

The Williams / Buckler Family

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	Evidence, in date order	2
2.2	Page version & change log.	5

Page 14 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 14 (last modified 2026-10-21 19:04:52 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: 14 · **Title:** The Williams / Buckler Family · **Evidence status:** Corrected 18 Oct 2026; evidence labels on the edited lines · **Version:** 1.0.1 · [Editing Protocol](#)

Names: the elder woman is **Mary (Nancy) Williams, formerly Buckler**; her youngest daughter is **Mary Buckler (later Godfrey)**. When could two women both be “Mary Buckler”? See [Two Mary Bucklers? Name and identity timeline](#).

The Williams family, later Williams /... .. read more

The **Williams family**, later **Williams / Buckler**, lived at [Great House Farm \(Tŷ Mawr\)](#) until after the death of [Mary \(Nancy\) Williams](#) in 1983; the house was [demolished in 1988](#). Her descendants run the [restoration campaign](#) and this archive.

SOURCE PENDING: Marconi and Lavernock Point, 1897

SOURCE PENDING. No document or named speaker yet supports the reported Williams-family connection with the Marconi wireless experiments at Lavernock Point in 1897. The historical Marconi–Lavernock experiments themselves are independently documented; the specific Williams-family connection has not yet been proved on this site.

PRIMARY-EVIDENCE REQUEST. The Wiki is seeking contemporary correspondence, household papers, photographs, Post Office records or other independently attributable material capable of supporting the reported family connection. Until such evidence is located, this remains SOURCE PENDING, not a documentary fact.

Independent context: Amgueddfa Cymru records the May 1897 GPO trials linking Lavernock Point and Flat Holm.

[Museum Wales collection record](#) →

2.1 Evidence, in date order

1667 – 1876: Early generations

Witness statement [Mary \(Nancy\) Williams, statement, c. 1974](#)

[Read the extract](#) →

Catalogue: GHF-E014-01

Location: Family archive / privately held material

Evidence description: the family dates its occupation of the house to 1667, and records the family as tenants of the [Bute Estate](#) by the 19th century.

Estate record [Bute Estate rentals and leases](#)

Placeholder: to be obtained from Glamorgan Archives

Catalogue: GHF-E014-02

Location: [Glamorgan Archives](#)

⌞A + B as one⌟**Parcel reading.** Before 1877 there was no separate Bute–Thomas division: house and fields were one Bute holding. The 1667 claim is centred on the house, which later became [Parcel A](#).

Nomenclature

Selected wording: the farm

- the farm
- whole farm
- A + B as one
- Great House Farm

[Proceed to evidence](#) →[Close](#)

Nomenclature

Selected wording: A + B as one

- the farm
- whole farm
- A + B as one
- Great House Farm

[Proceed to evidence](#) →[Close](#)

Nomenclature

Selected wording: Great House Farm

- the farm
- whole farm
- A + B as one
- Great House Farm

[Proceed to evidence](#) →[Close](#)

Research note. The Bute rentals and leases have not yet been searched. They may confirm the 19th-century tenancy and help test the 1667 date.

1877 – 1908: Mary's grandfather

Witness statement [Mary \(Nancy\) Williams, statement, c. 1974](#)

[Read the extract](#) →

Catalogue: GHF-E014-03

Location: Family archive / privately held material

Evidence description: her grandfather took tenancies from both Bute and [Daniel Thomas](#) after the [1877 sale](#), with the Thomas tenancy providing for the freehold to pass to him when quarrying ended. He died in 1908.

Parcel A[Parcel B](#)**Parcel reading.** Two landlords, two parcels. The Thomas tenancy, with the promise of the freehold, covered the house land sold to Thomas ([Parcel A](#)). The Bute tenancy covered the fields Bute kept ([Parcel B](#)).

Certificate **Death record, Mary's grandfather, 1908**

Placeholder: to be obtained

Catalogue: GHF-E014-04

Location: Not yet established from the present record

1908 – 1950s: John Williams

See [John Williams](#), tenant of the whole farm from 1916.

[A + B as one](#)**Parcel reading.** [John Williams's 1916 tenancy](#) treated the farm as one holding. Mary (Nancy) Williams's c.1974 witness statement ([Mary \(Nancy\) Williams testimony](#)) says the house ([Parcel A](#)) was held under the grandfather's Thomas arrangement, not under this tenancy; the [1928 Williams freehold split](#) is consistent with that; the 15 May 1924 HMLR agreement is an earlier unresolved candidate. [?]

1936 – 1983: Mary and Frederick

Certificate **Marriage certificate, Mary (Nancy) Williams and Frederick Buckler, 1936**

Placeholder: to be obtained from the General Register Office

Catalogue: GHF-E014-05

Location: Family archive / privately held material

Newspaper article **Obituary of William Buckler (newspaper cutting date to be verified)**

Placeholder: cutting held by the family, to be scanned and uploaded

Catalogue: GHF-E014-06

Location: Family archive / privately held material

Evidence description: [Mary \(Nancy\) Williams](#) married [Frederick Buckler](#) in 1936 (marriage certificate) and they had seven children (obituary). See [Mary \(Nancy\) Williams and Frederick Buckler](#). Press report of the wedding at Llandough Church: *Western Mail*, 5 Aug 1936, p.10, "Llandough Bride", Mr. Fred Buckler of Barry and Miss Mary Doreen (Nancy) Williams of Great House Farm ([EV-0230](#), snippet only). Possible daughter: per Branwen (voice testimony), Aunt Mary was born in the 1950s; a *Western Mail* report of 27 Nov 1959 names a "Mary Butler, aged five" at Great House Farm ([EV-0229](#), snippet only; whether "Butler" is Buckler is unconfirmed).

Parcel A[Parcel B](#)**Parcel reading.** The married home and the family's life were in the farmhouse, [Parcel A](#). Frederick's farming, and his 1949 tenancy, were of the fields, [Parcel B](#).

c.1965: The rumoured sale by Frederick's eldest son

SOURCE PENDING **A cousin's written account of the sale by Frederick's eldest son, 2024–26**

Placeholder: held by the family; not published (private correspondence)

Catalogue: GHF-E014-07

Location: Family archive / privately held material

Evidence description: the account says that Frederick's eldest son, known in the family as "Buckee" and an older brother of William (Billy), sold what the account describes as the family land parcel, and that:

- the sale was done through a solicitor;
- the family, including Frederick and Mary, were told only after it was done, and given scant details;
- it caused a falling-out between the son and Frederick;
- it was the reason the son's household left the farm, when the cousin (born September 1964) was about four;
- it was well before the [1987 case](#); the cousin does not know the exact timeline or of any debts behind it.

Parcel unclear**Parcel reading.** Best guess [Parcel B](#). Mary held [Parcel A](#) and never signed it away, so whatever the son sold was most likely a claimed interest in the fields, or a release of his father's claim to them.

Deed **The document of the rumoured sale**

Missing: the sale document, not yet identified; to be traced

Catalogue: GHF-E014-08

Location: Not yet established from the present record

Research note. The sale is known only from a cousin's written account, held privately, not yet on the wiki (SOURCE PENDING). No deed, solicitor's file or other document of it has yet been found.

Land Registry record **Schedule of documents on the first-registration files, 30 July 2026**

[Open the document →](#)

Catalogue: GHF-E014-09

Location: [HM Land Registry](#) historic/title file

Evidence description: a deed dated 29 March 1961, contents not yet known, is on the [WA231076](#) first-registration file.

Parcel unclear**Parcel reading.** Unknown until a copy is obtained. Because it sits on the [WA231076](#) file, which was built on the 1982/83 merger of both parcels, it could concern either. [?]

Court judgment **Court of Appeal, BP Properties Ltd v Buckler, 31 July 1987**

[See the extracts →](#)

Catalogue: GHF-E014-10

Location: [BAILII](#) / legal record

Evidence description: in January–February 1965 Frederick negotiated with [WGR](#), which would not let him the fields. On 2 March 1965 [WGR](#) offered Mary a weekly tenancy of the house and garden at £2; she did not sign, and the estate treated her occupation as adverse from then.

Parcel BParcel AParcel reading. Frederick's negotiation was for the fields ([Parcel B](#)). The offer to Mary was of the house and garden ([Parcel A](#)): an attempt to bring her into a tenancy of her own parcel. It failed.

Certificate **Death certificate, Frederick Buckler, 1967**

Placeholder: to be obtained from the General Register Office

Catalogue: GHF-E014-11

Location: Family archive / privately held material

What it will record: Frederick's death in 1967, aged 56.

Land Registry letter [HM Land Registry, registration history of Tŷ Mawr Farm, 23 March 2026](#)

[Open the document →](#)

Catalogue: GHF-E014-12

Location: [HM Land Registry](#) historic/title file

Evidence description: on 31 December 1969 [WGR](#) conveyed to [BP Pension Trust](#).

<A + B as one>Parcel reading. The conveyance itself is missing, but it appears to have passed the farm as one, although [WGR](#) had never obtained possession of, or any signature for, [Parcel A](#). [?]

Interpretation & wider context: when. Frederick was alive when the sale came out, so it came before his death in 1967, and before the son's household left in September 1968 – September 1969. The eldest son was probably born about 1937–40 (after the 1936 marriage), so he was old enough to sign a deed; William, born around 1948–49, was under the age of majority (21 until 1 January 1970) throughout. The tightest fit is spring 1965, just after Mary refused [WGR's](#) tenancy, to 1967. The 1961 deed is an earlier candidate.

Interpretation & wider context: what. He could not have sold Mary's house ([Parcel A](#)): she was alive, in occupation, asserting ownership, and never signed. A solicitor could have completed a release or surrender of whatever interest he claimed as Frederick's heir; a sale of a share he believed he had; a deal over the fields ([Parcel B](#)); a quitclaim [WGR](#) wanted on file before selling to BP; or a sale of a different parcel. [WGR](#) had just failed to get Mary's signature, and a paper signed by another family member is exactly what it lacked. On this view the 1965 offer to Mary and the son's sale were two routes to the same end: making the family's hold on the farm look permissive.

To find: copy of the 29 March 1961 deed ([HM Land Registry](#)) · [WGR](#) and BP conveyancing papers 1964–69, including the missing 1969 conveyance and BP's abstract of title: any Buckler party other than Frederick, Mary or William · a solicitor's file or deed of 1964–67 in the eldest son's name · General Register Office entries for the eldest son's birth (Buckler, about 1936–41, Cardiff or East Glamorgan) and Frederick's 1967 death. [?]

1983 – 1990: Defending the house, and William's death

Human-rights decision [European Commission of Human Rights, Buckler v United Kingdom, 14 April 1989](#)

[Open the document →](#)

Catalogue: GHF-E014-13

Location: [HUDOC / European Court of Human Rights](#)

Evidence description: after Mary's death on 26 March 1983 her son William inherited her estate and defended [BP Properties Ltd v Buckler](#). BP won in the High Court (heard 10 July 1986, judgment 24 July 1986) and the Court of Appeal on 31 July 1987. Demolition of the farmhouse began on 6 December 1988.

Parcel A**Parcel reading.** What William inherited and defended was the house, garden and yard ([Parcel A](#)), and it was the farmhouse on [Parcel A](#) that was demolished. BP ultimately relied on a registered title that brought both parcels together in 1982/83; the disputed question is the historic root for the Parcel A component.

Newspaper article **Obituary of William Buckler (newspaper cutting date to be verified)**

Placeholder: cutting held by the family, to be scanned and uploaded

Catalogue: GHF-E014-14

Location: Family archive / privately held material

Certificate **Death certificate, William Buckler — reported date: 29 May 1990**

Placeholder: to be obtained from the General Register Office

Catalogue: GHF-E014-15

Location: Family archive / privately held material

Evidence description: William, born at [Great House Farm](#) around 1948–49 and the middle one of seven children, died on 29 May 1990 at Llandough Hospital. The previously stated funeral and burial details are inconsistent with the corrected death date and remain to be verified against the obituary and relevant records.

Parcel A**Parcel reading.** Born in the farmhouse on [Parcel A](#). These are personal records; they concern the land only through that.

Heritage connections (under research)

SOURCE PENDING **Unsourced heritage connections**

No named source yet; written statement to be taken

Catalogue: GHF-E014-16

Location: Family archive / privately held material

Evidence description: [SOURCE PENDING] unsourced reports of gentry connections, a link with the Welsh boxer Jim Driscoll, and a long custom of taking in lodgers at the farmhouse, including a tradition connected with Marconi's time in the Penarth area.

Parcel A**Parcel reading.** The lodgers were taken in at the farmhouse, on [Parcel A](#). Mary's statement records that a lodger of 1950–52 was present when the family's papers went missing. [?]

Research note. These are traditions, not yet documented. Sources for each are to be identified.

1988 – today: The campaign

Mary's grandsons are researching the title and pursuing complaints and legal routes. See [The restoration campaign](#) and [Records Access Chronology](#).

Parcel A**Parcel reading.** The campaign's case is about [Parcel A](#): that BP's 1982/83 title merged both parcels on a [Parcel A](#) title with no root, resting on failed attempts to make Mary's occupation look permissive.

See also: [Great House Farm · The two parcels... .. read more](#)

See also: [Great House Farm · The two parcels · Mary \(Nancy\) Williams's statement · Master timeline · Evidence Library](#)

Name/location reference: [Great House Farm read more](#)

Name/location reference: [Great House Farm — Name & Location Variations](#) (historical spellings and Llandough-juxta-Penarth location forms).

2.2 Page version & change log

Current version: 1.0.2

2 Record

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
1.0.2	2026-10-20T21:59Z	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)
1.0.1	2026-10-18T15:14Z	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)
1.0.0	2026-10-18T15:14Z	Sion's Tab agent	Footer standardised; no content change	Editing Protocol, 18 Oct 2026

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