

Title Number : K16542

This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 4 MAR 2022 at 14:52:19 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: K16542
Address of Property	: 23 Dunwich Road, Bexleyheath (DA7 5EW)
Price Stated	: £525,000
Registered Owner(s)	: SAMUEL MICHAEL GREGORY of 23 Dunwich Road, Bexleyheath DA7 5EW.
Lender(s)	: Nationwide Building Society

Title number K16542

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 4 MAR 2022 at 14:52:19. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

BEXLEY

- 1 (05.07.1934) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 23 Dunwich Road, Bexleyheath (DA7 5EW).
- 2 A Transfer of the land in this title dated 23 December 1936 made between (1) Alexander Watson and Alick Beaumont (Transferors) and (2) Evelyn Grace Hubbard (Transferee) contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the Transferee shall not be entitled to any right of light or air which would restrict or interfere with the free user and enjoyment of the neighbouring land of the Transferors for building or any other purpose and the grant of any such right is hereby expressly excepted The walls separating the property hereby transferred from the adjoining property known as No. 21 Dunwich Road, Bexleyheath aforesaid shall be maintained and kept in repair at the joint cost of the Transferee and the owner for the time being of the said adjoining property.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (20.05.2021) PROPRIETOR: SAMUEL MICHAEL GREGORY of 23 Dunwich Road, Bexleyheath DA7 5EW.
- 2 (20.05.2021) The price stated to have been paid on 23 April 2021 was £525,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Transfer of the land in this title and other land dated 11 March 1935 made between (1) Chessington Hall Estate Limited (Vendors) and (2) Alexander Watson and Alick Beaumont (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (20.05.2021) REGISTERED CHARGE dated 23 April 2021.
- 3 (20.05.2021) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.

Schedule of restrictive covenants

Title number K16542

1 The following are details of the covenants contained in the Conveyance dated 11 March 1935 referred to in the Charges Register:-

"The Purchasers hereby jointly and severally covenant and agree with the Vendors for the benefit of the remainder of the land comprised in the above title number to observe and perform and comply with the stipulations and restrictions contained in the Schedule hereto but so that the Purchasers themselves shall not be personally liable in damages for any breach or non-performance thereof after they have parted with the land in respect of which such breach shall occur.

THE SCHEDULE above referred to

No buildings shall at any time be erected upon any part of the land coloured blue on the said plan annexed hereto other than and except private dwellinghouses with the usual offices outbuildings and garages attached adjoining or contiguous thereto And no buildings erected thereon shall at any time be used except for the purpose last aforesaid Provided always that any house constructed as a private dwellinghouse may be used by a Solicitor Medical Practitioner Dentist or other person engaged in any profession or vocation but not for the purpose of any trade or business."

NOTE 1: The title number referred to in the covenanting clause is K2372

NOTE 2: The land coloured blue referred to above included the land in this title.

End of register