



## Title register for:

**26 Ross Road, Dartford, DA1 3NH (Freehold)**

**K793047**

Accessed on 27 March 2026 at 15:24:42

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**This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

### Register summary

**Title number** K793047

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#### Registered owners

26 Ross Road, Dartford DA1 3NH

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**Last sold for** £390,000 on 16 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                      1999-01-11                      KENT : DARTFORD

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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 26 Ross Road, Dartford (DA1 3NH).

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2	1999-01-11	By a Conveyance of the land in this title dated 19 December 1946 made between (1) Francis Noel Palmer and Spencer Harry Rowland Jeal (Vendors) (2) The Woolwich Equitable Building Society (3) Alfred Walter Smith and Walter John Hares and (4) Alfred Edward Wahine Bateman (Purchaser) the land is expressed to have the benefit of a right of way over the land tinted brown on the filed plan.
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## **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

<b>Entry number</b>	<b>Entry date</b>	
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1	2019-06-13	PROPRIETOR:  of 26 Ross Road, Dartford DA1 3NH.
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2	2019-06-13	The price stated to have been paid on 16 May 2019 was £390,000.
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3	2021-08-10	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 2 August 2021 in favour of Santander 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	1999-01-11	A Conveyance of the land in this title and other land dated 19 April 1940 made between (1) South County Freeholds Limited (Vendor) and (2) Alfred Walter Smith and Walter John Hares (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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2	1999-01-11	The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 19 April 1940 made between (1) Alfred Walter Smith and Walter John Hares (Vendors) and (2) Ernest Stafford Smithyes (Purchaser):-
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Except and Reserving unto the successors in title of the late Viscount Tredegar and all other persons lawfully entitled thereto firstly the right at any time or times hereafter to build on any adjoining or neighbouring land and also to rebuild or alter any of the adjoining or neighbouring buildings according to such plans (whether as to height extent or otherwise) and in such manner as shall be approved by the agent for the time being of the personal representatives of the late Viscount Tredegar or his successors in title notwithstanding any interference thereby occasioned to the hereditaments hereby conveyed or to the buildings at any time standing thereon or to the access of light or air to the same and Secondly the free running of water and soil coming from any other lands or buildings now erected and built or hereafter to be erected or built contiguous or near to the hereditaments hereby conveyed in or through the drains and watercourses made or to be made upon or under the hereditaments hereby conveyed And Also

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Except and Reserving unto the Vendors and their predecessors and successors in title owners and occupiers of the adjoining and neighbouring land the free passage and running of water and soil through the pipes now or at any time hereafter laid or to be laid under the hereditaments hereby conveyed and the right to make connections to the said pipes and to lay from such connections pipes running under the hereditaments hereby conveyed to the said adjoining or neighbouring land.

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3	1999-01-11	The land tinted blue on the filed plan is subject to rights of way.
4	2021-08-10	REGISTERED CHARGE dated 2 August 2021.
5	2021-08-10	Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

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6 The following are details of the covenants contained in the Conveyance dated 19 April 1940 referred to in the Charges Register:-

Covenant by Purchasers with Vendor (with the object and intent that such covenant should so far as practicable run with and be binding upon land thereby conveyed into whosoever's hands the same might come but upon the Purchasers personally so long only as they were the estate owners thereof) to observe and perform the restrictive stipulations and conditions set forth in First Schedule thereto.

THE FIRST SCHEDULE above referred to

1. No trade or business shall be carried on upon any part of any of the said land or in any existing or future buildings thereon which shall or may be

or grow to be a nuisance damage or annoyance to the Vendor its successors and assigns lessees or tenants.

2. No hut or temporary dwelling tent caravan house on wheels or encampment intended for use as a dwelling shall be placed on the said land except a summerhouse or other suitable amenity to a residence or as temporarily required during building operations.

3. No buildings intended for human habitation shall be constructed otherwise than of brick cement or any similar material with or without timbering and with tiled or slated roofs.

4. Within 3 months from date of completion to erect to the satisfaction of the Vendor or its surveyor chestnut spile or other similar fences on the sides of the land indicated by the "T" marks within the boundary on said plan such fences shall not be less than 3' 6" and not more than 4' 6" in height.

5. No part of the property hereby conveyed or any existing or future building thereon shall be used or permitted to be used for the purpose of exercising or carrying on thereon or therein the trade or business of an hotel public-house inn tavern or beer shop or for the sale of wines or spirits for consumption either on or off the premises.

NOTE: No T marks were shown on the copy plan supplied on first registration.