



Title register for:

374 Blackfen Road, Sidcup, DA15 9NY (Freehold)

Title number: SGL655340

Accessed on 05 November 2025 at 14:32:19

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Register summary

Title number	SGL655340
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Registered owners

374 Blackfen Road, Sidcup DA15 9NY

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Last sold for	£370,000 on 10 May 2019
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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	2004-06-29	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 374 Blackfen Road, Sidcup (DA15 9NY).

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	2019-09-16	PROPRIETOR. and of 374 Blackfen Road, Sidcup DA15 9NY.
2	2019-09-16	The price stated to have been paid on 10 May 2019 was £370,000.
3	2023-12-22	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 20 December 2023 in favour of National Westminster Bank PLC referred to in the Charges Register.

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	2004-06-29	The land at the back included in the title is subject to all such rights of way (if any) as subsist thereover.
2	2004-06-29	A Conveyance which included the land in this title dated 3 October 1932 made between (1) Leo Henry Paul Meyer (Vendor) and (2) Sidney Herbert Relph (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
3	2023-12-22	REGISTERED CHARGE dated 20 December 2023.
4	2023-12-22	Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.
5		The following are details of the covenants contained in the Conveyance dated 3 October 1932 referred to in the Charges Register:- "THE Purchaser to the intent and so as to bind (as far as practicable) the property hereby assured into whosoever hands the same may come and to benefit and protect the said Penhill Park Estate or so much thereof as shall remain unsold at the date of these presents hereby covenants with the Vendor in manner following (that is to say):- ...That he and his successors in title will at all times hereafter duly observe and perform the stipulations and provisions specified in the said First Schedule hereto. THE FIRST SCHEDULE 1. Not more than one dwelling-house with garage and other approved outbuildings shall be erected on the land hereby sold.

2. The Purchaser shall forthwith make and hereafter maintain proper boundary walls or substantial fences on the boundaries of the property marked "T" on the said plan.

3. Save for such dwellinghouse outbuildings and fences as aforesaid no building or other erection shall at any time hereafter be raised placed or built upon the property.

4. The line of frontage of any building to be erected on the property shall be distant from the roads in front and rear (if any) of the property by not less than 20 feet.

5. No building to be erected on the property shall at any time hereafter be used for any purpose other than a private dwellinghouse or stables coach-house 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 in so far 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 in these stipulations shall be deemed to create a building scheme affecting any such adjoining or neighbouring property or impose on the Vendor or his successors in title any restrictions or obligations in regard thereto.

NOTE: External T-marks as referred to in paragraph

2. of the First Schedule 2 above affect the northern and eastern boundaries of the land in this title.