



Title register for:

1 Berwick Crescent, Sidcup, DA15 8HU (Freehold)

Title number: K12974

Accessed on 30 October 2025 at 15:17:59

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	K12974
--------------	--------

Registered owners

1 Berwick Crescent, Sidcup, DA15 8HU

1 Berwick Crescent, Sidcup, DA15 8HU

Last sold for	£395,000 on 08 April 2022
---------------	---------------------------

A: Property Register

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

Entry number	Entry date
--------------	------------

1	1935-10-26	BEXLEY
---	------------	--------

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Berwick Crescent, Sidcup (DA15 8HU).

2

The land has the benefit of a right of way over the passageway leading from the back into Berwick Crescent.

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	2022-05-13	PROPRIETOR: of 1 Berwick Crescent, Sidcup, DA15 8HU.
---	------------	---

2	2022-05-13	The price stated to have been paid on 8 April 2022 was £395,000.
---	------------	--

3	2022-05-13	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 8 April 2022 in favour of National Westminster Bank PLC referred to in the Charges Register.
---	------------	---

4	2024-03-04	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 26 February 2024 in favour of UK Mortgage Lending Ltd 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 land in this title and other land dated 31 December 1921 made between (1) Allen Ansell (Vendor) (2) Rosa Hilda Kirkland Sir George Henry Makins Arthur Henry Bartlett and Lady Margaret Augusta Makins and (3) William Eldridge (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2		A Transfer of the land in this title dated 2 May 1936 made between (1) Streatham Property Investment Limited (Vendors) and (2) Frank Valentine Shaddick (the Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
3	2022-05-13	REGISTERED CHARGE dated 8 April 2022.
4	2022-05-13	Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.
5	2024-03-04	REGISTERED CHARGE dated 26 February 2024.
6	2024-03-04	Proprietor: UK MORTGAGE LENDING LTD (Co. Regn. No. 8698121) of 4 Capital Quarter, Tyndall Street, Cardiff CF10 4BZ, trading as Pepper Money.

The following are details of the covenants contained in the Conveyance dated 31 December 1921 referred to in the Charges Register:-

"The stipulations set out in the Second Schedule hereto shall be binding upon the Purchaser and the Purchaser with intent that this covenant and the said stipulations shall as far as practicable run and be binding upon the premises hereby conveyed and every part thereof into whosoever hands the same may come and all future owners thereof while they shall be such owners hereby covenants with the Vendor that the Purchaser will perform and comply with the covenants stipulations and restrictions expressed in the said Second Schedule.

THE SECOND SCHEDULE ABOVE REFERRED TO

(a) No caravan shall be allowed upon the premises and the Vendor or the Owner or owners of adjoining premises may remove and dispose of any such caravan and for that purpose may forcibly enter upon any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of any such caravan or for the loss thereof or any damage thereto or to any fence.

(b) NO earth gravel or sand shall at any time be excavated or dug out of the land except for the purpose of excavations in connection with the buildings erected on the land and no bricks or tiles shall at any time be burnt on the land.

(c) THE premises shall not be used for any noisy noxious or offensive trade or business."

The following are details of the covenants contained in the Transfer dated 2 May 1936 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendor

for the benefit of the land now and formerly comprised in the above title number that he the Purchaser and his successors in title will at all times hereafter observe and perform the restrictions conditions and stipulations set out in the Schedule hereto :-

THE SCHEDULE ABOVE REFERRED TO

1. NO house garage outbuildings shed hut or erection of any kind shall be erected placed or allowed to remain on the land hereby transferred except in accordance with plans which shall have been previously approved of in writing by the Vendor.
2. No addition or structural alteration shall be made to any building or erection on the said land unless the plans of such addition or structural alteration shall have been previously approved of in writing by the Vendor. The Purchaser shall pay to the Vendor a sum not exceeding £2.2s.0d. on the approval of each set of plans rendered necessary under this clause.
3. NO building shall be erected or used on the said plot of land for any purpose other than a single private dwellinghouse with necessary offices garage and conveyances and no trade business or manufacture of any kind whatever shall be carried on thereon nor shall any caravan house on wheels booths swings roundabouts or shows be placed or used or allowed to remain thereon. Any part of the land not built upon shall be kept as garden ground.
4. NO gravel sand clay or earth shall be excavated or removed except for the purpose of erecting some such buildings as aforesaid on the said plot and no bricks clay or earth shall be baked or burned thereon nor shall any act be done thereon which shall be a nuisance damage or annoyance to the

owners or occupiers of houses in the neighbourhood.

5. THE Purchaser or his successors in title shall not become entitled to any right of light or air or other easement which would in any way prejudicially affect the free and unrestricted user by the Vendor or its successors in title of any adjoining property of the Vendor for building or other purposes.

6. THE Purchaser will forever after maintain at his own expense a fence not less than 4 feet 6 inches nor more than 7 feet high on the sides of the plot marked "T" within the boundary on the plan annexed hereto.

7. THE Purchaser shall observe and perform the obligations of an Agreement made between the Urban District Council of Chislehurst and Sidcup in the County of Kent and the Vendor relating to the cleaning flushing maintenance and repair of the drains constructed or to be constructed by the Vendor for the use of the dwellinghouse erected or to be erected on the land hereby transferred (hereinbefore called "the said drains") in so far as such obligations relate to and affect the said drains and will keep the Vendor and its successors in title and assigns effectually indemnified from and against any breach of the said Agreement in so far as it relates to the land hereby transferred and the said drains.

8. THE land is transferred subject to the exception and reservation in favour of the Vendor and its successors in title and the owners and occupiers of the adjoining property of the free passage and running of water and soil through the sewer and/or drains running through the said land and the right to lay all requisite drains sewers pipes wires or cables therein and the right to enter the said land to inspect and repair the same when necessary.

9. THE Vendor hereby reserves the right to use the passageway (if any) at the side and/or in the rear of the land edged red on the said plan for purposes of access to other land whether owned by the Vendor or not and may accordingly grant such additional rights or easements as may be necessary over the said passageway.

10. The Purchaser shall not affix erect or display or cause to be affixed erected or displayed on any part of the land hereby transferred or any message or building thereon any placard board poster sign advertisement notice or writing except the name and number of the said dwellinghouse and one notice board of a size (to be approved by the Vendors) used by House Agents to indicate that the dwellinghouse is to be let or sold and to be used solely for that purpose.

11. THE Purchaser shall pay a proper proportion of the expense of keeping in repair the passageway coloured brown on the said plan such proportion in case of dispute to be ascertained by the Vendor's Surveyor."

NOTE 1: The Title Number referred to in the covenanting clause is K10271

NOTE 2: All the boundaries are marked "T" on the Transfer plan as referred to in Clause 6 above

NOTE 3: The land edged red referred to in Clause 9 above is the land in this title

NOTE 4: The passageway coloured brown referred to in Clause 11 above is the passageway leading from the back.