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Title register for:

7 Lyndon Avenue, Sidcup, DA15 8RL (Freehold)

P147076

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Register summary

Title number P147076

Registered owners

7 Lyndon Avenue, Sidcup DA15 8RL

7 Lyndon Avenue, Sidcup DA15 8RL

Last sold for £315,000 on 17 February 2021

A: Property Register

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

Entry number **Entry date**

1 1930-02-22 BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 7 Lyndon Avenue, Sidcup (DA15 8RL).

2 The land has the benefit of a right of way over the passageway leading to the rear.

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

1	2021-02-22	PROPRIETOR: + of 7 Lyndon Avenue, Sidcup DA15 8RL.
2	2021-02-22	The price stated to have been paid on 17 February 2021 was £315,000.
3	2021-02-22	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 February 2021 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

Class of Title: Title absolute

Entry number Entry date

1	A Conveyance of the land in this title and other land dated 28 January 1930 made between (1)
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The Chancellor Masters and Scholars of the University of Oxford (the Vendors) and (2) William Childs (the Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

¬NOTE: Copy Conveyance filed under P58706.

2 By Deed of Variation of covenants dated 20 October 1933 made between (1) The Chancellor Masters and Scholars of the University of Oxford (2) Charles Richard Leech and (3) Wates Streatham Limited the covenants imposed by the Conveyance dated 28 January 1930 referred to above were expressed to be released subject nevertheless to the mutual covenants therein mentioned.

¬NOTE: Copy filed under P64538.

3 A Transfer of the land in this title dated 15 November 1933 made between (1) Charles Richard Leech (Vendor) and (2) Edgar Randal Woollatt (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

¬NOTE: Original Transfer filed.

4 The part of the passageway at the rear included in this Title is subject to rights of way.

5 2021-02-22 REGISTERED CHARGE dated 17 February 2021.

6 2021-02-22 Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

The following are details of the covenants contained in the Conveyance dated 28 January 1930 referred to in the Charges Register:-

"THE Purchaser to the intent that this covenant shall be binding so far as may be on the owner for the time being of the hereditaments hereby assured but upon the Purchaser only so long as he is the owner of the same hereditaments hereby covenants with the Vendors that he the Purchaser and his successors in title will at all times hereafter observe and perform the restrictions and stipulations set forth in the First Schedule hereto.

THE FIRST SCHEDULE above referred to is as follows:-

(a) No noxious or offensive manufacture trade or business shall be carried on upon any part of the property hereby agreed to be sold.

(b) All buildings to be erected on the part of the said property fronting on to Blackfen Road aforesaid shall be erected within a regular frontage line to that Road.

(c) NO buildings other than dwellinghouses with suitable outbuildings in connection therewith shall be erected on the part of the property fronting on to the Bexley Heath Bye Pass Road shown on the said plan and such dwellinghouses and outbuildings shall be erected at a prime cost in respect of materials and building only (exclusive of the value of the land) of not less than Six hundred pounds in the case of detached houses and not less than One thousand one hundred pounds in the case of a pair of semi-detached houses or terrace houses.

(d) ALL houses or flanks of houses to be erected

on the part of the property having a frontage of the said Bexley Heath Bye Pass Road shall be built to a uniform line to that Road and with each such house there shall go and be enjoyed land having a depth of not less than One hundred and fifty feet to that Road."

8

The following are details of the covenants contained in the Transfer dated 15 November 1933 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendor for the benefit of the remainder of the land comprised in the above title number that the Purchaser and his successors in title will at all times hereafter perform and observe the exception and reservation and the covenant restrictions and stipulations comprised in the property registered at His Majesty's Land Registry under the above title number and the exception and reservation stipulations and conditions comprised in the Schedule hereto.

PROVIDED that the Vendor or his successors in title owners of the unsold residue of his Westwood Estate Blackfen Road Sidcup may at the request of the Purchaser or his successors in title release or vary any of the aforesaid covenants and restrictions and that the foregoing covenants shall not operate to impose any restriction on the manner in which the Vendor or his successors in title may deal with such unsold land belonging to them or be otherwise deemed to create a building scheme or to entitle the Purchaser or his successors in title to apply for entry of notice of such covenants against the title of the Vendor or of any other person.

STIPULATIONS AND CONDITIONS.

1. The Purchaser will at his own expense properly

maintain and keep the fences on the sides of the premises hereby transferred marked "T" on the plan annexed hereto in good and substantial repair and condition.

2. The Purchaser will not erect any building on or over the garden yard or area of the dwellinghouse hereby transferred or any part thereof respectively without the license in writing of the Vendor or his successors in title.

3. The Purchaser will not make any alteration in or addition to the height sides front back roof walls timbers or elevation of the dwellinghouse hereby transferred or the yard or garden wall or fences thereof.

4. The Purchaser will not do or permit to be done any act or thing in or upon the said premises which shall or may be or grow to the annoyance nuisance damage or disturbance of the Vendor or his assigns or his or their tenants.

5. The Purchaser will use the garden belonging to the said dwellinghouse and premises as a garden only and will not convert the same to any other use whatsoever".

NOTE 1: The title number referred to in the covenanting clause above is P64538

NOTE 2: The 'T' marks referred to in clause (1) above affect the Southern and Eastern boundaries excluding the passageway.