

Your Reference
Appeal Reference: CAS-02641-G8G7M5
Our Reference
2791323



By email only PEDW.Casework@gov.wales

Gowling WLG (UK) LLP
4 More London Riverside
London
SE1 2AU

DX 132076 London Bridge 4

23 January 2026

Dear Sir/Madam

Re: Land at Model Farm, Port Road, Rhoose (Title Numbers CYM1695 and WA883579)

We write on behalf of our client, Legal & General, the registered proprietor of the land comprised in title numbers CYM1695 and WA883579 at HM Land Registry.

Under section 58(1) of the Land Registration Act 2002, the entry of a person as proprietor on the register is *conclusive* and vests the legal estate in that party. Accordingly, the registered titles for CYM1695 and WA883579 constitute definitive evidence of Legal & General's ownership of the land in question.

We have been provided with a bundle of documents by Ms Meryl Catherine Wilkins (formerly Thomas), which she asserts substantiate a claim to ownership of the land. At her request, and without prejudice to the fact that the burden does not lie on our client (or us) to investigate or substantiate her assertions, we have reviewed the documents she has supplied.

The bundle comprises a mixture of historic and unrelated materials, including:

- old conveyances,
- trustee appointment documents,
- statutory declarations relating to other land,
- mortgage and charge paperwork,
- Land Registry filings regarding third-party properties, and
- letters from various firms.

T +44 (0)370 903 1000
F +44 (0)370 904 1099
gowlingwlg.com

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Across all of these categories, none of the documents identify, recognise, suggest, or imply that Ms Wilkins is or ever has been:

- an heir,
- a beneficiary,
- an owner, or
- a person with any legal or beneficial interest in the Dunraven Estate, Model Farm, or any part of the land comprised within title numbers CYM1695 or WA883579.

There is no evidence, either historically or contemporaneously, that Ms Wilkins or her family ever held legal title to the land, nor any evidence that she has succeeded to such title. Her documents do not form any coherent chain of title, nor do they demonstrate any proprietary interest capable of affecting the registered estate.

Ms Wilkins has now had close to a year to provide substantive evidence of a claim. The documents she has produced do not establish, support, or even outline a cognisable legal basis for ownership. As such, there is no claim capable of engaging with or displacing the registered title held by Legal & General.

It is not for our client, nor this office, to attempt to construct or substantiate a claim on her behalf. In the absence of credible documentary evidence, and in light of the conclusiveness of the registered titles, we confirm that Legal & General remains the sole legal owner of the land comprised in CYM1695 and WA883579.

Yours sincerely

Gowling WLG (UK) LLP

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Contact: Ben Sasson

Ben.Sasson@uk.gowlingwlg.com

Enc.

Official Copies Register & Title Plan for CYM1695 and WA883579