



Title register for:

72 Harman Drive, Sidcup, DA15 8LY (Freehold)

Title number: K167024

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Register summary

Title number	K167024
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Registered owners	Richard David Martin 72 Harman Drive, Sidcup, Kent DA15 8LY Polly Ann Martin 72 Harman Drive, Sidcup, Kent DA15 8LY
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Last sold for	£315,000 on 17 February 2012
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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

BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 72 Harman Drive, Sidcup (DA15 8LY).

2

The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 12 October 1962 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
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1	2012-03-14	PROPRIETOR: RICHARD DAVID MARTIN and POLLY ANN MARTIN of 72 Harman Drive, Sidcup, Kent DA15 8LY.
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2	2012-03-14	The price stated to have been paid on 17 February 2012 was £315,000.
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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		Two Conveyances together comprising the land in this title and other land one dated 5 December 1921 made between (1) Allen Ansell (2) Rosa Hilda Kirkland and others and (3) George Thomas Ward and the other dated 3 May 1930 made between (1)
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Allen Ansell and (2) John Smart Galbraith contain identical covenants. Details of the covenants contained in the Conveyance dated 5 December 1921 are set out in the schedule hereto.

2 A Conveyance of the land tinted pink on the filed plan and other land dated 15 September 1960 made between (1) London Baptist Property Board Limited (Vendors) and (2) Normans Housing (Bexleyheath) Limited 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 12 October 1962 made between (1) Federated Homes Limited and (2) David Charles William Stockbridge and Mary Margaret Stockbridge contains restrictive covenants.

NOTE: Original filed.

4 The following are details of the covenants contained in the Conveyance dated 5 December 1921 referred to in the Charges Register:-

"The stipulations set out in the Second Schedule hereto shall be binding upon the Purchaser and the Purchaser with intent that this covenant and the said stipulations shall as far as practicable run and be binding upon the premises hereby conveyed and every part thereof into whosoever hand the same may come and all future owners thereof while they shall be such owners hereby covenants with the Vendor that the Purchaser will perform and comply with the covenants stipulations and restrictions expressed in the said Second Schedule but so that every owner shall be personally liable under this covenant only during the period of his actual ownership.

THE SECOND SCHEDULE above referred to

(a) No caravan shall be allowed upon the premises and the Vendor or the owner or owners of adjoining premises may remove and dispose of any such caravan and for that purpose may forcibly enter upon any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of any such caravan or for the loss thereof or any damage thereto or to any fence.

(b) No earth gravel or sand shall at any time be excavated or dug out of the land except for the purpose of excavations in connection with the buildings erected upon the land and no bricks or tiles shall at any time be burnt on the land.

(c) The premises shall not be used for any noisy noxious or offensive trade or business."

5

The following are details of the covenants contained in the Conveyance dated 15 September 1960 referred to in the Charges Register:-

"FOR the benefit and protection of the remaining property of the Vendors and which is edged green on the plan annexed hereto (hereinafter called "the retained property") or any part or parts thereof and so as to bind so far as may be the property hereby conveyed into whosoever hands the same may come the Purchasers hereby covenant with the Vendors that the Purchasers and their successors in title will at all times hereafter observe and perform the restrictions and stipulations set out in the First Schedule hereto.

THE FIRST SCHEDULE above referred to

PART II

(a) Not to permit the sale of any intoxicating

liquors from any building or buildings that may be erected on the land hereby conveyed.

(b) Not to permit any activity on the land hereby conveyed which will be a nuisance or hindrance to the conduct of Divine Worship on the adjoining property of the Vendor.

(c) Not to permit fence erected or hereafter to be erected on the eastern boundary of the property hereby conveyed and marked with a "T" on the plan annexed hereto to fall into disrepair but for ever after to maintain the same in good and satisfactory state of repair.

NOTE 1: The land edged green lies between the land conveyed and Days Lane

NOTE 2: Part I of the Schedule repeats the stipulations in Conveyance 3 May 1930.