

1938–39: Sale to WGR and the Revised Tenancy

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Page 21 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 21 (last modified 2026-10-21 19:06:04 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: 21 · **Title:** 1938–39: Sale to WGR and the Revised Tenancy · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 0.1.1 · [Editing Protocol](#)

In 1938 the Bute Estate conveyed its... .. read more

In 1938 the [Bute Estate](#) conveyed its reversion on the [1916 tenancy](#) to [Western Ground Rents Ltd \(WGR\)](#) [PENDING: [EV-0019](#)]. In May 1939 WGR granted [John Williams](#) a revised tenancy [[EV-0023](#)]. The 1939 agreement and plan are already obtained and analysed: the plan depicts Parcel B, the eastern agricultural fields, only [[EV-0023](#)]. The family's established title case is that the 1877 arrangement took effect in 1928 and the full Parcel A passed to the Williams family; the 1939 plan is closed evidence of the distinct agricultural tenancy, not an open retrieval question.

What came before: 1877 sale of the house... .. read more

What came before: [1877 sale of the house parcel](#) · [1916 tenancy](#) · [1928 last rent / Parcel A freehold](#) | **What happened next:** [1944 WAEC](#); [1949 surrender](#) · [1949 Frederick's unwritten tenancy](#) · [1955 order](#)

2.1 Evidence, in date order

1938: Conveyance to WGR

Deed Conveyance of the reversion, Bute Estate to Western Ground Rents, 1938

SOURCE HELD BY THE FAMILY — SCAN / PUBLICATION GAP

The 1938 Bute–WGR conveyance is recorded as family-held but has not yet been scanned or embedded on this Wiki page. This is a website publication gap, not a claim that the document itself is missing. See [GHF-E121](#).

INFERENCE / PROVISIONAL RECONSTRUCTION — NOT A TRANSCRIPTION OF THE 1938 DEED

The working hypothesis is that the 1938 conveyance transferred to WGR the reversion associated with the earlier agricultural tenancy, while the 1939 plan shows the fields east of the farmhouse rather than Parcel A [PENDING: [EV-0019](#)]. If the operative schedule and plan confirm that limited description, it would help explain why the later agricultural-tenancy record does not itself establish that WGR acquired the house plot. The deed's actual words, schedule, reservations and plan must be checked before treating this inference as confirmed. Compare the [1916 tenancy and plan](#) and [GHF-E121](#).

Catalogue: [GHF-E021-01](#)

Location: [Leckwith Archives, Cardiff \(Glamorgan Archives\)](#)

Evidence description: the conveyance of Bute's reversion to WGR in 1938.

Parcel B On the family's title case, the 1877 arrangement placed the full house/quarrying estate on the Thomas /Williams side and took effect in 1928. The family's interpretation of the 1938 reversion conveyance is that WGR received the remaining eastern agricultural fields, Parcel B; its operative wording and plan must be read with the already-established 1877/1928 chronology ([Parcel B](#)).

Interpretation & wider context. The family's interpretation is that the 1938 reversion conveyance concerned WGR's retained/eastern fields, not the full Parcel A. Its operative wording and any plan should corroborate that extent. The 1938 conveyance is family-held; record its content and provenance and whether it was available in the 1986–87 litigation rather than commissioning another generic retrieval.

Separate sale-particulars lead (R52): the 11 June 2026 Glamorgan Archives email summary reports [DSA/6/1158](#), Stephenson & Alexander particulars dated 15 November 1938 for "Great House Farm, Llandough", reportedly naming D.J. Jenkins as owner and a £5,500 sale to L.D. Thomas. The location of that property has not been established from the underlying particulars and plan. Do **not** merge this reported Jenkins–Thomas sale with the Bute-to-WGR reversionary conveyance recorded in this section. Resolve parish, plan, acreage and parties first; see [GHF-E106-R52](#) and [SC-47](#).

May 1939: Revised tenancy

Tenancy agreement [1939 revised tenancy, WGR to John Williams](#)

[Plan attached to the 1939 Western Ground Rents tenancy to John Williams, showing the parcel east of the house](#)The 1939 agreement and plan are recorded as already obtained and analysed. This is the plan image (WordPress Media Library item 88), shown here at full resolution. A separate scan of the written terms is not attached to this card; that is a Wiki filing/link gap, not proof that the agreement is missing. See the [DBDT123/7 evidence page](#).[Open full-size image →](#)

INFERENCE / PROVISIONAL RECONSTRUCTION — NOT A TRANSCRIPTION OF THE AGREEMENT

The recorded examination of this map identifies the holding as the eastern agricultural fields (working label Parcel B), not the farmhouse plot (Parcel A). Compared with the [1938 Bute–WGR conveyance](#), this supports testing the proposition that the revised 1939 tenancy dealt with the fields rather than the house parcel. It does not prove Parcel A root title or disclose any unseen covenant, rent, term or other contractual wording. See the [Parcel A / Parcel B analysis](#).

Catalogue: [GHF-E021-02](#)

Location: [Leckwith Archives, Cardiff \(Glamorgan Archives\)](#)

Evidence description: in May 1939 WGR granted [John Williams](#) a revised tenancy. This is the last written tenancy on record.

Parcel B The fields east of the house parcel ([Parcel B](#)).

Closed family finding. The already-obtained 1939 agreement and plan cover Parcel B only: the eastern agricultural fields. The full Parcel A is the 1877 house/quarrying estate, including the house/buildings, barn, stable and west-side yard, garden, north forest and south-east green ground later registered as VG41. The plan does not depict Parcel A and no further 1939 retrieval is needed.

The 1939 tenancy plan

Plan [Plan to the 1939 tenancy, WGR to John Williams](#)

[Open the full-size image →](#)

Catalogue: GHF-E021-03

Location: [Leckwith Archives, Cardiff \(Glamorgan Archives\)](#)

Plan attached to the 1939 Western Ground Rents tenancy to John Williams, showing the parcel east of the house

1939 tenancy, WGR to John Williams: plan of the parcel to the east. [Click to enlarge.](#)

Evidence description: the plan attached to the 1939 tenancy. It shows the land let as Parcel B, the parcel east of the house. The plan is already obtained and its Parcel-B-only finding is closed.

Parcel BThe fields to the east, drawn on their own. Compare the [plan of the Williams parcel \(Parcel A\)](#).

c.1940: Alternative limitation case — 12 years from 1928

Evidence: [Mary \(Nancy\) Williams, statement, c. 1974](#) (catalogued here as GHF-E021-04; family archive; full card on the 1974 action)

Evidence description: Mary’s statement records the last rent to Alfred Thomas in 1928 and says she did not pay rent to, or acknowledge the title of, another landlord thereafter.

Full Parcel ARent-free occupation after the 1928 end of rent/quarrying: Mary (Nancy) Williams’s c.1974 witness statement ([Mary \(Nancy\) Williams testimony](#)) records the last rent paid in 1928 to Alfred Thomas and that she never paid rent to or acknowledged anyone as landlord.

Interpretation & wider context. The primary title case, resting on Mary (Nancy) Williams’s c.1974 witness statement ([Mary \(Nancy\) Williams testimony](#)), is that the 1877 arrangement took effect in 1928 and transferred the full Parcel A to the Williams family. Separately, the alternative limitation argument is that twelve years from 1928 would have matured by about 1940 if the applicable legal conditions were met. This calculation does not replace or narrow the underlying-title case, and counsel must check the historic statutory requirements.

Why it matters later: what the plan shows... .. read more

Why it matters later: the 1939 plan shows Parcel B only [EV-0023], and Frederick’s unwritten 1949 agricultural tenancy continued Parcel B only and was also used in the first failed attempt to make Mary’s Parcel-A occupation appear permissive. In 1955, “whole farm” wording then blurred the distinction and WGR seized Parcel-A north forest and south-east green along with Parcel B [SOURCE PENDING: no execution record yet]. The 1962 order concerned the remaining occupied farmhouse/buildings/garden group, not the full Parcel A [PENDING: [EV-0041](#)]. The 1938 conveyance and already-obtained 1939 tenancy are closed/held evidence; the downstream task is to trace later instruments and registrations against the full Parcel-A extent.

Method and evidence key: [Main Page · title... .. read more](#)

Method and evidence key: [Main Page · title test](#) · [Master timeline](#) · [Sources](#)

2.2 Page version & change log

Current version: 0.1.1

Version	Date (UTC)	Editor (human or agent name)	Change	Source / evidence
0.1.1	2026-10-18T15:15Z	Sion’s Tab agent	Footer standardised; earlier log rows carried into this table; no content change	Editing Protocol, 18 Oct 2026
0.1.0	2026-10-18T14:27:00+01:00	OpenAI-assisted main-tenance agent (GPT-6)	Installed the versioned footer guest book and initialised tracking at 0.1.0. This is the start of semantic-version tracking for this page, not a reconstruction of earlier revisions. CURRENT VERSION: 0.1.0	Saved through Word-Press content API. Source history retained when available; public visual rendering not individually verified.

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