



Title register for:

61 Hurst Road, Sidcup, DA15 9AE (Freehold)

SGL337999

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Register summary

Title number	SGL337999
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Registered owners

61 Hurst Road, Sidcup DA15 9AE
69 Hurst Road, Sidcup DA15 9AE

61 Hurst Road, Sidcup DA15 9AE
69 Hurst Road, Sidcup DA15 9AE

Last sold for	£399,995 on 21 February 2014
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A: Property Register

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

Entry number	Entry date
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1	1982-03-11	BEXLEY	<p>The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 61 Hurst Road, Sidcup (DA15 9AE).</p>
2			<p>The land has the benefit of the following rights granted by the Conveyance dated 24 October 1933 referred to in the Charges Register:-</p> <p>TOGETHER ALSO with the right in common with the owners and occupiers for the time being of the adjacent premises for the free running and drainage of water and soil along and through the drain connecting the property aforesaid and the adjacent premises with the sewer running along and under Hurst Road.</p>

Entry number	Entry date	
1	2014-04-01	<p>PROPRIETOR:</p> <p>and of 61 Hurst Road, Sidcup DA15 9AE and of 69 Hurst Road, Sidcup DA15 9AE.</p>
2	2014-04-01	<p>The price stated to have been paid on 21 February 2014 was £399,995.</p>
3	2014-04-01	<p>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.</p>

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 | A Conveyance of the land in this title dated 24 October 1933 made between (1) Philip Edward Shephard (Vendor) and (2) Percival Clifton Ogburn (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto. |
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| 2 | <p>The following are details of the covenants contained in the Conveyance dated 24 October 1933 referred to in the Charges Register:-</p> <p>THE Purchaser to the intent and so as to bind (as far as practicable) the property hereby assured into whosoever hands the same may come and to benefit and protect the said Montrose Park Estate or so much thereof as shall remain unsold at the date of these presents hereby covenants with the vendor in manner following (that is to say):-</p> <p>(1) That he and his successors in title will at all times hereafter in common with the owners for the time being of the said adjoining premises properly maintain and keep in good and clean repair the said drain connecting with the sewer as aforesaid and will at all times pay and contribute rateably in common with the like persons a due proportion of all or any expense incurred in or maintaining and keeping the said drain such proportion in case of dispute to be decided by the surveyor for the time being of the Vendor or his successors in title.</p> |
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(II) That he and his successors in title will at all times hereafter duly observe and perform the stipulations and provisions specified in the said First Schedule hereto.

THE FIRST SCHEDULE

1. Not more than one dwellinghouse with garage and other approved outbuildings shall be erected on the land hereby sold.

2. The Purchaser shall forthwith make and hereafter maintain proper boundary walls or substantial fences on the boundaries of the property marked "T" on the said plan.

3. Save for such dwelling-house outbuildings and fences as aforesaid no building or other erection shall at any time hereafter be raised placed or built upon the property.

4. The line of frontage of any building to be erected on the property shall be distant from the roads in front and rear (if any) of the property by not less than 20 feet.

5. No building to be erected on the property shall at any time hereafter be used for any purpose other than a private dwellinghouse or stables coach-house garage and outbuildings belonging thereto and no trade or business shall at any time be set up or carried on in or upon the property or any part thereof.

6. No gravel sand clay or earth shall be excavated or removed from the said land except in so far as may be necessary for the excavation of foundations for buildings thereon.

7. The Purchaser shall not be entitled to any easement or right of light air or otherwise which

would restrict or interfere with the free use of any adjoining or neighbouring property for building or other purposes and nothing in these stipulations shall be deemed to create a building scheme affecting any such adjoining or neighbouring property or impose on the vendor or his successors in title any restrictions or obligations in regard thereto.

NOTE: The 'T' marks referred to in clause 2 above affect the northern southern and eastern boundaries.