



Title register for:

127 Walton Road, Sidcup, DA14 4LL (Freehold)

K230861

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This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number K230861

Registered owners

127 Walton Road, Sidcup, DA14 4LL

Timbercombe, Minnis Lane, Stelling Minnis, Canterbury, CT4 6AS

Emslie House, Rye Lane, Otford, Sevenoaks, TN14 5JF

Value stated Between £500,001 and £1,000,000 on 13 December 2023

A: Property Register

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

thereof.

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 | The land is subject to a right to use the drains or sewers thereunder. |
| 2 | A Conveyance of the land in this title dated 31 January 1933 made between (1) The Right Honourable Samuel James Baron Waring (Vendor) (2) London and Manchester Assurance Company Limited (Mortgagees) (3) Frank Lawrence and Alexander Smith (Purchasers) and (4) John David Watkins (Sub-purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto. |
| 3 | <p>The following are details of the covenants contained in the Conveyance dated 31 January 1933 referred to in the Charges Register:-</p> <p>"THE Sub-Purchaser hereby covenants with the Vendor and as separate covenants respectively with the Mortgagees and the Purchasers that he the Sub-Purchaser will at all times hereafter observe and perform the restrictions and stipulations set forth in the First Schedule hereto and also but not so as to render himself personally liable for any breach of covenant committed after he shall have parted with all interest in the property hereby assured that he will at all times hereafter perform and observe the covenants and conditions contained in a deed of agreement regarding drainage dated the 24h day</p> |

of September 1932 and made between the Purchasers of the one part and the Urban District Council of Sidcup of the other part so far as the same relates to the property hereby assured and will at all times hereafter keep the Purchasers effectually indemnified against all actions proceedings costs damages claims and demands in respect thereof.

The First Schedule above referred to:-

1. FENCES: The Sub-Purchaser shall within six calendar months from the date hereof erect and afterwards maintain good and sufficient fences to the approval of the Vendor's Surveyor along the sides marked "T" within the boundary on the plan.

2. BUILDING LINE: The line of frontage of all buildings to be erected on the said land shall as to the material portion of such buildings be twenty-five feet back from the frontage of the said land upon any road. No erection shall be put in front of the building line except porticoes or bay windows projecting not more than four feet in front of such building line.

3. VALUE OF BUILDINGS: Only detached or semi-detached private dwellinghouses to be used as such and of not less value than £600 for each detached house and £1000 0 0 for each pair of semi-detached houses shall be erected on the said land and each pair of semi-detached houses shall have a ground frontage of not less than sixty feet and each detached house shall have a ground frontage of not less than thirty feet. The value shall be the amount of the net cost in materials and labour of construction only estimated at the lowest current prices. No other building shall be erected on the said land unless and until the plans and elevations of the type thereof shall have been approved without fee in

writing by the Vendor's Agents Messrs. Dyer & Creasey of Sidcup such approval not to be unreasonably withheld. The roofs of all buildings shall be tiled and the exterior walls of all buildings shall be of red brick or plain rendering.

4. TRADES, ETC., PROHIBITED: The said land or any building erected thereon shall not be used (a) as a cemetery burial ground crematorium nor as a hospital asylum manufactory shop workshop or factory or for any offensive noisy or dangerous pursuit or purpose which shall be a nuisance or annoyance to the owners or occupiers of adjacent property and no trade business or manufacture shall be carried on upon nor any machinery be fixed or placed on the land (b) for the display of any kind of advertisement whatsoever. No hut shed tent caravan house on wheels or other chattel adapted or intended for use as a dwelling or for sleeping shall be placed or remain on the said land. Nothing herein contained shall operate to prevent any recognised respectable profession being carried on in or upon a private house erected as aforesaid provided the same shall be properly carried on and shall not be a nuisance or annoyance to the adjacent owners or occupiers. The Sub-Purchaser shall not excavate remove or sell any gravel or soil except for the purpose of necessary excavations for buildings on the said lands or laying out the paths thereon.

5. ROADS: The Sub-Purchaser shall not disturb the soil or surface of any roadway or footpath except for the purpose of repairing the same or laying gas water drains pipes or electric light connections from the said land to the mains and any such disturbance of the footpath or road shall forthwith be made good by the Sub-Purchaser.

6. The Vendor reserves the right at any time hereafter to release vary modify or waive any

covenant heretofore or hereafter to be entered into by any past present or future purchaser of any part of the adjoining or contiguous property of the Vendor and also to sell any part or parts of such property free from any covenants by the purchaser thereof or subject to such covenants as he may think fit.

NOTE: A 'T' mark referred to in Clause No.1 above affects the northern boundary of the land in this title.