



Title register for:

**7 Boomtown Apartments, 2 Progressive Close, Sidcup, DA14 5HZ
(Leasehold)**

Title number: SGL831415

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Register summary

Title number	SGL831415
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Registered owners

7 Boomtown Apartments, 2 Progressive Close, Sidcup DA14 5HZ
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Last sold for	£240,000
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A: Property Register

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

Entry number	Entry date
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1	2022-05-18	BEXLEY
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The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 7, Boomtown Apartments, 2 Progressive Close, Sidcup (DA14 5HZ).

NOTE: The flat is on the ground floor.

2	2022-05-18	The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
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3	2022-05-18	The Transfer dated 15 March 1990 referred to in the Charges Register contains the following provision:-
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"TOGETHER WITH and expressly EXCEPTING AND RESERVING unto the owner of the said land edged green on the said plan and SUBJECT TO the benefit and burden of all easements quasi-easements and privileges in the nature of easements which are implied or are hereby expressly reserved upon severance and as if the land hereby transferred and the adjoining land shown on the said plan and edged in green had been in separate ownership from time immemorial but without prejudice to the generality of the foregoing the right to receive supplies of water gas electricity and telephone services from any media conducting such services now laid or constructed or hereafter within a period of eighty years to be laid or constructed in under or over the said land shown on the said plan and thereon edged in green."

4	2022-05-18	The land has the benefit of the following rights reserved by a Transfer of other land dated 4 February 1994 made between (1) North Kent Riverside Limited and (2) Rotch Investments (Sidcup) Limited:-
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EXCEPTING AND RESERVING the rights and easements contained in Part II of the Schedule hereto.

PART II

(Exceptions and Reservations)

EXCEPTING AND RESERVING for the benefit of the Blue Land and the land and premises comprised in title number SGL538688 and any other land (not exceeding one and a half acres in area) abutting the Blue Land from time to time (together "the Retained Land"):-

1. The right to the free passage and running of water soil gas and electricity (in common with all parties entitled to a like right) from and to the Retained Land through over under and along the sewers drains channels pipes wires cables watercourses and other conducting media whatsoever ("the Services") which are now or may within 80 years hereafter be laid in under or over the Property (and have capacity in excess of that required by the Property) and to enter Upon the Property with or without workmen and materials to dig up lay and connect into the Service the parties lawfully carrying out such works making good the Property to the reasonable satisfaction of the Transferee or other the owner of owners of the Property from time to time.

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4. The right with or without vehicles at all times to pass and repass (but not to park upon) over and along that part of the Property coloured brown ("the Accessway") on the Plan annexed hereto (save for that part thereof as is coloured brown hatched black in respect of which only a pedestrian right of way is hereby reserved) for the purposes of

gaining access to and egress from the Retained Land or any part or parts thereof the party or parties exercising such rights paying a reasonable contribution to the Transferee or other proprietor of the Accessway for the time being of the cost of the repair and maintenance thereof.

NOTE 1: The land in this title forms part of the Retained Land referred to above.

NOTE 2: Copy plan filed under SGL571094.

5	2022-05-18	Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 14 April 2022 Term : 125 years beginning on and including 1 January 2021 and expiring on 31 December 2145 Parties : (1) Penny Come Quick Limited (2)
6	2022-05-18	The Lease prohibits or restricts alienation.
7	2022-05-18	The landlord's title is registered.

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	2022-05-18	PROPRIETOR: of 7 Boomtown Apartments, 2 Progressive Close, Sidcup DA14 5HZ.
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2	2022-05-18	The price, other than rents, stated to have been paid on the grant of the lease was £240,000.
3	2022-05-18	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 14 April 2022 in favour of Aldermore Bank PLC referred to in the Charges Register.
4	2022-05-18	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 14 April 2022 in favour of Homes and Communities Agency referred to in the Charges Register.

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	2022-05-18	The land is subject to the following rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 15 March 1990 made between (1) London Buses Limited (Company) (2) Clive Ian Garrad and (3) Garrad International PLC (Transferee):- "SUBJECT ALWAYS to the right (but without prejudice to the generality of all other matters herein contained) of Clive Ian Garrad and his successors in title the owners and occupiers for the
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time being of the land shown on the plan annexed hereto and thereon edged in green to discharge foul drainage through the drains and sewers laid under the land edged green through and into the land edged red and thence to the private foul drainage pumping station therein maintained in accordance with the rights granted in a Transfer of even date herewith and made between Garrad International Plc London Buses Ltd and Clive Ian Garrad subject to payment by the said Clive Ian Garrad and his successors in title of a fair proportion of the cost of repair and maintenance and renewal thereof from time to time according to user and in accordance with the covenant in that behalf in the last mentioned Transfer more particularly contained EXCEPT AND RESERVING unto the Company the right to receive the supply of electricity from the property hereby transferred and to have use inspect maintain repair renew alter and remove any electric cables wires and works in or under the said property now used or capable of being used for the benefit of the Company's adjoining property the Company paying for all electricity consumed and if necessary arranging for such supply to be separately metered and making good at its own expense any damage occasioned to the property in the exercise of such rights."

NOTE: Copy transfer filed under SGL538688.

2	2022-05-18	REGISTERED CHARGE dated 14 April 2022.
3	2022-05-18	Proprietor: ALDERMORE BANK PLC (Co. Regn. No. 947662) of Apex Plaza, Forbury Road, Reading RG1 1AX.
4	2022-05-18	REGISTERED CHARGE dated 14 April 2022.
5	2022-05-18	Proprietor: HOMES AND COMMUNITIES AGENCY of The Lumen, 2nd Floor, St. James Boulevard,

Newcastle Helix, Newcastle upon Tyne NE4 5BZ.