



Title register for:

7 Willersley Close, Sidcup, DA15 9EL (Freehold)

Title number: SGL510167

Accessed on 25 June 2025 at 11:24:18

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Register summary

Title number	SGL510167
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Registered owners	ROBERT FIELD
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7 Willersley Close, Sidcup, Kent DA15 9EL

CHRISTINE ANN FIELD

7 Willersley Close, Sidcup, Kent DA15 9EL

Last sold for	No price recorded
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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	1988-03-22	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 7 Willersley Close, Sidcup (DA15 9EL).

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	1988-03-22	PROPRIETOR: ROBERT FIELD and CHRISTINE ANN FIELD of 7 Willersley Close, Sidcup, Kent DA15 9EL.
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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 29 September 1933 made between (1) Harry Smith (Vendor) and (2) Henry Richard Maynard (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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2	The land is subject to the following rights reserved by the Conveyance dated 29 September 1933 referred to above:-
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"EXCEPTING AND RESERVING to the Vendor and his successors in title in fee simple the right within

three years of the date hereof to construct through the property hereby conveyed such sewers or drains as may be necessary for the general development of the Hollies Estate aforesaid the Vendor making good all damage done by reason of such works AND EXCEPTING AND RESERVING unto the Vendor and his successors in title in fee simple the free passage and running of water and soil through the said sewers and drains when so constructed and the right to enter upon the land hereby conveyed from time to time for the purpose of cleansing repairing and renewing the said sewers and drains making good all damage done by reason of such entry without unnecessary delay at his or their own cost and making compensation for any damage done or occasioned by the exercise of this power."

3

The following are details of the covenants contained in the Conveyance dated 29 September 1933 referred to in the Charges Register:-

"THE Purchaser for himself and his successors in title and with intent to bind so far as possible the property hereby assured into whosoever hands the same way come hereby covenants with the Vendor and his successors in title that he the Purchaser and his successors in title will at all times hereafter observe and perform the restrictive and other stipulations 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 sold and each of such houses shall have a net first cost in labour and material alone (exclusive of ornamental fittings) of not less than £400.

2. The Purchaser shall forthwith make and maintain

proper boundary walls or substantial fences on the property on the sides marked "T" on the plan annexed hereto which fences shall be close boarded on the front of each plot only.

3. Save for such dwelling-house outbuildings and fences as aforesaid no building or erection shall at any time hereafter be erected or placed on the property. 4. The line of frontage of any building to be erected on the property shall not approach nearer to the roads adjoining more than 20 feet except where the plot is a corner plot this restriction shall not apply to the side line of the building

5. No building to be erected on the property 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 property or any part thereof.

6. No gravel sand clay or earth shall be excavated or removed from the said land except as may be necessary for the excavation of foundations for buildings thereon.

7. 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 Vendor any restrictions or obligations in regard thereto.

NOTE: T Marks affect all the boundaries of the land in this title except that with 6 Willersley Close.