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Title register for:

76 Gloucester Avenue, Welling, DA16 2LJ (Freehold)

K12929

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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 K12929

Registered owners

76 Gloucester Avenue, Welling, DA16 2LJ

Last sold for £330,000 on 11 March 2025

A: Property Register

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

Entry number Entry date

1 1934-08-10 BEXLEY

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 76 Gloucester Avenue, Welling (DA16 2LJ).

2	1994-03-28	Notice entered in pursuance of rule 254 of the Land Registration Rules 1925 on 28 March 1994 that the registered proprietor claims that the land has the benefit of a right of way over the alleyway at the rear leading into Sutherland Avenue and Yorkland Avenue.
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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

Entry number Entry date

1	2025-03-19	PROPRIETOR: Gloucester Avenue, Welling, DA16 2LJ.	of 76
2	2025-03-19	The price stated to have been paid on 11 March 2025 was £330,000.	
3	2025-03-19	A Transfer dated 11 March 2025 contains positive and/or indemnity covenants.	

¬NOTE: Copy filed.

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 Transfer of the land in this title dated 29 April 1936 made between (1) New Ideal Homesteads Limited (Company) and (2) Henry Charles Westbrook (Purchaser) contains covenants details of which are set out in the schedule of
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restrictive covenants hereto.

2

The following are details of the covenants contained in the Transfer dated 29 April 1936 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Company so as to bind the property hereby transferred that the Purchaser and the persons deriving title under him will observe and perform the stipulations and conditions contained in the Schedule hereto

THE SCHEDULE above referred to

1. Not more than one dwelling-house with garage and other approved outbuildings to be erected on the land hereby transferred .
2. The Purchaser shall forthwith make and maintain proper boundary walls or fences on the property on the sides marked "T" on the said plan.
3. No building to be erected on the land hereby transferred shall at any time hereafter be used for any other purpose than a private dwelling-house or coach-house and stables garage and outbuildings belonging thereto and no trade or business shall at any time be set up or carried on in or upon the land hereby transferred or any part thereof.
4. The Purchaser shall not be entitled to any easement or right of light air or otherwise which would restrict or interfere with the free use of any adjoining or neighbouring property for building or other purposes and nothing in these stipulations shall be deemed to create a building scheme affecting any such adjoining or neighbouring property or impose on the owner or owners of any

part of the Falconwood Park Estate any restrictions or obligations in regard thereto.

5. The Company reserves the right at any time before or after any sale or disposition of any part of the said Estate to alter or modify the proposed plan of development and lay-out of the said Estate and may alter modify or waive any of the said stipulations as to any plot or plots for the time being remaining unsold or in which the Company has for the time being any interest or as to which he may be requested by the owner thereof for the time being to alter modify or waive any of such stipulations."

NOTE: The T marks referred to in Clause 2 above affect the North Western, North Eastern and South Eastern boundaries of the land in this title.