



Title register for:

116a Maylands Drive, Sidcup, DA14 4RL (Freehold)

SGL695157

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Register summary

Title number SGL695157

Registered owners

116a Maylands Drive, Sidcup DA14 4RL

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Last sold for £230,000 on 17 January 2008

A: Property Register

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

Entry number **Entry date**

1

BEXLEY

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 10 May 2024 in favour of Barclays Bank UK 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	
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1		A Transfer of 57 Longmead Drive dated 13 October 1937 made between (1) New Ideal Homesteads Limited (Company) and (2) Hans Abrahamson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2		A Conveyance of the land in this title and other land dated 24 February 1938 made between (1) The Right Honourable Eleanor Caroline Baroness Waring and (2) New Ideal Homesteads Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
3		A Transfer of the land in this title and other land dated 26 November 1984 made between (1) The Mayor and Burgesses of The London Borough of Bexley and (2) Pauline Elizabeth Wykes and Robert William Wykes contains restrictive covenants. -NOTE: Original filed.
4	2008-01-29	A Transfer of the land in this title dated 17 January 2008 made between (1) Platinum Property (UK) Limited and (2) Lorne Dixon and

Helen Margaret Hayes contains restrictive covenants.

→NOTE: Copy filed.

5 2024-05-24 REGISTERED CHARGE dated 10 May 2024.

6 2024-05-24 Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 187, Leeds LS11 1AN.

7 The following are details of the covenants contained in the Transfer dated 13 October 1937 referred to in the Charges Register:-

"The Company hereby covenant with the Purchaserthat the Company will not as from the date hereof sell or otherwise dispose of any dwellinghouse of which the Company might stand possessed for the purpose of a medical or surgical practice within a radius of half a mile from the property hereby transferred."

NOTE: The land in this title falls within the radius of half mile referred to.

8 The following are details of the covenants contained in the Conveyance dated 24 February 1938 referred to in the Charges Register:-

"For the benefit of the Foots Cray Place Estate belonging to the Vendor or the part thereof for the time being remaining unsold and so as to bind the property hereby conveyed the Purchasers hereby covenant with the Vendor that the Purchasers and the persons deriving title under it will at all times hereafter duly perform and observe all and singular the stipulations and agreements mentioned in the Schedule hereto but so nevertheless that this covenant shall as regards

any restrictive provision be binding only upon the Purchasers and the persons deriving title under it during the period of its or their respective ownership of any interest in the land hereby conveyed.

THE SCHEDULE before referred to

1. The Purchasers shall forthwith construct in accordance with the specification approved of by the Highway Authority to and along the boundaries of the land from Foots Cray Lane formerly Bexley Lane to the River Cray all roads in accordance with the Lay-out Scheme as approved by the Local Authority and maintain such roads in good condition until taken over for maintenance by the Local Authority and the Purchasers grant to the Vendor full rights of way over and under such roads for all purposes and in particular the Purchasers shall forthwith construct to the said Highway Authority's Specification and approval two roadways at least forty feet in width or such other width as shall be required by the Highway or other authority with sewers from Albany Park Railway Station to a point on the Southern boundary as approved of by the Vendor's Surveyor to form central access to the Vendor's remaining land and to which roads the Vendor's remaining land shall have a frontage to one side for a distance of not less than 500 yards or thereabouts. The frontages to these roads shall be restricted to private dwellinghouses detached or semi-detached having a minimum frontage of twenty-five feet each house and a minimum selling price of Six hundred and seventy five pounds each.

2. The Vendor shall have full right to connect to and use all sewers gas and water mains and electric cables that may be laid in the land hereby

conveyed subject to the approval of the appropriate Authorities.

3. The Purchasers shall give up to the Council when required and without payment by them any land required by them for road widening.

4. The Purchasers shall forthwith to the approval and satisfaction of the Vendor's Surveyor erect on the boundaries abutting on the Vendor's remaining land close boarded fencing five feet in height with oak posts and arris rails except where the boundary is a roadway constructed by the Purchasers where the fencing is to be cleft chestnut four feet in height."