

Mary (Nancy) Williams's Statement (c. 1974)

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Page 196 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 196 (last modified 2026-10-21 19:08:48 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: 196 · **Title:** Mary (Nancy) Williams's Statement (c. 1974) · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 1.0.0 · [Editing Protocol](#)

A typed witness statement by Mary (Nancy) Williams... ... [read more](#)

A typed witness statement by [Mary \(Nancy\) Williams](#) of [Great House Farm](#), made while she was a defendant in a possession action. It is the family's main written source for the [1877 agreement](#), the end of rent in [1928](#), and the disappearance of the family's papers in 1950–52. The full text is transcribed below, followed by each piece of evidence it contains, in date order.

Controlling scope note — 9 October 2026.... ... [read more](#)

Controlling scope note — 9 October 2026. Keep Mary's verbatim statement separate from later parcel interpretation. The family's established title case is that the 1877 arrangement took effect in 1928 and Parcel A comprised the full house /quarrying estate: farmhouse/buildings; barn, stable and yard west of the house; garden; forest north of the house; and the ground south-east later registered as VG41. Parcel B was the separate eastern agricultural fields. [SOURCE PENDING] The forest and green were seized on 4 July 1955 while WGR enforced possession of Parcel B. Mary's phrase "about 10 acres which I still occupy" and later litigation shorthand about "house and garden" must not be read as conclusively limiting her underlying title claim to the occupied centre she could physically retain after the seizure. Her

references to the 1955/1962 possession applications, and the broader 1877/1928 chronology, must be read together.

2.1 The document

Catalogue: GHF-E196-01

Location: Family archive / privately held material Witness statement **Statement of Mary (Nancy) Williams of Great House Farm, Llandough. Typescript, three numbered pages, unsigned copy, undated (probably 1974)**

Original held privately by the family and not published as images. The text is transcribed in full below.

What it is: Mary's own account, typed for a... .. read more

What it is: Mary's own account, typed for a court action in which she, her daughter Janet, Janet's husband and her son William were the defendants. It gives no date. It must be after Frederick's death in 1967, which it records, and while Mary was alive (she died on 26 March 1983). It also refers to "my previous statement" on the possession applications of 1955 and 1962. The 1974 county court action, in which Mary pleaded that she owned the house, is the action that fits [PENDING: EV-0049].

Parcel A Parcel reading — scope distinction.... .. read more

Parcel A Parcel reading — scope distinction. Mary's wording names the farmhouse/buildings and "about 10 acres which I still occupy". It must not be treated as a complete legal schedule or as proof that her claim was limited to the ground she physically occupied after the 1955 seizure. On the family's established case, full Parcel A also included the northern forest and south-eastern green ground later registered as VG41.

Research note. This is the statement the wiki cites elsewhere as "Mary (Nancy) Williams, witness statement". The "previous statement" on 1955 and 1962 has not been found.

2.2 Transcription

Transcribed word for word, keeping the... .. read more

Transcribed word for word, keeping the original spelling and typing slips, which are marked [sic]. Words lost at a torn or curled edge are supplied in square brackets.

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MARY WILLIAMS of Great House Farm Llandough states :-

I am a widow, my husband Frederick Buckler having died in the year 1967. After his death I reverted to my maiden name of Williams, I was born at Great House Farm in 1913 and have lived there all my life. My family have lived and farmed at Great House Farm since 1667. Originally the farm consisted of about 45 acres the other side of the Lechwith [sic] Road and the land surrounding the farmhouse and buildings of which about 10 acres now remain. Prior to 1877 my Grandfather held the farm as tenant of the Bute Family Estates and in that year he received notice to quit from the Bute Estate Office. I was told this by my father and he showed me the notice to quit which he my grandfather received. The freehold of the greater part of the farm consisting of the farmhouse and buildings and about 10 acres which I still occupy was sold by the Bute Estate to Daniel Thomas and another portion consisting of about 9 acres up on the top was retained by the Bute Estate. My father informed me that my grandfather entered into fresh tenancy agreements with Daniel Thomas and with the Bute Estates, so that he remained in possession of the farm but with two landlords in respect of different portions of the farm. The portion leased from the Bute Estate Office was given up later, and does not concern this action. Daniel Thomas required the farm for quarrying limestone and I remember seeing the tenancy agreement between D. Thomas and my grandfather which contained special provisions with regard to this.

I remember that the agreement provided that the rent should progressively decrease as land was taken for quarrying. It was also provided that when the quarrying ceased the freehold should belong to my grandfather. This agreement was kept in the big blanket box at the farmhouse together with other papers until these disappeared as I will explain later.

In the year 1908 my grandfather died and my father took over the farm. I married my husband Frederick Buckler in 1936 and he ca[me to]

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live with me at the Farmhouse. During the war my father had difficulty in farming the land to the satisfaction of the War Agricultural Executive Committee, owing to his age and in 1944 it was arranged that my husband should give

up his job and run the farm as Manager for my father.

My husband died in 1967 and I have contained [sic] in occupation of the farmhouse and land surrounding it ever since. The quarry had practically ceased to operate when I was born but I remember that there was still machinery at the quarry until 1928 when the machinery was removed and the last payment of rent was made to Alfred Thomas the son of Daniel Thomas. I remember that this payment was made by my father and that the rent was then about £4 per annum. I saw the receipt for this last payment of rent. After this my father regarded the farm as his own and after his death my husband and I continued to occupy it and I have occupied it since my husband's death. I have never had any doubt that I was entitled to do so nor have I ever paid rent to or acknowledged the title of anyone as landlord.

In the beginning of June 1950, Mr. Knapp an Estate Agent who lives at Penarth and was then a lay preacher asked my mother who was closely associated with the chappl [sic] if we would provide accommodation for a man in whose welfare he was interested and who needed somewhere quiet to live while he sorted himself out. I had the greatest objection to this as I was then pregnant but my parents persuaded me that he would be no trouble and finally I agreed. One day Mr. Knapp brought this man, Bruce Sutherland, to our home in his car and he came to stay with us. He stayed for about two years. It appeared to me from my first impression of his that this man had probably been in prison or some other institution for a considerable time. He was an educated man and pleasant in his manner when sober but it turned out that he was of bad character and a meths. drinker. He caused us a lot of trouble obtaining goods on our account at a local shop which he then sold to obtain money for drink. He was

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subsequently in trouble with the police for theft and received a term of imprisonment. He was told by my husband that he must never come near our house again.

Some time later this man came to our house when my husband was out I asked him to leave but he said he had something to tell me after which he would go, and would not bother us again. He informed me that Mr. Knapp had asked him to look for the papers which my father had relating to the farm and that he had taken the papers which were in the blanket box including the agreement relating to the farm and given them to Mr. Knapp. I did not tell my father about this as he was then very ill nor did I tell my husband or anyone else. I looked in the blanket box and found that the papers which had been kept there were missing. I have dealt with the question of the two applications for possession in 1955 and 1962 in my previous statement. The first application was made by Western Ground Rents and I think that the disappearance of the papers was in some way connected with this.

The other defendants of this action are my daughter Janet and her husband and my son William Buckler. None of them make any claim to the property as they are merely staying here to look after me as I am crippled and in a wheel-chair having had a leg amputated some time ago and they pay no rent.

My daughter and her husband sold their house in order to come here and if we are turned out they will be homeless as it will be quite impossible for them to live with me and my son in a small house as they have children.

The copy held ends here, without a signature or date. Any further page has not been found.

2.3 Evidence in the statement, in date order

1667 – 1877: The farm before the sale

“My family have lived and farmed at [Great House Farm](#) since 1667. Originally the farm consisted of about 45 acres the other side of the Lechwith Road and the land surrounding the farmhouse and buildings of which about 10 acres now remain.”

What it records: the family's date of 1667, and a farm of about 45 acres reaching across Leckwith Road, of which about 10 acres around the farmhouse remained by the time of the statement.

A + B as one **Parcel reading**. Before 1877 the farm was one holding. The “about 10 acres now remain” is Parcel A.

Acreage control — later editorial note. The “about 45 acres” in this statement and the roughly 10-acre / 9-acre 1877 division are not yet reconciled to the separate “about 33 acres” limeworks research lead. The latter's D153 item has not been obtained or transcribed; it must not be presented as a confirmed third parcel or assumed to refer to the land sold to Daniel Thomas. See [The two parcels](#) and [Llandough Limeworks](#).

1877: Notice to quit, the sale to Daniel Thomas, and two landlords

“The freehold of the greater part of the farm consisting of the farmhouse and buildings and about 10 acres which I still occupy was sold by [the Bute Estate](#) to Daniel Thomas and another portion consisting of about 9 acres up on the top was retained by [the Bute Estate](#).”

“... my grandfather entered into fresh tenancy agreements with Daniel Thomas and with the Bute Estates, so

that he remained in possession of the farm but with two landlords in respect of different portions of the farm. The portion leased from the [Bute Estate](#) Office was given up later, and does not concern this action."

What it records: Bute served notice to quit in 1877 (Mary says her father showed her the notice), then sold the house parcel to Daniel Thomas while retaining the eastern land. The farmhouse, buildings and about 10 acres went to [Daniel Thomas](#); about 9 acres "up on the top" stayed with the [Bute Estate](#). Her grandfather held each part from a different landlord. Mary had this from her father, not at first hand.

Parcel A**Parcel reading.** The Thomas/Williams side was the full house/quarrying parcel: farmhouse/buildings, barn, stable and west-side yard, garden, north forest and south-east green ground. The c.10-acre description is not reduced to the farmhouse footprint.

Parcel B**Parcel reading.** The ~9 acres Bute kept is the family's best match for Parcel B, the fields. "Given up later" fits the fields being taken back in 1955.

Research note. This is the root of the [two parcels](#): from 1877 the house parcel and the fields had different owners. Bute could later let, convey or claim only the part it still owned. The notice to quit itself has not been found.

1877: The terms of the Thomas tenancy

"I remember that the agreement provided that the rent should progressively decrease as land was taken for quarrying. It was also provided that when the quarrying ceased the freehold should belong to my grandfather."

What it records: Mary saw the Thomas agreement herself. She recalls a rent that fell as land was quarried, and a term that the freehold would pass to her grandfather when quarrying ceased. It was kept in the blanket box at the farmhouse. See [The 1877 agreement](#).

Parcel A**Parcel reading.** The agreement was with the owner of the house parcel, so the freehold it promised was Parcel A.

1908 – 1944: Her father, her marriage, and the war

"In the year 1908 my grandfather died and my father took over the farm. I married my husband [Frederick Buckler](#) in 1936 and he ca[me to] live with me at the Farmhouse."

"During the war my father had difficulty in farming the land to the satisfaction of the War Agricultural Executive Committee, owing to his age and in 1944 it was arranged that my husband should give up his job and run the farm as Manager for my father."

What it records: [John Williams](#) took over in 1908. Mary married [Frederick Buckler](#) in 1936 and he moved into the farmhouse. In 1944, under pressure from the War Agricultural Executive Committee, Frederick became farm manager for her father.

Parcel A**Parcel reading.** The marriage home was the farmhouse, Parcel A.

Parcel B**Parcel reading.** The War Agricultural Committee was concerned with farming the land, so most likely the fields. Frederick managed that farming for [John Williams](#), the tenant.

Research note. Frederick came to the farm as Mary's husband and her father's manager, not as a tenant. This matters for [his 1949 tenancy](#): it is the family's case that it could only have been of the fields.

1928: The last rent to Alfred Thomas

"... there was still machinery at the quarry until 1928 when the machinery was removed and the last payment of rent was made to Alfred Thomas the son of Daniel Thomas. I remember that this payment was made by my father and that the rent was then about £4 per annum. I saw the receipt for this last payment of rent. After this my father regarded the farm as his own ..."

"I have never had any doubt that I was entitled to do so nor have I ever paid rent to or acknowledged the title of anyone as landlord."

What it records: quarrying machinery left in 1928. Her father paid a last rent of about £4 a year to [Alfred Thomas](#), and Mary saw the receipt [PENDING: [EV-0016](#)]. From then her father treated the farm as his own. Mary never paid rent on it or acknowledged anyone as landlord.

Parcel A**Parcel reading.** Rent to the Thomases related to the full house/quarrying estate in the family's 1928 title case. "The farm" is not restricted here to the occupied house group Mary later defended.

Research note. On the family's case, 1928 is when the 1877 term took effect and Parcel A became Williams freehold. The receipt Mary saw would have been among the papers later taken. See [The two parcels](#).

1924 and 1928. Mary recalls 1928 as the year... ... read more

1924 and 1928. Mary recalls 1928 as the year the house parcel became the family's. HM Land Registry holds a record of 15 May 1924 (a Bute–Corbett agreement about a drain) on the WA231076 file [PENDING: [EV-0015](#)]. Whether the two

are connected is one of the questions the family is pressing HM Land Registry to answer, together with the record's plan. Analysis: [Legal Review, section 2 \(land\)](#) · [Land Registry Titles](#).

June 1950 – c. 1952: The lodger and the missing papers

“He informed me that Mr. Knapp had asked him to look for the papers which my father had relating to the farm and that he had taken the papers which were in the blanket box including the agreement relating to the farm and given them to Mr. Knapp.”

“The first application was made by Western Ground Rents and I think that the disappearance of the papers was in some way connected with this.”

What it records: in June 1950 a Penarth estate agent and lay preacher, Mr Knapp, arranged for a lodger to stay at the farmhouse. The lodger stayed about two years. Later he told Mary he had taken the family's papers from the blanket box at Mr Knapp's request, including “the agreement relating to the farm”, and handed them to Mr Knapp. Mary found the papers gone. She told no one at the time. She linked their loss to WGR's first possession application.

Parcel A**Parcel reading.** The papers taken were the title evidence for Parcel A: the Thomas agreement and, probably, the 1928 receipt.

Research note. What Mary was told came to her second-hand from the lodger; she did not see the papers taken. It is the only account of how the Parcel A title papers were lost. Without them, the 1987 court recorded that her title documents were never produced. The first application she mentions is the one that led to the [1955 order](#).

1955 and 1962: The possession applications

“I have dealt with the question of the two applications for possession in 1955 and 1962 in my previous statement.”

What it records: Mary made an earlier statement dealing with the [1955](#) and [1962](#) applications [PENDING: [EV-0033](#)].

Parcel B**Parcel reading.** On 4 July 1955 WGR enforced possession of the eastern fields; on the family's established account, the same operation also seized the north forest and south-east green belonging to Parcel A [PENDING: [EV-0034](#)].

Occupied house group**Parcel reading.** 1962: the farmhouse and garden that Mary still occupied, within Parcel A but not the full extent of Parcel A.

Catalogue: GHF-E196-02

Location: Family archive / privately held materialWitness statement [Mary \(Nancy\) Williams](#), **earlier statement on the 1955 and 1962 applications**

Missing: referred to here; not yet found

1967 – c. 1974: Widowhood and the action

“My husband died in 1967 and I have contained [sic] in occupation of the farmhouse and land surrounding it ever since.”

“The other defendants of this action are my daughter Janet and her husband and my son William Buckler. None of them make any claim to the property as they are merely staying here to look after me ...”

What it records: Frederick died in 1967, which settles the date against the estate paper's December 1965. Mary stayed in occupation of the farmhouse and surrounding land, claiming it in her own right. Her daughter, son-in-law and son were co-defendants but claimed nothing themselves.

Parcel A**Parcel reading.** “The farmhouse and land surrounding it” is read on the family's case as the full Parcel A: house/buildings, barn, stable and yard west of the house, garden, north forest and south-east green ground later registered as VG41. The statement should not be reduced to only the occupied central area.

Research note. The statement is a claim of ownership, not of a tenancy. It matches her plea of 3 July 1974. See [The 1974 letters](#).

See also: [Mary \(Nancy\) Williams · The two parcels read more](#)

See also: [Mary \(Nancy\) Williams · The two parcels · The 1877 agreement · The 1974 letters · Evidence Library · Master timeline](#)

2.4 Page version & change log

Current version: 1.0.0

2 Record

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
1.0.0	2026-10-18T15:16Z	Sion's Tab agent	Footer standardised; no content change	Editing Protocol, 18 Oct 2026

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