



Title register for:

part of Elephant Road, London (Freehold)

Title number: TGL316673

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Register summary

Title number	TGL316673
Registered owners	The Mayor And Burgesses Of The London Borough Of Southwark 160 Tooley Street, London SE1 2QH PO Box 64529, London SE1P 5LX
Last sold for	No price recorded

A: Property Register

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

Entry number	Entry date
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	SOUTHWARK
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The Freehold land shown edged with red on the plan of the above title filed at the Registry and being part of Elephant Road, London.

2 The tunnel and works and the sub-soil excavated in the construction thereof under the land numbered 4 in mauve on the title plan are not included in the registration.

3 By a Transfer dated 15 July 1938 (filed under LN31546) the easement or right to use in perpetuity the subsoil under the part numbered 3 in mauve on the title plan was granted to the London Passenger Transport Board for the purposes therein specified together with the space occupied by such works and the sub soil excavated in the construction thereof.

The title to the easement or right is registered under title number LN31546.

4 By a Transfer dated 17 November 1959 an easement or right in perpetuity was granted to The British Transport Commission for all or any of the purposes of the London Electric Metropolitan District and Central London Railway Companies (Works) Act 1931 and the Acts incorporated therewith or some or one of them of using the sub-soil or undersurface of the land numbered 1 and 2 in mauve on the title plan and of constructing (but by underground workings only) and maintaining in or through sub sub-soil or undersurface tunnels and works authorised by the said Act of 1931 together with the space occupied by such tunnels and works and the sub-soil excavated in the construction thereof.

The title to the easement or right is registered under title LN87690.

5 A Transfer of the land edged and numbered 1 in blue on the title plan dated 6 August 1981 made between (1) Greater London Council and (2) The Mayor and Burgesses of the London Borough of Southwark contains the following provision:-

THE Council hereby declares and the Owner hereby agrees that the Conveyance by the Council to the Owner of the lands described in the First Schedule hereto shall not be deemed to include and shall not operate to convey any ways watercourses sewers drains rights liberties privileges easements rights or advantages whatsoever in through over or upon any other land or property of the Council adjoining or near to the land hereby conveyed.

6 A Deed of Exchange dated 24 October 1985 made between (1) The Mayor and Burgesses of the London Borough of Southwark (Borough Council) and (2) Greater London Council (Council) contains the following provision:-

"IT IS HEREBY DECLARED that the transfer by the Council to the Borough Council of the land coloured pink on the plan annexed hereto shall not be deemed to include and shall not operate to convey any ways watercourses sewers drains lights liberties privileges easements rights or advantages whatsoever in through over or upon any other land of the Council adjoining or near to the said land coloured pink."

NOTE:-The land coloured pink referred to is tinted pink on the title plan.

7 2010-02-09 The Transfer dated 24 October 1985 referred to in the Charges Register contains the following provision:-

"It is hereby declared that the transfer of the

above-mentioned property shall not be deemed to include and shall not operate to convey any ways watercourses sewers drains lights liberties privileges easement rights or advantages whatsoever in through or over or upon any other land of the Council adjoining or near to the said property."

8 2017-07-24 The land in this title and other land has the benefit of but is subject to any legal easements granted by Transfer of land adjoining the northern boundary of the land edged and numbered 3 in blue on the title plan dated 14 March 2017 made between (1) DV4 Eadon Co. Limited and (2) The Mayor And Burgesses Of The London Borough Of Southwark.

NOTE: Copy filed under TGL470854.

9 2018-04-30 The land has the benefit of any legal easements granted by a Deed dated 14 March 2014 made between (1) DV4 Eadon Co. Limited and (2) The Mayor and Burgesses of the London Borough of Southwark.

NOTE: Copy filed under TGL499586.

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 PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF SOUTHWARK of 160 Tooley Street, London SE1 2QH and of PO Box 64529, London SE1P 5LX.

2	2013-01-22	The proprietor's address for service has been changed.
3	2018-04-30	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clause 9 of the Deed dated 14 March 2017 referred to in the Property Register have been complied with.

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		The land tinted brown on the title plan is subject to such restrictive covenants as may have been imposed thereon before 10 May 1933 and are still subsisting and capable of being enforced.
2		The land edged and numbered 3 in blue on the title plan is subject to such easements and covenants as may have been imposed thereon before 16 March 2005 and are still subsisting and capable of being enforced.
3		<p>The land numbered 4 in mauve on the title plan is subject to the following rights granted by a Deed dated 2 December 1938 made between (1) Richard Percy Clowes and Peregrine Philip Pratt (Grantors) and (2) London Passenger Transport Board:-</p> <p>"The Grantors as trustees hereby grant and convey unto the Board AN EASEMENT or right in perpetuity for all or any of the purposes of the said Acts and the Acts incorporated therewith or some</p>

or one of them of using the subsoil or undersurface of the property shown on the plan annexed hereto and thereon coloured yellow and numbered 74 being a portion of 77 Walworth Road in the Metropolitan Borough of Southwark in the County of London and of constructing (but by underground workings only) and maintaining in or through such subsoil or undersurface tunnels and works authorised by the said Acts TOGETHER with the space occupied by such tunnels and works and the subsoil excavated in the construction thereof TO HOLD the same unto the Board in fee simple."

NOTE:-The land coloured yellow referred to is numbered 4 in mauve on the title plan.

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A Conveyance of the land hatched yellow on the title plan dated 6 October 1953 made between (1) The Church Commissioners for England (Commissioners) and (2) Vincent Alford and others (Purchasers) contains the following covenants:-

"The Purchasers to the intent that the covenant hereinafter contained shall bind the said property into whosoever hands the same may come for the benefit of adjoining and neighbouring lands belonging to the Commissioners or any part or parts thereof hereby for themselves and their successors in title covenant with the Commissioners that they will perform and observe the stipulations and restrictions set out in the Second Schedule hereto.

THE SECOND SCHEDULE above referred to.

1. THAT the Purchasers shall not be entitled to the benefit of any covenant or reservation in any Conveyances or Leases made or granted by the Commissioners of lands and premises adjoining opposite or near to the said property enabling the Commissioners to deal as they think fit with

adjoining or neighbouring lands without regard to the light and air enjoyed by the owner lessee tenant or occupier of the land comprised in the said Conveyances or Leases nor the benefit of any restrictive covenant stipulation or condition or any other covenant reservation right condition or obligation contained in any Conveyances or Leases made or granted by the Commissioners of the said lands and premises adjoining opposite or near to the said property or elsewhere in the said Parish of St. Mary Newington or adjoining or adjacent Parishes."

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The land hatched yellow on the title plan is subject to the following rights reserved by the Conveyance dated 6 October 1953 referred to above:-

"EXCEPT AND RESERVED unto the Commissioners (a) full and free right and liberty without obtaining the consent of or making any compensation to the Purchasers or other the owner or owners occupier or occupiers for the time being of the said property to deal in any manner whatsoever with any of the land belonging to the Commissioners adjoining opposite or near to the said property and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time hereafter be enjoyed for or in respect of the said property or any building for the time being thereon.

(b) the free flow of water and soil through any drains and watercourses now existing in the said property or substituted therefor by the Purchasers and all such rights of way and such right of user of air and light and the passage thereof as the Commissioners their Lessees or tenants now have or enjoy in through over and upon the said property or any part thereof to for or in respect of any

adjoining property."

6 The land hatched mauve on the title plan is subject to the rights reserved by a Conveyance thereof dated 29 February 1954 made between (1) The Church Commissioners for England and (2) Ralph Ernest Attenborough and others. The rights reserved are identical rights to those reserved by the Conveyance dated 6 October 1953 referred to above.

7 A Conveyance of the land tinted yellow on the title plan and other land dated 24 June 1954 made between (1) The Church Commissioners for England (Commissioners) and (2) Lazarus Estates Limited (Purchasers) contains the following stipulations and restrictions:-

"The Purchasers to the intent that the covenant hereinafter contained shall bind the said property into whosoever hands the same may come for the benefit of adjoining and neighbouring lands belonging to the Commissioners or any part or parts thereof hereby for themselves and their successors in title covenant with the Commissioners that they will perform and observe the stipulations and restrictions set out in the Second Schedule hereto.

THE SECOND SCHEDULE above referred to

THAT the Purchasers shall not be entitled to the benefit of any covenant or reservation in any Conveyances or Leases made or granted by the Commissioners of lands and premises adjoining opposite or near to the said property enabling the Commissioners to deal as they may think fit with adjoining or neighbouring lands without regard to the light and air enjoyed by the owner lessee tenants or occupier of the land comprised in the

said Conveyances or Leases nor the benefit of any restrictive covenant stipulation or condition or any other covenant reservation right condition or obligation contained in any Conveyances or Leases made or granted by the Commissioners of the said lands and premises adjoining opposite or near to the said property or elsewhere in the said Parish of Newington St. Mary or adjoining or adjacent Parishes."

8 The land tinted yellow on the title plan is subject to the following rights contained in a Transfer thereof dated 24 October 1985 made between (1) Greater London Council and (2) The Mayor and Burgesses of the London Borough of Southwark:-

"Subject to all rights and easements in over or under the same."

9 By a Transfer dated 14 March 1986 made between (1) The Greater London Council and (2) The Mayor and Burgesses of the London Borough of Southwark the land tinted blue and edged and numbered 1 in blue on the title plan was conveyed subject as follows:-

1. To lay out within one year from the date hereof the land hereby transferred and forever after use the same as public open space.

2. To maintain the open space including all boundary walls and fences thereof in good condition and to keep it clean and tidy and the soil in good heart and condition and laid to grass with suitable trees and shrubs.

3. To maintain the grass and trees and shrubs and to replace any damages decayed or dead specimens as necessary.

4. Not to use or allow to be used the open space for any purpose other than as an open space.

10 An Agreement for Transfer, Leases and a Deed of Easement dated 3 October 2008 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Eadon Limited.

NOTE: Copy Filed under LN206931.

11 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

12 The land is subject to such rights of way, user of common parts, passage and running of water, soil, gas and electricity, support, shelter, protection, entry and other rights as are granted by the leases specified in the Schedule of Leases annexed.

13 The leases specified in the Schedule of Leases annexed which were made pursuant to Chapter I of Part I of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed in paragraph 2 of Schedule 2 of that Act.

14 The Leases specified in the Schedule of Leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 6 of the Housing Act 1985.

15 2010-08-02 UNILATERAL NOTICE in respect of a Regeneration Agreement dated 23 July 2010 made between (1) The Mayor and Burgesses of the London Borough

		of Southwark and (2) Lend Lease (Elephant & Castle) Limited.
16	2010-08-02	BENEFICIARY: Lend Lease (Elephant & Castle) Limited (Co. Regn. No. 7196467) of 142 Northolt Road, Harrow, Middlesex HA2 0EE.
17	2011-03-08	By a Deed dated 23 December 2010 made between (1) The Mayor And Burgesses Of The London Borough Of Southwark and (2) Eadon Limited the terms of the lease dated 3 October 2008 of land at Elephant Road referred to in the schedule of leases hereto were varied. NOTE: Copy Deed filed under TGL314858.
18	2012-06-13	Deed of Variation dated 23 December 2010 made between (1) The Mayor & Burgesses of The London Borough of Southwark made supplemental to the Agreement dated 3 October 2008 referred to in an entry above. Note Copy filed.
19	2013-04-17	UNILATERAL NOTICE in respect of an Agreement dated 27 March 2013 made between (1) The Mayor and Burgesses of the London Borough of Southwark (2) Lend Lease (Elephant & Castle) Limited (3) Transport for London and (4) Lend Lease Europe Holdings Limited pursuant to section 106 of the Town and Country Planning Act 1990 containing provisions relating to the development of the Property.
20	2013-04-17	BENEFICIARY: Lend Lease (Elephant & Castle) Limited of 20 Triton Street, Regent's Place, London NW1 3BF.
21	2013-07-05	UNILATERAL NOTICE in respect of a Deed of

		Variation dated 20 May 2013 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Lend Lease (Elephant & Castle) Limited supplemental to a Regeneration Agreement dated 23 July 2010 referred to above
22	2013-07-05	BENEFICIARY: Lend Lease (Elephant & Castle) Limited (Co. Regn. No. 07196467) of 20 Triton Street, Regent's Place, London NW1 3BF.
23	2014-06-27	UNILATERAL NOTICE affecting part of Elephant Road Playground in respect of a lease dated 11 June 2014 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Artworks Elephant LLP for a term from 19 May 2014 to 28 February 2019.
24	2014-06-27	BENEFICIARY: Artworks Elephant LLP (Co. Regn. No. EC385757) of Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ.
25	2014-12-03	UNILATERAL NOTICE in respect of a Deed of Variation dated 1 December 2014 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Lend Lease (Elephant & Castle) Limited.
26	2014-12-03	BENEFICIARY: Lend Lease (Elephant & Castle) Limited of 20 Triton Street, Regent's Place, London NW1 3BF.
27	2015-04-17	UNILATERAL NOTICE affecting apartment H2.A.08.03 West Grove, Elephant Park, London in respect of an Agreement to purchase dated 27 March 2015 made between (1) Lend Lease Residential (CG) PLC and (2) Nisith Arvindbhai Ambalal Patel and Sapna Patel..
28	2015-04-17	BENEFICIARY: Nisith Arvindbhai Ambalal Patel and

		Sapna Patel of care of Herrington & Carmichael DX161412, Camberley (Watchmoor Park).
29	2015-04-17	UNILATERAL NOTICE affecting Apartment H3.C.14.01 West Grove, Elephant Park, London in respect of an Agreement to purchase dated 27 March 2015 made between (1) Lend Lease Residential (CG) PLC and (2) William Stuart Butler.
30	2015-04-17	BENEFICIARY: William Stuart Butler of care of Herrington & Carmichael, DX161412, Camberley (Watchmoor Park).
31	2015-04-17	UNILATERAL NOTICE affecting Apartment H03.A.04.05 West Grove, Elephant Park, London in respect of an Agreement to purchase dated 31 March 2015 made between (1) Lend Lease Residential (CG) PLC and (2) Sofya Krylova.
32	2015-04-17	BENEFICIARY: Sofya Krylova of care of Herrington & Carmichael, DX161412, Camberley (Watchmoor Park)..
33	2015-04-17	UNILATERAL NOTICE affecting Apartment H3.A.04.01 West Grove Elephant Parl London in respect of an Agreement to purchase dated 27 March 2015 made between (1) Lend Lease Residential (CG) PLC and (2) Andrew John Coulson.
34	2015-04-17	BENEFICIARY: Andrew John Coulson of care of Herrington & Carmichael, DX161412, Camberley (Watchmoor Park)..
35	2015-04-17	UNILATERAL NOTICE affecting Apartment H02.D.05.02 West Grove, Elephant Park London in respect of an Agreement to purchase dated 27 March 2015 made between (1) Lend Lease Residential (CG) PLC and (2) Andrew John Coulson.

36	2015-04-17	BENEFICIARY: Andrew John Coulson of care of Herrington & Carmichael, DX161412, Camberley (Watchmoor Park).
37	2015-04-17	UNILATERAL NOTICE affecting Apartment H02.D.05.04 West Grove, Elephant Park, London in respect of an Agreement to purchase dated 27 March 2015 made between (1) Lend Lease Residential (CG) PLC and (2)Matthew Edge.
38	2015-04-17	BENEFICIARY: Matthew Edge of care of Herrington & Carmichael, DX161412, Camberley (Watchmoor Park)..
39	2015-04-24	UNILATERAL NOTICE affecting Apartment H02.A.03.01 West Grove, Elephant Park, London in respect of an Agreement to purchase dated 2 April 2015 made between (1) Lend Lease Residential (CG) PLC and (2) Lai Chan Rasti and Shahin Rasti.
40	2015-04-24	BENEFICIARY: Lai Chan Rasti and Shahin Rasti of care of Herrington & Carmichael, DX161412, Camberley (Watchmoor Park).
41	2015-04-24	UNILATERAL NOTICE affecting Apartment H03.C.09.02 West Grove, Elephant Park, London in respect of an Agreement to purchase dated 31 March 2015 made between (1) Lend Lease Residential (CG) PLC and (2)Natalie Sylvia Callinan and others.
42	2015-04-24	BENEFICIARY: Natalie Sylvia Callinan, Bernard Gerard William Callinan and Elaine Valerie Callinan of care of Herrington & Carmichael, DX161412, Camberley (Watchmoor Park).
43	2015-04-24	UNILATERAL NOTICE affecting Apartment H02.C.16.01 West Grove, Elephant Park, London in respect of an Agreement to purchase dated 2 April

		2015 made between (1) Lend Lease Residential (CG) PLC and (2) Francesca Ann Spiller and Olivia Louise Spiller..
44	2015-04-24	BENEFICIARY: Francesca Ann Spiller and Olivia Louise Spiller of care of Herrington & Carmichael, DX161412, Camberley (Watchmoor Park)..
45	2015-04-24	UNILATERAL NOTICE affecting Apartment H02.A.04.06 West Grove, Elephant Park, London in respect of an Agreement to purchase dated 14 April 2015 made between (1) Lend Lease Residential (CG) PLC and (2)Mohmud Hassanali Alibhai Mohamed and Zarintaj Mohmud Mohamed..
46	2015-04-24	BENEFICIARY: Mohmud Hassanali Alibhai Mohamed and Zarintaj Mohmud Mohamed of of care of Herrington & Carmichael, DX161412, Camberley (Watchmoor Park)..
47	2015-05-05	UNILATERAL NOTICE affecting Apartment H02.C.20.6 West Grove, Elephant Park, London in respect of an Agreement to purchase dated 16 April 2015 made between (1) Lend Lease Residential (CG) PLC and (2)Susan Elizabeth Bell.
48	2015-05-05	BENEFICIARY: Susan Elizabeth Bell of care of Herrington & Carmichael, DX161412, Camberley (Watchmoor Park).
49	2015-05-05	UNILATERAL NOTICE affecting Apartment H02.A.07.01 West Grove, Elephant Park, London in respect of an Agreement to purchase dated 17 April 2015 made between (1) Lend Lease Residential (CG) PLC and (2)Angela Georgiou and George Aris Georgiou.
50	2015-05-05	BENEFICIARY: Angela Georgiou and George Aris Georgiou of care of Herrington & Carmichael,

DX161412, Camberley (Watchmoor Park)..

51 2016-01-13 The land is subject to any rights that are granted by a Deed dated 9 December 2015 made between (1) The Mayor & Burgess of the London Borough of Southwark (2) Land Lease (Elephant & Castle) Limited (3) London Power Networks Plc and (4) DV4 Eadon Co. Limited and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

52 2016-04-12 UNILATERAL NOTICE affecting Apartment H2.C.14.07 West Grove, Elephant Park, London in respect of an Agreement to Purchase dated 4 April 2016 made between (1) Lend Lease Residential (CG) PLC and (2) Edmund Francis Anthony Atcheson and Lucilla Joan Atcheson.

53 2016-04-12 BENEFICIARY: Edmund Francis Anthony Atcheson and Lucilla Joan Atcheson of 45 Sefton Street, London, SW15 1NA.

54 2017-09-07 UNILATERAL NOTICE affecting Apartment H3.B.04.05 West Grove, Elephant Park in respect of an Agreement for Lease dated 6 September 2017 made between (1) Lendlease Residential (CG) Limited and (2) Yongjun Liu and Hui Zhou.

NOTE: Copy filed under SGL384380.

55 2017-09-07 BENEFICIARY: Yongjun Liu and Hui Zhou care of V & T Solicitors, 76 King Street, Manchester M2 4NH.

56 2018-03-28 The land is subject to any rights that are reserved by a Lease of other land dated 21 November 2017

made between (1) The Mayor And Burgesses Of The London Borough Of Southwark and (2) Lendlease (Elephant & Castle) Limited and affect the registered land.

NOTE: Copy filed under TGL490167.

57 2018-07-16 UNILATERAL NOTICE in respect of an Agreement for Lease of Apartment H3.C.06.05 West Grove, Elephant Park dated 11 July 2018 made between (1) Lendlease Residential (CG) Limited and (2) Huifang Zhu.

NOTE:-Copy filed under SGL384380.

58 2018-07-16 BENEFICIARY: Huifang Zhu care of V & T Solicitors, 76 King Street, Manchester M2 4NH.

59 2018-11-12 UNILATERAL NOTICE affecting plot H3.A.05.04 West Grove in respect of a contract for sale dated 7 November 2018 made between (1) Lendlease Residential (CG) Limited and (2) Xueyi Zhang.

NOTE:-Copy filed.

60 2018-11-12 BENEFICIARY: Xueyi Zhang of V & T Solicitors, 76 King Street, Manchester M2 4NH.

61 2019-01-31 An Agreement dated 9 January 2019 made between (1) DV4 Eadon Co. Limited and (2) The Mayor and Burgesses of The London Borough of Southwark pursuant to section 106 of the Town and Country Planning Act 1990 contains provisions relating to the development of the land in this title.

NOTE:- Copy filed.

62 2019-04-30 By a Deed dated 29 April 2019 made between (1) The Mayor and Burgesses of the London Borough

Lessee's Title : TGL418288
NOTE 1: The lease includes also other land

NOTE 2: See entry in the Charges Register relating to a Deed of variation dated 29 April 2019.

66 Registration Date : 30.04.2018
Plan Reference : Edged and numbered 3 in blue
(part of) : Edged
and numbered 4 in blue (part of)
Property Description : Basement Premises (Lower
basement and upper
basement level)
Date of Lease : 14.03.2017
Term : Commencing on 14 March 2017
terminating on 2
October 3007
Lessee's Title : TGL499586
NOTE: The lease comprises also other land.

67 Registration Date : 14.06.2019
Plan Reference : Edged and numbered 3 in blue
(part of), Edged and
numbered 4 in blue & Edged and numbered 5 in
blue
Property Description : The Market Square and
Market Store
Date of Lease : 11.06.2019
Term : 99 years from 11 June 2019

Lessee's Title : TGL526959
NOTE: The lease comprises also other land.