



Title register for:

16 Brookmead, Hildenborough, Tonbridge, TN11 9DL (Freehold)

Title number: K346758

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Register summary

Title number K346758

Registered owners LEDG PROPERTIES LIMITED

16 Brookmead, Hildenborough, Tonbridge, TN11 9DL

Last sold for £427,500 on 06 July 2023

A: Property Register

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

Entry number	Entry date	
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1	1970-08-19	KENT : TONBRIDGE AND MALLING
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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 16 Brookmead, Hildenborough, Tonbridge (TN11 9DL).

2 The Conveyance dated 10 June 1949 referred to in the Charges Register contains the following provision:-

"Provided that the Purchaser shall not be entitled to any right of light or air which would restrict or interfere with the free use of any part of the adjoining property of the Vendor and known as the Vendor's Hilden Farm Estate for building or any other purposes."

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	
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1	2023-07-17	PROPRIETOR: LEDG PROPERTIES LIMITED (Co. Regn. No. 13629312) of 16 Brookmead, Hildenborough, Tonbridge, TN11 9DL.
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2	2023-07-17	The price stated to have been paid on 6 July 2023 was £427,500.
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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		A Conveyance of the land in this title and other land
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dated 10 June 1949 made between (1) Craftcast Limited (Vendor) (2) Llewellyn Lewis James Jones and (3) Alan Clifford Stokes (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 The land is subject to all subsisting rights of drainage thereover.

3 The following are details of the covenants contained in the Conveyance dated 10 June 1949 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Vendor and its assigns that the Purchaser and the persons deriving title under him will at all times hereafter observe and perform all and singular the restrictions stipulations and conditions contained in the First Schedule hereto so far as they relate to or affect the land hereby conveyed but shall as regards any of the said stipulations which are restrictive of the user of the land be liable only in respect of breaches which occur while he or they shall respectively be owner or owners of the land or the part thereof in respect of which any breach occurs

THE FIRST SCHEDULE above referred to

1. No other colour shall be used or painted on the external walls of any building on the said property except the colour with which the said external walls were painted by the Venor at the time the said property was purchased by the Purchaser without the previous written consent of the Tonbridge Rural District Council.

2. No building shall be erected on the said property except one private dwellinghouse and garage and appropriate offices and outbuildings to

be appurtenant thereto and occupied therewith and before the erection of any building on the land or before any alteration or addition to an existing building the plans thereof shall be submitted to and approved by the Vendor.

3. No building erected or to be erected on the said property shall be used as a manufactory or factory and no noisy noisome or offensive manufacture trade or business shall be carried on upon the said property and nothing shall take place thereon which shall be or become a damage nuisance or annoyance to the Vendor or the owners or occupiers for the time being of any part of the Vendor's said Hilden Farm Estate.

4. No trade or business shall be carried on upon the said property or any part or parts thereof or any house erected or hereafter to be erected thereon and the same shall be occupied and used as a private dwellinghouse only.

5. The Purchaser shall maintain a good and sufficient boundary fence or hedge approved of by the Vendor on the side of the said property marked "T" within the boundary of the said property as shown on the said plan.

6. No temporary building or hoarding of any kind shall be erected on the said property except sheds or workshops to be used only for the works incident to the erection of a house on the said property nor shall any roundabouts circus swing or other structure or appliance for public amusement be erected or used upon the said property and no hut caravan house on wheels or other chattel adapted or intended for use as a dwellinghouse or sleeping apartment shall be erected made placed or allowed to remain upon the said property.

7. The Vendor reserves the right to release waive or

alter all or any of the foregoing stipulations or restrictions in respect of any property whatsoever and also the right to deal with any part or parts of its said Hilden Farm Estate independently of or free from the said stipulations and restrictions or any of them and the Vendor shall not be bound to impose or enforce the same in any manner or on any occasion."

NOTE: The T marks referred to in Clause 5 affect the north western, south western and north eastern boundaries of the land in this title.