



Stephen Doughty MP / AS
By email: Stephen.doughty.mp@parliament.uk

9 September 2026

Dear Mr Doughty,

Thank you for your email of 17 August 2026 to the Ministry of Housing, Communities and Local Government on behalf of your constituent, Mr Sion Buckler. I have been asked to respond.

I am sorry that Mr Buckler remains concerned about this matter. I asked one of HM Land Registry's senior Land Registrars to review the issues he has raised and I have considered their findings carefully.

I understand that Mr Buckler believes his family acquired an interest in the land through historic adverse possession, and that information relevant to this was not disclosed when the land was first registered. He also believes that information was subsequently concealed from the courts in *BP Properties Limited v Buckler [1987]*.

It may be helpful to first clarify that HM Land Registry examines applications and registers interests based on the evidence and information provided. We are not an investigatory body and cannot determine disputes of fact or revisit decisions made by the courts.

The land was first registered in the early 1980s. Our records show that applications were made on behalf of BP Properties Limited and that documentary evidence supporting its title was provided. HM Land Registry was satisfied at the time that the evidence established the title and the land was registered. Our records do not show that HM Land Registry was made aware of a competing claim before the registrations took place.

The issue of adverse possession was subsequently considered by the courts. In *BP Properties Limited v Buckler [1987]*, the Court of Appeal found that an offer by the landowner allowing continued occupation meant that the occupation was no longer adverse. The court therefore concluded that the documentary title holders remained entitled to the land.

I recognise that Mr Buckler disputes the circumstances surrounding the case and believes important information was not available to the court. However, HM Land Registry cannot reopen or overturn a decision made by the courts. If Mr Buckler believes that evidence was withheld from the court or that the court was misled, that is a matter that would need to be addressed through the judicial system.

Having reviewed the matter, I am satisfied that HM Land Registry registered the land on the documentary evidence provided to us at the time, and that the central issue raised by Mr Buckler was subsequently considered by the courts. I have therefore been unable to identify any further action that HM Land Registry can properly take in relation to the registration.

I appreciate that this will not be the outcome Mr Buckler was hoping for, particularly given how long this matter has continued and how strongly he feels about it. Thank you for taking the time to raise his concerns with us.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'I Banfield', written in a cursive style.

Iain Banfield

Chief Executive and Chief Land Registrar