

Llandough Community Council — 22 October 2026, Item 10: Great House Farm / Tŷ Mawr

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	What the published agenda says	2
2.2	The briefing: nine compartments	2
2.3	What the family is asking the Council to do.	6
2.4	Where the research stands.	6
2.5	Project control (PRINCE2).	6

Page 2945 of the Great House Farm Legal Wiki, carried over from the version last modified on 2026-10-20. 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 2945 (last modified 2026-10-20 22:23:07 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

This material now lives at <https://fcg.bucklerfamily.estate/case/llandough-community-council-22-october-2026>.

Page ID: 2945 · **Title:** Llandough Community Council — 22 October 2026, Item 10: Great House Farm / Tŷ Mawr · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 1.0.0 · [Editing Protocol](#)

Thursday 22 October 2026, 7.00pm. Llandough Community Council will consider Great House Farm / Tŷ Mawr under **Item 10** of its ordinary meeting. To the family's knowledge this is the first time in decades the matter has come before the Council in a public meeting.

Council Chamber, rear of Llandough War Memorial Hall. Members of the public and press may attend in person or remotely on Zoom. Zoom details and meeting papers are available from the Clerk before the meeting: clerk@llandough-cc.co.uk, 01446 409294. Item 4 is the public participation session.

Meeting toolkit: 2026-10-22.bucklerfamily.estate · **Meeting pack (PDF):** [download](#)

2.1 What the published agenda says

Item 10 as published (agenda issued 13 October 2026) lists two requests from the family: that the Council pass the family's details to former members, clerks and long-standing residents who remember the village between the 1950s and 1990s, leaving it to them whether to make contact; and that the Council consider an interpretation board or plaque near the green recording the 1,026 burials excavated beneath Church View Close. The family is asking the Clerk to issue fuller wording for Item 10 so that members and the public have proper notice of the wider subject.

2.2 The briefing: nine compartments

Nine compartments, in order. Say the line in bold, then move on. Open a compartment only if a councillor asks: the record is underneath, with what is still being tested and the answer to the obvious objection.

C1 — Who we are. We are the Williams–Buckler family of Tŷ Mawr, the Great House of Llandough. Our family lived there for 320 years.

On the record

- Heneb's Historic Environment Record says the manorial courts of Llandough and Leckwith were held at Great House. (*On record*)
- Mary (Nancy) Williams's statement of about 1974, and the 1974 press, record the family at Great House since 1667. (*Testimony: Mary (Nancy) Williams, formerly Buckler, statement c.1974* — [Mary \(Nancy\) Williams testimony](#))
- William Buckler was born in the house. In 1988 three small children lived there. (*On record*)

Still being tested

- No deed of 1667 has yet been found. The 1670 hearth tax and Bute estate leases are being searched. (*Being sought*)

What cuts against us

- The heritage record says the Vaughans held Great House as the chief freehold farm from the mid-16th to the late 18th century. Both accounts can be true only if the Williamses held under them. (*On record*)

If asked “Weren’t you tenants?” The 1939 tenancy plan, now held, depicts the eastern fields only, not the house. Mary refused the tenancies offered for the house.

Evidence: Wiki: The Williams / Buckler Family · Wiki: Mary (Nancy) Williams's Statement (c. 1974) · Heneb HER GGAT02038s

C2 — What lies there. The ground at Church View Close held one of the great early Christian cemeteries of Wales. Nothing marks it.

On the record

- A published study reports 1,026 burials from the early medieval cemetery excavated there in 1994, the largest such population recovered in Wales. (*On record*)
- St Dochdwy's monastery is attested from the 7th century. Heneb says its exact site has not been established. (*On record*)
- Medieval pottery was found on the slope beside the house in 1962–63. The Roman villa south of the church is a separate site. (*On record*)
- Published sources record Peerless Jim Driscoll's first fight in a barn at Great House Farm. (*On record*)
- Marconi's 1897 wireless trials crossed from Lavernock to Flat Holm. (*On record*)

Still being tested

- [SOURCE PENDING] Report that Thomas Williams of Great House carted Marconi's equipment; no document or named speaker yet. (*Source pending*)
- Where the monastery stood. It is not proven to lie beneath Tŷ Mawr. (*Being sought*)

What cuts against us

- Museum Wales traces the medieval spur and spearhead linked to the “armour” story to Church Farm, 1858, not to Great House. *(On record)*
- It has not been shown that the 1994 burials lay on the family’s own parcel. *(Being sought)*

If asked “Isn’t this history already told?” The Council’s own village history says 800 burials and does not mention Great House at all.

Evidence: Holbrook and Thomas, Medieval Archaeology 49 (2005) · Wiki: Archaeology and Heritage · Stead and Williams, Wales and its Boxers (2008)

C3 — Mary’s parcel. For decades Mary (Nancy) Williams said the house was hers. She was treated as a tenant, and in 1983 her home was registered to BP while she lived in it.

On the record

- April 1974: Mary opened the house to the public and told the Daily Telegraph it was hers. Her solicitors said she had a valid claim. *(On record)*
- She refused the tenancies offered for the house in 1959 and 1965. *(On record)*
- BP’s 1974 action, in which she pleaded ownership, was adjourned and not relisted. *(On record)*
- 23 February 1983: BP’s solicitors applied to register the farmhouse as a separate title, certifying no question or doubt. Mary died on 26 March 1983. *(On record)*
- 2 February 1987: that title was amalgamated into the fields title, before the Court of Appeal hearing. *(On record)*
- The 1939 tenancy plan depicts the eastern fields, Parcel B, only. *(On record)*
- The Land Registry’s 43-item schedule does not list the 1969 deed recited as the root of BP’s title. *(On record)*

Still being tested

- Mary (Nancy) Williams’s statement of about 1974: the house was sold apart in 1877, to pass to her grandfather when quarrying ceased; rent ended in 1928. *(Testimony: Mary (Nancy) Williams — [Mary \(Nancy\) Williams testimony](#))*
- A 15 May 1924 agreement on the Land Registry file, not yet read. *(Being sought)*
- The “synthetic Parcel A” working hypothesis: that registration and merger made the house appear to follow the fields’ title. *(Being sought)*
- [SOURCE PENDING] Notice of registration reached the family only after Mary’s death; no document or named speaker yet. *(Source pending)*

What cuts against us

- The 1916 tenancy described the farm as one holding, and later documents repeated that wording. *(On record)*
- HM Land Registry says there is no evidence of a mistake; its stage-two decision says the title is registered correctly. That decision is with the Independent Complaints Reviewer. *(On record)*

If asked “The register is conclusive.” The register can be corrected for mistake, and a person in actual occupation in 1982 had protected rights.

Evidence: Wiki: The Two Parcels · Wiki: Land Registry Titles · Wiki: Anomalies A-008 to A-012, A-025, A-026 · Wiki: 1987 HMLR amalgamation during appeal

C4 — The courts. The family lost every round on who could stay. No court has ruled on who owned the house.

On the record

- High Court 1986 and Court of Appeal 1987 decided possession. The House of Lords refused leave in 1988; Strasbourg found the application inadmissible in 1989. *(On record)*
- The Court of Appeal counted the possession period from a 1955 order. *(On record)*
- The appeal judgment notes certain documents were never produced. Mary (Nancy) Williams’s statement of about 1974 says the family’s papers went missing in 1950–52. *(Testimony: Mary (Nancy) Williams — [Mary \(Nancy\) Williams testimony](#))*
- On 5 December 1988 the court refused to wait for Strasbourg. The house came down the next morning. *(On record)*
- The House of Lords papers were identified on 23 September 2026 after earlier searches missed them. The Stras-

bourg file was destroyed in 2000. *(On record)*

Still being tested

- Procedural unfairness, court error and non-disclosure. Reopening needs new primary evidence; the Lords papers are not yet read. *(Being sought)*

What cuts against us

- The Court of Appeal found the 1974 letters made later occupation permissive, whether or not Mary accepted them. *(On record)*
- Strasbourg held the interference with William Buckler's home lawful and justified. *(On record)*

If asked "The courts have decided this." They decided possession. The family's title case on the house parcel has not been tried.

Evidence: BP Properties Ltd v Buckler [1987] EWCA Civ 2 · Wiki: BP v Buckler, Scope, Decided and Undecided · Wiki: Potential Miscarriage of Justice register

C5 — The dispossession. In 1988 a Welsh family was removed from its home and the house demolished before dawn. It was reported as an eviction.

On the record

- Press, 29 April 1988: five bailiffs and about fifteen police; doors broken with poleaxes, children behind them. *(On record)*
- Press, December 1988: William Buckler injured, taken to hospital, and charged from his hospital bed. *(On record)*
- Press, 6 December 1988: bulldozers from about 4am; William's wife and their three children watched; nothing standing by breakfast. *(On record)*
- Press, 1989: the family's possessions lost and the family rehoused with relatives. *(On record)*
- Press: a Vale councillor called the demolition "disgusting"; villagers met their councillors. *(On record)*

Still being tested

- [SOURCE PENDING] Police searched the house and removed documents; no document or named speaker yet. *(Source pending)*

What cuts against us

- Press, 1989: one charge was withdrawn as out of time; William Buckler pleaded guilty to the others. *(On record)*

If asked "Why has it taken so long?" Witnesses died, papers were lost and the trauma silenced the family. Key records surfaced only in 2026.

Evidence: Wiki: 1988, Possession and Demolition · Press transcripts GHF-E090-N07 to N15

C6 — The heritage erased. A Welsh manor house beside an early Christian site was cleared, and the official record was left saying almost nothing.

On the record

- The Local Plan said the buildings should be retained. GGAT's 1989 report described the farmhouse as a "county treasure". *(On record)*
- Cadw refused to list it on 5 December 1988. No assessment file or destruction record has been produced. *(On record)*
- GGAT warned in 1982. In 1990 untested ground was zoned low potential. Burials were found there in 1994. *(On record)*
- The heritage record classes the site "Post Medieval – Farm". The Royal Commission recorded it only in part. *(On record)*
- A 1983 fire destroyed relics from years of excavations (South Wales Echo, 18 March 1983). *(On record)*

Still being tested

- [SOURCE PENDING] The fire was at a Neath store and Llandough material was lost; no document or named

speaker yet. (*Source pending*)

- Whether the 1990 evaluation was adequate on what was known then. (*Being sought*)

What cuts against us

- GGAT disclosed its dual role in 1990, recommended recording and protection, and did not advise demolition. (*On record*)
- Cadw said in 1988 that the house was not of sufficient architectural merit to list. (*On record*)

If asked “Missing records prove nothing.” Agreed, on their own. These are files public bodies had a duty to keep, and they should account for the gaps.

Evidence: Wiki: Anomalies A-036 to A-052, PL-002 to PL-008 · Wiki: Missing Records M-018 to M-028

C7 — The records wall. More than twenty bodies have been asked for the records over eighteen months. What would settle the questions has not yet been produced.

On the record

- 54 records identified as missing, withheld or not yet produced. (*On record*)
- The Ministry of Justice has not yet answered our MP. The Ministry of Defence will neither confirm nor deny whether it holds certain records. (*On record*)
- This Council refused on cost; a review is pending. The Vale’s scrutiny team declined, citing the Welsh Government, Cadw, MSs and MPs. (*On record*)
- The Wales Office searched only digital records. Planning appendices B–E have not been produced. (*On record*)

Still being tested

- Fraud, deliberate concealment and improper government involvement are not established. Disclosure is the test, whichever way it falls. (*Being sought*)

What cuts against us

- Several bodies have disclosed material: the Royal Commission, Museum Wales, Cadw’s photographs and the Land Registry schedule. (*On record*)
- A missing record is not, on its own, proof of concealment. (*On record*)

If asked “Isn’t this a fishing expedition?” Every request names a specific record. The registers list them one by one.

Evidence: Wiki: Missing Records Register · Wiki: Records Access Chronology · Records dartboard (bucklerfamily.estate campus map)

C8 — Rights, identity, public interest. This is a matter of human rights, Welsh heritage and public interest, not one family’s grievance.

On the record

- In 1989 Strasbourg accepted the possession order interfered with William Buckler’s home, but held it justified. (*On record*)
- About a thousand people signed to save the house in 1974. An MP asked the Lord Chancellor to review the case in 1988. (*On record*)
- In 1980 the Commons heard Western Ground Rents called the most rapacious ground landlord in South Wales. (*On record*)
- Tonight’s agenda already asks about Welsh culture (Item 14) and local identity (Item 12). (*On record*)

Still being tested

- Contention, not yet tied to a named family member’s recorded statement: Welsh land, history and identity were overridden and erased, as indigenous peoples’ have been elsewhere. (*Source pending*)

What cuts against us

- Indigenous-rights language is the family’s framing; it is not a legal category UK courts currently apply to Wales.

(On record)

If asked “Why should a community council get involved?” Its own mission is preserving our identity. It is the community’s voice to the Senedd and the Vale.

Evidence: Hansard, 22 May 1980 · Buckler v United Kingdom (14464/88) · Wiki: Q&A, Human Rights and Public Law

C9 — What we ask. Put it on the record. Make it a standing item. Recommend an independent inquiry. Support disclosure, and the family. We are not seeking anyone’s home at Church View Close.

If asked “What can a community council do?” Record it, write letters, recommend an inquiry, and keep it on the agenda. That is how this starts.

Evidence: The ask, below

2.3 What the family is asking the Council to do

The first five are for decision on the night; the rest can go to a working group.

1. **Put it on the record.** Receive the family’s statement and this pack, and minute them.
2. **Make it a standing item.** Name a councillor. Bring it back every meeting until it is resolved.
3. **Recommend an independent inquiry.** Ask the Senedd to consider an independent public inquiry.
4. **Acknowledge the harm.** Recognise what the family went through, and ask for support for them.
5. **Speak up for disclosure.** Write to the bodies holding the records, and ask them to keep everything.
6. **Open the Council’s own records.** An independent review, separate answers, and a hold on the files.
7. **Correct the Council’s own history.** The village history page says 800 burials and nothing about Great House.
8. **Mark it on the ground.** A board or memorial near the green: monastery, the 1,026 dead, the manor, Marconi, Peerless Jim.
9. **Find the witnesses.** Invite people who remember the village from the 1950s to the 1990s to come forward.
10. **Carry it into tonight’s other business.** Items 12 and 14 are about identity and culture. Tŷ Mawr belongs in both.

The family is not asking the Council to decide ownership, fraud, or whether any court was right. Those belong to courts and regulators.

2.4 Where the research stands

Research has only started. The family does not claim that fraud, deliberate concealment or improper government involvement has been established or that the legal threshold to reopen the case has been met. Some records have been disclosed; others are missing, reported destroyed, not yet produced or still under review. The public record establishes important facts but leaves specific title and procedural questions unresolved.

* Yellow text on olive-green highlight = presumption used where primary evidence is missing.

WORKING PRESUMPTION — The 1877 arrangement separated the house/quarrying parcel (Parcel A) from Bute’s retained eastern agricultural land (Parcel B); on Mary (Nancy) Williams’s statement of about 1974 ([Mary \(Nancy\) Williams testimony](#)), when quarrying and rent ended in 1928 the promised transfer of Parcel A to the Williams family took effect.

2.5 Project control (PRINCE2)

Managed as work package **WP-LCC-22** under the Great House Farm programme. Key dates: pack to the Clerk by 16 October; supplementary agenda by 17 October; Cllr George Carroll’s community drop-in, Merrie Harrier, 20 October 7pm; meeting 22 October 7pm; minutes, outcome and lessons published here by 29 October. This page will be updated with the outcome.

How this was prepared. Drafted with AI assistance from the family’s public Wiki registers, its correspondence log and published sources, then checked and approved by the family. Every statement carries a label: on record; testimony (a

2 Record

named family member's recorded statement, linked to their page under Testimony, <https://greathousefarmwiki.wordpress.com/testimony/>); source pending (no document or identified speaker yet); or being sought. Statements that cut against the family's case are shown alongside it. If anything here is wrong, please tell us through the Great House Farm Wiki (greathousefarmwiki.wordpress.com). Corrections are made openly, dated, and noted in the change history. Any person or body named here is invited to reply, and replies will be published in full on the Wiki.

Evidence standard: documentary fact, named testimony, source-pending statements and open questions are kept separate. A missing record is not treated as proof of concealment. Not to be confused with Llandough-juxta-Cowbridge or the Great House at Llandow or Aberthin.

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