



Title register for:

186a Main Road, Sidcup, DA14 6RL (Leasehold)

Title number: SGL766299

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Register summary

Title number SGL766299

Registered owners

19 Eastgate, Heckington, Sleaford NG34 9RB

Last sold for No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
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1	2016-01-08	BEXLEY
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The Leasehold land demised by the lease referred to below which lies within the area shown edged

with red on the plan of the above Title filed at the Registry and being 186a Main Road, Sidcup (DA14 6RL).

NOTE: The flat is on the first floor and includes the loft space.

2	2016-01-08	The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
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3	2016-01-08	The Conveyance dated 6 July 1935 referred to in the Charges Register contains the following provision:-
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"IT WAS THEREBY AGREED AND DECLARED that

1. The Purchaser should not be entitled to any easement or right of light or air or otherwise which would restrict or interfere with the free use by the College or the lessees or tenants of the College of such adjoining property of the College for building or other purposes nor should the Purchaser be entitled to obstruct or interfere with the light enjoyed by the existing windows in the adjoining property known as "The Hollies".

2. The access and user of light to and for the property thereby conveyed and to or for any dwellinghouse erection or building for the time being erected and standing thereon from and over the adjoining property of the College was enjoyed under the express consent of the College And further that the College and the successors in title of the College owners or occupiers for the time being of such adjoining property of the College from time to time at any time thereafter might interfere with or destroy the access of light and air to the property thereby conveyed by erecting new

buildings or altering or enlarging existing buildings on such adjoining property without any formal revocation of such consent."

NOTE: The site of the property formerly known as the Hollies now forms part of Linden Court.

4	2016-01-08	<p>The Conveyance dated 26 June 1936 referred to in the Charges Register is expressed to grant the following rights:-</p> <p>"Together also with a right in perpetuity so far as the Vendor can grant the same to use all sewers drains and watercourses which are now or may hereafter be in or under the adjoining land lying to the west of the property hereby conveyed and connecting up with the main sewer with liberty to enter on the said adjoining land for the purpose of repairing the said sewers drains and watercourses or removing any obstruction therein."</p>
5	2016-01-08	<p>Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 18 December 2015 Term : 125 years from 24 June 1998</p> <p>Parties : (1) Paul Mckean and Paul Saunders</p> <p>(2)</p> <p>NOTE 1: The original lease dated 27 October 1998 referred to in the above lease was formerly registered under SGL605542.</p> <p>NOTE 2: A copy of the original lease is filed under SGL605542.</p>
6	2016-01-08	<p>The Lease prohibits or restricts alienation.</p>
7	2016-01-08	<p>The landlord's title is registered.</p>

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
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1	2016-01-08	PROPRIETOR: of 19 Eastgate, Heckington, Sleaford NG34 9RB.
2	2020-08-12	The proprietor's address for service has been changed.

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
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1	2016-01-08	A Conveyance of the freehold estate of the land in this title and other land dated 6 July 1935 made between (1) The Master Fellows and Scholars of Clare College Cambridge and (2) Marjorie Oliver Davies contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	2016-01-08	The land is subject to the following rights reserved by the Conveyance dated 6 July 1935 referred to above:- There was excepted and reserved to the College from the Conveyance thereby made the right to use for the drainage and sewerage of the adjoining property belonging to the College and its leasees and the existing and any future buildings thereon (if

any) the drains and sewers (if any) then lying in or under the land thereby conveyed and then used for the purposes aforesaid with power for the College and the successors in title of the College owner or owners for the time being of such adjoining property or any part or parts thereof at any time or times thereafter to enter upon the premises thereby conveyed for the purpose of repairing and cleansing the said drains and sewers doing as little damage as possible to the property entered upon the restoring the surface of the soil and making good all damage so caused to any building without unnecessary delay at the cost of the College or their successors in title as the case might be.

3

2016-01-08

The land is subject to the following rights reserved by a Conveyance of the freehold estate in the land in this title dated 26 June 1936 made between (1) Dolton Bournes and Dolton Limited and (2) Edward James Marks:-

"Except and Reserving nevertheless unto the owner or owners for the time being of the adjoining land lying to the east of the property hereby conveyed the free and uninterrupted passage and running of water and soil from all buildings on the said adjoining land through all sewers drains and watercourses which are now or may hereafter be in or under the property hereby conveyed.

THERE is also excepted and reserved to the Vendor from the Conveyance hereby made the right to use for the drainage and sewerage of the adjoining property of the College and its lessees and the existing and any future buildings thereon (if any) the drains and sewers (if any) now lying in or under the property hereby conveyed and at present used for the purposes aforesaid with power for the Vendor and the College and their respective successors in title owner or owners for the time being of such adjoining property or any part or parts

thereof at any time or times hereafter to enter upon the property hereby conveyed for the purpose of repairing and cleansing the said drains doing as little damage as possible to the property entered upon any restoring the surface of the soil making good all damage so caused to any buildings without unnecessary delay at the cost of the Vendor or the College or their respective successors in title as the case may be."

4	2020-08-12	REGISTERED CHARGE dated 3 August 2020.
5	2020-08-12	Proprietor: SKIPTON BUILDING SOCIETY of The Bailey, Skipton, N. Yorkshire BD23 1DN.
6	2016-01-08	The following are details of the covenants contained in the Conveyance dated 6 July 1935 referred to in the Charges Register:-

COVENANT by the Purchasers for herself her executors administrators and assigns but not so as to impose any personal liability on the Purchaser after she should have parted with all interest in the land thereby conveyed with the College and its successors in title for the benefit of the adjoining land of the College or its lessees to the intent that that covenant should run with the land and enure for the benefit of such adjoining land of the College to observe and perform the restrictions and stipulations more particularly set out in the Schedule thereto.

THE SCHEDULE

1. The Purchaser shall within one month from the date on which she takes possession of the property erect a close boarded wooden fence 5ft. 6in. high along the portions of the eastern boundary distinguished with T marks within the boundary of

the said piece of land Thereafter the Purchaser and her successors in title and assigns shall not at any time permit the said fences to get into a state of disrepair so as to cause a nuisance or annoyance to the College their successors in title and assigns or occupiers of the adjoining premises now belonging to the College.

2. The said land shall not be used other than for the erection of 4 dwellinghouses each constructed for use as self contained flats (which may be detached or semi-detached) with garages and similar outbuildings appurtenant thereto.

3. The Purchaser shall not without the licence in writing of the College at any time construct or permit to be constructed any window or windows in the flank wall of any building to be erected on the said land described in the First Schedule thereto so as to overlook the adjoining property known as "Brooklyn" unless the same shall be glazed and maintained glazed with obscured glass.

4. The Purchaser shall have a space or passage way of at least 3ft. in width between the fences on the eastern boundary and the nearest house to "Brooklyn"