

Title register for:

21 Lodge Lane, Bexley, DA5 1DP (Freehold)

Title number: SGL137448

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Register summary

Title number	SGL137448
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Registered owners

21 Lodge Lane, Bexley DA5 1DP

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Last sold for	£405,000 on 12 May 2016
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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	1972-02-29	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 21 Lodge Lane, Bexley (DA5 1DP).

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	2016-05-17	PROPRIETOR: I and of 21 Lodge Lane, Bexley DA5 1DP.
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2	2016-05-17	The price stated to have been paid on 12 May 2016 was £405,000.
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3	2016-05-17	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 12 May 2016 in favour of Barclays Bank UK 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 21 October 1930 made between (1) Oliver Sunderland (Vendor) and (2) Harry James
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McDonald (Purchaser) contains covenants.

By a Deed dated 22 September 1932 made between (1) Oliver Sunderland and Arthur Kent (Grantors) and (2) Arthur Kent and Ronald Albert Francis (Grantees) the said covenants were expressed to be varied. Details of the covenants and of the terms of the variation are set out in the schedule of restrictive covenants hereto.

2	2016-05-17	REGISTERED CHARGE dated 12 May 2016.
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3	2018-04-09	Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 187, Leeds LS11 1AN.
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4	2016-05-17	The proprietor of the Charge dated 12 May 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
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5		The following are details of the covenants contained in the Conveyance dated 21 October 1930 referred to in the Charges Register:- COVENANT by the Purchaser with the object and intent that the said stipulations and restrictions should so far as practicable run with and be binding upon the property thereby conveyed into whosoever hands the same might come that he the Purchaser and the persons deriving title under him would at all times thereafter observe and perform the said stipulations and restrictions provided that the Purchaser or other the owner or owners for the time being of the premises thereby conveyed should be liable only in respect of breaches which should occur while he or they should respectively be the owner or owners of the land thereby conveyed or of the part thereof in respect of which any breach occurred provided
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always that the Vendor and his successors in title owners for the time being of the Vendor's said Hillrise Estate might waive release or vary any of the said stipulations.

THE FIRST SCHEDULE

STIPULATIONS AND RESTRICTION subject to which the said

pieces or parcels of land thereby conveyed are sold

1. To for ever maintain on the sides of the pieces or parcels of land hereby conveyed which are marked "T" within the boundary on the said Plan a Fence not less than Four feet six inches high.
2. No building or erection except a boundary wall or fence not more than Six feet high shall at any time be erected on the property within 40 feet of the centre of the said Road.
3. The Purchaser shall pay a due proportion of the expense of making maintaining repairing and cleansing the roads and footpaths on which the Plots of land hereby conveyed abut until the same shall be taken over by the Local Authority such proportion in case of dispute to be decided by the Vendor's Surveyor and the Vendor shall have the right of entry and access to all Footpaths and Roads on the Estate for the making maintaining repairing and cleansing thereof but without any obligation to do so.
4. No building shall be erected on either of the said Plots other than a Private dwellinghouse with or without a Garage and other Offices and Outbuildings for occupation with the dwellinghouse All dwellinghouses shall be erected in accordance with Plans to be approved by the Vendor or his Surveyors which approval shall not be

unreasonably withheld.

5. Not more than one dwellinghouse shall be erected on each Plot such dwellinghouse to be of a value of not less than £700 exclusive of any Garage and Outbuildings and to be the cost in labour and materials estimated at the lowest current prices.

6. No trade or business of any description shall be carried on upon the property or any part thereof but this stipulation shall not preclude the use of the said property for the residence of a Solicitor or other Professional person but nothing herein shall permit the carrying on of a School upon the said premises.

7. The Purchaser shall not be entitled to any right of light or air which would restrict or interfere with the free use of any adjoining or neighbouring property for building or other purposes.

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The following are details of the terms of the Variation contained in the Deed dated 22 September 1932 referred to in the Charges Register:-

IN pursuance of the said agreement the Grantors so far as they can lawfully do so but not further or otherwise hereby release the Grantees and their successors in title the owner or owners of the piece or parcel of land fronting on Lodge Lane and Brook Lane Bexleyheath in the County of Kent forming part of the said Hillrise Estate which said piece or parcel of land is delineated on the plan annexed hereto and is thereon coloured pink from Stipulations Numbers 4 and 5 contained in the recited Conveyance of the Twenty first day of October One thousand nine hundred and thirty and the Grantors hereby release the said piece or parcel of land from such stipulations.