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## Title register for:

**16 Orchard Road, Welling, DA16 1QG (Freehold)**

**SGL537900**

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### Register summary

**Title number** SGL537900

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### Registered owners

16 Orchard Road, Welling DA16 1QG

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**Last sold for** £200,000 on 22 October 2007

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### A: Property Register

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

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#### Entry number   Entry date

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1                    1990-03-21            BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 16 Orchard Road, Welling (DA16 1QG).

## **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	2007-11-01	PROPRIETOR: and of 16 Orchard Road, Welling DA16 1QG.
2	2007-11-01	The price stated to have been paid on 22 October 2007 was £200,000.
3	2022-02-02	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 27 January 2022 in favour of Leeds Building Society referred to in the Charges Register.

## **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 Conveyance of the land in this title and other land dated 12 April 1901 made between (1) James Andrew Charman and Henry Francis Joseph Charman (Vendors) and (2) Kesia Danby
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(Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 2022-02-02 REGISTERED CHARGE dated 27 January 2022.

3 2022-02-02 Proprietor: LEEDS BUILDING SOCIETY of 26 Sovereign Street, Leeds LS1 4BJ.

4 The following are details of the covenants contained in the Conveyance dated 12 April 1901 referred to in the Charges Register:-

COVENANT by Purchaser with Vendors their executors and administrators and assigns and she would observe and perform covenants conditions and stipulations contained in Schedule thereto.

**SCHEDULE** above referred to

1. Fences. Each Purchaser shall within one month after being called upon by Vendors so to do erect and afterwards forever maintain boundary fences (to be approved by Vendors) on the lot or group of Lots purchased by him marked "T" within the boundary line, those between building line and road boundary not to be more than 4 feet high. If any Purchaser shall make default in erecting such fences as aforesaid the Vendors shall be at liberty forthwith to erect such fences or to erect and keep in repair a temporary fences and the Purchaser making any default shall on demand repay to Vendors all moneys expended by them for the purpose of aforesaid and all expenses relating thereto.

2. Roads or Ways. Each Purchaser of any lot shall from time to time have a right of way over the new road adjoining the same he agreeing to

contribute and pay to the Vendor a rateable proportion of the expenses of making repairing and maintaining so much of the said roadways as abuts on the plot or plots purchased by him and any footpath or footpaths thereto or sewers or drains thereunder until the same shall be taken over by the proper local authority and also of the expense of laying on water mains to the said estate such portion in case of a difference to be from time to time determined by the Surveyor for the time being of the Vendors whose decision shall be final All lots shown on the sale plan are sold subject to the reservations of the Vendors of the free running of water and soil from the adjoining lands of the Vendors.

3. No person shall carry on any noxious trade or occupation which should depreciate the value of the adjoining land or become a nuisance to the owner or owners thereof.
4. Local Acts and Bye Laws. These stipulations are subject to the Rules Bye Laws and Regulations of Local Public Bodies.
5. Gravel etc. Upon no lots shall any person excavate any gravel clay chalk turf or any material of any kind except for use in building upon any lot nor shall any brickmaking or lime burning be carried on upon the property nor shall any sale of building materials be held on any lot.
6. Restumping lots. The lots being once stumped out by the Vendors each Purchaser must undertake the maintenance of boundary makes Should at any time he wish to have these restored he can do so by applying to the Vendor and paying the expense.

NOTE: The T marks referred to in paragraph 1 of the above Schedule affect the south-eastern

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boundary of the land in this title.