



Title register for:

6 Craybrooke Road, Sidcup, DA14 4HL (Freehold)

Title number: SGL183736

Accessed on 23 July 2025 at 15:56:49

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Register summary

Title number	SGL183736
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Registered owners	MELVILLE CLIVE CABRAL
	5 Craybrooke Road, Sidcup, Kent DA14 4HL

Last sold for	No price recorded
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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	1974-07-29	BEXLEY
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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 6 Craybrooke Road, Sidcup (DA14 4HL).

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
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1	1985-09-27	PROPRIETOR: MELVILLE CLIVE CABRAL of 5 Craybrooke Road, Sidcup, Kent DA14 4HL.
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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
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1	A Conveyance dated 7 November 1913 made between (1) Edwin King Perkins (2) Frederick Newman Kidd and (3) Standard Lane Company Limited contains restrictions, stipulations and conditions but neither the original conveyance nor a certified copy or examined abstract thereof was produced on first registration.
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2	A Conveyance of the land in this title and other land dated 8 October 1919 made between (1) The Standard Land Company Limited (Company) and (2) Thomas Knight (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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3	The following are details of the covenants contained in the Conveyance dated 8 October 1919
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referred to in the Charges Register:-

"THE Purchaser doth hereby for himself and his assigns to the intent and so that the covenant hereinafter contained shall be binding on the land hereby conveyed into whosoever hands the same may come but not so as to render the Purchaser personally liable in damages for any breach thereof after he shall have parted with all interest in the land hereby conveyed covenant with the Company that he the Purchaser and all persons deriving title under him will observe and perform all the before mentioned restrictions stipulations and conditions so far as the same relate to the premises hereby conveyed and will not do or suffer to be done anything contrary thereto.

THE FIRST SCHEDULE above referred to

1. The Purchaser of each lot shall within twelve calendar months from the date of his purchase erect and for ever afterwards maintain a close boarded fence on the sides of his lot marked T within the boundary. Such fence shall not be more than four feet in height in front of the building line and not less than five feet six inches in height in rear of same No fence shall be erected on any part of the land more than six feet in height.

2. NO building other than detached or semi detached private dwellinghouses shall at any time be built on any of the lots and no house shall be erected of less value (such value to be 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 Nos. 2 to 41 or £400 if detached or £375 if semi detached on any of the lots Nos. 42 to 50 and on Lot 1. A stable or motor house 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 the same except bay windows and/or proches not extending more than three feet beyond 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 lots or the dwellinghouses or other buildings which shall be erected thereon nor shall any show board or bill otherwise than for the purpose of letting or selling the land or dwellinghouses be exhibited or displayed on any lot or 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 or 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. Johns 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 Company reserve the right to deal with the land comprised in any of the Lots of the Estate which may remain undiposed of at this or any subsequent sale without reference to and

independently of and to alter or waive all or any of the stipulations restrictions and conditions and to allow a departure therefrom in any one or more cases and to alter the lotting.

7. Each Lot has been stumped out and numbered and the indenture thereof with the Lot in the particulars and plan bearing the corresponding number shall be admitted and any error misstatement or omission in the particulars or plans shall not annul the sale or be a ground for any abatement or compensation on either side".

NOTE 1: The restrictions, conditions and stipulations referred to in Paragraph 1 are those set out in the First Schedule to the Conveyance

NOTE 2: The 'T' mark referred to in Clause 1 affects the Northern Boundary of the land in this title

NOTE 3: The Building Line referred to in Clause 1 is set back 18 feet from the Road Frontage

NOTE 4: The land in this title is comprised in Lots 18 and 19 as referred to in Clause 2.