



Title register for:

36 Princes Close, Sidcup, DA14 4RH (Leasehold)

Title number: SGL520437

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Register summary

Title number	SGL520437
Registered owners	ALLAN JOHN JAKEMAN 36 Princes Close, Albany Park, Sidcup, Kent DA14 4RH MARY GEORGINA MILLAR 36 Princes Close, Albany Park, Sidcup, Kent DA14 4RH
Last sold for	No price recorded

A: Property Register

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

Entry number	Entry date	
1	1988-10-19	BEXLEY

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 36 Princess Close, Sidcup (DA14 4RH).

NOTE: As to the part tinted blue on the filed plan only the Upper Floor Maisonette and Staircase leading thereto is included in the title.

2

A Transfer of the freehold estate in this title and other land dated 21 December 1938 made between (1) New Ideal Homesteads Limited (the Vendor Company) and (2) The County Council of the Administrative County of Kent (the Council) contains the following exceptions and reservation:-

"THERE is excepted and reserved in favour of the Vendor Company the right to deal with its adjoining or neighbouring land as it may think fit notwithstanding that the access of light or air to the property hereby transferred is thereby interfered with.

THE Council shall not be entitled to any access of light or air to the property hereby transferred which would restrict or interfere with the Vendor Company's adjoining or neighbouring land for building or any other purpose."

3

Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 26 September 1988

Term : 125 years from 24 June 1981

Rent : £10.00

Parties : (1) The Mayor and Burgesses of the London Borough of Bexley

(2) Allan John Jakeman and Mary Georgina Millar

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There are excepted from the effect of registration

all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

5	The lessor's title is registered.
6	Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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	1988-10-19	PROPRIETOR: ALLAN JOHN JAKEMAN and MARY GEORGINA MILLAR of 36 Princes Close, Albany Park, Sidcup, Kent DA14 4RH.
2	2005-05-18	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

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 | <p>A Conveyance of the freehold estate in the land in this title and other land dated 24 February 1938 made between (1) The Right Honourable Eleanor Caroline Baroness Waring (Vendor) and (2) New Ideal Homesteads Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.</p> |
| 2 | <p>The following are details of the covenants contained in the Conveyance dated 24 February 1938 referred to in the Charges Register:-</p> <p>"For the benefit of the Foots Cray Place Estate belonging to the Vendor or the part thereof for the time being remaining unsold and so as to bind the property hereby conveyed the Purchasers hereby covenant with the Vendor that the Purchasers and the persons deriving title under it will at all times hereafter duly perform and observe all and singular the stipulations and agreements mentioned in the Schedule hereto to so nevertheless that this covenant shall as regards any restrictive provision be binding only upon the Purchasers and the persons deriving title under it during the period of its or their respective ownership of any interest in the land hereby conveyed.</p> <p>THE SCHEDULE before referred to</p> <p>1. The Purchasers shall forthwith construct in accordance with the specification approved of by the Highway Authority to and along the boundaries of the land from Foots Cray Lane formerly Bexley Lane to the River Cray all roads in accordance with the Lay-out Scheme as approved by the Local Authority and maintain such roads in good condition until taken over for maintenance by the Local Authority and the Purchasers grant to the</p> |

Vendor full rights of way over and under such roads for all purposes and in particular the Purchasers shall forthwith construct to the said Highway Authority's Specification and approval two roadways at least forty feet in width or such other width as shall be required by the Highway or other authority with sewers from Albany Park Railway Station to a point on the Southern boundary as approved of by the Vendor's Surveyor to form central access to the Vendor's remaining land and to which roads the Vendor's remaining land shall have a frontage to one side for a distance of not less than 500 yards of thereabouts. The frontages to these roads shall be restricted to private dwellinghouses detached or semi-detached having a minimum frontage of twenty-five feet each house and a minimum selling price of Six hundred and seventy five pounds each.

2. The Vendor shall have full right to connect to and use all sewers gas and water mains and electric cables that may be laid in the land hereby conveyed subject to the approval of the appropriate Authorities.

3. The Purchasers shall give up to the Council when required and without payment by them any land required by them for road widening.

4. The Purchasers shall forthwith to the approval and satisfaction of the Vendor's Surveyor erect on the boundaries abutting on the Vendor's remaining land close boarded fencing five feet in height with oak posts and arris rails except where the boundary is a roadway constructed by the Purchasers where the fencing is to be cleft chestnut four feet in height."