

Title register for:

41 St Johns Road, Sidcup, DA14 4HD (Freehold)

SGL13754

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Register summary

Title number SGL13754

Registered owners

41 St Johns Road, Sidcup, Kent, DA14 4HD

41 St Johns Road, Sidcup, Kent, DA14 4HD

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 1965-08-31 BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 41 St Johns Road, Sidcup (DA14 4HD).

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	1992-04-16	PROPRIETOR· of 41 St Johns Road, Sidcup, Kent, DA14 4HD.	and
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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 dated 7 November 1913 made between (1) Edwin King Perkins (2) Frederick Newman Kidd and (3) Standard Land Co. Limited contains restrictive stipulations and conditions details of which are set out in the schedule of restrictive covenants hereto.
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NOTE: No copy of any covenant to observe the said restrictive stipulations and conditions was supplied on first registration.

2	A Conveyance dated 13 July 1914 made between (1) The Standard Land Company Limited (Vendors) and (2) Joseph Charles Pillman (Purchaser) contains covenants details of which
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are set out in the schedule of restrictive covenants hereto.

3

The following are details of the restrictive stipulations and conditions contained in the Conveyance dated 7 November 1913 referred to in the Charges Register:-

That the said Edward John Stubbs Layton for himself his heirs and assigns would for ever thereafter maintain a fence on the said land thereby conveyed next St. Johns Road and at the Northern end of the the land thereby conveyed next St.Johns Road and at the Northern end of the same land marked "T" within the boundary on the said plan.

That no part of the Northern fence should be less than 5 feet nor more than 9 feet in height from the surface of the ground and no part of any fence or wall in front of the building line shown on the said plan should be more than 7 feet in height from the surface of the ground.

That no erection or building (fences or walls excepted) should be erected in front of the said building line except bay windows and porches not projecting more than 3 feet beyond such building line.

That there should not at any time be built on the land coloured green on the said plan (being the land marked A1 on the said plan on the now abstracting presents) any other building than detached or semi detached private dwellinghouses except suitable and proper offices and outbuildings including stables coachhouses and greenhouses to be used and occupied therewith (but so that no such offices or outbuildings should be erected so as to advance beyond the line of the frontwall of any of such

dwellinghouses and except also stables
coachhouses and greenhouses and other offices
and outbuilding to be used and occupied with the
Sidcup House aforesaid.

That each of the said dwellinghouses (exclusive
of any other building permitted by the terms of
this covenant) should if detached be of the value
of £400 at least and should if semi-detached be of
the value of £375 at least such value to be the
amount of the net first cost of such dwellinghouse
in material and labour of construction only
estimated at the lowest current prices for the time
being.

That no trade or business or manufacture should
be carried on or permitted or suffered by any
person or persons whomsoever in or upon th land
coloured green on the said plan or the
dwellinghouses or other buildings so to be
erected thereon or any of them nor should any
showboard or bill otherwise than for the purpose
of letting or selling the same land or
dwellinghouses be exhibited or displayed on the
same land or any building to be erected thereon
nor should any clay gravel earth or soil be dug
and raised on the said land coloured green on the
said plan for the purpose of sale or for any other
purpose whatsoever except for laying foundations
of buildings or for the purposes of gardening
drainage and supply of water and gas.

That the said Edward John Stubbs Layton his
heirs and assigns should contribute from time to
time a due proportion of the expense of repairing
and maintaining in good order and conditions St.
Johns Road aforesaid until such time or times as
the proper Authorities should adopt the same
road or become liable for the repair thereof.

NOTE: No copy of play referred to above was

supplied on first registration.

4

The following are details of the covenants contained in the Conveyance dated 13 July 1914 referred to in the Charges Register:-

COVENANT by Purchaser for himself and his assigns to the intent and so that the covenants hereinafter contained should be binding on the said land thereby conveyed into whosesoever hand the same might come but not so as to render the Purchaser personally liable in damages for any breach thereof after he should have parted with all interest of the land in respect of which such breach should occur with the Vendors and their assigns the Owners for the time being of the said Sidcup House Estate that he the Purchasers his heirs and assigns would perform and observe as to such part of the hereditaments hereby conveyed as is edged with blue in the said plan the said restrictions and stipulations and conditions contained or referred to in

(a) The said Indenture of Conveyance dated 7th November 1913 and

(b) The said First Schedule thereto so far as the same relate to the premises thereby conveyed and edged blue in the said plan and would not do or suffer to be done anything contrary thereto and would at all times thereafter keep the vendors and their successors in title effectually indemnified against all actions proceedings costs charges claims and demands whatsoever in respect of the said restrictions stipulations and conditions contained or referred to in the said Indenture of 7th November 1913 so far as they relate to the hereditaments thereby conveyed or any part thereof.

THE FIRST SCHEDULE Hereinbefore referred to

1. The Purchaser of each plot on the said Sidcup House Estate shall within 12 Calendar months of the date of this purchase erect and for ever afterwards maintain a close boarded fence on the sides of his plot marked "T" within the boundary. Such fence shall not be more than 4 feet in height in front of the building line and not less than 5 feet 6 inches in height in rear of same. No fence shall be erected on any part of the land more than 6 feet in height.

2. No building other than detached or semi-detached private dwellinghouses shall at any time be built on any of the plots and no house shall be erected of less value (such value of the amount of the net first cost in material and labour of construction only estimated at the lowest current prices for the time being) than £300 on any of the lots numbered 2 to 41 or £400 if detached or £375 if semi-detached on any of the Lots numbered 42 to 50 and on lots 1.B and 1.C

A stable or motorhouse and greenhouse to be used and occupied with a house can be erected but not so as to advance beyond the line of the front wall of the house and the cost thereof is not to be reckoned in the before mentioned value of the house.

3. All houses shall range and be in line with the building line and no erection or building (except fence or wall) shall be erected in front of same except bay windows and/or porches not extending more than 3 feet beyond the building line.

4. NO trade or business or manufacture shall be carried on or permitted or suffered nor shall any nuisance be committed or permitted by any

person or persons whomsoever in or upon any of the said plots or the dwellinghouses or other buildings which shall be erected thereon nor shall any showboard or bill otherwise than for the purpose of letting or selling the land or dwellinghouse be exhibited or displayed on any plot or on any building which shall be erected thereon nor shall any clay gravel earth or soil be excavated and raised except such as may be necessary for laying foundations of buildings or for the purposes of gardening drainage and supply of water and gas. No caravan temporary structure for living in shall be put on the land and no right of way shall be permitted or granted over it or any part of it.

5. St. John's Road and Craybrooke Road have been laid out and formed and sewer and water main laid thereunder and each Purchaser shall keep the footpath and Road in repair to the extent of his frontage thereon and to the middle of the road or shall bear his proportion of the expense of repairing and maintaining same in good order and condition until taken over by the Local Authority.

6. The Vendors reserved the right to deal with the land comprised in any of the plots of the estate which remained undisposed of on the 26th March 1914 without reference to and independently of them and to alter or waive all or any of these stipulations restrictions and conditions and to allow a departure therefrom in any one or more cases and to alter the plotting.

NOTE 1: The land in this title falls within the land edged blue referred to in the Covenanting clause above

NOTE 2: A "T" mark referred to in clause 1 above affects the north-western boundary of the land in this title.