

Title register for:

31 Olron Crescent, Bexleyheath, DA6 8JY (Freehold)

Title number: SGL201195

Accessed on 13 November 2025 at 11:20:16

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Register summary

Title number	SGL201195
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Registered owners

31 Olron Crescent, Bexleyheath, Kent

31 Olron Crescent, Bexleyheath, Kent

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	1975-06-09	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 31 Olron Crescent, Bexleyheath.

2

A Conveyance dated 2 October 1933 made between (1) Arthur Tate (Vendor) (2) The Kent Building Constructional Company Limited (the Company) and (3) Sydney Herbert Howard (Purchaser) contains the following provision:-

"Together with a right for the Purchaser and his tenants and the occupiers for the time being of Number 29 Olron Crescent to pass and repass over the strip of land coloured blue on the plan subject to a like right for the owners tenants and occupiers of Number 29 Olron Crescent aforesaid to pass and repass over the strip of land coloured green on the said plan the respective owners of Numbers 29 and 31 Olron Crescent aforesaid paying a moiety of the expense of maintaining the said strips of land in good repair and condition."

NOTE: The land coloured blue and green on the conveyance plan has been numbered 2 and 1 respectively on the filed plan.

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	1988-07-22	PROPRIETOR: of 31 Olron Crescent, Bexleyheath, Kent.
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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 and other land dated 13 May 1924 made between (1) Algernon Alers Hankey and Gerald Cramer Alers Hankey (Vendors) and (2) Arthur Tate (Purchaser) contains covenants particulars of which are set out in the schedule annexed By a Deed dated 8 February 1932 made between (1) Alfred Morris Wheeler (Grantor) and (2) Arthur Tate (Grantee) the said covenants were expressed to be modified.
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NOTE: Original filed.

2	The following are details of the covenants contained in the Conveyance dated 13 May 1924 referred to in the Charges Register:- COVENANT by Purchaser his heirs and assigns with Vendors their executors and administrators and assigns to observe and perform said stipulations but so that abstracting covenant should not subject the Purchaser to any personal liability in respect thereof after he had parted with said land it being intention that said covenant should run with the land AND Vendors reserved the right to deal with any portion of the adjoining property independently of said stipulations and should not be bound to enforce the same on behalf of the Purchaser nor should the Purchaser be entitled to see to the execution by any other Purchaser of any such covenant as aforesaid or to require any evidence of the same.
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THE SECOND SCHEDULE above referred to

STIPULATIONS

1. FENCES. The Purchaser shall maintain the hedge on the East side of the land purchased by him and when he gives up the cultivation of the land belonging to the Vendors and coloured green on the said plan the purchaser shall erect and maintain for the satisfaction of the Vendors a boundary fence along the North side of his land marked T on the said plan such fence to be a split chestnut paling fence or other similar suitable fence. No such fence shall be less than four feet or more than six feet in height.

2. VALUE OF BUILDINGS. No dwellinghouse to be hereafter erected on the said land shall be less than £600 in prime building cost of materials and labour (estimated at the lowest current price) and exclusive of the cost of road and sewers and of all fees and expenses. No dwellinghouse or part of a dwellinghouse except bay windows porticoes and fences shall be erected between the road or roads and the building line which shall be taken as being 12 feet from such road or roads.

No dwellinghouse shall be built or erected upon the land except in accordance with plans elevations or specifications to be submitted to and approved by the Vendors Surveyors (such approval being expressed in writing) before commencement of the works a fee of 10/6d per house shall be paid to the said Surveyors before each set of such plans elevations and specifications is approved but such approvals shall not be unreasonably withheld.

No structural addition or alteration affecting the plan or elevation of any such dwellinghouse for the time being standing upon the property shall at any time be made without the consent in writing of the

said surveyors but such consent shall not be unreasonably withheld and no fee or fine shall be required for the same.

3. TRADES PROHIBITED. No building or erection other than private houses with suitable offices thereto and such other buildings or erections as are usual or necessary for the carrying on of a Farm Market Garden Nursery agricultural holding or Poultry Farm shall be erected on the land. No trade (other than of a Farmer Market Gardener Nurseryman Florist Poultry Farmer or agricultural holder) or manufacture shall be carried on upon nor any operative machinery (other than such as may be required for the cultivation or user of the property as Farm Market Garden Nursery Poultry Farm or agricultural holding) fixed or placed on the land. No caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment shall be erected made placed or used or be allowed to remain on the said land and premises and the Vendors or the owner of any other adjoining land may remove and dispose of such erection or other thing and for that purpose may break fences and forcibly enter on any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for loss thereof or damage thereto.

4. LIGHTS etc. The Purchaser shall not be entitled to any right of light or air which would restrict or interfere with the free use of any adjoining or neighbouring land for building or other purposes.

NOTE 1: The stipulations referred to above are those specified in the second schedule to the conveyance

NOTE 2: No part of the land in this title falls within the land coloured green referred to above.