



Title register for:

46 Elmcroft Avenue, Sidcup, DA15 8NN (Freehold)

Title number: SGL708855

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Register summary

Title number	SGL 708855
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Registered owners

46 Elmcroft Avenue, Sidcup DA15 8NN

46 Elmcroft Avenue, Sidcup DA15 8NN

Last sold for	£622,000 on 18 June 2020
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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	2009-07-16	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 46 Elmcroft Avenue, Sidcup (DA15 8NN).
2	2009-07-16	The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 8 January 1931 referred to in the Charges Register.
3	2009-07-16	The Conveyance dated 8 January 1931 referred to above contains a provision as to light or air.

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	2020-07-09	PROPRIETOR of 46 Elmcroft Avenue, Sidcup DA15 8NN.
2	2020-07-09	The price stated to have been paid on 18 June 2020 was £622,000.
3	2020-07-09	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 18 June 2020 in favour of HSBC UK 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	
1	2009-07-16	A Conveyance of the land in this title dated 8 January 1931 made between (1) Charles Richard Leech (Vendor) and (2) William George Barlow (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	2020-07-09	REGISTERED CHARGE dated 18 June 2020.
3	2020-07-09	Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.
4		<p>The following are details of the covenants contained in the Conveyance dated 8 January 1931 referred to in the Charges Register:-</p> <p>"For the benefit of any land of the Vendor for the time being remaining unsold and forming part of the said "Burnt Oak Estate" and so as to bind the property hereby conveyed the Purchaser hereby covenants with the Vendor and his successors in title owner or owners for the time being of the said "Burnt Oak Estate" that the Purchaser and the persons deriving title under him will henceforth at all times hereafter observe and perform the restrictions and stipulations set forth in the said Schedule PROVIDED that the Purchaser or other the owner or owners for the time being of the property hereby conveyed shall as regards any of the restrictions and stipulations which are restrictive of the user of the land be liable only in respect of the breaches which occur while he or they shall respectively be the owner or owners of the land or of the part thereof in respect of which any breach occurs.</p>

THE SCHEDULE above referred to

1. The Purchaser shall for ever hereafter at his own expense properly maintain a good and sufficient fence on the side or sides of the property hereby assured marked "T" on the plan drawn hereon in good and substantial repair and condition.
2. No building or erection shall be set up on the property nearer to the road in front of the property hereby assured or any part thereof than is indicated by the building line marked on the said plan except porches or bay windows without the licence in writing of the Vendor or his successors in title.
3. No trade manufacture or business of any kind shall be carried on upon any part of the property without such licence as aforesaid and the property shall not be used for any inn or tavern or for the sale of beer wines or spirits And the Purchaser will not place or allow to be placed any show board placard or brass plate for business purposes on any part of the said property but will except with such licence as aforesaid use and occupy the same as and for a private dwelling-house only.
4. The Purchaser will not make any alteration in or addition to the height sides front back roof walls timbers or elevation of the dwelling-house hereby assured or the yard or garden wall or fences thereof without such licence as aforesaid.
5. The Purchaser will not do or permit to be done any act or thing in or upon the said premises which shall or may be or grow to the annoyance nuisance damage or disturbance of the Vendor or his assigns or his or their tenants.
6. The Purchaser will use the garden belonging to the said dwelling-house and premises as a garden only and will not convert the same to any other use

whatsoever.

7. Nothing herein contained shall operate to impose any restrictions on the manner in which the Vendor or the persons deriving title under him may deal with the whole or any part of the said Estate for the time being remaining unsold or undisposed of."

NOTE: The "T" marks referred to in paragraph 1 above affect the Southern, Eastern and Western boundaries of the land in this title.