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Title register for:

75 Birch Grove, Welling, DA16 2JN (Freehold)

Title number: SGL274763

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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	SGL274763
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Registered owners

75 Birch Grove, Welling, Kent DA16 2JN

75 Birch Grove, Welling, Kent DA16 2JN

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	1979-06-21	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 75 Birch Grove, Welling (DA16 2JN).

2

The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 8 July 1935 referred to in the Charges Register:-

"Except and reserved unto the Vendor and his successors in title in fee simple the free passage and running of water and soil coming from the adjacent land through the channels and drains made or to be made under or upon the said premises And also except and reserved unto the Vendor and his successors in title in fee simple owner or owners for the time being of the piece or parcel of land adjoining the said premises known as and numbered 73, Birch Grove Little Danson Park Estate aforesaid and all persons authorised by him or them respectively a right of way for all purposes over and along such part of the said premises as forms a moiety of the passageway between the messuage or dwelling-house erected on part of the said premises and the messuage or dwelling-house erected on the said adjoining piece or parcel of land Together with a right of way for the Purchaser and his successors in title in fee simple for all purposes over and along the other moiety of the said passageway in common with the Vendor and all other persons who have or may hereafter have the like right"

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	1999-07-15	PROPERTY of 75 Birch Grove, Welling, Kent DA16 2JN.
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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 of the land in this title dated 8 July 1935 made between (1) Frederick Rowland Absalom (Vendor) and (2) Frederick Hart (Purchaser) contains the following covenants:- "For the benefit of the Vendor's estate at Welling known as the Little Danson Park Estate and so as to bind the said premises into whosoever hands the same may come to the Purchaser hereby covenants with the Vendor as follows:- (A) The said premises shall not be used for any purpose other than as a site for a private dwellinghouse with a private garden and no existing or future building erected on the said premises or any part thereof shall be used for any purpose other than that of a private dwellinghouse. (B) The owner or occupier for the time being of the said premises shall not be entitled to any right of light or air which would restrict or interfere with the free use of the adjoining or neighbouring land for building or other purposes. THE Vendor reserves the right in dealing with the remainder of the Little Danson Park Estate to waive
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or modify covenants reservations or restrictions of
a similar nature to those contained in this
Conveyance in any manner he may think fit.