

Title register for:

92 Maylands Drive, Sidcup, DA14 4RW (Freehold)

SGL218457

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Register summary

Title number SGL218457

Registered owners

92 Maylands Drive, Sidcup, Kent, DA14 4RW

92 Maylands Drive, Sidcup, Kent, DA14 4RW

Last sold for No price recorded

A: Property Register

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

Entry number Entry date

1

BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 92 Maylands Drive, Sidcup (DA14 4RW).

- 2 The land has the benefit of the rights granted by
but is subject to the rights reserved by the
Transfer dated 26 April 1976 referred to in the
Charges Register.

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 1995-12-14 PROPRIETOR: and
of 92
Maylands Drive, Sidcup, Kent, DA14 4RW.

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 57 Longmead Drive dated 13 October 1937 made between (1) New Ideal Homesteads Limited (Company) and (2) Hans Abrahamson (Purchaser) contains covenants by the Transferor affecting the land in this title together with other land details of which are set out in the schedule hereto.

2 A Conveyance of the land in this title and other land dated 24 February 1938 made between (1)

The Right Honourable Eleanor Caroline Baroness Waring (Vendor) and (2) New Ideal Homesteads Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 3 A Transfer of the land in this title dated 26 April 1976 made between (1) The Mayor Aldermen and Burgesses of the London Borough of Bexley and (2) John Anderson contains restrictive covenants.

¬NOTE: Original filed.

- 4 The following are details of the covenants contained in the Transfer dated 13 October 1937 referred to in the Charges Register:-

"The Company hereby covenants with the Purchaser that the Company will not as from the date hereof sell or otherwise dispose of any dwellinghouse of which the Company might stand possessed for the purpose of a medical or surgical practice within a radius of half a mile from the property hereby transferred.

NOTE: The land in this title falls within the radius of half a mile referred to above.

- 5 The following are details of the covenants contained in the Conveyance dated 24 February 1938 referred to in the Charges Register:-

"For the benefit of the Fooths Cray Place Estate belonging to the Vendor or the part thereof for the time being remaining unsold and so as to bind the property hereby conveyed the Purchasers hereby covenant with the Vendor that the Purchasers and the persons deriving title under it will at all times hereafter duly perform and observe all and singular the stipulations and agreements

mentioned in the Schedule hereto but so nevertheless that this covenant shall as regards any restrictive provision be binding only upon the Purchasers and the persons deriving title under it during the period of its or their respective ownership of any interest in the land hereby conveyed.

THE SCHEDULE before referred to

1. The Purchasers shall forthwith construct in accordance with the specification approved of by the Highway Authority to and along the boundaries of the land from Fooths Cray Lane formerly Bexley Lane to the River Cray all roads in accordance with the layout scheme as approved by the Local Authority and maintain such roads in good condition until taken over for maintenance by the Local Authority and the Purchasers grant to the Vendor full rights of way over and under such roads for all purposes and in particular the Purchasers shall forthwith construct to the said Highway Authority's Specification and approval two roadways at least forty feet in width or such other width as shall be required by the Highway or other authority with sewers from Albany Park Railway Station to a point on the Southern boundary as approved of by the Vendor's Surveyor to form central access to the Vendor's remaining land and to which roads the Vendor's remaining land shall have a frontage to one side for a distance of not less than 500 yards or thereabouts. The frontages to these roads shall be restricted to private dwellinghouses detached or semi-detached having a minimum frontage of twenty-five feet each house and a minimum selling price of Six hundred and seventy five pounds each.
2. The Vendor shall have full right to connect to and use all sewers gas and water mains and

electric cables that may be laid in the land hereby conveyed subject to the approval of the appropriate Authorities.

3. The Purchasers shall give up to the Council when required and without payment by them any land required by them for road widening.
4. The Purchasers shall forthwith to the approval and satisfaction of the Vendor's Surveyor erect on the boundaries abutting on the Vendor's remaining land close boarded fencing five feet in height with oak posts and arris rails except where the boundary is a roadway constructed by the Purchasers where the fencing is to be cleft chestnut four feet in height."