



Sion Buckler

Sent by email

Email sent to:  
[redacted]

Date/Dyddiad  
23 March 2026

Your ref/Eich cyf  
EDD

Our ref/Ein cyf  
N610CGV

HM Land Registry  
Wales Office  
PO Box 7803  
Bilston  
WV1 9QN

DX 427301 Bilston 3

<https://www.gov.uk/guidance/contact-hm-land-registry>

[www.gov.uk/land-registry](http://www.gov.uk/land-registry)

Cofrestrfa Tir EF  
Swyddfa Cymru  
PO Box 7803  
Bilston  
WV1 9QN

DX 427301 Bilston 3

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*HM Land Registry welcomes  
correspondence in English and  
Welsh / Mae Cofrestrfa Tir EF yn  
croesawu gohebiaeth yn Gymraeg a  
Saesneg*

Proprietor/Applicant **Persimmon Homes (wales) Limited**

Title number **WA231076**

Property **Land On The North Side Of Leckwith  
Road, Llandough**

Dear Customer

I write further to your correspondence about the registration of Ty Mawr Farm. I apologise for the delay in responding.

It may be useful if I briefly set out the role of HM Land Registry. HMLR is an administrative body, and must carry out all of its functions within the law and must only do what it has the power to do. The work of HMLR is covered by the Land Registration Act 2002 ("the Act") and the Land Registration Rules 2003 ("the Rules"). This legislation is designed to provide a registration system providing title holders with a state backed guarantee of ownership.

HMLR's main role is to keep a register of ownership and interests in land and to enter information on to the register following receipt of satisfactory applications.

Prior to completing any application, we are required to check that each application complies with the requirements under the Act and the Rules. When applications do not comply with these requirements, or if it is established that additional information is needed to consider an application, we are able to request further information under rule 17 of the Rules, before completing an application. Our role is to be reactive in responding to applications received rather than pro-active in establishing any rights which may exist.

Once an interest is registered, HMLR guarantees the title. The guarantee means that the title owner can rely on the registration as evidence of legal ownership and that there is no longer any need for the owner to produce the original title deeds as proof of ownership.

However, please note that the guarantee does not mean that HMLR has a responsibility for overseeing transactions relating to land, or

for deciding disputes about ownership or boundaries. The responsibility for this lies with the property owners, their advisers or the courts. HMLR's role therefore is limited and as mentioned above, is essentially administrative – to keep a record of the outcomes of transactions (as long as it receives the necessary application), and to respond to requests for information (as long as it has the information and is entitled to disclose it). It is also worth explaining at this stage that when a property is registered, it is the legal owner who is shown in the Property Register; he is then described as a “registered proprietor”. The legal owner is entitled to exercise owner's powers (such as selling).

With regards to your query, I have investigated the files relating to the first registration and I can confirm the following:

1. It appears Ty Mawr Farm was originally registered under two different title numbers, WA231076 and WA240304. These two titles were amalgamated. Title WA240304 was closed as a result of the amalgamation and the registration continued under title WA231076.

2. First registration of WA231076

We received an application for registration on 30 Nov 1982. The application was submitted by Linklaters & Paines of Barrington House, 59/67 Gresham Street, London, EC2V 7JA, to register BP properties Limited of Britannic House, Moor Lane, London, EC2 as proprietor.

The land was conveyed to BP Properties Limited by a Conveyance dated 19 Nov 1982 made between (1) The British Petroleum Pension Trust Limited, (2) BP Trustees Limited and (3) BP Properties Limited

3. First registration of WA240304

We received an application for registration on 23 February 1983. The application was again submitted by Linklaters & Paines of Barrington House, 59/67 Gresham Street, London, EC2V 7JA, to register BP properties Limited of Britannic House, Moor Lane, London, EC2 as proprietor.

The land was conveyed to BP Properties Limited by a Conveyance dated 23 May 1975 made between (1) The British Petroleum Pension Trust Limited, (2) BP Trustees Limited, (3) BP Properties Limited.

If you wish to obtain an official copy of the documents referred to above, please refer to our Practice Guide 11 for further details - [Inspection and application for official copies \(PG11\) - GOV.UK](#)

Please note HM Land Registry does not have any investigative powers and on the basis of a review of the files we hold there is no evidence of a mistake in the register.

If you would like to discuss this correspondence or require it in an alternative format please contact us, quoting our reference.

Yours faithfully,

Lisa Griffiths  
0300 006 0411