

Title register for:

58 Montrose Avenue, Sidcup, DA15 9DS (Freehold)

SGL240283

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Register summary

Title number SGL240283

Registered owners

58 Montrose Avenue, Sidcup DA15 9DS

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Last sold for £420,000 on 03 August 2015

A: Property Register

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

Entry number Entry date

1 1977-07-28 BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 58 Montrose Avenue, Sidcup (DA15 9DS).

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	2015-08-20	PROPRIETOR: of 58 Montrose Avenue, Sidcup DA15 9DS.
2	2015-08-20	The price stated to have been paid on 3 August 2015 was £420,000.

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 2 January 1932 made between (1) Leo Henry Paul Meyer (Vendor) and (2) Charles John Gordon Hull (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	The land is subject to the following rights reserved by the Conveyance dated 2 January 1932 referred to above:- "EXCEPTING AND RESERVING to the Vendor

and his successors in title in fee simple the right within three years of the date hereof to construct through the property hereby conveyed such sewers or drains as may be necessary for the general development of the Hollies Estate aforesaid the Vendor making good all damage done by reason of such works

AND EXCEPTING AND RESERVING unto the Vendor and his successors in title in fee simple the free passage and running of water and soil through the said sewers and drains when so constructed and the right to enter upon the land hereby conveyed from time to time for the purpose of cleansing repairing and renewing the said sewers and drains making good all damage done by reason of such entry without necessary delay at his or their own cost and making compensation for any damage done or occasioned by the exercise of this power"

3	2021-08-04	REGISTERED CHARGE dated 30 July 2021.
4	2021-08-04	Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon SN38 1NW.
5		The following are details of the covenants contained in the Conveyance dated 2 January 1932 referred to in the Charges Register:- "THE Purchaser for himself and his successors in title and with intent to bind so far as possible the property hereby assured into whosesoever hands the same may come hereby covenants with the Vendor and his successors in title that he the Purchaser and his successors in title will at all times hereafter observe and perform the restrictive and other stipulations contained in the First Schedule hereto.

THE FIRST SCHEDULE above referred to.

1. Not more than one dwellinghouse with garage and other approved outbuildings to be erected on the land hereby sold and each of such houses shall have a net first cost in labour and material alone (exclusive of ornamental fittings) of not less than £500.
2. The Purchaser shall forthwith make and maintain proper boundary walls or substantial fences on the property on the sides marked "T" on the plan annexed hereto which fences shall be close boarded on the front of each plot only.
3. Save for such dwelling-house outbuildings and fences as aforesaid no building or erection shall at any time hereafter be erected or placed on the property.
4. The line of frontage of any building to be erected on the property shall not approach nearer to the roads adjoining more than 20 feet except where the plot is a corner plot this restriction shall not apply to the side line of the building.
5. No building to be erected on the property shall at any time hereafter be used for any other purpose than a private dwelling-house or coach-house and stables 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 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 the Mortgagee or their respective successors in title any restrictions or obligations in regard thereto."

NOTE: The "T" marks referred to in Clause 2 above affect the front, back and northern boundaries of the land in this title.