

Q&A — Land Registry & Title

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Page 514 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 514 (last modified 2026-10-21 19:09:48 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: 514 · **Title:** Q&A — Land Registry & Title · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 1.0.0 · [Editing Protocol](#)

2.1 Q&A — Land Registry & Title

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

Controlling scope correction — 9 October 2026. The family's established title case is that the 1877 arrangement took effect in 1928 and transferred 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 WGR–John Williams agreement/plan is already obtained and depicts Parcel B only. Mary (Nancy) Williams's c.1974 statement records the papers going missing in 1950–52 ([Mary \(Nancy\) Williams testimony](#)). [SOURCE PENDING] The 1949 attempt to make Mary's separate Parcel-A occupation permissive failed, and the 4 July 1955 enforcement of Parcel B also seized Parcel-A forest and green under "whole farm" wording. Mary's defence of the remaining occupied house group did not narrow her full Parcel-A claim. Current title work traces the exact forest and green areas through later instruments; the 1969 root deed/1971 abstract gap is not Parcel-A-specific proof.

What is WA231076?

WA231076 is the key registered title examined by the family for the [Great House Farm](#) / Tŷ Mawr land. The research record states that its first-registration application was made in November 1982 on behalf of BP, with later registration history recorded by HM Land Registry.

What is WA240304?

WA240304 is a related title whose application was made in February 1983. The research record states that it was later closed and amalgamated into WA231076, with an amalgamation form dated 2 February 1987 recorded in the file history.

Why are the 1969 and 1975 conveyances important?

They are part of the title chain relied upon for the later BP registrations. The research record notes that the 1969 conveyance is recited as a root deed but was not among the 43 documents identified on the first-registration file schedule supplied in 2026. The 1975 BP Pension Trust to BP Properties conveyance is also part of the later chain.

What did HM Land Registry provide in 2026?

The research record states that a schedule of 43 documents on the historic first-registration files was supplied in July 2026, after the family had been seeking the underlying file for months. The family has continued asking for electronic copies and clarification of the documents and plans.

Why do the registration plans matter?

The plans must be compared with the full Parcel-A extent and the separate Parcel-B eastern fields. The family's established title case is that full Parcel A passed under the 1877 arrangement when it took effect in 1928; the question for the 1982–83 first-registration files is how the later WGR/BP applications and plans described, incorporated or dealt with the north forest and south-east green. The 1939 agreement/plan is already obtained and depicts Parcel B only; no further retrieval is needed. The 1969 root deed and 1971 abstract are absent from the 30 July 2026 HMLR schedule but are recited in the later chain, and the gap affects both parcel-chain descriptions. If a present registered title contains land by a qualifying mistake, counsel should assess Schedule 4 alteration/rectification and the separate Schedule 8 indemnity route.

Does amalgamation prove that two historically different parcels were always one?

No. Amalgamation is an administrative step that combines titles on the register. It does not create title, and it cannot prove that two parcels were always one. Here the farmhouse title WA240304 was folded into WA231076 on an application of 2 February 1987, while the Court of Appeal case was still pending. That combined the title numbers administratively; it did not, by itself, prove what physical land each earlier conveyance supported. The family's case concerns the full Parcel-A extent, including north forest and south-east VG41 ground, and must be assessed from the original plans and source instruments.

What is the key unanswered Land Registry question?

When BP applied for WA240304 on 23 February 1983, what documentary title did it show for the house parcel? And what did HM Land Registry ask about Mary (Nancy) Williams's occupation and her undecided 1974 ownership claim? The answer is in the April 1983 correspondence and the other documents on the first-registration file. The family is ordering items 4, 5, 7, 10 and 11 on form OC2.

2.1.1 Open Land Registry questions

- What are all 43 documents on the first-registration files, and which are deeds, plans, requisitions or correspondence?
- Where is the 1969 conveyance relied upon as a root deed?
- What plans were lodged with the 1982 and 1983 applications?
- What precisely did WA240304 comprise before it was closed and amalgamated?
- What does the 2 February 1987 amalgamation form and accompanying plan show?
- Did the registration process include any document expressly conveying Parcel A?
- Can the historic title plan be aligned to the earlier Bute / Williams / Thomas plans without relying on modern boundaries?

Parcel-A downstream title test: The family's... .. read more

Parcel-A downstream title test: The family's 1928 title-effect position is the established case for this phase. The remaining document work is to corroborate and trace the chain: read the 1905 conveyance, 15 May 1924 agreement and 29 March 1961 deed; confirm the scope of the family-held 1938 conveyance; inspect the 1969 root deed and 1971

abstract; and compare the 1975 and 1982–83 instruments/plans against the full Parcel-A extent. The 15 May 1924 item is described as a Bute–Corbett drain agreement; do not treat it as the 1928 title event unless its actual text or plan demonstrates that connection.

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).

1924 and 1928 are separate unless the... .. read more

1924 and 1928 are separate unless the instrument proves a link. HM Land Registry holds a record of 15 May 1924 described as a Bute–Corbett agreement about a drain. Mary (Nancy) Williams, formerly Buckler, recalls 1928 as the year the full Parcel-A house/quarrying estate became the family’s, when quarrying and rent to Thomas ended. The family’s established title case is that the 1877 arrangement took effect then. Compare the 1924 record’s actual wording and plan, but do not make it a substitute for the 1877/1928 title case. Analysis: [Legal Review, section 2 \(land\)](#) · [Land Registry Titles](#).

2.1.2 Page version & change log

Current version: 1.0.0

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
1.0.0	2026-10-18T15:17Z	Sion’s Tab agent	Footer standardised; no content change	Editing Protocol, 18 Oct 2026

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