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## Title register for:

**44 Corbylands Road, Sidcup, DA15 8JG (Freehold)**

**K110468**

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## Register summary

**Title number** K110468

### Registered owners

44 Corbylands Road, Sidcup DA15 8JG

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**Last sold for** £180,000 on 23 March 2012

## A: Property Register

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

### Entry number   Entry date

1                    1959-09-17            BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 44 Corbylands Road, Sidcup (DA15 8JG).

2 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 26 October 1960 made between (1) Norman Trevor Fedrick and (2) Colin Ernest Dunn.

¬NOTE: Copy filed.

3 The Transfer dated 26 October 1960 referred to above contains a provision as to light or air.

## 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	2012-05-15	PROPRIETOR: and of 44 Corbylands Road, Sidcup DA15 8JG.
2	2012-05-15	The price stated to have been paid on 23 March 2012 was £180,000.
3	2024-03-27	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**

1		A Conveyance dated 10 October 1907 made between (1) The Standard Land Company Limited (Company) and (2) George Beatrip (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	2021-10-18	REGISTERED CHARGE dated 1 October 2021.
3	2021-10-18	Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.
4		<p>The following are details of the covenants contained in the Conveyance dated 1 October 1907 referred to in the Charges Register:-</p> <p>COVENANT by Purchaser (with intent to bind all persons in whom said piece of land should for the time being be vested but so as not to be personally liable under this covenant after he has parted therewith) with the Company that he the Purchaser and all persons deriving title under him will observe and perform the said stipulations restrictions and conditions as far as the same relate to the premises thereby conveyed and will not do or suffer to be done anything contrary thereto.</p>

THE FIRST SCHEDULE above referred to.

1. Each Purchaser shall forthwith erect and maintain a sufficient fence (but not of barbed wire) on the sides of his lot marked "T" within the Boundary. All new dwellinghouses shall be of the

value of at least £150 each and shall range up to the building line shown on the plan and no purchaser shall erect any building or part of a building in front of such line except bay windows and porches not extending more than 3 feet beyond the same line. The building line is subject to any alteration that may be required by the Local Authorities.

2. All the plots are stumped out and are to be accepted by the Purchaser in accordance therewith. Only one house shall be built on a single plot and not more than three houses on two plots.

3. No public house and no noisy noisome or offensive trade business or occupation is to be carried on on any plot nor any trade business or occupation which may be or may grow to be a nuisance to the adjoining owners or occupiers or the neighbourhood; and no building except residences shops cottages stables conservatories vineeries glass-houses workshops with the necessary outhouses and appurtenances thereto shall be erected on any plot; no gravel in soil is to be excavated except such as may be necessary for building operations and no caravan shall be put on nor any right of way granted across any plot.

NOTE: The 'T' mark referred to in Clause 1 above affects the North Eastern boundary of the land in this title. The Building Line is set back ten feet from Corbylands Road.