



## Title register for:

**117 Harcourt Avenue, Sidcup, DA15 9LH (Freehold)**

**SGL21607**

Accessed on 05 March 2026 at 09:45:42

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



**This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

### Register summary

**Title number** SGL21607

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#### Registered owners

117 Harcourt Avenue, Sidcup DA15 9LH

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**Last sold for** £330,000 on 18 September 2020

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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	1966-02-03	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 117 Harcourt Avenue, Sidcup (DA15 9LH).

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2

The land has the benefit of the following rights granted by the Conveyance dated 24 July 1933 referred to in the Charges Register:-

"TOGETHER with full and free rights of foot horse and carriage way at all times and for all purposes in common with the Vendor and all other persons having the like right over and along all streets roads and passage way formed made and opened to communicate through in and upon any part of the Vendors Penhill Park Estate when and so often as the same shall be formed made and opened to use but not further or otherwise AND 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."

## **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

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### **Entry number    Entry date**

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1	2020-09-25	PROPRIETOR: and  of 117 Harcourt Avenue, Sidcup DA15 9LH.
2	2020-09-25	The price stated to have been paid on 18 September 2020 was £330,000.

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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 of the land in this title dated 24 July 1933 made between (1) Leo Henry Paul Meyer and (2) Stanley Gavin Ketchen (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2		<p>The land is subject to the following rights reserved by the Conveyance dated 24 July 1933 referred to above:-</p> <p>"RESERVING unto the Vendor and the persons deriving title under him the owners and occupiers of the adjoining and adjacent premises and his and their under tenants and servants and other authorised by him or them a right of way at all times over the said piece of land coloured green on the said plan."</p> <p>NOTE: The land coloured green on the Conveyance plan is that part of the passageway at the back included in the title.</p>
3	2025-11-05	REGISTERED CHARGE dated 3 November 2025.
4	2025-11-05	Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.
5		The following are details of the covenants contained in the Conveyance dated 24 July 1933

referred to in the Charges Register:-

"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 Penhill 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):-

(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 adjacent 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 so 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.

(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 dwelling-house 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 dwelling-house 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: "T" marks referred to in Clause 2 affect the Northern and Western boundaries and the Eastern boundary excluding the passageway.