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Title register for:

245 Main Road, Sidcup, DA14 6QS (Freehold)

Title number: K140162

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Register summary

Title number	K140162
Registered owners	Mark Baldwin Hartley Court, Church Road, Hartley, Longfield DA3 8DY
Value stated	£825,000 on 05 March 2020

A: Property Register

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

Entry number	Entry date	
1	1961-11-07	BEXLEY The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 245 Main Road, Sidcup (DA14 6QS).

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	2020-03-05	PROPRIETOR: MARK BALDWIN of Hartley Court, Church Road, Hartley, Longfield DA3 8DY.
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2	2020-03-05	The value stated as at 5 March 2020 was £825,000.
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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		A Conveyance of the land tinted blue on the filed plan dated 16 December 1892 made between (1) George Hawkins (Vendor) and (2) John Hedley (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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2		A Conveyance of the land tinted pink on the filed plan dated 26 September 1895 made between (1) John Walter Brown (Vendor) and (2) John Hedley and Alice Rebecca Hedley (Purchasers) contains covenants in identical terms to those set out in the Conveyance dated 16 December 1892 referred to above except that in stipulation No. 2 the words
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"other than a dwellinghouse and laundry" are omitted and the word "anything" is inserted before "appurtenant" and in stipulation No. 3 the words "for either of the said purposes" are omitted.

3

The following are details of the covenants contained in the Conveyance dated 16 December 1892 referred to in the Charges Register:-

AND the Purchaser for himself his heirs executors and administrators hereby covenants with the Vendor his heirs and assigns and with the intent to bind the land that he the Purchaser his heirs executors administrators and assigns will at all times hereafter observe perform and abide by and carry out the conditions stipulations provisoes and things specified and contained in the second schedule hereto and will not do or suffer anything in breach or contravention of the same or any of them according to the true intention of these presents.

THE SECOND SCHEDULE above referred to

1. THE building line to be 20 feet back from the front boundary line as shown on the plan.

2. NO house shall at any time be erected upon the land above conveyed of less value than £250 in prime cost materials and labour or of any character elevation or description other than those approved of by the Vendor or his heirs executors administrators or assigns and no building other than a dwellinghouse and laundry or appurtenant thereto shall be erected nearer than 20 feet of the front boundary line.

3. NO house to be erected upon the said land shall be converted into or used as a tavern hotel, inn, public house or beer house nor shall a manufactory of any kind be carried on upon the said land without

the consent in writing of the Vendor his heirs
executors administrators or assigns (by
endorsement on these presents or otherwise) for
either of the said purposes first had and obtained
nor shall any house be built or converted into a
shop nor shall any steam engine be used in or upon
the said premises and no dangerous or offensive
operations shall at any time be carried on upon the
land above conveyed.