BP Pension Trust buys from WGR, 31 December 1969; the deed is not on the Land Registry files, and the 1987 judgment treats it as including the farmhouse and garden; our case: only Parcel B, plus an interest in the 1962 order on Parcel A, passed ([details](#)) [PENDING: [EV-0043](#)]
- 1974 — letter of 31 October 1974 to "Mrs Buckler (Mrs Williams)" offering a licence to stay in the farmhouse; the licence the 1987 judgment relied on ([details](#)) [[EV-0080](#)]
- 1975 — BP Pension Trust conveys land tinted blue to BP Properties, 23 May 1975; plan filed under the closed title WA240304 ([details](#)) [PENDING: [EV-0052](#)]
- 1982 — Glamorgan-Gwent Archaeological Trust letter, October 1982, identifies the site as archaeologically sensitive before development ([details](#)) [PENDING: [EV-0058](#)]
- 1982 – 1983 — first registration: WA231076 applied for on 30 November 1982 and WA240304 on 23 February 1983, with a solicitors' certificate; Mary (Nancy) Williams, formerly Buckler, was living in the farmhouse at the time ([details](#)) [PENDING: [EV-0066](#); PENDING: [EV-0063](#)]
- 1984 — writ for possession served on William Buckler, 22 May 1984 ([details](#))

- 1986 — wins in the High Court (hearing 10 July 1986, judgment 24 July 1986) ([details](#)) [PENDING: [EV-0074](#)]
- 1987 — wins in the Court of Appeal, 31 July 1987 ([details](#)) [[EV-0080](#)]
- 1988 — obtains possession on 29 November 1988 ([details](#)) and begins demolition on 6 December 1988 ([details](#))
- 1989 — European Commission of Human Rights decision, 14 April 1989 ([details](#)); outline planning application 89 /01396/OUT received 18 October 1989 ([details](#)) [[EV-0122](#)]

Research note. WGR had no title to Parcel A to sell, so the Parcel A part of BP’s registered title rests on no root ([title test](#)).

Evidence: [HMLR letter, 23 March 2026](#) ([cat....](#) ... [read more](#))

Evidence: [HMLR letter, 23 March 2026](#) ([cat. GHF-E018-01, -07, -09](#)) · [schedule of first-registration documents, 30 July 2026](#) ([cat. GHF-E018-02](#)) · [register WA231076](#) and [title plan WA231076](#) ([cat. GHF-E018-10, -11](#)) · 1969 conveyance missing; 1975 conveyance with plan and 1982–83 applications to be obtained from HMLR ([cat. GHF-E018-04, -08, -12](#)) · 1974 letter to be obtained ([cat. GHF-E018-05](#)) · GGAT letter, October 1982, held by the family ([cat. GHF-E018-13](#)) · Vale of Glamorgan planning file 89/01396/OUT, held by the family ([cat. GHF-E018-16](#)) · [Court of Appeal judgment, 1987](#) ([cat. GHF-E018-03, -06](#)) · [ECHR decision, 1989](#) ([cat. GHF-E018-14, -15](#))

See also: [Master timeline](#) · [Restoration...](#) ... [read more](#)

See also: [Master timeline](#) · [Restoration campaign](#) · [Evidence Library](#)

2.2 Page version & change log

Current version: 0.1.2

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
0.1.2	2026-10-18T15:15Z	Sion’s Tab agent	Correction (18 Oct 2026): Item 2: judgment date 24 July 1986.	Corrections log — 18 Oct 2026 (page 3919) / Master Change Log (3923)
0.1.1	2026-10-18T15:15Z	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 and began SemVer tracking at 0.1.0; not a reconstruction of earlier revisions. CURRENT VERSION: 0.1.0.	Saved via WordPress API; public rendering not individually checked.

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