

## Title register for:

**1 Woodview Road, Swanley, BR8 7ET (Freehold)**

K141618

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**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** K141618

## Registered owners

1 Woodview Road, Swanley BR8 7ET

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**Last sold for** £335,000 on 13 June 2016

## A: Property Register

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

**Entry number** **Entry date**

1 1961-11-23 KENT : SEVENOAKS

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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Woodview Road, Swanley (BR8 7ET).

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2

By the Conveyance dated 4 October 1955 referred to in the Charges Register the land was expressed to be conveyed together with the following rights and subject to the following exceptions and reservations and this registration takes effect subject thereto:-

"TOGETHER ALSO WITH a right of drainage for the Purchasers and their successors in title owners of the land hereby conveyed in common with all others entitled thereto through the combined drains sewers and watercourses constructed or intended to be constructed through adjoining land the Purchasers and their successors in title paying a fair proportionate part of the expense of cleansing repairing and maintaining such combined drains sewers and watercourses EXCEPT AND RESERVING unto the Vendor and its successors in title and assigns and all others authorised by it or them.

A right of drainage through the combined drains sewers and watercourses passing under or through the land hereby conveyed and to make all connections therewith for the purpose of exercising such right."

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3

The Conveyance dated 4 October 1955 referred to above contains the following provision:-

IT IS HEREBY AGREED AND DECLARED that the Purchasers shall not be entitled to any right or easement of light or air or otherwise which would restrict or in any way interfere with the free user for building or any other purpose of any adjoining or neighbouring property of the Vendor.

## **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	2016-06-22	PROPRIETOR and 1234567890 View Road, Swanley BR8 7ET.
2	2016-06-22	The price stated to have been paid on 13 June 2016 was £335,000.
3	2017-10-12	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

## **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 dated 4 October 1955 made between (1) Cooper Estates Limited (Vendor) and (2) Leonard Albert Burton and Stephanie Vera Burton (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	The following are details of the covenants contained in the Conveyance dated 4 October 1955 referred to in the Charges Register:-

"THE Purchasers with intent and so as to bind (so far as practicable) the land hereby conveyed into whosesover hands the same may come and to benefit and protect the Vendor's Heathwood Farm Estate at Swanley or any part or parts thereof but not in the case of restrictive covenants so as to render themselves personally liable for any breach of covenant committed after they shall have parted with all interest in the land in respect of which such breach shall occur HEREBY JOINTLY AND SEVERALLY COVENANT with the Vendor that they the Purchasers and their successors in title will at all times hereafter duly observe and perform the stipulations and conditions set out in the Schedule hereto.

THE SCHEDULE before referred to

1. To erect maintain and keep in good repair to the satisfaction of the Vendor the fences of the land hereby conveyed where marked "T" within the boundary on the said plan.
2. To properly turf the portion of the land hereby conveyed between the building line and the paving of the said road within six months of the date of completion of the sale and at all times to keep the same free from any obstruction by fencing or otherwise.
3. Not more than one dwellinghouse with or without private garage shall be erected on the said land.
4. No building or erection on the said land other than an amenity suitable to a private residence and approved by the Vendor shall be constructed except of brick roofed with tiles or otherwise to the approval of the Vendor.

5. No advertisement hoarding or temporary building or structure shall be made or placed or allowed to remain on the said land or any part thereof other than such as may be necessary during the erection of any building thereon.
6. No sand gravel clay or soil shall be excavated from the said land or any part thereof except for the purpose of approved buildings erected thereon and no bricks or clay shall be burned thereon.

NOTE: The North west boundary of the land in this title is marked T as referred to in Clause 1 above.