

Woodland

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Page 759 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 759 (last modified 2026-10-21 19:12:06 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: 759 · **Title:** Woodland · **Evidence status:** Not yet labelled — see the Editing Protocol · **Version:** 1.0.0 · [Editing Protocol](#)

2.1 Woodland — the live loss question

This page isolates the woodland loss from... .. [read more](#)

This page isolates the woodland loss from the wider Parcel A/B reconstruction. The project is no longer asking whether the 1939 tenancy included Parcel A: the 1939 agreement and plan have already been obtained and the plan is established as **Parcel B only**.

2.2 What was actually lost

The loss case concerns the forest north of... .. read more

The loss case concerns the **forest north of the house** and the **ground south-east of the house and garden that later became village green VG41**. Both are parts of the full Parcel-A house/quarrying estate, alongside the farmhouse, garden, barns, stable and yard west of the house. The family's established title case is that the 1877 arrangement took effect in 1928 when quarrying and rent to Thomas ended, carrying the full Parcel A—including forest and green ground—into the Williams family's freehold. WGR's later right to possession of Parcel B did not make those Parcel-A areas part of the agricultural tenancy.

The 1955 order was described as covering the "whole farm". The family's established account is that enforcement on 4 July 1955 took Parcel B and also seized Parcel-A woodland north of the house and the south-eastern green ground, while Mary physically held onto the farmhouse/buildings/garden group. The fact that she defended that occupied centre does not mean the forest and green were outside her Parcel-A title. The task now is to tie that established account to the order wording, enforcement record, annotated geometry and downstream title instruments—not to treat the taking as an unanswered generic question.

2.3 What the documentary work must now prove

The 1939 agreement and plan are already held... .. read more

The 1939 agreement and plan are already held and establish Parcel B only; no repeat acquisition task is needed. The primary records now have a defined purpose: corroborate the boundary between Parcel B and the forest/green parts of Parcel A, document how the 1955 "whole farm" wording was applied, and establish how those exact Parcel-A areas later entered the woodland title. The family's chronology places the 1928 end of the 1877/Thomas arrangement before the 1949 attempt to characterise occupancy as permissive, the report of missing title papers in 1950–52, and the 1955 enforcement/conflation. On the family's limitation case, the twelve-year period from 1928 would have matured by 1940 if the relevant statutory conditions were satisfied; counsel must distinguish that historic position from the later attempt to make 1955 appear to be the starting point.

2.4 Second stage — how the woodland later became WA735527

The present woodland chain is separately... .. read more

The present woodland chain is separately important. WA735527 contains land from more than one historic strand. The critical documents are the 1975 conveyance/plan, the 1982 registration plan, the 10 November 1994 Forest of Cardiff transfer and plan, the underlying Ideal Homes acquisition, and the 2 December 2005 excision/transfer and plans.

The Forest of Cardiff says it bought the... .. read more

The Forest of Cardiff says it bought the woodland from Ideal Homes after due diligence and says the remaining woodland may be put on the open market in early 2027. That statement creates an immediate preservation issue, not a finding against the charity.

2.5 Live tactical questions

1. Correlate the established 1955 taking of the northern forest with the precise historic Parcel-A polygon and the 1955 order/enforcement descriptions.
2. Which part of that same forest polygon appears within WA735527 or any related title?
3. Which instrument and plan carried each part of that polygon through the post-1987 chain?
4. What consideration was paid on the 1994 Forest of Cardiff acquisition?
5. What land was removed in 2005 and into which title(s)?
6. Is there a presently protectable proprietary interest for which a unilateral notice or other protective step should be

considered?

2.6 Current evidence discipline

The D696 rental books are background... .. read more

The D696 rental books are **background corroboration only**. They are not a priority work package unless a specific Parcel-A/woodland/green entry emerges. The 1939 agreement is not a future research task.

Primary human tasks: evidence-backed map of... .. read more

Primary human tasks: evidence-backed map of the established Parcel-A forest/green taking against the 1955 court /enforcement material; complete VG41 registration file; present VG41 title; WA735527/1994/2005 transfer chain; and a solicitor decision on protection/standstill. Do not restart the 1939 Parcel-B-only finding or treat the house-and-garden remnant as the full extent of Parcel A.

2.7 Page version & change log

Current version: 1.0.0

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

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