



Title register for:

1 Colepits Wood Road, London, SE9 2QJ (Freehold)

SGL66216

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Register summary

Title number SGL66216

Registered owners

1 Colepits Wood Road, London, SE9 2QJ

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Last sold for £650,000 on 31 March 2023

A: Property Register

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

Entry number **Entry date**

1 1968-08-06 GREENWICH

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Colepits Wood Road, London (SE9 2QJ).

2

The Transfer dated 24 June 1968 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows:-

(1) The Transferee shall not by virtue of this Transfer acquire in respect of the property hereby transferred any right of light or air or any other easement liberty or privilege over or in respect of the protected land

(2) Her Majesty and the Commissioners and Her or their grantees lessees and tenants and their respective successors in title shall be at liberty to erect such buildings or erections on any part of the protected land or to alter or add to or use the same or any existing buildings or erections on such land in such manner as She or they may think fit notwithstanding that the access and use of light or air now or at any time hereater enjoyed by the transferee may be obstructed diminished or destroyed and that such access and use of light and air as aforesaid shall be thenceforth enjoyed by the transferee subject to the provisions hereof and not otherwise

(3) Any covenants or restrictions the benefit of which has been previously annexed to the property hereby transferred or any part thereof may at any time and from time to time be released waived dispensed with or modified in whole or in part by the Commissioners in writing under their hands (whether or not any of the property to which the benefit of such covenants or restrictions is annexed shall still form part of the

Crown Estate) and without the consent of or reference to the transferee or any other person."

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	2023-04-12	PROPRIETOR: of 1 Colepits Wood Road, London, SE9 2QJ.
2	2023-04-12	The price stated to have been paid on 31 March 2023 was £650,000.
3	2023-04-12	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.
4	2023-04-12	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 31 March 2023 in favour of Accord Mortgages Limited referred to in the Charges Register.
5	2024-02-22	RESTRICTION: No disposition of the registered estate, other than a disposition by the proprietor of any registered charge registered before the entry of this restriction, is to be registered without a certificate signed by the applicant for registration or their conveyancer that written

notice of the disposition was given to Creation Financial Services Limited (Co. Regn. No. 01091883) at care of Equivo Limited, The Lakes, Northampton NN4 7YB, being the person with the benefit of an interim charging order on the beneficial interest of Steven Allmond made by the Civil National Business Centre on 17 February 2024 (Court reference K5BA4W12).

6	2024-02-26	RESTRICTION: No disposition of the registered estate, other than a disposition by the proprietor of any registered charge registered before the entry of this restriction, is to be registered without a certificate signed by the applicant for registration or their conveyancer that written notice of the disposition was given to BMW Financial Services (GB) Limited (Co. Regn. No. 01288537) at Summit ONE Summit Avenue, Farnborough, Hampshire, GU14 0FB, being the person with the benefit of an interim charging order on the beneficial interest of Steven Allmond made by the Civil National Business Centre on 16 February 2024 (Court reference K2GC5Y33).
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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**

1	A Transfer of the land in this title dated 24 June 1968 made between (1) The Crown Estate Commissioners (Commissioners) and (2) Peter Louis Vernon Grist and Enid Beryl Grist (Transferees) contains covenants details of which are set out in the schedule hereto.
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2	The land is subject to the following rights
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reserved by the Transfer dated 24 June 1968 referred to above:-

"THERE is reserved out of this Transfer unto Her Majesty and Her Successors the free passage of electricity gas water and drainage from and to the land known as the Eltham Estate and every part thereof (hereinafter called "the protected land") through the cables wires pipes drains and channels (if any) which are now in over or under the property hereby transferred and serve the protected land with all necessary rights of entry for the purposes of repair and maintenance."

3 2023-04-12 REGISTERED CHARGE dated 31 March 2023.

4 2023-04-12 Proprietor: ACCORD MORTGAGES LIMITED
(Co. Regn. No. 2139881) of Yorkshire House,
Yorkshire Drive, Bradford BD5 8LJ.

5 The following are details of the covenants
contained in the Transfer dated 24 June 1968
referred to in the Charges Register:-

"THE transferee hereby jointly and severally covenants with Her Majesty and Her Successors and with the Commissioners so as to benefit the protected land and to bind the land hereby transferred and every part thereof into whosoever hands the same may come but so as to render the transferee personally liable in damages for any breach of a restrictive covenant after the transferee shall have parted with all interest in the land hereby transferred as follows:-

(1) Not to do or suffer to be done upon the property hereby transferred any act matter or thing which shall or may be or become a public or private nuisance or an annoyance grievance or inconvenience to Her Majesty or to Her

Successors or to the Lessees tenants or occupiers for the time being of the protected land or which may lessen the value of the protected land

(2) Not at any time to use the property hereby transferred and the buildings thereon otherwise than for private residential purposes

(3) At all times hereafter to pay a fair and proper proportion of the cost of making repairing and cleansing all party walls fences sewers drains and gutters belonging or which shall belong to the property hereby transferred in common with the owners or occupiers of any adjoining property."