

Supplement · 25 October 2026

The title chain and the twelve-year pairs

Great House Farm / Tŷ Mawr alias Cedfin, Llandough and Leckwith. A companion to every Great House Farm e-book: the research of 25 October 2026, with 22 new catalogue entries (EV-0607 to EV-0628). Ingredients and citations, not conclusions. Pattern charts are for discussion; dates come from the cited records; nothing here is a finding of any court.

What the courts decided

- Court of Appeal, 31 Jul 1987 (EV-0080): the court found Mary and Frederick Buckler in adverse possession of the farmhouse from 2 Feb 1955.
- The court held that the 11 Dec 1962 possession order could be enforced for 12 years, to Dec 1974, and kept the paper title alive until then.
- The court held that the two letters of 31 Oct 1974 made Mary a licensee, because she did not reject them in writing; on that basis it treated twelve years of adverse possession as never completed and treated BP as owner.
- The court called the one-sided licence point "a new one" and noted the risk of an owner keeping title alive "for very many years until it suits him to evict".
- Mary Williams's assertion that the family owned the farmhouse outright was never tried: her documents were not produced, and BP Pension Trust's 1974 action, in which she pleaded ownership, was never relisted. BP Properties' position on the register rests on first registration as proprietor in 1982/83; whether her case was before HM Land Registry then is not shown in the records held.

The paper title, step by step

Date	Holder	What happened	Catalogue
1877 (6 Nov, reported)	Bute (lord of the manor; trustees of the 3rd Marquess)	An agreement with Daniel Thomas & Son over the house parcel (sale or quarry lease), as the family later recounted; the instrument has not been found	EV-0006, EV-0007, EV-0008
1900	Bute (lord of the manor)	Press reports of the 3rd Marquess's will: Leckwith-with-Llandough left to Lord Colum Crichton-Stuart	EV-0012
23 Feb 1905	John, Marquis of Bute → Cardiff Corporation (rights only)	Conveyance of rights over a strip now in the woodland title, entered on the register; very probably the Western District sewer easements; deed not copied	EV-0013, EV-0618
Feb 1916	"The Marquis" (Bute; manorial title)	The court records a yearly tenancy of "the whole of the farm" granted to John Williams	EV-0014, EV-0080
May 1922 (catalogue: 1926)	Bute → Mountjoy Ltd (the estate company; manorial title)	Mountjoy Ltd takes over the 4th Marquess's life interest in the South Wales estates (press, May 1922); in 1932 it holds the Llandough court leet	EV-0624, EV-0614
1 Jan 1926	Parliament	Copyhold becomes freehold; 1925 property Acts in force; 30-year root of title	EV-0616, EV-0613
25 Dec 1938 (completion 23 Dec)	Mountjoy Ltd → Western Ground Rents Ltd	Conveyance recited in later documents (root of title in the 1965 school-site contract); the deed has not been examined. The court describes "the reversion" as conveyed in 1938	EV-0022, EV-0625, EV-0216, EV-0621, EV-0080
15 Feb 1969	British Petroleum → buys Western Ground Rents Ltd	Agreed cash bid of 17s a share, about £18–19 million, for WGR's properties to pass to the BP pension fund	EV-0288
31 Dec 1969	Western Ground Rents → BP Pension Trust	Conveyance recited, with the benefit of the 1962 order; the deed is not held. Last day of the 30-year root rule	EV-0043, EV-0621, EV-0080
23 May 1975	BP Pension Trust → BP Properties Ltd	Conveyance entered on the register: farmhouse plot and other land; the rest kept as "Retained Land"; six months before compulsory registration	EV-0620, EV-0619, EV-0265

Date	Holder	What happened	Catalogue
19 Nov / 30 Nov 1982	BP Properties Ltd — registered proprietor	Conveyance of 19 Nov 1982, then first registration of the woodland title WA231076 (application by Linklaters & Paines, 30 Nov 1982)	EV-0147, EV-0059, EV-0045
23 Feb 1983	BP Properties Ltd — registered proprietor	First registration of the farmhouse title WA240304 applied for (23 Feb 1983)	EV-0147, EV-0066, EV-0065
24 Jul 1986 / 31 Jul 1987	High Court; Court of Appeal	Judgment for BP Properties; appeal dismissed. The courts treated BP as owner; BP's position on the register rests on first registration as proprietor in 1982/83	EV-0080

On the land: the Williams family

Date	Event	Catalogue
c.1841; 1872-76	Tithe apportionment (c.1841) and rate books (1872-76): entries in the name of John Williams; the parcels are not identified, and none names the Tŷ Mawr house parcel	EV-0215, EV-0212
6 Nov 1877	Reported lease of 6 Nov 1877 in the name of John Williams (original not located; the parcel is not identified)	EV-0008
Feb 1916	The court records John Williams holding "the whole of the farm" on a yearly tenancy	EV-0014
1928	Last house-parcel rent, per Mary Williams's own account; quarrying ends	EV-0016
mid-1930s	Arrears recorded by the court ("mid-1930s and in the late 1940s")	EV-0080
18 May 1939	Parcel B (5.30 acres by the farmhouse) let monthly at 8s to John Williams, about 72, "reserving quarrying rights"	EV-0023
2 Feb 1949	Tenancy surrendered; unwritten yearly tenancy to Frederick Buckler	EV-0025
10 Oct 1952	Agents drop the letting to Frederick Buckler; last rent 1953 under a judgment for arrears	EV-0080, EV-0030
2 Feb 1955	Notice to quit expires; the court later finds adverse possession of the farmhouse from this day	EV-0080
4 Jul 1955	High Court order enforced on all the farm except farmhouse and garden	EV-0080
19 Nov 1958	Mrs M. D. Buckler tells the county planning committee the land was "wrongfully appropriated"; "a Welsh case of Crichef Down"	EV-0037
1959; Mar 1965	Two tenancy offers for the farmhouse refused; title asserted through her grandfather	EV-0039, EV-0080
11 Dec 1962	County Court possession order (farmhouse and garden), not enforced for almost 12 years	EV-0041, EV-0080
1965-67	Adverse possession by Mary admitted by BP for these years	EV-0080
31 Oct 1974	Two letters grant Mary a rent-free licence; she does not reject them in writing	EV-0050, EV-0080
26 Mar 1983	Mary Williams dies; Linklaters-HMLR letters follow on 8 Apr 1983	EV-0147
1984-1987	BP Properties sues the family; the High Court (1986) and Court of Appeal (1987) rule for BP and treat it as owner; Mary Williams's assertion of ownership was never tried	EV-0080

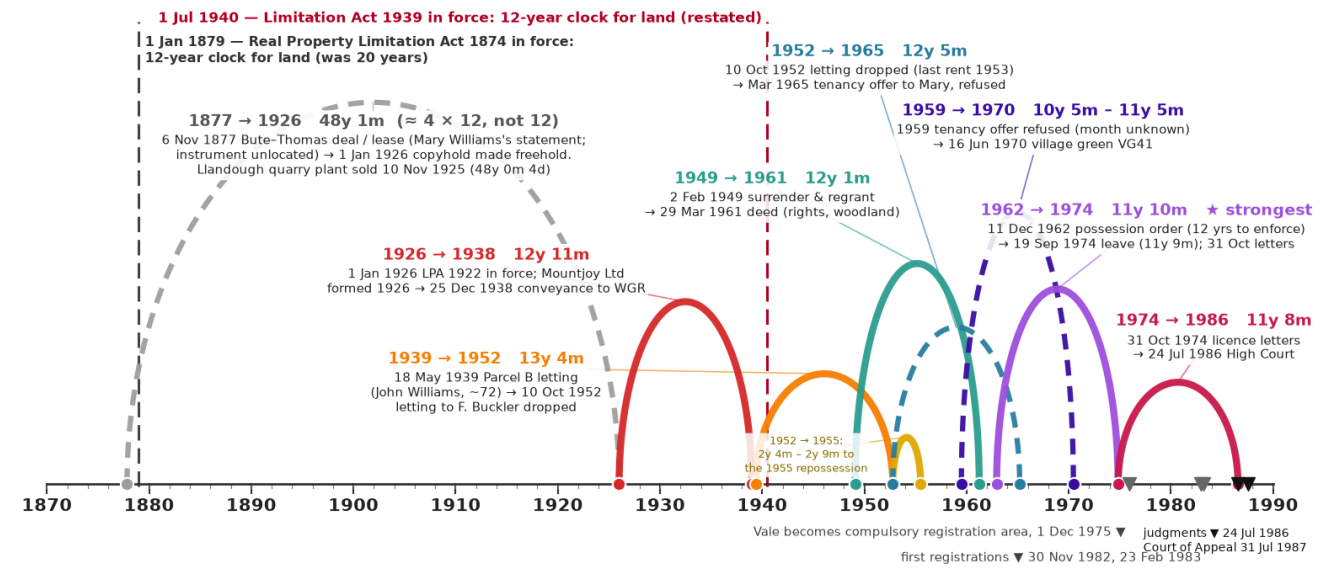
The twelve-year pairs

Each pair is measured from a dated event to a later one on the same land or title. Across 34 dated events, 12-year gaps occur about as often as 11- and 13-year gaps, so the pairs that matter are those where a legal clock had actually started (the 1962 order to the 1974 letters is the clearest).

Pair	Gap	Who acted
1962 → 1974	11y 10m 20d	WGR → BP
Dec 1926 → 1938	≈12y 0m	Bute → WGR
1963 → 1975	≈11y 11m	WGR → BP
1916 → 1928	≈12y (year only)	Bute
1949 → 1961	12y 1m 27d	WGR · Cardiff Corp
1952 → 1965	≈12y 5m	WGR
1970 → 1982	12y 5m 14d	Council → BP
1971 → 1983	≈12y (year only)	BP
1974 → 1986	11y 8m 24d	BP
1958 → 1970	11y 6m 28d	Council · WGR
1959 → 1970	10y 5m - 11y 5m	WGR → Council
1905 → 1916	≈11y 0m	Bute · Cardiff Corp
1926 → 1938	12y 11m 24d	Bute (Mountjoy) → WGR
1939 → 1952	13y 4m 22d	WGR
1955 → 1965	9y 11m 7d	WGR → Council

The twelve-year pattern — Great House Farm

Tŷ Mawr, Llandough-juxta-Penarth. Each arc joins two dated events; its label gives the real gap.



Solid arc: both dates from records (1987 judgment, registers, archives)
Dashed arc: one end rests on Mary Williams's account, or its month is unknown
Dashed vertical line: a 12-year limitation clock for land comes into force

Close to 12 years: 1926→38, 1949→61, 1952→65, 1962→74, 1974→86
Not 12: 1939→52 (13y 4m), 1959→70 (10½–11½y), 1877→1926 (48y)
No 1951/52 registration of Parcel B is on file; first registration 1982/83

Pattern chart for discussion; dates from the cited records; not a finding of any court.
Sources: BP Properties v Buckler [1987] EWCA Civ 2; HM Land Registry letter 23 Mar 2026; Glamorgan Archives DBDT/123/7, DSA/12/4888 (catalogue); TNA GB 0214 DB; LPA 1922 s.128; RPLA 1874; Limitation Act 1939.

Parcel by parcel

#	Parcel	Date	Taker	Event before, gap	Answered on the record?
1	Strip of what is now the woodland title (sewer / pumping-station rights, inferred)	23 Feb 1905	Cardiff County Borough, from Bute	None found on the same land. The reported 1877 Bute-Thomas deal is 27 years earlier (Mary Williams's account)	No record. The family's tenancy is first recorded in 1916
2	The whole farm put on a yearly tenancy	Feb 1916	"The Marquis" (Bute estate)	1905 strip deed: ≈11y 0m	Accepted by John Williams; no title case on record at the time
3	Land near Lewis Road, Llandough	Dec 1926	Penarth UDC, by letting from Bute	1 Jan 1926 property Acts in force (same year)	No record. Not matched to farm fields
4	Reversion of the farm	25 Dec 1938	Western Ground Rents Ltd, from Mountjoy Ltd (for Bute)	1 Jan 1926 / Mountjoy formed 1926: 12y 11m 24d. Dec 1926 Lewis Road letting: ≈12y 0m. Mid-1930s arrears (J)	Not known. Whether the deed recites the occupiers or covers Parcel B cannot be told until it is read
5	Parcel B, 5.30 acres by the farmhouse	18 May 1939	WGR, letting to John Williams (about 72)	25 Dec 1938 conveyance: 4m 23d. A third-party lease of the land in 1936	The letting was entered into; no objection is on record
6	About 109 acres of Leckwith Woods	1940-Apr 1942	Cardiff Corporation, as a gift from WGR	1938 conveyance: 1y 6m – 3y 4m. No 12-year pairing	No family case to this land on record
7	The farm tenancy: John Williams out, Frederick Buckler in	2 Feb 1949	WGR (by agreement)	Mid-1930s arrears (J): c.12-14 years; exact date unknown	By agreement; title not raised
8	All the farm except farmhouse and garden (fields; on the family case, woodland and green)	4 Jul 1955	WGR	10 Oct 1952 letting dropped: 2y 8m 24d; 1953 last rent under a judgment for arrears	A court order was made; no title case by the family is recorded before 1959 (J)
9	Leckwith Common (family asserted grazing rights for 40 animals)	CPO 1957, confirmed 8 Sep 1958	Cardiff City Council	Rights-of-common file opens 1952 (≈6y); Commons Act enclosure file 1949-61. No 12-year pairing	Yes, in part. Mrs Buckler put the grazing case at the 6 May 1958 public inquiry; she said she did not oppose a playing field; no petition was lodged
10	Land near Cogan Pill (WGR named in the notice as owner)	Sep 1958	Glamorgan County Council	Not found	No record
11	Rights over the "pink" woodland land	29 Mar 1961	WGR, South Western Brick & Tile Co., Cardiff City Corporation	2 Feb 1949 surrender and regrant: 12y 1m 27d	Not known. Mary had asserted title since 1959 (J); whether the deed mentions her is unknown
12	Farmhouse and garden	11 Dec 1962	WGR v Frederick and Mary Buckler	2 Feb 1955 notice expiry: 7y 10m 9d. 1959 refused offer: ≈3y	An order was made against them; whether Mary's title case was argued is not in our records
13	Llandough primary school site	11 Jun 1965	Glamorgan CC (education), from WGR and Lakeside & Llandough Development Co	4 Jul 1955 repossession: 9y 11m 7d (only if the site was in those fields, not yet confirmed). Root of title 25 Dec 1938: 26y 5m	No record
14	WGR's interest, including the benefit of the 1962 order	31 Dec 1969	BP Pension Trust, from WGR	11 Dec 1962 order: 7y. No 12-year pairing	No record
15	Village green VG41 (south-east ground of Parcel A, per the wiki)	16 Jun 1970	Glamorgan County Council, as registration authority	19 Nov 1958 "Crichel Down" complaint: 11y 6m 28d. 1959 refused offer: 10y 5m – 11y 5m	Public notice only; no personal notice to Mary on file; register sheet unread

#	Parcel	Date	Taker	Event before, gap	Answered on the record?
16	Farmhouse occupation recast as licence	31 Oct 1974	BP Properties Ltd	11 Dec 1962 order (12 years to enforce): 11y 10m 20d; leave to enforce 19 Sep 1974: 11y 9m 8d	Yes. Argued at trial; the courts held the licence effective (1986-87). The judgment notes the risk of a paper owner keeping title alive this way
17	Farmhouse plot and other land; rest "Retained Land"	23 May 1975	BP Properties, from BP Pension Trust	Jun 1963 committal order: ≈11y 11m	No record
18	First registration of the woodland title WA231076	30 Nov 1982	BP Properties (Linklaters & Paines)	16 Jun 1970 VG41: 12y 5m 14d	Not known whether the occupier's case was put to HM Land Registry; SAR reply due 28 Oct 2026
19	First registration of the farmhouse WA240304	23 Feb 1983	BP Properties (Linklaters & Paines)	1971 abstract of title: ≈12y (year only)	HMLR-Linklaters letters of Apr 1983 exist; their content is unread
20	War Agricultural Executive Committee	1916; 1939-45	War Ag (Glamorgan)	Not applicable	No requisition or taking of this farm found on file
21	Airfield / Air Ministry	—	Air Ministry	—	No airfield or Air Ministry taking of this land found on file

The money side: what the records show

Date	What	Between	Amount	Catalogue
1877	Bute trustees' abstract of receipts and payments, 1877	Bute trustees	GAP — not on file	EV-0007
11 Jun 1904	Bute easements for about 2½ miles of Cardiff's western sewer	Cardiff Corporation → Bute	£5,362 7s	EV-0618
Feb 1916	Yearly rent for "the whole of the farm" (tenancy to John Williams, court record)	John Williams → Bute estate	GAP — not on file	EV-0014
1928	Last rent for the house parcel (Mary Williams's own account)	Williams family	GAP — not on file	EV-0016
mid-1930s	Rent arrears	John Williams	GAP — not on file	EV-0080
23-25 Dec 1938	Sale price, Mountjoy Ltd → Western Ground Rents (Cardiff ground-rent estate)	WGR → Mountjoy Ltd	GAP — not on file	EV-0022
18 May 1939	Parcel B monthly rent, 5.30 acres	John Williams → WGR	8s a month	EV-0023
1940-Apr 1942	About 109 acres of Leckwith Woods given to Cardiff	WGR → Cardiff Corporation	gift	EV-0220
21 Oct 1948	Wayleave, WGR and the Borough of Barry	Barry Borough → WGR	£1 a year	EV-0042
2 Feb 1949	Yearly rent under the unwritten tenancy to Frederick Buckler	Frederick Buckler → WGR	GAP — not on file	EV-0025
1953	Last rent paid, under a judgment for arrears	Frederick Buckler → WGR	GAP — not on file	EV-0080, EV-0030
1957-58	Leckwith Common compulsory purchase compensation	Cardiff City Council	GAP — not on file	EV-0035, EV-0038
5 Mar 1962	Legal charge over Llandough land, Lakeside & Llandough Development Co → WGR	Lakeside → WGR	£75,000	EV-0042
11 Dec 1962	Mesne profits ordered with the possession order	Buckler family → WGR	GAP — not on file	EV-0041
Mar 1965	Weekly tenancy offered for the farmhouse (refused)	WGR's agents	£2 a week (secondary)	EV-0039
11 Jun 1965	School site, 3.352 acres (part OS 106)	Glamorgan CC → Lakeside (WGR releasing as mortgagee)	£16,800	EV-0042, EV-0216
15 Feb 1969	BP bid for Western Ground Rents Ltd, 17s a share	British Petroleum → WGR shareholders	about £18-19 million	EV-0288
31 Dec 1969	Consideration, WGR → BP Pension Trust	BP Pension Trust → WGR	GAP — not on file	EV-0043
31 Oct 1974	Licence to Mary Williams, rent-free	BP Properties	£0	EV-0050
23 May 1975	Consideration, BP Pension Trust → BP Properties	BP group	GAP — not on file	EV-0620
19 Nov 1982	Consideration, conveyance before first registration	BP group	GAP — not on file	EV-0147
1986-87	Costs orders in BP Properties Ltd v Buckler	—	GAP — not on file	EV-0080

New in the catalogue

EV-0607 — Twelve-year rainbow chart: dated pairs on one timeline, 1877–1987 (analysis, 25 Oct 2026)

25 October 2026 · PUBLISHED — pattern chart for discussion; not a finding of any court.

Shows each dated pair on one 1870–1990 timeline with its exact gap: 1926→1938 12y 11m 24d; 1939→1952 13y 4m 22d; 1949→1961 12y 1m 27d; 1962→1974 11y 10m 20d; 1974→1986 11y 8m 24d.

EV-0608 — Twelve-year pairs stacked from a common start, with 26 numbered event notes (analysis, 25 Oct 2026)

25 October 2026 · PUBLISHED — pattern chart for discussion; not a finding of any court.

Fifteen pairs sorted by closeness to 12 years. Four land within about two months of 12: 11 Dec 1962 → 31 Oct 1974 (11y 10m 20d), Dec 1926 → 25 Dec 1938 (≈12y 0m), Jun 1963 → 23 May 1975 (≈11y 11m), 1916 → 1928 (year only).

EV-0609 — Parcel-by-parcel table: 21 takings of Cedwyn / Tŷ Mawr land, with the event before each and its gap (analysis, 25 Oct 2026)

25 October 2026 · PUBLISHED — ingredients only.

Lays out, side by side, what each taking was, who acted, the stated reason and whether the family's position was answered on the record (it was answered in part in 1958 and in full only at the 1986–87 trial).

EV-0610 — Llandough quarry and lime works plant catalogued for sale, 10 November 1925 (Glamorgan Archives DSA/12/4888)

10 November 1925 · PENDING — view free at Glamorgan Archives.

Quarrying plant at Llandough was offered for sale in November 1925 — the quarry leaving. 6 Nov 1877 (the reported Bute–Thomas deal, EV-0006) to 10 Nov 1925 is 48 years 0 months 4 days, four times twelve.

EV-0611 — Llandough Rectory sold at auction, 7 October 1926; plan marks adjoining land "part of the Bute Estate" (Glamorgan Archives DSA/12/5085)

7 October 1926 (boundary letter 26 July 1926) · PENDING — view free at Glamorgan Archives.

In 1926 the land next to the Rectory was marked on a sale plan as part of the Bute Estate. 7 Oct 1926 → 25 Dec 1938 is 12y 2m 18d.

EV-0612 — Bute lets land near Lewis Road, Llandough, to Penarth Urban District Council, December 1926 (Glamorgan Archives DBDT123/6)

December 1926 · PENDING — view free at Glamorgan Archives.

The catalogue records a letting by "the Marquis of Bute" of land near Lewis Road to a public body in Dec 1926. Dec 1926 → 25 Dec 1938 is about 12 years 0 months.

EV-0613 — Bute Glamorgan manorial records: court books to 1937, extinguishment of manorial incidents 1929–40, Ministry of Agriculture correspondence 1938, steward for the "Glamorgan manors of Mountjoy Ltd" 1937 (Glamorgan Archives DB/M/1–21)

1926–1940 · PENDING — view free at Glamorgan Archives.

Bute's manorial titles in Glamorgan were being wound down after 1 Jan 1926, when the Law of Property Act 1922 turned copyhold into freehold (EV-0616); in 1938, the year of the sale to Western Ground Rents (deed not examined), Bute's estate was corresponding with the Ministry about extinguishing manorial incidents.

EV-0614 — Mountjoy Ltd in the Bute estate catalogue: "In 1926, the remaining Bute property was incorporated under a private family company called Mountjoy Ltd" (TNA Discovery, GB 0214 DB administrative history)

1926 per the catalogue (company formed May 1922, EV-0624); 1938 sale · READ (catalogue text); company records not yet seen.

Names Mountjoy Ltd as the Bute family company from 1926 and records that in 1938 Mountjoy sold its leasehold interests. Mountjoy Ltd is named as the seller to Western Ground Rents in 1938 in press reports (EV-0022); the 1938 deed has not been examined.

EV-0615 — London Gazette, 29 October 1926, p.7040: release of the liquidator of Lewis & Pritchard Ltd, quarry firm ("surplus plant at Llandough" sold Aug 1925)

29 October 1926 · READ (gazette text).

The quarry firm working at Llandough was wound up by 1926.

EV-0616 — Law of Property Act 1922, ss.128 and 138: all copyhold enfranchised into freehold from 1 January 1926; manorial incidents to be extinguished within ten years

1 January 1926 · READ.

1 Jan 1926 rebuilt English property law and reached Bute's manors directly. A copyholder's land became the holder's freehold by statute.

EV-0617 — The twelve-year rule for land: Real Property Limitation Act 1874 (from 1 January 1879), restated by the Limitation Act 1939 (in force 1 July 1940)

1 January 1879; 1 July 1940 · READ.

Twelve years had applied to actions to recover land since 1 Jan 1879; the 1939 Act restated it. So the 18 May 1939 Parcel B letting (EV-0023) was made while a twelve-year rule was already in force. While a written tenancy runs, the tenant's years do not count against the landlord. A mere visit or assertion does not stop time (1939 Act s.13, quoted in the judgment).

EV-0618 — Press, 1904-05: Cardiff's Western Sewer Sub-committee completes the conveyance of the pumping-station site and sewer easements from the representatives of Lord Bute (Evening Express 23 Mar 1905; Weekly Mail 11 Jun 1904)

11 June 1904; 23 March 1905 · READ (newspaper text). The deed itself is not yet copied.

Cardiff paid £5,362 7s for Bute easements over about 2½ miles of sewer route (1904) and completed the conveyance of the pumping-station site and easements in early 1905. This fits EV-0013 being the Western District outfall sewer easements.

EV-0619 — Covenant wording: Western Ground Rents' Llandough covenant of 5 March 1962 and BP's covenant of 23 May 1975, side by side

5 March 1962; 23 May 1975 · READ (register view and FOI copy).

The 1975 covenant repeats the 1962 estate wording almost word for word: the benefit of the seller's land "within a radius of one hundred yards"; the same banned uses ("noisy noxious or offensive trade ... public worship ... lunatic asylum ... public house inn tavern or beer-shop ... advertisement"); and the same proviso that the covenant is not "evidence of a building scheme". BP's 1975 deed was drafted from the Western Ground Rents estate precedent.

EV-0620 — 23 May 1975: conveyance of the farmhouse plot and other land, BP Pension Trust to BP Properties; the rest kept as "Retained Land"

23 May 1975 · PENDING — the deed is on the HM Land Registry file.

The register records a conveyance inside the BP group six months before the Vale of Glamorgan became a compulsory registration area (1 Dec 1975, EV-0265), so this conveyance triggered no registration.

EV-0621 — Root of title: the 25 December 1938 conveyance, and why the 31 December 1969 sale fell under the 30-year rule (LPA 1925 s.44(1); LPA 1969 ss.23, 31(2))

25 December 1938; 31 December 1969 · READ.

The cut from a 30-year to a 15-year root applied only to contracts made after 1 Jan 1970, so the 31 Dec 1969 WGR → BP Pension Trust sale needed a root before Dec 1939: in practice the 25 Dec 1938 conveyance (known from recitals; the deed has not been examined), then 31 years 6 days old. In 1965 the school-site contract had to contract out of the 30-year rule to start from the same 1938 deed. BP's 1969 and 1971 abstracts (EV-0043, EV-0045) should therefore begin with the 1938 deed and show what it conveyed at Llandough.

EV-0622 — Crichel Down rules and military land: what applies at Llandough, and three unread files (TNA MAF 11/1022, HLG 23/17384, MH 96/291)

1925-1958 · PENDING — order or view at Kew.

The Crichel Down rules cover surplus land a public body bought under compulsion and offer it back to the former freeholder. MAF 11/1022 is dated two days after Mrs M. D. Buckler called the losses "a Welsh case of Crichel Down" (EV-0037).

EV-0623 — Financial Times full text, June 1983 – September 1986 (885 issues): no item on Llandough, Great House Farm, Tŷ Mawr, BP Properties / BP Pension Trust, Western Ground Rents or the case

June 1983 – September 1986 · DONE — negative.

The national financial press of the period carried no report of the case or the land.

EV-0624 — Mountjoy Ltd formed in May 1922 as the 4th Marquess of Bute's estate company (£1,000,000; named after his title Viscount Mountjoy); lord of Llandough court leet in 1932

12-13 May 1922; 7 Oct 1932 · READ (search-result text).

Mountjoy Ltd was formed in May 1922 with £1,000,000 capital "to take over Lord Bute's life interest in all the estates in South Wales and Scotland" and traded as "Mountjoy, Limited (Bute Estate, Cardiff)". In 1932 "the annual court leet dinner given by Mountjoy Estate, Ltd." was held at the Merry Harriers' Hotel, Llandough. A Mountjoy Limited at Queen Anne's Gate went into members' voluntary winding-up in 1955 (same company probable, not proven).

EV-0625 — The 1938 sale as one transaction: contracts 17 May 1938, Western Ground Rents registered 4-5 July 1938, manors kept back, Mountjoy as mortgagee to 1944

17 May – 23/25 Dec 1938; 14 Jun 1939 · READ (search-result text and catalogue entries).

Bute sold "nearly the whole of the Mountjoy estate" to a single buyer (press). The manors, the castles and some named lands were kept back, so the manorial title of Llandough stayed with Mountjoy in 1938 (manors disposed of 1950-57, EV-0027). A Cardiff strip was reported transferred to Western Ground Rents with other Bute property the previous December (Western Mail, 14 Jun 1939). In Leckwith the lettings run Bute (1925) → Mountjoy (1934) → WGR (1944). The 25 Dec 1938 conveyance is known from recitals in later documents; the deed has not been examined.

EV-0626 — "Cydfin Wood, Leckwith, the property of Lord Bute": Penarth police court reports, Evening Express 7 and 14 January 1903

7 and 14 January 1903 · READ (newspaper text).

The name Cydfin was in use for a wood in Leckwith in 1903, and the press then described it as the property of Lord Bute.

EV-0627 — Cardiff Corporation at Cedwyn, 1905-1989: one corporate body for the 1905 and 1961 rights; dealings with Western Ground Rents 1938-47; no Cardiff role found in the 1989 planning file 1905-1989 · READ; deeds not copied.

The County Borough of Cardiff that took rights in Feb 1905 became the City corporation in Oct 1905, so the 1905 and 1961 grantee is one body; it appears on the woodland register only as the holder of rights, never as registered proprietor (the registered proprietor of the woodland from 25 Nov 1994 is Forest of Cardiff, a company). The 1989 outline permission was granted by the Vale of Glamorgan Borough Council.

EV-0628 — Authenticity audit of both title lines: which instrument has been seen, which is known only from a recital, press or catalogue (analysis, 25 Oct 2026)

25 October 2026 · PUBLISHED — ingredients only.

Every link in the paper chain from 1922 to 1983 is known only from recitals, press or catalogues; no operative instrument from it is held. The family's records on file (c.1841 tithe, 1872-76 rate books, 1824 survey, 1916 tenancy, 1939 letting) are rent-book, rate-book and tenancy entries in the name of John Williams; the parcels they cover are not identified, and none names the Tŷ Mawr house parcel. The single most useful document is the 25 Dec 1938 conveyance with its plan. BP Properties became registered proprietor at first registration in 1982/83; whether Mary Williams's case was before HM Land Registry then is not shown in the records held.

Every entry is online at cedwyn.bucklerfamily.estate/research/new-in-the-catalogue/. © 2026 the Williams-Buckler family of Tŷ Mawr (Great House Farm), Llandough.

Supplement · 25 October 2026 · Great House Farm library

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