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## Title register for:

**139 Dorchester Avenue, Bexley, DA5 3AN (Freehold)**

**K9339**

Accessed on 12 February 2026 at 09:50:28

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## Register summary

**Title number** K9339

### Registered owners

139 Dorchester Avenue, Bexley DA5 3AN

**Last sold for** £375,000 on 12 September 2016

## A: Property Register

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

### Entry number    Entry date

1                    1934-01-10            BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 139 Dorchester Avenue, Bexley (DA5

3AN).

## 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	2023-05-03	PROPRIETOR: Dorchester Avenue, Bexley DA5 3AN. of 139
2	2016-09-19	The price stated to have been paid on 12 September 2016 was £375,000.
3	2023-05-03	A Transfer dated 12 September 2016 made between (1) Sandra Ann Mason and (2) Samantha Jayne Cox and Richard Edward Johnson contains purchaser's personal covenants.
4	2021-11-02	RESTRICTION: No disposition of the registered 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 1 November 2021 in favour of Santander UK PLC referred to in the Charges Register.

¬NOTE: Copy filed.

## 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 Transfer of 1 Montpelier Avenue dated 31 May 1934 made between (1) Philip Edward Shephard and (2) Reffells Bexley Brewery Limited contains covenants by the Vendor details of which are set out in the schedule of restrictive covenants hereto.

2 A Transfer of two pieces of land in Steynton Avenue dated 31 December 1934 made between (1) Philip Edward Shephard and (2) Town and Country Shop Premises Limited contains covenants by the Vendor details of which are set out in the schedule of restrictive covenants hereto.

3 A Transfer of the land in this title dated 11 June 1935 made between (1) New Ideal Homesteads Limited (the Company) and (2) Walter Cass (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4 2021-11-02 REGISTERED CHARGE dated 1 November 2021.

5 2021-11-02 Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

6 The following are details of the covenants contained in the Transfer dated 31 May 1934 referred to in the Charges Register:-  
  
"The said Philip Edward Shephard hereby covenants with the said Reffells Bexley Brewery Limited for the benefit of the land hereby transferred.

.....

(2) That in all Conveyances or Transfers of the land coloured yellow on the said plan a restriction against using the said premises for the sale of intoxicating liquors shall be contained and the said Philip Edward Shephard HEREBY AGREES not to use or allow to be used the said lands or any part of the said Philip Edward Shephard's Hurst Park Road Estate (which said Estate is bounded on the South by Hurst Road on the West by Penhill Road on the North by Blendon Hall Estate and on the East by Bexley Park Woods) for such purpose."

NOTE: The land in this title does not form part of the land coloured yellow.

7

The following are details of the covenants contained in the Transfer dated 31 December 1934 referred to in the Charges Register:-

"THE said Philip Edward Shephard so as to bind himself and the persons deriving title under him and the New Ideal Homesteads Limited whose registered office is situate at Number 1 Broad Street Place in the City of London so as to bind themselves and their successors and assigns hereby covenant with the said Town and Country Shop Premises Limited and the persons deriving title under them with the intent that such covenants shall run with the land and bind both the Claremont Park Estate and the Albany Park Estate belonging to the said Philip Edward Shephard or the New Ideal Homesteads Limited and the owner or owners thereof or of any part thereof for the time being and so as to benefit and protect the property hereby transferred and every part thereof as follows:-

(1) That they the said Philip Edward Shephard and the New Ideal Homesteads Limited will not sell or dispose of any part of the said Estates or

either of them nor shall any part thereof respectively at any time be used for shop or business premises but so that such restriction shall not be deemed to include a hotel or cinema."

8

The following are details of the covenants contained in the Transfer dated 11 June 1935 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Company so as to bind the property hereby transferred that the Purchaser and the persons deriving title under him will observe and perform the stipulations and conditions contained in the Schedule hereto.

**THE SCHEDULE** above referred to

1. Not more than one dwelling house with garage and other approved outbuildings to be erected on the land hereby transferred.
2. The Purchaser shall forthwith make and maintain proper boundary walls or fences on the property on the sides marked "T" on the said plan.
3. Save for such dwellinghouse's outbuildings and fences as aforesaid no building or erection shall at any time hereafter be erected or placed on the property.
4. No building to be erected on the land hereby transferred shall at any time hereafter be used for any other purpose than a private dwelling-house or coach-house and stables garage and outbuildings belonging thereto and no trade or business shall at any time be set up or carried on in or upon the land hereby transferred or any part thereof.

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5. 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 owner or owners of any part of the Albany Park Estate any restrictions or obligations in regard thereto."

NOTE: The T marks referred to in Clause 2 above have been reproduced on the filed plan.