

**Planning and Property Development Department
Property Disposal Section**

**To the Chairman and Members of the
South East Area Committee**

**With reference to the proposed disposal of the property No. 30 Merlyn Road,
Ballsbridge, Dublin 4 to Karen Heatley.**

The city council in its drive to eradicate dereliction in the city exercised its legislative powers under s.14 of the Derelict Sites Act 1990 (as amended by the Planning & Development Act 2000) to acquire compulsorily 30 Merlyn Road, Ballsbridge, Dublin 4, a derelict site which was entered on the Derelict Sites Register on 5th April 2011. The council only exercises this power as a last resort in circumstances where all efforts to secure the carrying out of improvement works by property owners have been exhausted. The property vested in the city council in fee simple free from encumbrances and all estates, rights, titles and interests of whatsoever kind on the 1st March 2017.

The property was not required by the council and was placed for sale, by public auction. Lisney were appointed as an independent agent to market and sell the property at No. 30 Merlyn Road, which has now been sold by public auction dated 14th June 2017 to Karen Heatley. In this regard the Chief Valuer is now prepared to recommend for acceptance the following terms and conditions which are considered to be fair and reasonable:

1. That the subject property to be disposed of is the dwelling house known as No. 30 Merlyn Road, Ballsbridge, Dublin 4 and more particularly outlined red on the attached copy map Index No. SM-2017-0319.
2. That the title to be disposed of is the fee simple interest held under a Vesting Order dated 2nd February 2017 made by Dublin City Council under the Derelict Sites Act 1990, s.17.
3. That the disposal price shall be the sum of €980,000 (nine hundred and eighty thousand euro).
4. That the sale is subject to the Conditions of Sale dated 14th June 2017 executed by the parties.

**Richard Shakespeare
Assistant Chief Executive**



30 MERLYN ROAD, DUBLIN 4

Map for Disposal

Area: 440m²



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Comhshaoil agus Iompair
Rannán Suirbhéireachta agus Léarscáilithe
Environment and Transportation Department
Survey and Mapping Division

O.S REF

3329-04

SCALE

1:1000

DATE

18-05-2017

**SURVEYED /
PRODUCED BY**

T. Curran

INDEX No

FOLDER
No

CODE

DWG
No

REV

FILE NO

SM-2017-0319- 0204- C3 - 001 - A.dgn

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2017-0319

JOHN W. FLANAGAN

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ACTING CITY ENGINEER