



Title register for:

2 Dunkery Road, London, SE9 4HZ (Freehold)

Title number: 441862

Accessed on 31 October 2023 at 09:27:53

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Register summary

Title number 441862

Registered owners JUDITH ANDERSON

2 Dunkery Road, London, SE9 4HZ

JADE ANN HOWELL

2 Dunkery Road, London, SE9 4HZ

Value stated £450,000 on 02 June 2023

A: Property Register

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

Entry number	Entry date
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1	1931-08-19	LEWISHAM
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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Dunkery Road, Mottingham, London (SE9 4HZ).

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	2023-06-02	PROPRIETOR: JUDITH ANDERSON and JADE ANN HOWELL of 2 Dunkery Road, London, SE9 4HZ.
2	2011-08-16	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
3	2023-06-02	The value stated as at 2 June 2023 was £450,000.
4	2023-06-02	The address for service of JUDITH ANDERSON has been changed.

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 14 August 1931 made between (1) Sir Samuel

Edward Scott (Vendor) (2) William Vere Packe and Alfred Hutchinson (3) George Ernest James and (4) The Civil Service Sports Council Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2

The land is subject to the Agreement and declaration and to the covenants contained in a Transfer dated 2 December 1933 of the land in this title made between (1) Percival Smirk and William Smirk (Vendors) and (2) Leonard Charles Hobbs (Purchaser) so far as the same run with the land.

Particulars of the said Agreement Declaration and Covenants are contained in the Schedule of Restrictive Covenants annexed hereto.

3

The following are details of the covenants contained in the Conveyance dated 14 August 1931 referred to in the Charges Register:-

"The Purchasers hereby covenant with the Vendor or other the person or persons for the time being entitled in possession remainder or reversion to the lands known as Sundridge Park Estate Bromley and the personal representatives and assigns of such person or persons owners for the time being of the same lands that the Purchasers and their successors in title will henceforth at all times hereafter observe and perform the restrictions and stipulations contained in the said Schedule.

The Schedule referred to is the First Schedule to the said Deed of which the following is a copy.

1. No factory or warehouse shall be erected on the land hereby conveyed and nothing shall be done thereon which may be or become or tend to become a nuisance or annoyance to the Vendor his

successors in title or any neighbouring or adjoining owner.

(2) No house or building of any kind shall be erected on the said land unless plans and elevations shall have been previously submitted to and passed and approved by the Surveyor for the time being of the Vendor and a fee of £2.2.0d paid for each plan."

4

The following are particulars of the Agreement Declaration and Covenants contained in the Transfer dated 2 December 1933 referred to in the Charges Register.

IT IS HEREBY DECLARED that for the benefit of the remainder of the land comprised in the said title and so as to bind the property hereby transferred the Purchaser hereby covenants with the Vendors that the purchaser and the persons deriving title under him will observe and perform the stipulations and conditions set forth in the Schedule hereto AND IT IS HEREBY FURTHER AGREED AND DECLARED (a) that the Purchaser shall not by reason hereof acquire any right or easement of light air or (except as hereby expressly granted) other right or easement which would interfere with the unrestricted user of any part of the other land comprised in the said title belonging to the Vendors or their predecessors or successors in title and that nothing herein contained shall be construed to impose any restriction whatsoever upon the user of any part of the other land comprised in the said title or to create a building scheme (b) that the Vendors may sell any other part of the land comprised in the said title with such modifications or additions to the stipulations and restrictions contained in the Schedule hereto as they think fit.

"THE SCHEDULE above referred to

STIPULATIONS AND RESTRICTIONS

1. No factory workshop or warehouse shall be erected on the said land hereby transferred and nothing shall be done thereon which may be or become or tend to become a nuisance or annoyance to the Vendors or their predecessors or successors in title or any neighbouring or adjoining owner.
2. No house or building of any kind shall be erected on the said land unless plans and elevations shall have been previously submitted to and passed and approved by the Surveyor for the time being of the Civil Sports Council Limited or their successors in title at a cost to the Purchaser of two guineas for each plan.
3. Any house erected facing the proposed Sports Ground shall have boundary fences six feet high.
4. No part of the said land or any building now erected or hereafter to be erected thereon or on any part thereof shall be used or permitted to be used for the sale of ale beer wine or spirituous liquors to be sold or consumed either on or off the premises nor shall any such building be used or permitted to be used as a public house ale house or hotel.
5. No building now erected or hereafter to be erected on the said land or any part thereof shall be used or permitted to be used otherwise than as a private dwellinghouse (including a company house or for the profession of a doctor surgeon solicitor or dentist) with the usual outbuildings garage and conveniences.
6. No building or erection shall be set upon the said land nearer to the road in front thereof than is indicated on the line shown on the Builders Estate

Plan to be the building line.

7. Not more than one dwellinghouse shall be erected on the land hereby transferred.

8. No clay or soil shall be removed from the land except such as may be necessary to be excavated for the purpose of erecting buildings thereon laying drains and gardening purposes.

9. The Purchaser shall pay a proportionate part of the expense of keeping in repair any road or roads now or hereafter contained adjoining the property hereby transferred according to the extent of the frontage until the road shall be declared to be a highway repairable by the inhabitants at large such proportion to be determined in case of difference by the Vendors Surveyor and shall also pay a proportionate part with the other persons entitled to use the same of the expense of keeping in repair the sewers and drains used in connection with the property hereby transferred until such sewers and drains shall be taken over by the Local Authority such proportion to be determined in case of difference by the Vendors Surveyor.

10. The Purchaser shall pay all sums payable to the Local Authority prior to or connected with the taking over or making up of the road or roads and sewers and drains and paving or otherwise completing the footpaths so far as such road or roads and footpaths and sewers and drains abuton to or are used in connection with the property hereby transferred.

11. The Vendors shall not be in any way restricted as to the mode of laying out user or enjoyment of any adjoining or neighbouring land which belongs or may hereafter belong to them nor shall the Purchaser acquire any right or easement as to light air or otherwise on the ground that the Vendors are the

Owners of property adjoining that hereby transferred.

NOTE 1: The Title referred to above is 438388

NOTE 2: The land in this Title does not face the proposed Sports Ground, referred to in paragraph 3 above

NOTE 3: The building line referred to in paragraph 6 is the line of existing buildings.