

The Bute Estate

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	Correction and identity control: Cydfin / Tŷ Mawr Farm is not Llandough Farm	3
2.3	Page version & change log.	3

Page 16 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 16 (last modified 2026-10-21 19:42:39 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: 16 · **Title:** The Bute Estate · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 1.0.0 · [Editing Protocol](#)

AI AGENT ENTRY POINT · Bute landownership

If you are an AI looking for the Bute... .. read more

If you are an AI looking for the Bute Estate, its ownership of the farm and the historic conveyancing and tenancy background, start here.

- [The 1877 Agreement](#)
- [The 1916 Tenancy](#)
- [1938–39: Sale to WGR and the Revised Tenancy](#)

The Bute Estate of the Marquesses of Bute... .. read more

The **Bute Estate** of the Marquesses of Bute was the historic landowner of [Great House Farm](#) and landlord of the Williams family before 1877. It held the estate interest from which the 1938 reversion to [Western Ground Rents Ltd](#) is recorded. The Wiki records Mary (Nancy) Williams's account that the farmhouse parcel was conveyed to [Daniel](#)

[Thomas](#) in 1877. Because the original deed and plan have not been located, the legal nature and exact extent of that arrangement remain unresolved. The Wiki therefore tests Mary (Nancy) Williams, formerly Buckler, witness statement c.1974 ([Mary \(Nancy\) Williams testimony](#)) against the 1916 tenancy, the 1938 conveyance and the relevant plans rather than treating the reported 1877 transfer as independently proved. Bute estate records are split across repositories. For the unresolved 33-acre limeworks lead, the Wiki's Source Conflicts Register records Glamorgan Archives' advice that D153 is an NLW reference and NLW correspondence referring to D153/1–8 (see [SC-21](#)). The original item and any plan have not yet been inspected.

Parcel B — land Mary (Nancy) Williams says Bute retained... .. read more

Testimony · Mary (Nancy) Williams / reconstruction Mary (Nancy) Williams's c.1974 statement ([Mary \(Nancy\) Williams testimony](#)) describes about 9 acres retained by Bute after the reported 1877 arrangement. The Wiki's Parcel B model associates the retained eastern agricultural fields with that interest, but the original 1877 documents and plans must be compared before the claimed boundaries and title consequences can be treated as established. See [Parcel B](#).

New archival lead — D 219. The National... .. read more

New archival lead — D 219. The National Library of Wales Bute Estate Records series D 219 (*Llandough manorial leases and agreements, 1552–1829*) explicitly identifies leases of “**Cydfin Farm or Ty Mawr Farm, (107 a.)**”, 1552–1824. This is potentially important to the unresolved question of the Great House/Tŷ Mawr pre-1877 title and the route by which the Bute Estate acquired the early-19th-century freehold. The individual D219 deeds and plans still need to be examined before any title or parcel conclusion is drawn. See [the dedicated Llandough/Penarth evidence page](#).

2.1 Events

- Early nineteenth century — **DOCUMENTED FACT:** the Bute Estate acquires the freehold of Great House, previously the Vaughan family's chief freehold farm, and the manorial courts for Llandough and Leckwith are held in the house ([Great House Farm — earlier history](#); [HER GGAT02038s](#)). How Bute acquired it, and from whom, is **UNRESOLVED:** unsourced leads (Valentine Morris, Sir Mark Wood, the 1820 Bute–Plymouth exchange, David Stewart's 1824 survey naming the farm ‘Cedfin’, Lambert Williams's agreements with Bute in 1818–35) are held on [Research Leads from the bpvsbuckler Archive](#).
- Before 1877 — Mary's grandfather holds the farm as a Bute tenant and receives notice to quit in 1877 ([details](#); Mary (Nancy) Williams, witness statement c.1974 ([Mary \(Nancy\) Williams testimony](#))). Priority record to locate: Bute rentals for Llandough, especially 1877–78 (cat. GHF-E016-02). Repository is not established by the material cited here; check NLW, Glamorgan Archives and Cardiff Library finding aids rather than presuming one custodian.
- **Unconfirmed 33-acre limeworks lead (claimed c. 1876; event dates unconfirmed)** — The Wiki's preliminary entry associates a D153/4–8 target span with approximately 33 acres ([details](#); cat. GHF-E016-03). The NLW title-deeds list describes the parent file D153/1–8 as deeds relating to Llandough premises, including a dwelling house adjoining the churchyard (D153/1–2, 1811), within a series dated 1811–1912. That catalogue scope makes D153 geographically relevant but does not verify a 33-acre quarrying event, the c. 1876 date, property identity or owner. See [SC-21](#). No Parcel A/B assignment is made pending examination of the individual items and any plan.
- 1877 — Mary (Nancy) Williams's statement reports a transaction/arrangement involving Daniel Thomas and a lease to John Williams, but the original transaction documents have not been located. No matching 6 November 1877 Llandough lease has been identified [PENDING: [EV-0008](#)]. SC-20 records that the physically checked DBDT /79/1 instrument is a 2 May 1877 lease for Pembroke Terrace, Cardiff, while DBDT/18/1 and DBDT/1/3 are catalogue entries for other Cardiff properties. The identity of the named John Williams and the connection to Llandough remain unresolved; do not assign a parcel or describe a Llandough instrument as held until a matching document/plan is verified ([1877 account](#); [SC-20](#)).
- 1900 — A research note reports that newspaper coverage of Lord Bute's will referred to Llandough land passing to his son Lord Colum [PENDING: [EV-0012](#)]. The specific article and clause have not been verified for this land; an inheritance would be an intermediate succession event, not by itself a break in the chain. Test the will/probate against the 23 February 1905 conveyance and the 1938 Bute–WGR deed ([Land Registry documents](#); [New Archival Leads](#), §8.2).
- 1905 — Bute conveyance of 23 February 1905, recorded on the woodland title WA735527, whose plans were not supplied on first registration ([details](#); [woodland](#)). Parcel allocation remains unconfirmed. The current register-based reading suggests rights over land Bute retained and may relate to Parcel B; the conveyance and plan must be read before allocating it to Parcel A or B. Documents: [register WA735527](#), [title plan](#) (cat. GHF-E016-07 to -09).
- 1916 — yearly agricultural tenancy of the “whole farm” to John Williams, February 1916 ([details](#)) [PENDING:

EV-0014]

- 1938 — reversion on the 1916 tenancy conveyed to WGR; the family holds the deed and its plan, which was never produced in court ([details](#); cat. GHF-E016-12) [PENDING: [EV-0019](#)]

Evidence: [Mary \(Nancy\) Williams’s statement](#)... .. [read more](#)

Evidence: [Mary \(Nancy\) Williams’s statement \(extract\)](#) · [Court of Appeal judgment, 1987](#) (cat. GHF-E016-10, -11)

See also: [Sources and archives](#) · [Master](#)... .. [read more](#)

See also: [Sources and archives](#) · [Master timeline](#) · [Evidence Library](#)

Cross-reference — Cedwyn / Cydfin place-name... .. [read more](#)

Cross-reference — Cedwyn / Cydfin place-name evidence: References on this page to variants such as Cedwyn, Cydfin, Cedfin, Cydwyn or Tŷ Mawr should be read alongside the [GHF-E173 complete reference index](#) and, where relevant, the [Llandough \(Penarth\) pre-1877 manorial evidence page](#). Name similarity is a research lead, not proof of identical location, boundaries, ownership or title.

Cross-reference — Cedwyn Estate working theory: Because this estate-history page discusses Bute landownership, it is relevant to the Cedwyn Estate hypothesis as a chain-of-title research source. Records of Bute ownership or conveyance may be evidence of the transactions recorded, but do not alone prove illegality, a broader estate identity or deliberate parcel capture. See the [Cedwyn Estate Working Theory](#).

2.2 Correction and identity control: Cydfin / Tŷ Mawr Farm is not Llandough Farm

The National Library of Wales catalogue for Bute Estate Records, series D 219, describes these as separate named holdings with separate date ranges and deed references:

- **Cydfin Farm or Tŷ Mawr Farm — 107 acres:** leases dated 1552–1824, including D219/1, D219/4–5 and D219/8 et seq.
- **Llandough Farm — 166 acres:** leases dated 1824–1832, D219/9–13.

These are not two acreage descriptions of one farm. For this Wiki, **the 166-acre Llandough Farm entry must not be attributed to Cydfin / Tŷ Mawr Farm or Great House Farm**. Keep the deed groups and their histories separate unless an actual instrument proves a specific connection.

Separate survey measurement: the 1824 Stewart survey, plan 19, is catalogued and photographed as “Cedfin or Ty Mawr Farm”; the provisional transcription at [EV-0211](#) records a different surveyed total of 139a 3r 8p including woodland. Do not silently equate 107 acres, 139a 3r 8p and 166 acres. Differences between the catalogue’s lease description and the survey extent still require examination of dates, scope, field schedule and plan.

Source: [National Library of Wales, D 219 — Llandough manorial leases and agreements](#). The catalogue establishes distinct described holdings; the individual deeds and plans are still needed to map their exact footprints and to test the Williams family’s later title claim. For leads excluded or limited in scope, see the [Kissed Frogs screening register](#).

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	2026-10-18T15:15Z	Sion’s Tab agent	Footer standardised; no content change	Editing Protocol, 18 Oct 2026

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