

Land Registry Titles

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Page 26 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 26 (last modified 2026-10-21 19:42:50 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: 26 · **Title:** Land Registry Titles · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 1.0.0 · [Editing Protocol](#)

The land of Great House Farm was first... .. read more

The land of [Great House Farm](#) was first registered at HM Land Registry by [BP Properties Ltd](#) in 1982–83. All documents cited here are in the [Evidence Library](#).

Central title-chain test — 15 October 2026. For WA240304, the live question is what primary evidence established WGR’s title to the farmhouse-and-garden parcel before the 1969 transfer and the 1975 conveyance to BP Properties. The 1939 tenancy plan is evidence about tenancy extent, not a substitute for the 1938 conveyance. The 1969 deed is absent from the disclosed schedule, not proven never to have been examined. Read the [1983 First Registration: Parcel A Title Basis and Alleged HMLR Mistake](#) alongside the title chronology and evidence catalogue.

1900 will / 1905 conveyance lead — unresolved. A research note reports that 1900 newspaper coverage said Lord Bute’s will left Llandough land to his son Lord Colum. The particular article and the clause identifying the land have not been inspected. Inheritance to Lord Colum would be an intermediate succession event, not by itself a break in the title chain. The priority test is the 23 February 1905 conveyance and any schedule/plan recorded on WA231076 (GHF-E026-03), compared with the will/probate and the 1938 Bute–WGR conveyance. The deed and plan remain outstanding; no parcel conclusion follows until they are read. See [New Archival Leads, section 8.2](#).

Dependency control: this page records the... .. read more

Dependency control: this page records the register/title chronology; it does not by itself determine whether every parcel within a later registered title was conveyed by the root instruments. For the central Parcel A/B question, follow the [Parcel A/B title claim](#) and [Site Hierarchy Tree View](#). The reported 1983 notice received after Mary (Nancy) Williams's death remains SOURCE PENDING until the original is obtained: see [GHF-E180 \(pending letter\)](#) and the [notice allegation page](#).

Change control, 5 October 2026. (1) **DOCUMENTED FACT:** the woodland register WA735527 (charges entry 2) describes the 15 May 1924 record on the WA231076 file as “an Agreement dated 15 May 1924 made between (1) John Marquis of Bute and Earl of Dumfries and (2) James Pelham Stuart Corbett” that “relates to the construction and maintenance of a drain”. It is recorded as an agreement, not a conveyance. **FAMILY EVIDENCE:** Mary recalls 1928. **UNRESOLVED:** whether the 1924 record bears on Mary's 1928 is unknown until the agreement and its plan are read. (2) **DOCUMENTED FACT:** the 1987 judgment ties the May 1975 conveyance to the farmhouse and garden, and WA240304 was registered on that conveyance, so WA240304 was the farmhouse-and-garden title. Its file holds Linklaters/HMLR correspondence of 8 and 12 April 1983, after Mary's death on 26 March 1983. (3) The woodland title holds land from two strands (blue: 1975 conveyance; pink: 1982 conveyance subject to Bute's 1905 and WGR's 1961 deeds). Full analysis: [Case Analysis — Connections, Patterns and Questions](#) and the [Legal Review \(land, section 2\)](#).

Title	What it is	Documents
WA231076	Main site. First registration applied for 30 November 1982. Registered to Persimmon Homes (Wales) Ltd. Letter of 27 September 2026 asked what instrument carries the farmhouse and garden. No reply.	Register · Plan
WA240304	Farmhouse-and-garden title (registered on the 23 May 1975 conveyance, which the 1987 judgment ties to the farmhouse and garden). First registration applied for 23 February 1983; amalgamated into WA231076 and closed.	Old title plan on file (item 9), not yet obtained
WA513690	Oakview, Leckwith Road. Part transferred by BP to private buyers, 10 October 1989.	Register · Plan
WA735527	Woodland. Registered to Forest of Cardiff (charity). Its September 2026 offer of a route to ownership was not accepted; title not passed (Woodland).	Register · Plan

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

Method and evidence key: [Main Page](#) · [title test](#) · [Scrutiny & Accountability](#)

2.1 History, in date order

1905 – 1961: Deeds before registration

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

[Open the document](#) →

Catalogue: GHF-E026-01

Location: [HM Land Registry historic/title file](#)Duplicate catalogue entries merged here: GHF-E026-07, GHF-E026-26

Evidence: [Register of title WA735527](#) (also catalogued as GHF-E026-02)

Evidence description: the schedule lists every document on the first-registration files: 30 for WA231076 and 13 for WA240304, available at £11 each on form OC2. The WA231076 file holds a conveyance of 23 February 1905, an agreement of 15 May 1924 and a deed of 29 March 1961. The 1905 [Bute](#) conveyance granted rights to Cardiff Corporation. The WA735527 register records that no copies of the 1905 plans were supplied on first registration. Copies of the 1924 agreement and 1961 deed can be ordered from HMLR.

Parcel unclearUnclear until the original is obtained and read. The Wiki's current register-based interpretation is that the 1905 conveyance concerned rights over land Bute kept and may therefore relate to [Parcel B](#); the deed, its plan and its legal scope have not been inspected, so this remains provisional rather than a parcel finding. The 15 May 1924 record is described on the woodland register as a Bute–Corbett drain agreement; whether it bears on [Parcel A](#) or on Mary's 1928 is unresolved until the agreement and its plan are read. If its plan covers the blue (1975, farmhouse-strand) land, Bute was dealing with Parcel A land in 1924; if only the pink land, it is neutral. [?]

Deed Conveyance of 23 February 1905 (WA231076 file)

Placeholder: to be obtained from HM Land Registry

Catalogue: GHF-E026-03

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

Agreement **Agreement of 15 May 1924, Marquis of Bute and James Pelham Stuart Corbett, relating to a drain (WA231076 file, item 2)**

Placeholder: to be obtained from HM Land Registry, with its plan

Catalogue: GHF-E026-04

Location: [HM Land Registry](#) historic/title file; described in WA735527 charges entry 2

Deed **Deed of 29 March 1961 (WA231076 file)**

Placeholder: to be obtained from HM Land Registry

Catalogue: GHF-E026-05

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

1969 – 1975: The conveyances relied on

Evidence: [HMLR registration history, 23 March 2026](#) (also catalogued as GHF-E026-06) · [Schedule of documents, 30 July 2026](#) (also GHF-E026-07) · [Register of title WA735527](#) (also GHF-E026-08)

Deed **Conveyance, WGR to BP Pension Trust, 31 December 1969**

Missing: not on the Land Registry files; to be traced

Catalogue: GHF-E026-09

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

Deed **Conveyance, BP Pension Trust to BP Properties, 23 May 1975, with plan (WA240304 file)**

Placeholder: to be obtained from HM Land Registry

Catalogue: GHF-E026-10

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

Evidence description: both BP conveyances recite a conveyance of 31 December 1969 from [Western Ground Rents](#) to [BP Pension Trust](#) as their root of title. That 1969 conveyance is not in the schedule of documents on either file. The 23 May 1975 conveyance (BP Pension Trust to BP Properties) and its plan are on the WA240304 file; the 1987 judgment records that this was “the actual conveyance of the farmhouse and garden”. The WA240304 schedule also lists a “plan to conveyance dated 23 February 1975” (item 13), a date that differs from every other record and needs checking. The same 1975 conveyance is the source of the land tinted blue on the WA735527 register ([Woodland](#)).

← **A + B as one** →

Nomenclature

- the farm
- whole farm
- Parcels A and B

[Proceed to evidence](#) →

Click the yellow label again to close.

The registration narrative describes these conveyances as relating to the farm as one holding; that is not proof that the Parcel A freehold was conveyed. WGR acquired Bute’s fields ([Parcel B](#)) in 1938 ([1938 reversion](#)), but no document on file shows how it or BP acquired the farmhouse parcel ([Parcel A](#)), and the 1969 root itself is missing. [?]

1982 – 1987: First registration and amalgamation

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

[Open the document](#) →

Catalogue: GHF-E026-11

Location: [HM Land Registry](#) historic/title file Duplicate catalogue entries merged here: GHF-E026-06, GHF-E026-20, GHF-E026-22

Land Registry record **Register of title WA231076**

[Open the document](#) →

Catalogue: GHF-E026-12

Location: [HM Land Registry](#) historic/title file Duplicate catalogue entries merged here: GHF-E026-17

Plan Title **plan WA231076**

[Open the document](#) →

Catalogue: GHF-E026-13

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

Plan **Old title plan WA240304 (file item 9)**

Placeholder: to be obtained from HM Land Registry

Catalogue: GHF-E026-14

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

Land Registry correspondence **WA240304 file: correspondence of 12 April 1983 (item 4), undated Linklaters letters (item 5), form D23 “inside exam” and Linklaters letter of 8 April 1983 (item 7), register edition of 23 February 1983 (item 10), form 1C (item 11)**

Placeholder: to be obtained from HM Land Registry on form OC2 (about £55 for the five items)

Catalogue: GHF-E026-27

Location: [HM Land Registry](#) first-registration file WA240304

Evidence description: on 30 November 1982 Linklaters & Paines applied on form 1E to register BP Properties as owner of WA231076, relying on a conveyance of 19 November 1982 from BP Pension Trust and BP Trustees. On 23 February 1983 they applied on form 1C for WA240304, relying on the 1975 conveyance [PENDING: [EV-0066](#); PENDING: [EV-0063](#)]. HMLR says a 1971 abstract of title was lodged, and that the solicitors certified they knew of no question or doubt affecting the title. Mary (Nancy) Williams, formerly Buckler, died on 26 March 1983; the WA240304 file holds Linklaters/HMLR correspondence dated 8 and 12 April 1983. A request to amalgamate the two titles was made on 2 February 1987 [PENDING: [EV-0078](#)].

← **A + B as one** →

Nomenclature

- the farm
- whole farm
- Parcels A and B

[Proceed to evidence](#) →

Click the yellow label again to close.

The 1982/83 first registration merged both parcels into one estate and the 1987 amalgamation completed it. [Parcel B](#) had a paper root through Bute’s retained land and WGR; for [Parcel A](#) the first-registration material does not identify any historic conveyance supplying the root, and the later possession, tenancy-offer and licence records are context, not substitutes for it. The underlying deeds, plans, application papers and requisitions will show how the registered extent was established. WA240304 was registered on the conveyance the 1987 judgment ties to the farmhouse and garden; its exact extent will be confirmed by its old title plan.

Unresolved What did HMLR ask in April 1983... .. read more

Unresolved What did HMLR ask in April 1983 about occupation or adverse claims, and what did Linklaters answer? Mary had pleaded ownership and the Limitation Act in the 1974 county court action, which was never decided. Whether that live plea was disclosed when the “no question or doubt” certificate was given is the key question for the family’s concealment case ([Case Analysis §3.1](#); [Legal Review, F3](#)). ?

Research note. The family’s case is that this registration wrongly included the house parcel. The certificate was given while [Mary \(Nancy\) Williams](#) was living in the farmhouse and asserting ownership. The registration merged both parcels on the pre-1928 description (1928) and did not disclose her claim. The amalgamation request was made during the [Court of Appeal proceedings](#).

Procedural failures the family has raised (1982–1987):

Date	Record / issue	Scrutiny record
1982–83	First registration of the Great House Farm land while the family was in occupation, with no evidence that the occupier was given notice or an effective opportunity to object. ?	Open scrutiny page →

2 Record

26 March 1983	Mary (Nancy) Williams died (details); [SOURCE PENDING] registration notice reached the family only after her death, during mourning [PENDING: EV-0060].	Open page → scrutiny
8 and 12 April 1983	Linklaters/HMLR correspondence on the WA240304 (farmhouse) file, including form D23 “inside exam”, after Mary’s death [PENDING: EV-0069 ; PENDING: EV-0070].	Open analysis →
1986	Two relevant titles still live during the litigation.	Open page → scrutiny
2 February 1987	Amalgamation application made while the appeal was still live.	Open page → scrutiny

1989 – 2005: Later dealings

Land Registry record **Register of title WA513690**

[Open the document →](#)

Catalogue: GHF-E026-15

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

Plan Title **plan WA513690**

[Open the document →](#)

Catalogue: GHF-E026-16

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

Land Registry record **Register of title WA735527**

[Open the document →](#)

Catalogue: GHF-E026-18

Location: [HM Land Registry](#) historic/title file Duplicate catalogue entries merged here: GHF-E026-02, GHF-E026-08, GHF-E028-08, GHF-E028-12

Plan Title **plan WA735527**

[Open the document →](#)

Catalogue: GHF-E026-19

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

Evidence: [Register of title WA231076](#) (also catalogued as GHF-E026-17) · [HMLR registration history, 23 March 2026](#) (also GHF-E026-20)

Evidence description:

- **10 Oct 1989** — BP transfers part (WA513690, Oakview) to private buyers, with fencing covenants.
- **3 Dec 1993** — BP transfers to Ideal Homes ([Redevelopment](#)).
- **20 Jan 1994** — Register changes; title corrected.
- **10 Nov 1994** — Ideal Homes transfers the woodland (WA735527) to Forest of Cardiff [PENDING: [EV-0136](#)]. The price, if any, is to be confirmed: whether the charity bought for value or received the land as a gift affects the protections available to it ([Case Analysis §3.3](#)).
- **28 Jun 1995** — Rights granted to South Wales Electricity plc.
- **18–19 Mar 1996** — Correspondence from Persimmon Homes; last dealing on the file.
- **22 Dec 2005** — Part of the woodland title divided off ([Woodland](#)).

← A + B as one →

Nomenclature

- [the farm](#)
- [whole farm](#)
- [Parcels A and B](#)

[Proceed to evidence →](#)

Click the yellow label again to close.

Parcel A The Ideal Homes transfer and later dealings treat the merged estate as one. The woodland title WA735527 contains land from two strands: land tinted blue came through the 1975 conveyance (the farmhouse strand, [Parcel A](#)), and land tinted pink came through the 1982 conveyance and is subject to Bute's 1905 and WGR's 1961 deeds (the Bute–WGR strand). Overlaying the plan colours on the 1939 tenancy plan will show which woodland is Parcel A ([Woodland](#)). Oakview (WA513690) is unclear; best guess the fields, [Parcel B](#).

2026: The family's complaint to HM Land Registry

Land Registry letter **HM Land Registry, holding reply, 13 February 2026**

[Open the document](#) →

Catalogue: GHF-E026-21

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

Evidence description: HMLR says it is retrieving the historic paper files.

Parcel A The complaint concerns the inclusion of the farmhouse parcel ([Parcel A](#)) in the merged title.

Evidence: [HMLR registration history, 23 March 2026](#) (also catalogued as GHF-E026-22)

Evidence description: HMLR sets out the registration history and says there is no evidence of a mistake in the register.
?

← **A + B as one** →

Nomenclature

- the farm
- whole farm
- [Parcels A and B](#)

[Proceed to evidence](#) →

Click the yellow label again to close.

HMLR describes the registration as one farm; it does not separate the parcels or explain the root of the Parcel A part.

Land Registry letter **HM Land Registry, stage one complaint decision, 19 April 2026**

[Open the document](#) →

Catalogue: GHF-E026-23

Location: [HM Land Registry](#) historic/title... ... [read more](#)

Location: [HM Land Registry](#) historic/title file Also catalogued with the stage two decision as GHF-E025-10

Evidence description: an Assistant Land Registrar did not uphold the complaint of fraud and maladministration or the request for indemnity. HMLR says it cannot look behind the [1987 judgment](#).

Parcel A The decision rests on the judgment... ... [read more](#)

Parcel A The decision rests on the judgment about the farmhouse rather than on any deed to it. The 1987 judgment decided limitation and licence; it did not try title ([Case Analysis §1](#)).

Land Registry letter **HM Land Registry, acknowledgement of escalation, 21 April 2026**

[Open the document](#) →

Catalogue: GHF-E026-24

Location: [HM Land Registry](#) historic/title... ... [read more](#)

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

Evidence description: the complaint was escalated to stage two.

Parcel A Unchanged.

Land Registry letter **HM Land Registry, stage two complaint decision, 25 May 2026**

[Open the document](#) →

Catalogue: GHF-E026-25

Location: [HM Land Registry](#) historic/title... ... [read more](#)

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

Evidence description: a Land Registrar (Mr Gill) decided that “the title has been registered correctly and there are no

grounds for rectification or indemnity”; the complaint stages were closed. The decision letter gives six months to complain to the Independent Complaints Reviewer, so by about 25 November 2026. [?]

← A + B as one →

Nomenclature

- the farm
- whole farm
- Parcels A and B

Proceed to evidence →

Click the yellow label again to close.

The decision treats the registered title as covering both parcels without showing any valid historic root for the inclusion of Parcel A.

Evidence: Schedule of documents, 30 July... .. read more

Evidence: [Schedule of documents, 30 July 2026](#) (also catalogued as GHF-E026-26)

After the complaint: file inspection and preservation chronology

Date	Event	Record / evidence
2–3 Jun 2026	Family made a formal physical-inspection request and an express request that the historic material not be destroyed while the matter remained outstanding. Several HMLR addresses subsequently returned delivery failures.	Family correspondence; request retained in Records Access Chronology .
13 Jul 2026	Intermediate HMLR letter from Coventry.	Family-held HMLR correspondence.
30 Jul 2026	Mr Haste supplied the schedule of documents said to survive on the first-registration files (43 documents). The 31 December 1969 root conveyance and the free-standing 1971 abstract are not listed.	Schedule .
30 Jul 2026	Family sent detailed questions concerning the contents of the schedule, the 1971 abstract, the “no doubt” certificate and family /title references.	Family correspondence.
12 Aug 2026	Family sent a further seven-point letter and targeted OC2 requests. No numbered answer on the file contents or physical inspection had yet been supplied.	Family correspondence.
16–18 Sep 2026	Family sent a comprehensive 14-point follow-up. Point 5 repeated the physical-inspection request of 3 June; point 7 repeated the preservation request.	Family correspondence.
17 Sep 2026	Automated HMLR messages stated that the contact details used were unsupported / incorrect.	Automated HMLR replies.
21 Sep 2026	Support agent Sandra stated that the title was “closed in 2005”. This conflicts with the HMLR registration chronology showing the 1982–83 first registrations and the 1987 amalgamation.	HMLR support correspondence; compare first registration .
21 Sep 2026	Family notified HMLR of the conflicting closure dates and repeated the preservation request.	Family correspondence.
22 Sep 2026	Family requested electronic copies of the documents listed on 30 July.	Family correspondence.
25 Sep 2026	Physical-inspection request of 3 June remains unanswered in substance. A formal non-destruction confirmation beyond the statement that material “will remain on file” remains outstanding. The 1969 root deed and free-standing 1971 abstract remain absent from the schedule.	Current correspondence record.

Documentary significance. This chronology... .. read more

Documentary significance. This chronology records HMLR’s statements, the documents it has listed as surviving, the family’s unanswered inspection and preservation requests, and the conflicting “closed in 2005” statement. HMLR normally returned original deeds and abstracts to the applicant after first registration, so BP, Linklaters or their successors are the likely holders of the missing 1969 root deed and 1971 abstract. The family’s return and disclosure requests are directed to them ([Legal Review, section 1.4](#)). See also [The restoration campaign](#). [?]

Woodland: see [Woodland](#).

See also: [Evidence Library](#) · [Redevelopment](#) · [read more](#)

See also: [Evidence Library](#) · [Redevelopment](#) · [Master timeline](#) · [Case Analysis — Connections, Patterns and Questions](#) · [Legal Review — Fraud, Land and Human Rights](#)

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

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

2.2 October 2026 control correction — woodland is the live title target

The active title question is no longer... .. [read more](#)

The active title question is no longer whether the 1939 tenancy included Parcel A. That document is already obtained and its plan is established as Parcel B only.

For the woodland, the relevant test is now... .. [read more](#)

For the woodland, the relevant test is now: **which exact Parcel-A woodland was physically taken in 1955, and where did that exact polygon enter the modern title chain?** The priority documents are the 1955 execution evidence, 1975 /1982 plans, 1994 Forest of Cardiff transfer and plan, 2005 excision, and present WA735527/CYM titles.

The legal analysis must also keep separate... .. [read more](#)

The legal analysis must also keep separate the historical 1955 dispossession, any adverse-possession limitation consequence, any later registration mistake, and any current indemnity/protection remedy.

Site-wide working-theory cross-reference (18 October 2026): See the [Cedwyn Estate Working Theory](#). This page may contribute evidence to a specific part of that hypothesis only to the extent its source actually establishes a relevant name, event, parcel, title, claim or decision. Similar names, proximity, chronology or institutional involvement are research leads, not proof of common ownership or coordination.

2.3 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](#).