



## Title register for:

**7 Oakfield Road, London, SE20 8QA (Freehold)**

**Title number: SGL426549**

Accessed on 18 June 2024 at 08:28:02

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



**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

<b>Title number</b>	SGL426549
<b>Registered owners</b>	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS (GREAT BRITAIN)  751 Warwick Road, Solihull, West Midlands B91 3DQ
<b>Last sold for</b>	No price recorded

## A: Property Register

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

<b>Entry number</b>	<b>Entry date</b>
1	BROMLEY  The Freehold land shown edged with red on the

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plan of the above Title filed at the Registry and being part of 7, 9, 11 and 15 Oakfield Road, Penge.

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2 The land hatched blue on the filed plan is subject to the following exceptions contained in the Conveyance dated 18 August 1925 referred to in the Charges Register:-

"Excepting nevertheless and Reserving all the mines and minerals (if any) in or under the hereditaments hereby assured and a perpetual right for the Company their successors and assigns to use any drains pipes wires or other easements now used by them in or over the hereditaments hereby assured and to use any land retained by them or to erect any buildings or works on any land retained by them without restriction as to the nature height or other the extent thereof."

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3 2000-10-11 The land edged and lettered A in red on the filed plan added to the title on 11 October 2000.

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4 2000-10-11 The blue edging on the filed plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

## **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

<b>Entry number</b>	<b>Entry date</b>	
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1	2000-10-11	PROPRIETOR: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS (GREAT BRITAIN) of 751 Warwick Road, Solihull, West Midlands B91 3DQ.
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2	2000-10-11	The price stated to have been paid on 2 October 2000 was £975,000.
3	2000-10-11	RESTRICTION: Except under an order of the registrar no disposition or dealing by the proprietor of the land is to be registered unless the instrument giving effect to it contains a certificate complying with section 37(2) or, in the case of a charge, with section 39(2) of the Charities Act 1993.

## C: Charges Register

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

**Class of Title:** Title absolute

Entry number	Entry date	
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1		<p>The land is subject to the covenants contained in a Deed of Covenant dated 18 November 1851 made between John Morland and Conrad Wilkinson and the several other persons whose names were subscribed and whose seals were thereunto affixed so far as such covenants are still subsisting and enforceable.</p> <p>NOTE: Copy (without plan) filed under P2437(SGL)</p>
2		<p>A Conveyance of the land hatched blue on the filed plan dated 18 August 1925 made between (1) The Southern Railway Company (Company) and (2) Russell Charles Samuel Barnet and Stanley Chambers Barnett (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.</p>
3		<p>Lease of the land tinted pink on the filed plan together with a right to maintain and use a vent</p>

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tunnel over adjoining land dated 2 May 1952 to London Electricity Board for 60 years from 25 December 1950 at the rent of £2.10.0.

NOTE: No copy of the Lease referred to is held by HM Land Registry.

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4                      2000-10-11              The land edged and lettered A in red on the filed plan is affected by the covenants contained in the Deed of Covenant dated 18 November 1851 referred to above.

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5                      The following are details of the covenants contained in the Conveyance dated 18 August 1925 referred to in the Charges Register:-

THE Purchasers (and each of them for themselves and their heirs executors administrators and assigns) hereby jointly and severally covenant with the Company their successors and assigns that they and their respective heirs executors administrators and assigns will observe and perform the following stipulations and conditions:-

(a) Not to excavate upon or do or suffer anything on the hereditaments hereby assured which may interfere with or endanger the traffic on the Company's Railway or property or imperil the stability of their works or the slope of any adjoining road or which may in the opinion of the Company's Chief Engineer (hereinafter called "the Engineer") be or become a nuisance or cause damage or injury to the Company or their tenants or adjoining property and no advertisements shall be exhibited on the hereditaments hereby assured or any erection thereon in such a manner as to overlook the Company's property.

(b) That the Company shall be under no liability for damage or injury to the hereditaments hereby

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assured or to the Purchasers caused by the working of the Company's Railway or user of their property or the situation of the said hereditaments in relation thereto.

(c) That no building whatsoever shall be erected on the hereditaments hereby assured other than a wall on the North West and North East sides of the said land.

And that all permitted buildings shall be in accordance with plans designs and specifications to be previously submitted to and approved by the Engineer and in accordance with the building line prescribed by the Local Authority or required by the Engineer. The Purchasers shall forthwith erect the said wall to a design and of materials to be previously approved by the Engineer and to his satisfaction and thereafter at all times maintain the same to the like satisfaction.

(d) That no road shall be constructed on the hereditaments hereby assured in such manner as to render the Company liable as frontagers.