



## Title register for:

**14 Elmfield Court, Wickham Street, Welling, DA16 3DF (Leasehold)**

**Title number: SGL231461**

Accessed on 22 July 2025 at 15:18:21

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## Register summary

<b>Title number</b>	SGL231461
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<b>Registered owners</b>	georgina florence atkinson
	14 Elmfield Court, Wickham Street, Welling, DA16 3DF

<b>Last sold for</b>	£329,000 on 30 September 2022
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## A: Property Register

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

<b>Entry number</b>	<b>Entry date</b>	
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1	1977-01-19	BEXLEY
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The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and

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being 14, Elmfield Court, Wickham Street, Welling (DA16 3DF).

NOTE 1: As to the part numbered 1 on the title plan only the Second and Third Floor Flat is included in the title.

NOTE 2: As to the part numbered 2 on the title plan only the Second Floor Storeroom is included in the title.

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2	1977-01-19	<p>Short particulars of the lease(s) (or under-lease(s)) under which the land is held:</p> <p>Date : 20 December 1976</p> <p>Term : 999 years from 29 September 1974</p> <p>Rent : £25 and insurance rent</p> <p>Parties : (1) J. Stevens (Builders) Limited</p> <p>(2) Frederick William Preston</p>
3		<p>There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.</p>
4		<p>The landlord's title is registered.</p>
5		<p>Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.</p>

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## **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	2022-10-13	PROPRIETOR: GEORGINA FLORENCE ATKINSON of 14 Elmfield Court, Wickham Street, Welling, DA16 3DF.
2	2022-10-13	The price stated to have been paid on 30 September 2022 was £329,000.
3	2022-10-13	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
4	2023-06-30	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 29 June 2023 in favour of HSBC UK Bank PLC referred to in the Charges Register.

## 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 freehold estate in the land in this title and other land dated 4 February 1936 made between (1) Henry Joseph D'Avigdor Goldsmid (Vendor) (2) Charles John Stewart Harper and Montague Wheeler and (3) Lewis Bruce Gibson (Purchaser) contains restrictions,

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stipulations and conditions details of which are set out in the Schedule of Restrictive covenants hereto

By a Deed dated 9 September 1960 made between (1) Sir Henry Joseph D'Avigdor (2) James Liddell-Simpson and others and (3) Ewart Bruce Gibson and Marjorie Robinson the said restrictions, stipulations and conditions were expressed to be varied. Details of the terms of the variation are set out in the Schedule of Restrictive covenants hereto.

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2	A Conveyance of the freehold estate in the land in this title and other land dated 13 June 1961 made between (1) Ewart Bruce Gibson and Marjorie Robinson (Vendors) and (2) J. Stevens (Builders) Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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3	2023-06-30	REGISTERED CHARGE dated 29 June 2023.
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4	2023-06-30	Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.
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5	The following are details of the restrictions stipulations and conditions contained in the Conveyance dated 4 February 1936 referred to in the Charges Register.
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1. The Purchaser will at all times to the satisfaction of the Vendors' Surveyor maintain sufficient boundary fences to the property.

2. The House Buildings Cottages and Land which are now in the occupation of the Purchaser shall be used as at present or for the erection of buildings as hereinafter provided but not for any other purpose.

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3. No buildings shall at any time be erected on the property hereby conveyed or any part thereof (other than the portion hatched with black lines on the said plan) except detached or semi-detached private dwellinghouses (Not bungalows) with suitable offices and outbuildings at a prime cost in labour and material in respect of each dwellinghouse of not less than Three hundred and fifty pounds in each case exclusive of the cost of Boundary walls or fences and such dwellinghouses shall not at any time be used for any purpose other than private dwellinghouses The portion of the land which is hatched with black lines on the said plan may be used for the erection of shops and other business premises but no such shops or business premises shall at any time be used for or in connection with the business of Fried Fish The Purchaser shall submit plans and elevations of any such buildings he proposes to erect to the Vendors' Surveyors and obtain their approval of such plans and elevations before commencing the erection of such buildings and shall also pay the Vendors' said Surveyors their fees for the approval of the plans of each type of building to be erected on the property.

4. The Building Lines which must be to the previous approval of the said Surveyors and the Local Authorities shall be strictly adhered to and no building shall be erected in the rear of any house to be built on the property except domestic offices washhouse garage or other outbuildings (Not being trade or manufacturing premises) and such buildings shall be appropriate to and suitable for occupation with the dwellinghouses previously erected thereon but such domestic offices or other buildings shall not exceed ten feet in height from the ground or be erected on any part of the property until after a dwellinghouse shall have been erected thereon.

5. No hut shed caravan house on wheels or any

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chattel adapted or intended for or used as a dwelling or sleeping apartment shall be erected or placed or allowed upon any part of the said piece of land.

6. No manufacture trade or business of any description shall at any time be carried on upon the said piece of land or on any part thereof or on any building erected thereon (except the portion hatched with black lines on the said plan as provided by clause 3 hereof) nor shall the said land or any part thereof or any building or other erection thereon or any of the fences thereof at any time be used for advertising purposes provided that nothing herein contained shall be deemed to prevent the carrying on upon the said premises of the practice or profession of a duly qualified Doctor Dentist or Solicitor provided the qualification held by such professional man is a British one and that the affixing to any part of any dwellinghouse erected upon the land of a small metal plate denoting such practice as aforesaid.

7. Nothing shall at any time be done on the said piece of land or any part thereof which shall whether in the exercise of an authorised profession or business or otherwise be or become a danger nuisance or annoyance to the adjoining or neighbouring property or to the owners or occupiers thereof for the time being.

8. The Purchasers shall repair the footway and their half part of the carriage way upon which the said piece of land abuts and keep the same in good order until the Local or Public Authority shall become liable to such repair or on their default the Vendor may execute any such repair and in that case the Purchaser shall on demand repay to the Vendor all his expenditure in or about such repair and the proportion and amount of such repayment to be determined in case of dispute by the Vendors

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Surveyor.

9. The Purchaser shall not obstruct the passage of other Purchasers or the Public by the deposit of any materials on the road or footpath on which the said piece of land purchased by him abuts or remove or disturb the soil or surface of such road or footpath in any way.

10. Nothing herein contained shall operate to impose any restrictions on the manner in which the Vendor or his successors in title under the said settlement or the Trustees or other the Trustees or Trustee for the time being of the said settlement Estate owner or owners for the time being of the Goldsmid and Plumstead and East Wickham Estate or the part thereof for the time being remaining unsold may deal with the whole or any part of the said estate for the time being remaining unsold or in any way prevent him or them from altering varying or waiving the restrictions and stipulations in respect of any other part or parts of the said Estate to such extent and in such manner as he or they may think fit.

11. These stipulations are subject to the Rules Bye-Laws and Regulations of the Local Public Authorities including Town Planning Schemes (if any) and to the Provisions of any General or Local Acts of Parliament.

NOTE 1: The land in this title does not form part of the land hatched with black lines referred to in paragraph 3 above

NOTE 2: The building lines referred to in paragraph 4 above do not affect the land in this title.

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"THE Grantor HEREBY MODIFIED the said restrictions stipulations and conditions contained in the Principal Deed for the benefit of the Grantees (which expression shall include their successors in title) as follows:-

The Grantees may erect on the land coloured pink on the Plan annexed hereto private residential flats maisonettes or bungalows for private residential purposes with or without motor garages (such garages to be used by occupiers of the said dwellings) in lieu of or in addition to detached or semi-detached private dwellinghouses with suitable offices and outbuildings. The said buildings to be erected in accordance with plans and elevations to be previously submitted to and approved by the Planning Authority as defined by the Town and County Planning Act 1947 PROVIDED that at the time of submission such plans and elevations shall be submitted in duplicate to the Grantor's Surveyor (who shall be at liberty to retain one copy) who may if so instructed by the Grantor or the Trustees make such representations to the Planning Authority as may be thought fit and his fees for consideration of such plans shall be paid by the Grantees or other the person or persons submitting the same at the time of such approval.

SAVE as altered by these presents the said restrictions and stipulations contained in the Principal Deed shall be of full force and effect.

NOTHING in the modification hereinbefore contained shall be held to prejudice or affect the property rights or interests (if any) of any person or persons authority Company or Corporation after the date hereof to enforce the said restrictions stipulations and conditions contained in the Principal Deed."



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NOTE: The land in this title forms part of the land coloured pink referred to above.

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The following are details of the covenants contained in the Conveyance dated 13 June 1961 referred to in the Charges Register:-

THE PURCHASER for itself and its assigns hereby COVENANTS with the Vendors for the benefit of the owner or owners of Wickham Farm (which is at present retained by the Vendors) to use the land hereby assured only for the purpose of residential houses or flats and residential garages.