



Title register for:

145 Rowley Avenue, Sidcup, DA15 9LE (Freehold)

SGL441989

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Register summary

Title number	SGL441989
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Registered owners

145 Rowley Avenue, Sidcup, Kent DA15 9LE
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145 Rowley Avenue, Sidcup, Kent DA15 9LE
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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	1985-10-28	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 145 Rowley Avenue, Sidcup (DA15 9LE).

2

The Conveyance dated 15 January 1934 referred to in the Charges Register is expressed to grant the following right:-

"TOGETHER with full and free rights of foot horse and carriage way at all times and for all purposes in common with the Bank and the Vendor and all other persons having the like right over and along the streets roads and passageways formed made and opened to communicate through in and upon any part of the Vendor's Penhill Park Estate when and so often as the same shall be formed made and opened to use but not further or otherwise AND TOGETHER ALSO with the right in common with the owners and occupiers for the time being of the adjacent premises for the free running and drainage of water and soil along and through the drain connecting the property aforesaid and the adjacent premises with the sewer."

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	1994-05-05	PROPRIETOR: ... of 145 Rowley Avenue, Sidcup, Kent DA15 9LE.
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2	2018-07-12	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is
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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 of the land in this title dated 15 January 1934 made between (1) Barclays Bank Limited (2) Leo Henry Paul Meyer (Vendor) and (3) Philip Edward Shephard (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2		<p>The land is subject to the following rights reserved by the Conveyance dated 15 January 1934 referred to above:-</p> <p>"SAVE AND EXCEPT NEVERTHELESS out of the grant and conveyance hereby made AND RESERVING Unto the Bank and the Vendor and the persons deriving title under them respectively the owners and occupiers of the adjoining and adjacent premises and his and their undertenants and servants and others authorised by him or them a right of way at all times over the said piece of land coloured green on the said plan."</p> <p>NOTE: The land coloured green referred to is tinted blue on the filed plan.</p>
3	2012-04-12	The land is subject to the rights granted by a Deed dated 11 April 2012 made between (1) Ronald Thomas Hedges and Theresa Lena Hedges and (2) National Grid Electricity Transmission PLC.

The said Deed also contains restrictive covenants by the grantor.

¬NOTE: Copy filed.

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The following are details of the covenants contained in the Conveyance dated 15 January 1934 referred to in the Charges Register:-

"THE Purchaser to the intent and so as to bind (as far as practicable) the property hereby assured into whosoever hands the same may come and to benefit and protect the said Penhill park Estate or so much thereof as shall remain unsold at the date of these presents hereby covenants with the Bank and the Vendor in manner following (that is to say):-

1. That he and his successors in title will at all times hereafter in common with the owners for the time being of the said adjacent premises properly maintain and keep in good and clean repair the said drain connecting with the sewer as aforesaid and will at all times pay and contribute rateably in common with the like persons a due proportion of all or any expense incurred in so maintaining and keeping the said drain such proportion in case of dispute to be decided by the surveyor for the time being of the Vendor or his successors in title.

2. That he and his successors in title will at all times hereafter duly observe and perform the stipulations and provisions specified in the said First Schedule hereto.

THE FIRST SCHEDULE

1. Not more than one dwellinghouse with garage and other approved outbuildings shall be erected

on the land hereby sold.

2. The Purchaser shall forthwith make and hereafter maintain proper boundary walls or substantial fences on the boundaries of the property marked "T" on the said plan.

3. Save for such dwellinghouse outbuildings and fences as aforesaid no building or other erection shall at any time hereafter be raised placed or built upon the property.

4. The line of frontage of any building to be erected on the property shall be distant from the roads in front and rear (if any) of the property by not less than 20 feet.

5. No building to be erected on the property shall at any time hereafter be used for any purpose other than a private dwellinghouse or stables coach house 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 in so far 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 Bank the Vendor or their respective successors in title any restrictions or obligations in regard thereto."

NOTE: The "T" marks referred to above affect the northern, eastern and western boundaries of the land in this title.