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Title register for:

147 Bexley Lane, Sidcup, DA14 4JJ (Freehold)

Title number: SGL568266

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Register summary

Title number	SGL568266
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Registered owners

50 Pinewood Place, Dartford DA2 7WQ
hawkinsfamilytrust147@gmail.com

Value stated	£350,000 on 25 July 2017
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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	1936-01-07	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 147 Bexley Lane, Sidcup (DA14 4JJ).

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	2017-07-25	PROPRIETOR: care of The Trustees Of The Hawkins Family Trust, 50 Pinewood Place, Dartford DA2 7WQ and of hawkinsfamilytrust147@gmail.com as Trustee of the Hawkins Family Trust.
2	2017-07-25	The value stated as at 25 July 2017 was £350,000.
3	2017-07-25	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is 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
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1	A Conveyance of the land in this title and other land dated 14 October 1935 made between (1) London and Manchester Assurance Company Limited (Vendors) and (2) New Ideal Homesteads Limited (Company) contains covenants details of which are
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set out in the schedule of restrictive covenants hereto.

2

A Deed of Covenant dated 19 February 1936 made between (1) The Urban District Council of Chislehurst and Sidcup and (2) New Ideal Homesteads Limited relates to combined drainage.

NOTE: Copy filed under K11639.

3

A Transfer of the land in this title dated 31 August 1936 made between (1) New Ideal Homesteads Limited (Company) and (2) Frederick Walter Davis (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4

The following are details of the covenants contained in the Conveyance dated 14 October 1935 referred to in the Charges Register:-

"The Company to the intent that this covenant shall be binding so far as may be on the owner for the time being of such parts of the hereditaments hereby assured as are not hatched black on the plan hereto annexed but upon the Company only so long as it is the owner of the same hereby covenants with the Vendors that the Company and its successors in title will at all times hereafter observe and perform the restrictions and stipulations set forth in the Second Schedule hereto.

THE SECOND SCHEDULE above referred to

1. All buildings to be erected are to be erected in all respects in compliance with the requirements of the Local Authorities and subject to the terms and conditions of the Local Town Planning Scheme for the time being in existence.

2. Only detached or semi-detached private dwellinghouses to be used as such shall be erected on the land coloured blue on the said plan and each pair of semi-detached houses shall have a ground frontage of not less than forty-eight feet and each detached house shall have a ground frontage of not less than 28 feet. No bungalows are to be erected on such blue land.

3. No building shall be erected on the said land or any part or parts thereof unless and until the plans and elevations of the type thereof shall have been submitted to and the approval thereof and of the lay-out shall have been obtained from the Vendors' Surveyor Mr. A.G. Taylor.

4. No hut shed tent caravan house on wheels or other chattel adapted or intended for use as a dwelling or for sleeping shall be placed or remain on the said land. Nothing herein contained shall operate to prevent any recognised respectable profession being carried on in or upon a private house erected on the said land provided the same shall be properly carried on and shall not be a nuisance or annoyance to the adjacent owners or occupiers. The Purchasers shall not excavate remove or sell any gravel or soil except for the purpose of necessary excavations for buildings on the said lands or laying out the paths thereon.

5. The Purchasers shall not disturb the soil or surface of any roadway or footpath except for the purpose of repairing the same or laying gas water drain pipes or electric light connections from the said land to the mains and any such disturbance of the footpath or road shall forthwith be made good by the Purchasers.

6. The Vendors reserve the right at any time hereafter to release vary modify or waive any

covenant heretofore or hereafter to be entered into by any past present or future purchaser of any part of the adjoining or contiguous property of the Vendors and also to sell any part or parts of such property free from any covenants by the Purchaser thereof or subject to such covenants as he may think fit."

NOTE: The land in this title does not form part of the land coloured blue referred to in paragraph 2 above.

5

The following are details of the covenants contained in the Transfer dated 31 August 1936 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. Save for dwelling-houses outbuildings and fences as aforesaid no building or erection shall at any time hereafter be erected or placed on the property.
3. 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 and in

particular no part of the said land shall be used or allowed to be used as a hotel fully licensed public-house beer house or beer shop.

4. No act matter or thing shall be done or permitted upon the property that may be or grow to be a nuisance annoyance or disturbance to the Vendors or to the owners or occupiers of adjoining properties.

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 affecting any such adjoining or neighbouring property or impose on the owner or owners of any part of the New Claremont Park Estate any restrictions or obligations in regard thereto."