



Title register for:

22 Berwick Crescent, Sidcup, DA15 8HR (Freehold)

SGL546911

Accessed on 31 March 2026 at 12:47:54

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number SGL546911

Registered owners

18 Selby Close, Chislehurst BR7 5RU

18 Selby Close, Chislehurst BR7 5RU

Last sold for £228,000 on 14 February 2014

A: Property Register

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

Entry number **Entry date**

1	1935-10-26	BEXLEY
---	------------	--------

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 22 Berwick Crescent, Sidcup (DA15 8HR).

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	2014-03-03	PROPRIETOR: _____ and _____ of 18 Selby Close, Chislehurst BR7 5RU.
2	2014-03-03	The price stated to have been paid on 14 February 2014 was £228,000.
3	2016-04-27	The proprietor's address for service has been changed.
4	2024-07-05	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 4 July 2024 in favour of Leeds Building Society referred to in the Charges Register.
5	2024-07-05	The address for service of _____ and _____ has been changed.

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 The part of the passageway included in this title is subject to rights of way.

2 A Conveyance of the land in this title and other land dated 31 December 1921 made between (1) Allen Ansell (Vendor) (2) Rose Hilda Kirkland and others and (3) William Eldridge (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 A Conveyance of the land in this title and other land dated 13 May 1936 made between (1) Streatham Property Investment Limited (Vendor) and (2) Harry Burch (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4 2024-07-05 REGISTERED CHARGE dated 4 July 2024.

5 2024-07-05 Proprietor: LEEDS BUILDING SOCIETY of 26 Sovereign Street, Leeds LS1 4BJ.

6 The following are details of the covenants contained in the Conveyance dated 31 December 1921 referred to in the Charges Register:-

"The stipulations set out in the second schedule hereto shall be binding upon the purchaser and the purchaser with the intent that this covenant and the said stipulations shall as far as practicable run and be binding upon the premises hereby conveyed and every part thereof into whosoever hand the same may come and all future owners thereof while they shall be such owners hereby covenants with the Vendor that the purchaser will perform and comply with the covenants stipulations and restrictions expressed in the said second schedule.

THE SECOND SCHEDULE above referred to

(a) No caravan shall be allowed upon the premises and the vendor or the owner or owners of adjoining premises may remove and dispose of any such caravan and for that purpose may forcibly enter upon any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of any such caravan or for the loss thereof or any damage thereto or to any fence.

(b) No earth gravel or sand shall at any time be excavated or dug out of the land except for the purpose of excavations in connection with the buildings erected on the land and no bricks or tiles shall at any time be burnt on the land.

(c) The premises shall not be used for any noisy noxious or offensive trade or business."

7

The following are details of the covenants contained in the Transfer dated 13 May 1936 referred to in the Charges Register:-

"The Purchaser hereby covenants with the vendor for the benefit of the land now and formerly comprised in the above title number that he the purchaser and his successors in title will at all times hereafter observe and perform the restrictions conditions and stipulations set out in the schedule hereto.

THE SCHEDULE ABOVE REFERRED TO

1. No house garage outbuildings shed hut or erection of any kind shall be erected placed or allowed to remain on the land hereby transferred except in accordance with plans which shall have been previously approved of in writing by the vendor.

2. No addition or structural alteration shall be made to any building or erection on the said land unless the plans of such addition or structural alteration shall have been previously approved of in writing by the vendor. The purchaser shall pay to the vendor a sum not exceeding £2.2s.0d. on the approval of each set of plans rendered necessary under this clause.

3. No building shall be erected or used on the said plot of land for any purpose other than a single private dwellinghouse with necessary offices garage and convenience and no trade business or manufacture of any kind whatever shall be carried on thereon nor shall any caravan house on wheels booths swings roundabouts or shows be placed or used or allowed to remain thereon. Any part of the land not built upon shall be kept as garden ground.

4. No gravel sand clay or earth shall be excavated or removed except for the purpose of erecting some such buildings as aforesaid on the said plot and no bricks clay or earth shall be baked or burned thereon nor shall any act be done thereon which shall be a nuisance damage or annoyance to the owners or occupiers of houses in the neighbourhood.

5. The purchaser or his successors in title shall not become entitled to any right of light or air other easement which would in any way prejudicially affect the free and unrestricted user by the vendor or its successors in title of any adjoining property of the vendor for building or other purposes.

6. The purchaser will forever after maintain at his own expense a fence not less than 4 feet 6 inches nor more than 7 feet high on the sides of the plot marked 'T' within the boundary on the

plan annexed hereto.

7. The purchaser shall observe and perform obligations of an agreement made between the Urban District Council of Chislehurst and Sidcup in the County of Kent and the vendor relating to the cleaning flushing maintenance and repair of the drains constructed or to be constructed by the vendor for the use of the dwellinghouse erected or to be erected on the land hereby transferred (hereinafter called "the said drains") in so far as such obligations relate to and effect the said drains and will keep the vendor and its successors in title and assigns effectually indemnified from and against any breach of the said agreement in so far as it relates to the land hereby transferred and the said drains.

8. The land is transferred subject to the exceptions and reservation in favour of the vendor and its successors in title and the owners and occupiers of the adjoining property of the free passage and running of water and soil through the sewer and/or drains running through the said land the right to lay all requisite drains sewers pipes wires or cables therein and the right to enter the said land to inspect and repair and same when necessary.

9. The vendor hereby reserves the right to use the passageway (if any) at the side and/or in the rear of the land edged red on the said plan for purposes of access to other land whether owned by the vendor or not and may accordingly grant such additional rights or easements as may be necessary over the said passageway.

10. The purchaser shall not affix, erect or display or cause to be affixed, erected or displayed on any part of the land hereby transferred or any messuage or building thereon, any placard,

board, poster, sign, advertisement, notice or writing except the name and number of the said dwellinghouse and one notice board or a size (to be approved by the vendors) used by house agents to indicate that the dwellinghouse is to be let or sold., and to be used solely for that purpose.

11. The purchaser shall pay a proper proportion of the expense of keeping in repair the passageway coloured green on the said plan such proportion in case of dispute to be ascertained by the vendor's surveyor."

NOTE 1: The title number referred to above is K10271

NOTE 2: The 'T' mark referred to in paragraph 6 above affects the southern and northern boundaries of the land in this title excluding the passageway

NOTE 3: The land edged red referred to in paragraph 9 above forms part of the land in this title excluding the passageway

NOTE 4: The passageway coloured green referred to in paragraph 11 above is the part of the passageway included in this title.