



Title register for:

1 Harborough Avenue, Sidcup, DA15 8HL (Freehold)

Title number: P143689

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Register summary

Title number	P143689
Registered owners	CAYETANO FLORES RUIZ 1 Harborough Avenue, Sidcup, DA15 8HL MARIA DEL ROSARIO MEDINA MARTINEZ 1 Harborough Avenue, Sidcup, DA15 8HL
Last sold for	£580,000 on 27 September 2024

A: Property Register

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

Entry number	Entry date	
1	1933-10-06	BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Harborough Avenue, Sidcup (DA15 8HL).

2	2007-01-25	The land has the benefit of a right of way over the passageway at the back giving access to Annandale Road and Harborough Avenue.
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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	2024-11-22	PROPRIETOR: CAYETANO FLORES RUIZ and MARIA DEL ROSARIO MEDINA MARTINEZ of 1 Harborough Avenue, Sidcup, DA15 8HL.
2	2024-11-22	The price stated to have been paid on 27 September 2024 was £580,000.
3	2024-11-22	A transfer dated 27 September 2024 contains positive and/or indemnity covenants.

NOTE: Copy filed.

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 Transfer of the land in this title dated 14

November 1933 made between (1) Leo Henry Paul Meyer (Vendor) and (2) Charles Abrey (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 2024-11-22 REGISTERED CHARGE dated 27 September 2024.

3 2024-11-22 Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

4 The following are details of the covenants contained in the Transfer dated 14 November 1933 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Vendor so as to bind the property hereby transferred that the purchaser and the persons deriving title under him will observe and perform the stipulations and conditions 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 transferred.
2. The Purchaser shall forthwith make and maintain proper boundary walls or fences on the property on the sides marked "T" on the said plan.
3. Save for such dwelling-houses outbuildings and fences as aforesaid no building or erection shall at any time hereafter be erected or placed on the property.
4. No building to be erected on the land hereby transferred 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 land hereby transferred or any part thereof.

5. 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 owner or owners of any part of the Oaklands Park Estate any restrictions or obligations in regard thereto."

NOTE: The 'T' marks referred to in Clause 2 above affect the North Eastern, North Western and South Eastern boundaries of the land in this title.