

# Western Ground Rents Ltd

**Version 1.0.0 · 2026-10-23**

**Editors of the Great House Farm Legal Wiki**

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Page 17 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](https://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 17 (last modified 2026-10-21 19:05:23 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](https://research.bucklerfamily.estate); images are links to their files on the wiki.

### 1.2 Older versions

None yet.

## 2 Record

**Page ID:** 17 · **Title:** Western Ground Rents Ltd · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 1.0.0 · [Editing Protocol](#)

**Western Ground Rents Ltd** (WGR) held the documentary reversionary interest conveyed by the [Bute Estate](#) in 1938 and was the landlord in the later possession and tenancy sequence at [Great House Farm](#) until it sold to [BP Pension Trust](#) in 1969. The family's established title case is that the 1877 arrangement took effect in 1928, passing the full Parcel A to the Williams family. Parcel A includes the farmhouse/buildings, barn, stable and yard west of the house, garden, north forest and south-east ground later registered as VG41. Parcel B is the separate eastern agricultural fields. The already-obtained 1939 WGR–John Williams agreement/plan depicts Parcel B only. The disputed question is how WGR's later descriptions and enforcement of Parcel B were extended over Parcel-A forest and green on 4 July 1955 [SOURCE PENDING: no execution record yet], and how those areas entered later title records.

Parcel BWGR's documentary chain principally concerns the eastern agricultural fields. Its later dealings with the occupied farmhouse/buildings/garden group must not be treated as defining or establishing title to the full Parcel A, which, on Mary (Nancy) Williams's c.1974 witness statement ([Mary \(Nancy\) Williams testimony](#)), passed to the Williams family when quarrying ceased (last rent to Thomas 1928) and [SOURCE PENDING] included north forest and south-east green.

## 2.1 Events

- 1938 — takes Bute’s reversion on the 1916 tenancy ([details](#)) [PENDING: [EV-0019](#)]
- 1939 — grants John Williams a revised tenancy in May 1939; its plan shows the fields east of the house ([details; plan](#)) [[EV-0023](#)]
- 1949 — grants Frederick an unwritten yearly agricultural tenancy of Parcel B from 2 February [PENDING: [EV-0025](#)]. [SOURCE PENDING] The same step was the first failed attempt to make Mary’s separate Parcel-A occupation appear permissive ([details](#))
- 1955 — ends Frederick’s Parcel-B tenancy on 2 February and obtains a High Court order worded for the “whole farm” ([details](#)) [PENDING: [EV-0032](#)]; on 4 July, while enforcing possession of Parcel B, WGR also seized, on the family’s established account, the Parcel-A north forest and south-east green, while Mary stayed in the occupied farmhouse/buildings/garden group ([details](#)) [PENDING: [EV-0034](#)]
- 1959 — offers Mary a tenancy of the occupied farmhouse/buildings/garden group; she refuses and asserts ownership [PENDING: [EV-0039](#)]. This concerned the remaining occupied centre, not the full Parcel A, whose north forest and south-east green had already been seized [SOURCE PENDING] ([details](#))
- 1962 — obtains a possession and mesne profits order at Cardiff County Court, 11 December 1962; not enforced against the house ([details](#)) [PENDING: [EV-0041](#)]
- 1965 — agents’ letter of 2 March 1965 offers “Mrs Williams” a weekly tenancy of the farmhouse and garden at £2; not signed; the estate treated her occupation as adverse from then ([details](#)) [PENDING: [EV-0039](#)]
- 1969 — conveys to BP Pension Trust on 31 December 1969; the deed is not on the Land Registry’s first-registration files ([details](#)) [PENDING: [EV-0043](#)]

**Research note.** The 1949–1965 steps read as repeated attempts to make Mary’s occupation of Parcel A permissive, and the 1969 sale as the point at which a Parcel A claim enters the BP chain without an identified documentary conveyance into WGR ([title test](#)).

**Evidence:** [Court of Appeal judgment, 1987](#) (cat. GHF-E017-01, -04, -06, -08, -10) · 1938 conveyance and 1939 tenancy plan, held by the family (cat. GHF-E017-02, -03) · 1955 High Court order and 1962 county court order, to be obtained (cat. GHF-E017-05, -07) · 1965 agents’ letter, recited in the 1987 judgment (cat. GHF-E017-09) · [HMLR letter, 23 March 2026](#) and [schedule of first-registration documents, 30 July 2026](#) (cat. GHF-E017-11, -12); 1969 conveyance missing (cat. GHF-E017-13)

**See also:** [BP Properties Ltd v Buckler](#) · [Master timeline](#) · [Evidence Library](#)

## 2.2 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](#).