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Title register for:

18 Westbrooke Road, Sidcup, DA15 7PH (Freehold)

Title number: K6536

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Register summary

Title number K6536

Registered owners PAUL ADEMOLA LAWAL

18 Westbrooke Road, Sidcup, Kent DA15 7PH

Last sold for £270,000 on 29 October 2004

A: Property Register

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

Entry number **Entry date**

1 1934-08-01 BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 18 Westbrooke Road, Sidcup (DA15 7PH).

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	2004-11-15	PROPRIETOR: PAUL ADEMOLA LAWAL of 18 Westbrooke Road, Sidcup, Kent DA15 7PH.
2	2004-11-15	The price stated to have been paid on 29 October 2004 was £270,000.
3	2004-11-15	The Transfer to the proprietor contains a covenant to observe and perform the covenants in the Transfer dated 30 November 1934 referred to in the Charges Register and of indemnity in respect thereof.

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 the land in this title dated 30 November 1934 made between (1) New Ideal Homesteads Limited (the Company) and (2) Bertram John Maunder (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	2007-04-25	REGISTERED CHARGE dated 14 March 2007.

3	2007-04-25	Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
4	2007-04-25	The proprietor of the Charge dated 14 March 2007 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
5		<p>The following are details of the covenants contained in the Transfer dated 30 November 1934 referred to in the Charges Register:-</p> <p>"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.</p> <p>THE SCHEDULE above referred to.</p> <ol style="list-style-type: none"> 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 dwelling-houses 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.

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 Longlands Park Estate any restrictions or obligations in regard thereto."

NOTE: The Northern and Eastern boundaries are so marked T.