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Title register for:

2d Penhill Road, Bexley, DA5 3EN (Leasehold)

Title number: SGL793321

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Register summary

Title number	SGL793321
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Registered owners	Mohamed Asruf Kanakalutha Mohamed Ali 87 Faraday Avenue, Sidcup DA14 4JB Dhanalakshmi Gopal 87 Faraday Avenue, Sidcup DA14 4JB
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Last sold for	£250,000 on 18 May 2018
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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	2018-06-19	BEXLEY
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The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 2d Penhill Road, Bexley (DA5 3EN).

NOTE: The flat is on the first floor.

2	2018-06-19	Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 15 May 2018 Term : 125 years from 24 June 2017
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Parties : (1) Mountview Estates Plc

(2) Patrick Alan Salter and Jodie Lee Tennant

NOTE 1: The original lease dated 4 October 1979 referred to in the above lease was formerly registered under SGL291518.

NOTE 2: A copy of the original lease is filed under SGL291518.

3	2018-06-19	The Lease prohibits or restricts alienation.
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4	2018-06-19	The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
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5	2018-06-19	The landlord's title is registered.
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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	2018-06-19	PROPRIETOR: MOHAMED ASRUF KANAKALUTHA MOHAMED ALI and DHANALAKSHMI GOPAL of 87 Faraday Avenue, Sidcup DA14 4JB.
2	2018-06-19	The price stated to have been paid on 18 May 2018 was £250,000.

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	2018-06-19	A Conveyance of the freehold estate in the land in this title and other land dated 31 March 1937 made between (1) New Ideal Homesteads Limited (Vendor) (2) Bradford Third Equitable Benefit Building Society (the Society) and (3) Theophilus Charles Eamer (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	2018-06-19	<p>The following are details of the covenants contained in the Conveyance dated 31 March 1937 referred to in the Charges Register:-</p> <p>"THE Purchaser to the intent that this covenant shall be binding so far as may be on the owner for the time being of the premises hereby assured but upon the Purchaser only so long as he is the owner of the same premises hereby covenants with the Vendor for the benefit of the Vendor's Penhill Park Estate that the Purchaser and his successors in title will observe and perform the stipulations and conditions set forth in the Third Schedule hereto.</p>

IT is hereby agreed and declared that 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 this Conveyance contained 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 Penhill Park Estate any restrictions or obligations in regard thereto and the vendor shall not be liable to the Purchaser in respect of any breach of stipulations and conditions committed by any other Purchaser.

THE THIRD SCHEDULE before referred to

1. The Purchaser shall not use the property for any purpose other than as private dwellinghouses or flats.
2. Nothing shall be done in or upon the property which shall be or grow to be a nuisance or annoyance to the owners or occupiers of the adjoining or adjacent property or any part thereof.
3. The purchaser shall maintain proper boundary fences along the boundaries shown marked "T" on the plan annexed hereto.
4. No further buildings or erections of any kind shall be made or placed upon the property without the consent in writing of the Vendor first had and obtained."

NOTE: The "T" marks referred to in clause 3 above affect the western boundaries of the garden ground in this title.