

Title register for:

128 Falconwood Avenue, Welling, DA16 2SW (Freehold)

SGL60698

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Register summary

Title number SGL60698

Registered owners

128 Falconwood Avenue, Welling DA16 2SW

Value stated £560,000 on 09 January 2024

A: Property Register

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

Entry number Entry date

1 1968-04-30 BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 128 Falconwood Avenue, Welling (DA16

the owner for the time being of the hereditaments thereby assured but upon the Purchaser only so long as he was the owner that he the Purchaser and his successors in title would at all times thereafter observe and perform the said restrictions and stipulations set forth in the said First Schedule thereto and would effectually indemnify the Vendors and their estate and effects from and against all costs charges claims and demands on account of any breach or non-observance thereof.

THE FIRST SCHEDULE

1. Each Purchaser shall forthwith make and hereafter maintain in good repair on the front of the plot or plots purchased by him next to the road or roads on which the same abuts or abut a good and substantial fence or wall not less than four feet nor more than five feet in height and on the side or sides of his plot or plots marked 'T' on the said plan within the boundary thereof a substantial boundary fence or fences or alternatively a strained wire or paling fence such fence or fences to be not less than four feet nor more than six feet in height. All fences and walls to be erected under this stipulation to be of such materials and design as the Vendor or its Surveyor for the time being may approve. If a Purchaser shall at one time own two or more contiguous plots he shall not at such time be bound to erect fences between such plots.
2. No building or erection of any kind other than fences is to be built or erected nearer to the road than the line marked "Building Line" upon the said plan.
3. No building or erection of any kind shall at any time be erected on any plot or plots except a private dwellinghouse and outbuildings suitable

for use in conjunction therewith or a private garage and not more than one dwelling house may be erected on any plot. The net first cost of each house calculated in labour and materials alone estimated by the Surveyor for the time being of the Vendor shall not be less than Four hundred pounds.

4. No building or erection of any kind shall at any time be erected upon any plot or plots unless and until plans and elevations thereof including a block plan shewing the proposed position of the house and of every outbuilding boundary wall and fence (if any) shall have been previously submitted to and approved of in writing by the Vendor or its Surveyor for the time being which approval shall not be unreasonably withheld. Red or grey facings only shall be used on front or return walls or corner plots. Stock facings may be used on other elevations. Rough cast may be used on all elevations. All roofs to be tiled unless special slates have been submitted to and passed by the Vendor or its Surveyor for the time being. No building or erection of any kind shall be erected save in accordance with the plans and elevations approved in respect of the same.

5. Except with the previous consent in writing of the Vendor or its Surveyor for the time being (which consent shall not be unreasonably withheld) and in all respects in conformity with the conditions of such consent no alterations shall at any time be made in any of the elevations or exterior portions of any buildings or erections at any time erected on the said plot or plots.

6. No hut shed caravan house-on-wheels or chattel nor any booth show signs swings roundabouts or hoardings shall be erected placed or used or be allowed to remain upon any plot or plots and no temporary erection or shed of any

kind whatever shall be erected or placed thereon except temporary sheds or workshops to be used only for works incidental to and during the erection of some message to be erected thereon.

7. No buildings or erections erected on any plot or plots shall be used otherwise than as a private dwelling house or as a private motor garage without the written consent of the Vendor first being obtained but this stipulation is not to prevent the use of same by a medical man surgeon or dentist for the ordinary purposes of his practice. No operative machinery shall at any time be fixed or placed upon any plot or plots and no trade or business shall be carried on thereon nor shall any placard or advertisement be set up thereon (other than such as may relate to the letting or selling of such plot or plots) nor anything be done or kept thereon that may be or become a nuisance to the Vendor the neighbours or adjoining owners or occupiers of which may tend to lessen or depreciate the value of the remainder of the Vendors' Upper Westwood Farm Estate or any portion thereof.

8. No sand earth clay loam or gravel shall be dug out of any plot or plots except so far as may be necessary for building or gardening purposes and no refuse shall be deposited thereon.

9. No part of any plot or plots shall be used as a road or way without the consent in writing of the Vendor first being obtained.

10. No part of the roadway or raodways on which the plot or plots abut is to be deemed to be included in this sale and the Purchaser shall contribute rateably in proportion to the length of the abuttal to such road or roads of the plot or plots purchased by him to (a) The cost of keeping

the said road or roads in repair until it becomes or they become public and repairable by the Local Authority and (b) The cost and charges of and in relation to the making up of the said road or roads upon its or their becoming public. So long as any such road remains a private road the Purchaser shall not obstruct the same in any way nor remove or disturb the soil or surface thereof except so far as may be necessary for the purpose of laying gas water drain pipes or electric cables from the said plot or plots to the mains in any of which cases the said road shall as soon as practicable be made good by and at the expense of the Purchaser so removing or disturbing the soil or surface thereof to the satisfaction of the Vendor or its Surveyor for the time being.

11. No Purchaser shall be entitled to any easement or right of light or air or otherwise which would in any manner diminish restrict or interfere with the free and unrestricted user of any adjoining or neighbouring plot now belonging to the Vendor either for building or other purposes and the assurances to the Purchaser shall not be deemed or construed to imply the grant of any such right.

12. The Vendor reserves the right at any time before or after any sale or disposition of any part of the estate to alter or modify the proposed plan of development and layout of the said estate and may alter or modify or waive any of the said stipulations as to any plot or plots for the time being remaining unsold or in which the Vendor has for the time being any interest or as to which it may be requested by the owner thereof for the time being to alter modify or waive any of such stipulations.

13. The Vendor shall not be liable to any Purchaser in respect of breaches of the above

stipulations committed by any other Purchaser.

NOTE 1: No T marks referred to in paragraph 1 above were shown on the copy plan supplied on first registration

NOTE 2: No building line referred to in paragraph 2 above was shown on the copy plan supplied on first registration.