



Title register for:

143 Wren Road, Sidcup, DA14 4NQ (Freehold)

Title number: K19688

Accessed on 14 October 2025 at 11:00:30

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Register summary

Title number K19688

Registered owners

143 Wren Road, Sidcup, Kent DA14 4NQ

143 Wren Road, Sidcup, Kent DA14 4NQ

Last sold for No price recorded

A: Property Register

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

Entry number **Entry date**

1	1936-01-07	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 143 Wren Road, Sidcup (DA14 4NQ).

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	1994-11-18	PROPRIETOR id 143 Wren Road, Sidcup, Kent DA14 4NQ.
2	1994-11-18	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.
3	2011-05-20	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 19 May 2011 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
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dated 26 April 1900 made between (1) Mary Ann Phillpotts (2) John Merrick Head and (3) Edith Mary Arnold and others (the Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2

The land is subject to the covenants contained in a Conveyance thereof comprising also other land dated 14 October 1926 made between (1) Edith Mary Arnold and others (Vendors) and (2) The Right Honourable Samuel James Baron Waring (Purchaser) as varied by three Deeds dated 21 August 1931, 19 October 1932 and 31 December 1935.

An Abstract of the covenants and the material parts of the said Deeds dated 21 August 1931, 19 October 1932 and 31 December 1935 are set out in the Schedule of Restrictive Covenants hereto.

3

The land is subject to the covenants contained in each of the said Deeds dated 21 August 1931, 19 October 1932 and 31 December 1935 referred to above so far as such covenants can be enforced and were not effectively varied by any subsequent one of such deeds.

4

Deed of Covenant dated 19 February 1936 made between (1) The Urban District Council of Chislehurst and Sidcup and (2) New Ideal Homesteads Limited relates to combined drainage.

NOTE: Copy filed under K11639.

5

A Transfer of the land in this title dated 15 September 1937 made between (1) New Ideal Homesteads Limited (Company) and (2) Stanley Herbert Smith (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

6	2011-05-20	REGISTERED CHARGE dated 19 May 2011.
7	2018-11-05	Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

8 The following are details of the covenants contained in the Conveyance dated 26 April 1900 referred to in the Charges Register:-

COVENANT by Purchasers for themselves and their assigns with said John Merrick Head and Mary Ann Phillpotts and each of them their respective heirs and assigns and other the owners deriving title under them or either or any of them for the time being of lands and hereditaments near or adjoining the said premises thereby conveyed and to intent that same covenants might run with the land that the Purchasers their heirs and assigns would not at any time thereafter use the said lands thereby conveyed or any part thereof or any building then 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 any purpose which might injuriously affect the said lands and hereditaments near or adjoining said premises thereby conveyed and also would not erect upon said land thereby 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 same land as was coloured dark green on said plan than £400 or at a less cost if erected on remainder of said land than £200.

NOTE: The copy conveyance plan supplied shows the whole of the land conveyed coloured one shade of green only.

9 The following are details of the covenants

contained in the Conveyance dated 14 October 1926 referred to in the Charges Register:-

COVENANT by Purchaser with the Vendors
..... to perform the stipulations contained in the second part of the second schedule thereto.

THE SECOND SCHEDULE above referred to

Part II

1. Fences. The Purchaser should within 6 calendar months from the date of erection of each house or pair of houses to be built by him on said land erect and afterwards maintain close boarded boundary fences or bricks burr or stone walls 3 feet high next the roads and 6 feet high on the sides marked "T" within the boundary on the plan.

2. Building Lines. The line of frontage of all buildings to be erected on said land should as to material portion of such buildings be 25 feet back from frontage of said land upon any road. No erection should be put in front of the building line except porticoes or bay windows not projecting more than 4 feet in front of such building line.

3. Value of Buildings. Only detached or semi-detached private dwellinghouses to be used as such and of not less value than £1200 for each detached house and £1800 the pair of semi-detached houses should be erected on said land and each pair of semi-detached houses should have a ground frontage of not less than 70 feet and each detached house should have a frontage of not less than 40 feet. The value should be the amount of the net first cost in materials and labour of construction only estimated at the lowest current prices. No house or other building should be erected on said land unless and until the plan elevations of type thereof should have been

approved without fee in writing by vendors such approval not to be unreasonably withheld. The roofs of all buildings should be tiled and the exterior walls of all buildings should be of red brick or rough cast.

4. Trades &c. Prohibited. The said land or any building erected thereon should not be used.

(a) As a Cemetery Burial Ground Crematorium nor as a Hospital Ayclum Manufactory Shop Workshop or Factory or for any offensive noisy or dangerous pursuit or purpose which should be a nuisance or annoyance to the owners or occupiers of adjacent property and no trade business or manufacture should be carried upon nor any machinery be fixed or placed on the land thereby conveyed.

(b) For the display of any kind of advertisement whatsoever NO hut shed tent caravan house on wheels or other chattel adapted of intended for use as a dwelling or for sleeping should be placed or remain on said land. Nothing therein contained should operate to prevent any recognised respectable profession being carried on in or upon a private house erected as aforesaid provided the same should be properly carried on and should not be a nuisance or annoyance to the adjacent owners or occupiers. The Purchaser should not excavate remove or sell any gravel or soil except for the purpose of necessary excavations for buildings on said lands or laying out the paths thereon.

5. Roads (a) The Purchaser should at all times keep and preserve one half in width of Farwell Road and Walton Road adjoining to and fronting the said land and the whole of the footpath adjoining thereto in good repair and condition until the same should be taken over by the Local Authority and should pay the proper portion of all expenses at any time incurred in making up the said road and

footpath in accordance with the requirements of any authority (b) The Purchaser should not disturb the soil or surface of any roadway or footpath except for the purpose of repairing the same or laying gas water drains pipes or electric light connections from the said land to the mains and any such disturbance of the footpath or road should forthwith be made good by the Purchaser.

NOTE: The 'T' marks referred to in Clause 1 do not affect the land in this title.

10

The following are details of the terms of variation and covenants contained in the Deed dated 21 August 1931 referred to in the Charges Register made between (1) Edith Mary Arnold and others (Messrs. Arnold) (2) The London Manchester Assurance Company Limited (Mortgagees) and (3) The Right Honourable Samuel James Baron Waring (Lord Waring).

NOW THIS DEED WITNESSETH as follows:-

1. In consideration of the premises and of the covenant by Lord Waring hereinafter contained Messrs. Arnold so far only as they lawfully can do so and with the consent of the mortgagees (hereby testified) hereby release Lord Waring and his successors in title to the land comprised in and conveyed by the Principal Deed (save and except such parts thereof as have been sold as hereinbefore recited) from the obligations of the covenants on the part of Lord Waring in the Principal Deed contained to the extent necessary to permit or enable fences and houses and buildings to be erected on the said land in accordance with the provisions hereinafter contained but not further or otherwise.

2. NOTWITHSTANDING anything in the Principal Deed contained any walls or fences to be erected

fronting Walton Road Sidcup aforesaid may be dwarf walls with posts and chains attached thereto and clause 1 of Part 2 of the second schedule to the Principal Deed shall be modified or varied so as to read as follows:-

Only detached or semi-detached private dwellinghouses to be used as such and of not less value than eight hundred pounds for each detached house and one thousand two hundred pounds for each pair of semi-detached houses shall be erected on the said land and each pair of semi-detached houses shall have a ground frontage of not less than sixty feet and each detached house shall have a ground frontage of not less than Thirty feet. 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 house or other building shall be erected on the said land unless and until the plans and elevations of the type thereof shall have been approved without fee in writing by the Vendors Agents Meers, Dyer Son & Creasey of Sidcup such approval not to be unreasonably withheld. The roofs of all buildings shall be tiled and the exterior walls of all buildings shall be of red brick or rough cast.

3. LORD WARING to the intent and so as to bind the said land conveyed by the Principal Deed (save and except such parts thereof as have been sold prior to the date hereof) into whosoever hands the same may come but not so as to render himself personally liable in damages for any breach of covenant committed after he shall have parted with all interest in the premises in respect of which such breach shall occur hereby covenants with Messrs. Arnold that he and his successors in title will at all times hereafter observe and perform the stipulations contained in Clause 2 hereof.

and covenants contained in the Deed dated 19 October 1932 referred to in the Charges Register made between (1) Edith Mary Arnold and others (Messrs. Arnold) (2) The London and Manchester Assurance Company Limited (Mortgagees) and (3) The Right Honourable Samuel James Baron Waring (Lord Waring).

NOW THIS DEED WITNESSETH as follows:-

1. IN consideration of the premises and of the covenants by Lord Waring hereinafter contained Messrs. Arnold so far only as they lawfully can do so and with the consent of the Mortgagees (herein testified) hereby release Lord Waring and his successors in title to the land comprised in and conveyed by the First Principal Deed (save and except such parts thereof as have been sold as hereinbefore recited) from the obligations and the covenants on the part of Lord Waring contained in the First Principal Deed to the extent necessary to permit or enable houses to be erected on the said land in accordance with the provisions hereinafter contained but not further or otherwise.

2. NOTWITHSTANDING anything in the First and Second principal deeds contained clause 3 of Part 2 of the second schedule to the First Principal Deed shall be modified or varied so as to read as follows:-

Only detached or semi-detached dwellinghouses to be used as such and of not less value than six hundred pounds for each detached house and one thousand pounds for each pair of semi-detached houses shall be erected on the said land and each pair of semi-detached houses shall have a ground frontage of not less than sixty feet and each detached house shall have a ground frontage of not less than Thirty feet. The value shall be the amount of the net first cost in materials and labour of

construction only estimated at the lowest current prices. No house or other building shall be erected on the said land unless and until the plans and elevations of the type thereof shall have been approved in writing by the Vendor's Agents Messrs. Dyer Son & Creasey of Sidcup whose fee therefor the Mortgagees or Lord Waring shall pay such approval not to be unreasonably withheld. The roofs of all buildings shall be tiled and the exterior walls of all buildings shall be of red brick cement rendered or rough cast.

3. LORD WARING to intent and so as to bind the said land conveyed by the First Principal Deed (save and except such parts thereof as have been sold prior to the date hereof) into whosoever hands the same may come but not so as to render him personally liable in damages for any breach of covenant committed after he shall have parted with all interest in the premises in respect of which such breach shall occur hereby covenants with Messrs. Arnold that he and his successors in title will at all times hereafter observe and perform the stipulations contained in Clause 2 hereof.

12

The following are details of the terms of variation and contained in the Deed dated 31 December 1935 referred to in the Charges Register made between (1) Edith Mary Arnold and Alice Sarah Atkins (Trustees) and (2) New Ideal Homesteads Limited (Company).

NOW THIS DEED WITNESSETH as follows:-

(1) In consideration of the premises and of the covenant by the Company hereinafter contained the Trustees so far only as they lawfully can do so hereby release the Company and its successors in title to the land described in the Schedule hereto from the obligations contained in the First Principal

Deed to the extent necessary to permit or enable houses and fences to be erected on the said land in accordance with the provisions hereinafter contained but not further or otherwise.

(2) NOTWITHSTANDING anything in the First Second or Third Principal Deeds contained clause 1 of Part 2 of the Second Schedule to the First Principal Deed shall be modified or varied so as to read as follows:-

The Purchaser shall within six calendar months from the date of erection of each house or pair of houses to be built by him on the said land erect and afterwards maintain close boarded boundary fences or brick burr or stone walls surmounted by post and chain fences Three feet high next to the roads and six feet high on the sides marked with a "T" within the boundary shown on the plan annexed hereto.

(3) NOTWITHSTANDING anything in the First Second and Third Principal Deeds contained Clause 2 of Part 2 of the Second Schedule to the First Principal Deed shall be modified or varied so as to read as follows:-

The line of frontage of all buildings to be erected on the said lands shall as to the material portion of such buildings be twenty feet back from the frontage of the said land upon any road provided that a number of buildings may be set back to thirty feet from the frontage of the said land upon any road No erection shall be put in front of the Building Line except porticoes or bay windows not projecting more than Four feet in front of such building line.

(4) The Company to the intent and so as to bind the said land described in the Schedule hereto into whosoever hands the same may come but not so

as to render it liable in damages for any breach of covenant committed after it shall have parted with all interest in the said land in respect of which such breach shall occur hereby covenants with the Trustees that the Company and its successors in title will at all times hereafter observe and perform the stipulations contained in Clause 2 and 3 hereof.

NOTE: T' marks referred to in Clause 2 above do not affect the land in this title.

13

The following are details of the covenants contained in the Transfer dated 15 September 1937 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 dwellinghouse 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. Save for such dwellinghouses outbuildings and fences as aforesaid no building or erection shall at any time hereafter be erected or placed on the property.
4. No building to be erected on the land hereby transferred shall at any time hereafter be used for any other purpose than a private dwellinghouse or coachhouse 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 and in particular no part of the said land shall be used or allowed to be used as a hotel fully licensed public-house beer house or beer shop.

5. No act matter or thing shall be done or permitted upon the property that may be or grow to be a nuisance annoyance or disturbance to the vendors or to the owners or occupiers of adjoining properties.

6. 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 Claremont Park Estate any restrictions or obligations in regard thereto."

NOTE: The 'T' marks referred to in Clause 2 above affect the North Western and South Western boundaries of the land in this title.