



Title register for:

44 Felton Lea, Sidcup, DA14 6BA (Freehold)

Title number: SGL242559

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Register summary

Title number	SGL242559
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Registered owners	Michael Ho
	44 Felton Lea, Sidcup DA14 6BA
	Ping Fei Wang
	44 Felton Lea, Sidcup DA14 6BA

Last sold for	£360,500 on 09 October 2020
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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	1965-03-05	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 44 Felton Lea, Sidcup and Garage 22 (DA14 6BA).

2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 11 August 1977 referred to in the Charges Register.

3 The Transfer dated 11 August 1977 referred to above contains provisions as to light or air and boundary structures.

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	2020-11-06	PROPRIETOR: MICHAEL HO and PING FEI WANG of 44 Felton Lea, Sidcup DA14 6BA.
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2	2020-11-06	The price stated to have been paid on 9 October 2020 was £360,500.
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3	2020-11-06	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 9 October 2020 in favour of National Westminster Bank PLC referred to in the Charges Register.
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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 31 December 1926 made between (1) Hugh Sydney Marsham-Townshend (Vendor) (2) Hugh Sydney Marsham-Townshend and John Marsham-Townshen (Trustees) and (3) Charles Umfreville Fisher and William Frederick Fisher (Purchasers) contains covenants details of which are set out in the Schedule of restrictive covenants hereto.
2		<p>A Transfer of the land in this title dated 11 August 1977 made between (1) Bovis Homes Limited and (2) David Hugill and Brenda Anne Hugill contains restrictive covenants.</p> <p>NOTE:-No copy of the Transfer referred to is held by Land Registry.</p>
3	2020-11-06	REGISTERED CHARGE dated 9 October 2020.
4	2020-11-06	Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.
5		<p>The following are details of the covenants contained in the Conveyance dated 31 December 1926 referred to in the Charges Register:-</p> <p>FOR the benefit of the said Scadbury Estate belonging to the Vendor or the part thereof for the time being remaining unsold and so as to bind the property thereby conveyed the Purchasers thereby</p>

Covenanted with the Vendor that the Purchasers and the persons deriving title under them would thenceforth at all times thereafter observe and perform all and singular the restrictions and stipulations contained in Second Schedule thereto.

THE SECOND SCHEDULE above referred to

1. The Purchasers shall within one month from the date hereof erect and at all times thereafter maintain at their own expense between the points marked XY on the said plan a post and wire fence 4 feet 6 inches in height.

2. No unsightly boarding should be erected on the property for advertisements but this should not prohibit the erection of notices for the selling or letting of the property or part thereof or hoarding advertising the Purchasers Farm or their farm produce.

3. No manufactory mill gas works electric lighting or power works hospital or asylum should at any time be erected opened or carried on upon the property.

4. No bricks or tiles should at any time be made nor any clay or lime burnt on the property and no part of the property or any building erected or to be erected thereon should be used for any offensive noisy or dangerous trade busienss or occupation or any purpose which would or may be or grow to be a nuisance damage grievance or annoyance to the Vendor or his successors in title or the persons deriving title under him or them the owner or owners for the time being of the remainder of the said Scadbury Estate or his or their tenants or to the owners or tenants of any adjoining or neighbouring property or which might tend to depreciate or lessen the value of the said Scadbury Estate or any part thereof as a residential estate.

5. No part of the property should at any time be used as a dump for the deposit of rubbish refuse hard or soft core or other materials.

NOTE: Points X and Y referred to in clause 2 do not affect the land in this title.