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Title register for:

26 The Oval, Sidcup, DA15 9ES (Freehold)

SGL523404

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Register summary

Title number

SGL523404

Registered owners

Controlled House, Waterfold Business Park, Rochdale Road, Bury, Manchester BL9 7BR

Controlled House, Waterfold Business Park, Rochdale Road, Bury, Manchester BL9 7BR

Controlled House, Waterfold Business Park, Rochdale Road, Bury, Manchester BL9 7BR

Controlled House, Waterfold Business Park, Rochdale Road, Bury, Manchester BL9 7BR

Last sold for

£270,000 on 16 October 2012

A: Property Register

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

Entry number **Entry date**

1 1988-12-06 BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 26 The Oval, Sidcup (DA15 9ES).

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 2012-11-09 PROPRIETOR:

the trustees of the
Personal Injury Settlement 2010 care of Nestor
Partnership, Controlled House, Waterfold
Business Park, Rochdale Road, Bury,
Manchester BL9 7BR.

2 2012-11-09 The price stated to have been paid on 16 October 2012 was £270,000.

3 2012-11-09 RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

The Transfer to the proprietor contains a covenant 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

Each of two Conveyances dated respectively 12 August 1932 and 13 September 1932 of land fronting the north-western side of The Oval, Sidcup, and made between (1) Leo Henry Paul Meyer (Vendor) and (2) The House Property and Investment Company Limited contains the following covenants:-

"AND IT IS HEREBY COVENANTED between the parties hereto that the Vendor shall be at liberty at all times to deal with the property adjoining or near to the said piece of land in such manner as he shall think fit but so that no part of such adjoining property shall be used for the storage or rubbish or waste material or for any purpose until built upon other than garden land and no buildings hereafter to be erected upon such adjoining property or upon any part thereof shall be used as shop premises but shall be occupied as private dwellinghouse only."

2

A Conveyance dated 6 December 1932 of land fronting the north-western side of the Oval, Sidcup, made between (1) Leo Henry Paul Meyer (Vendor) and (2) The House Property and Investment Company Limited contains the following covenants:-

"AND IT IS HEREBY COVENANTED between the parties hereto with intent to bind the land next hereinafter mentioned into whosesoever hands the same may come that the Vendor shall be at liberty at all times to deal with his land fronting on The Oval aforesaid in such manner as he shall think fit but so that no part of such last mentioned land shall be used for the storage of rubbish or waste material or for any purpose until built upon other than garden land and no buildings hereafter to be erected upon such last mentioned land or upon any part thereof shall be used as shop premises but shall be occupied as private dwellinghouses only."

3

A Conveyance of the land in this title dated 28 November 1933 made between (1) Leo Henry Paul Meyer (Vendor) and (2) John Henry Charles Coldwell (Purchaser) contains the following covenants:-

"THE Purchaser for himself and his successors in title and with intent to bind so far as possible the property hereby assured into whosesoever hands the same may come hereby covenants with the Vendor and his successors in title will at all times hereafter observe and perform the restrictive and other stipulations contained in the First Schedule hereto.

THE FIRST 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 £500.

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 these stipulations shall be deemed to create a building scheme affecting any such adjoining or neighbouring property or impose on the Vendor or the Mortgagee or their respective successors in title any restrictions or obligations in regard thereto."

NOTE: The "T" marks referred to in paragraph 2

affect the northwestern, southwestern and southeastern boundaries of the land in this title.

4

The land is subject to the following rights reserved by the Conveyance dated 28 November 1933 referred to above:-

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."