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Title register for:

19 Baytree Close, Sidcup, DA15 8WH (Freehold)

Title number: SGL542534

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Register summary

Title number SGL542534

Registered owners

Belsize Grande Rue, Guernsey, GY3 5HR

Last sold for £255,000 on 26 February 2014

A: Property Register

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

Entry number **Entry date**

1 1983-08-12 BEXLEY

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

being 19 Baytree Close, Sidcup and Parking Space 13 (DA15 8WH).

2 The land has the benefit of the rights granted by but is subject to the exceptions and reservations contained in the Transfer dated 5 September 1990 referred to in the Charges Register.

3 The Transfer dated 5 September 1990 referred to above contains provisions as to boundary structures.

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	2014-08-14	PROPRIETOR: of Belsize Grande Rue, Guernsey, GY3 5HR.
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2		RESTRICTION Except under an order of the registrar no disposition or dealing by the proprietor of the land is to be registered unless a certificate is given by a Director of or the Secretary or Solicitor to Countryside Properties Public Limited Company or by or on behalf of its successors in title to the Rent Charges that the provisions of Clause 12(a) and (b) of the Transfer to the first registered proprietor have been complied with.
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3	2014-08-14	The price stated to have been paid on 26 February 2014 was £255,000.
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4	2014-08-14	The Transfer to the proprietor contains a covenant
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to observe and perform the covenants 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 and other land dated 29 September 1989 made between (1) Countryside Properties Public Limited Company (2) The Mayor and Burgesses of the London Borough of Southwark and (3) Woolwich Homes Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 A Transfer of the land in this title dated 5 September 1990 made between (1) Woolwich Homes Limited (2) Countryside Properties Plc and (3) Mark David Ayling and Tracey Louise Chapman contains restrictive covenants.

NOTE: Original filed.

3 The Transfer dated 5 September 1990 referred to above grants a rent charge as therein mentioned.

4 The following are details of the covenants contained in the Transfer dated 29 September 1989 referred to in the Charges Register:-

"Woolwich covenants with Countryside for itself and its successors in title so as to bind the Site and each and every part thereof into whosoever hands the same may come and so as to benefit the

Countryside Land:-

- (a) Not to carry out any development of the Site (including but without limitation the erection of any new buildings) nor to alter or amend any part of the Site or any building thereon when redeveloped otherwise than in accordance with plans and specifications first approved in writing by Countryside (but not its successors in title) such approval not to be unreasonably withheld but so that this covenant shall only apply for 5 years from the date hereof.
- (b) Not to use the Site for any purpose other than for residential development of 27 private dwelling houses.
- (c) Not to do anything on the Site which would cause nuisance to Countryside or to the owners or occupiers of adjoining property PROVIDED THAT the carrying out of the Development shall not constitute a breach of this covenant per se."