



Title register for:

4 Walton Road, Sidcup, DA14 4LD (Freehold)

SGL301135

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Register summary

Title number SGL301135

Registered owners

4 Walton Road, Sidcup, Kent DA14 4LD

4 Walton Road, Sidcup, Kent DA14 4LD

Last sold for £280,000 on 27 April 2001

A: Property Register

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

Entry number **Entry date**

1	1980-08-08	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 4 Walton Road, Sidcup, (DA14 4LD).

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	2001-06-04	PROPRIETOR: I of 4 Walton Road, Sidcup, Kent DA14 4LD.
2	2001-06-04	The price stated to have been paid on 27 April 2001 was £280,000.
3	2001-06-04	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
4	2001-06-04	RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered or noted without the consent of the proprietor of the Charge dated 27 April 2001 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 A Conveyance of the land in this title and other land dated 16 December 1921 made between (1) Edith Mary Arnold and others (Vendors) and (2) Lucy Vallancey (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 A Deed dated 21 February 1927 made between (1) Edith Mary Arnold and others (2) Lucy Vallancey and (3) Francis Hugh Vallancey contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 A Deed dated 20 December 1938 made between (1) Edith Mary Arnold and Alice Sarah Atkins (2) Lucy Vallancey and (3) Francis Hugh Vallancey contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4 2001-06-04 REGISTERED CHARGE dated 27 April 2001 to secure the moneys including the further advances therein mentioned.

5 2018-11-06 Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

6 The following are details of the covenants contained in the Conveyance dated 16 December 1921 referred to in the Charges Register:-

"The Purchaser doth hereby for herself her heirs and assigns covenant with the Vendors and each of them their and each of their heirs and assigns that she or the persons deriving title under her will henceforth observe and perform (a) all the covenants set forth in the First Schedule hereto and (b) all the stipulations set forth in the Second Schedule hereto and will at all times indemnify the Vendors their and each of their heirs executors and administrators and also the estate

and effects of the said George Edward Arnold deceased against all actions claims and demands whatsoever in respect of the said covenants set forth in the said First Schedule hereto or any of them so far as the same affect the hereditaments hereby assured.

THE FIRST SCHEDULE above referred to

Copy of Covenants in Conveyance of 26th April 1900

That the Purchasers their heirs and assigns will not at any time hereafter use the said lands hereby conveyed or any part thereof or any building now or at any time erected on any part thereof or permit the same respectively to be used as or for a Cemetery Burial Ground or Crematorium or as or for a Hospital or Asylum or for the purpose of any noisome offensive or dangerous manufacture trade or business or for any purpose which may injuriously affect the said lands and hereditaments near or adjoining the said premises hereby conveyed and also will not erect upon the said land hereby conveyed or any part thereof any messuage tenement or dwellinghouse manufactory or shop otherwise than in a substantial manner or at a less cost if, erected on such part of the said land as is coloured dark green on the said Plan that Four hundred pounds or at a less cost of erected on the remainder of the said lands than Two hundred pounds.

THE SECOND SCHEDULE above referred to

1. FENCES: The Purchaser shall as from the date of his Conveyance erect and afterwards maintain close boarded boundary fences or brickburr or stone wall next the roads and also on the sides marked "T" within the boundary on the Plan. The

fences or walls next the said roads and so much of the fences at the sides as are in front of the Building Lines shown on the said Plan shall not be less than three feet or exceed four feet in height except that so long as the said land shall not be used for building purposes the height of the fences or wall fronting Walton Road and The Drive shall not be less than three feet or exceed six feet in height and such fences shall be of oak or of hard wood as used on the Estate. The remaining portion of fences or walls at the side running back from the Building Line to the rear of the land shall not be less than five feet or exceed six feet in height. The height of fences or walls shall be measured from the ordinary Ground Level.

2. BUILDING LINES: The line of frontage of buildings to be erected on the land shall as to the material portion of such buildings be level with the Building Lines shown on the Plan. No erect whatsoever shall be put up in front of the Building Line except porticoes or bay windows not projecting more than four feet in front of such building line.

3. VALUE OF BUILDINGS: Only one detached private house to be used as such and of not less size and value than houses already erected in The Drive shall be erected on the land hereby conveyed. The value shall be the amount of the nett first cost in materials and labour of construction only estimated at the lowest current prices. No houses or other buildings shall be erected on the land unless and until the Plans Elevations and Specifications shall have been submitted to and approved by the Vendors. The roods of all buildings shall be filed and the exterior walls of all buildings shall be of red brick.

4. TRADES VEHICLES PROHIBITED: The land

or any building erected thereon shall not be used as a Cemetery Burial Ground or Crematorium nor as a Hospital Asylum Manufactory shop workshop or factory or for any offensive noisy or dangerous pursuit or for any purpose which shall be or may grow to be a nuisance or annoyance to the Vendors or the owners or occupiers of adjacent property and no trade business or manufacture shall be carried on upon not any machinery be fixed or placed on the land hereby conveyed. The land or any building erected thereon or on any part thereof shall not be used or for any advertising station or for the display of any kind of advertisement whatsoever. No hut shed tent caravan house on wheels or other chattel adapted or intended for use as a dwelling or for sleeping shall be erected made placed or used or be allowed to remain on the land and the Vendors or owner or owners of any adjacent land may remove or dispose of any such erection or other thing and for that purpose may break fences and forcibly enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto. The above restrictions shall not operate to prevent any recognized respectable profession being carried on in or upon a private house erected as aforesad on the land hereby conveyed provided the same shall be properly carried on and so as not to be in any way a nuisance or annoyance to the Vendors or to the adjacent owners or occupiers. The Purchaser shall excavate remove or sell any gravel or soil except for the purpose only of necessary excavations for buildings on his own land or laying out the paths thereon. No stable coachhouse or garage shall be erected on the land within the twenty five feet of a dwellinghouse or within twenty five feet of the Building Line of the adjoining land if then unbuilt on.

5. ROADS (a) The Purchaser shall at all times keep and preserve half of Walton Road in width adjoining to and fronting the land purchased by him and the whole of the footpath adjoining thereto in good repair and condition until the same shall be taken over by the Local Authority and shall pay the proper portion of all expenses which at any time may be incurred in making up and putting the said road and footpath into repair in accordance with the requirements of such Authority. (b) The Purchaser shall not remove or disturb the soil or surface of any roadway or footpath except for the purpose of repairing the same or laying gas water drain pipes or electric light connections from his land to the mains in any of which cases any disturbance of the footpath or road shall forthwith be made good and the repairs done by the Purchaser to the satisfaction of the Vendors or the Local Authority as the case may be. The Purchaser shall at his own expense and to the satisfaction of the Vendors make good any damage done by him to the Road on which the said land abuts during the erection of a house on the said land immediately on request in writing of the Vendors.

6. The Vendors for themselves their executors administrators and assigns reserve the right to build on the land adjoining the land hereby conveyed and to alter vary or add to the above stipulations or any of them as to any unsold land if they shall think fit.

NOTE 1: No plans of Conveyance dated 26 April 1900 was supplied on first registration

NOTE 2: The T marks referred to in Clause (1) affect the eastern boundary of the land in this title

NOTE 3: The building line referred to in Clause

(2) is set back 25ft from Walton Road.

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The following are details of the covenants contained in the Deed dated 21 February 1927 referred to in the Charges Register:-

1. In consideration of the covenant by the Purchaser and the said Frances Hugh Vallancey hereinafter contained the Vendors hereby release the Purchaser and her successors in title from the obligations of the said stipulation No. 3 on the part of the Purchaser in the Principal Deed contained in the extent necessary to permit or enable a cottage or Lodge to be erected on the land conveyed by the Principal Deed in accordance with the Stipulations set out in the Second Schedule hereto but not farther or otherwise.

2. The covenants on the part of the Purchaser contained in the Principal Deed shall continue in full force save as modified hereby and shall henceforth operate and the Principal Deed shall be read and construed as though the stipulations contained in the Second Schedule hereto has been originally set out in the Principal Deed.

3. The Purchaser for herself and her successors in title hereby covenants with the Vendors and their successors in title that she the Purchaser and her successors in title the owner or owners for the time being of the land comprised in and conveyed by the Principal Deed will henceforth observe and perform the stipulations set out in the Second Schedule hereto.

4. The Purchaser and the said Frances Hugh Vallancey hereby jointly and severally covenant with the Vendors and their successors in title that they the Purchaser and the said Frances Hugh Vallancey will keep the Vendors and their

successors in title indemnified in respect of all actions proceedings costs damage claims and demands incurred or sustained by reason of or consequential upon or incidental to the variation of the said Stipulation No. 3 as provided by this Deed or in any manner relating thereto.

THE SECOND SCHEDULE above referred to

3. Value of Buildings Only one detached private house Cottage or Lodge to be used only as a private dwellinghouse shall be erected on the land hereby conveyed And such detached private house Cottage or Lodge shall not be less value than £500. The value shall be the amount of the nett first cost in materials and labour of construction only estimated at the lowest current prices. No building shall be erected on the said land until the Plans elevations and specifications thereof shall have been submitted to and approved by the Vendors. The roofs of all buildings shall be tiles and the exterior walls of all buildings shall be red brick but the exterior walls may be built of concrete slabs faced outside with rough cast.

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The following are details of the covenants contained in the Deed dated 20 December 1938 referred to in the Charges Register:-

1. IN consideration of the sum of Twenty-five pounds now paid by the said Lucy Vallancey to the said Edith Arnold and Alice Sarah Atkins (the receipt of which sum the said Edith Mary Arnold and Alice Sarah Atkins hereby acknowledge) and also in consideration of the covenants by the said Lucy Vallancey and Francis Hugh Vallancey hereinafter contained the said Mary Arnold and Alice Sarah Atkins so far as they can lawfully do so hereby release the said Lucy Vallancey and hers successors in title from the obligations of the

said Stipulations Number 3 on the part of the said Lucy Vallancey in the Principal Deed contained as varied by the Deed of Modification to the extent necessary to enable one additional private dwellinghouse to be erected on the land conveyed by the Principal Deed in accordance with the Stipulations set out in the Third Schedule hereto but not further or otherwise.

2. The covenants on the part of the said Lucy Vallancey contained in the Principal Deed as modified by the Deed of Modification shall continue in full force save as modified by the Deed of Modification and by this Deed and shall henceforth operate and the Principal Deed shall be read and construed as though the Stipulations contains in the Third Schedule hereto has been originally set out in the Principal Deed.

3. The said Lucy Vallancey for herself and her successors in title hereby covenants with the said Edith Mary Arnold and Alice Sarah Atkins and their successors in title that she the said Lucy Vallancey and her successors In title the owner or owners for the time being of the land conveyed by the Principal Deed will henceforth observe and perform the Stipulation set out in the Third Schedule hereto

4. The said Lucy Vallancey and Francis Hugh Vallancey hereby jointly and severally covenant with the said Edith Mary Arnold and Alice Sarah Atkins and their successors in title that they the said Lucy Vallancey and Francis Hugh Vallancey will keep the said Edith Mary Arnold and Alice Sarah Atkins and their successors in title indemnified in respect of all actions proceedings costs damages claims and demands incurred or sustained by reason of or consequent upon or incidental to the variation of the said Stipulations Number 3 as provided by this Deed or in any

manner relating thereto.

THE THIRD SCHEDULE above referred to

VALUE OF BUILDINGS - Not more than two detached private houses (one whereof may be a cottage or Lodge) to be used only as private dwellinghouses shall be erected on the land hereby conveyed. Any such detached private house shall be of not less value than houses already erected in The Drive and any cottage or Lodge shall not be less value than Five hundred pounds. The value be the amount of the nett first cost in materials and labour of construction only estimated at the lowest current prices No building shall be erected on the said land until the plans elevations and specifications thereof shall have submitted to and approved by the Vendors. The roofs of all buildings but the exterior walls may be built of concrete slabs faced outside with rough cast.