



With reference to the proposed disposal of the Council's fee simple interest in a site at Davitt Road close to the intersection with Benbulbin Road, Drimnagh, Dublin 12.

Under Indenture of Lease dated 2nd of November 1937 Dublin City Council demised a site at Davitt Road close to intersection with Benbulbin Road, Drimnagh, Dublin 12 to Laurence Gartlan for a term of 150 years from 20th May 1937.

By Indenture of Assignment dated the 14th November 1969 a portion of this lease the subject of this report, was assigned to Patrick Solon for the residue of the term thereof. Patrick Solon has applied to Dublin City Council to acquire the Council's fee simple interest therein and the Law Agent has confirmed that the applicant has a statutory entitlement to acquire said fee simple interest.

Accordingly it is proposed to dispose of the Council's fee simple interest in the site at Davitt Road close to intersection with Benbulbin Road, Drimnagh, Dublin 12 to Patrick Solon subject to the following terms and conditions:

1. That Dublin City Council demised a site to Laurence Gartlan under a lease dated the 2nd of November 1937 for a term of 150 years from 20th May 1937. The portion proposed to be disposed is more particularly shown outlined in red on Map Index No. SM-2014-0112 which was assigned by Indenture of Assignment dated the 14th of November 1969 to the applicant for the residue of the lease.
2. That the purchase price shall be €20,000 (twenty thousand euro) plus V.A.T (if applicable).
3. That the applicant shall pay any charges which they are liable for under the relevant legislation and shall clear all outstanding rent, rates and taxes (if any) on the property prior to the completion of sale.
4. That the above proposal is subject to satisfactory proof of title.
5. That the applicant shall pay Valuers Fees of €1,200 (one thousand, two hundred euro) plus V.A.T, together with the Councils legal fees, which will be agreed with the Councils Law Agent.

The area proposed to be disposed was acquired under Crumlin Area North CPO 1936.

The proposed disposal shall be subject to such conditions as to title to be furnished as the Law Agent in his discretion shall stipulate.

No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the South Central Area Committee at its meeting on the 21st March 2018.

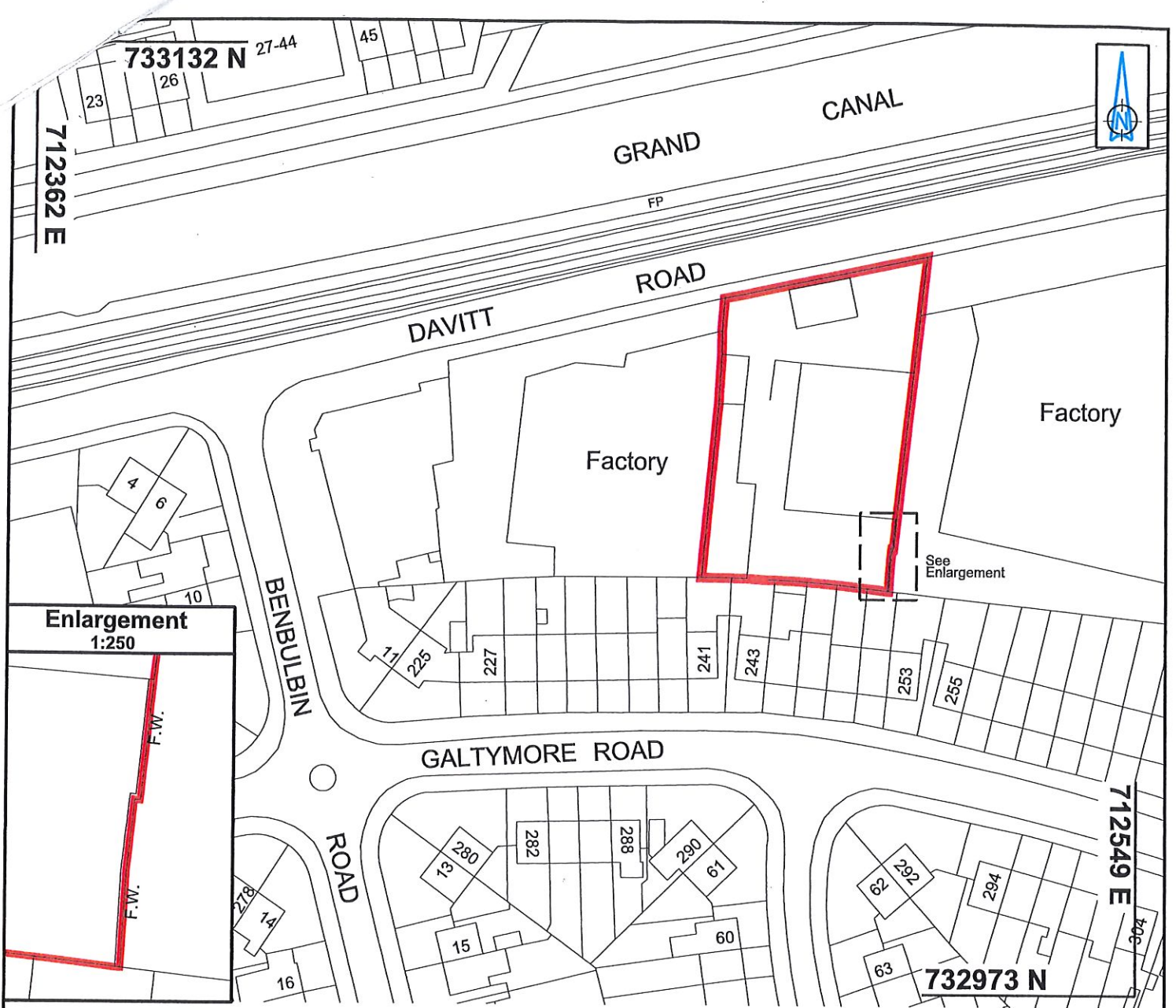
This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

Resolution to be adopted:

“That Dublin City Council notes the contents of this report and assents to the proposal outlined therein.”

Dated this the 26th day of March 2018.

Paul Clegg
Executive Manager.



Davitt Road/Benbulbin Road, Inchicore, Dublin 8
Dublin City Council to Patrick Solon

Disposal of Fee Simple

Area (1661 Sq. m.) delineated red shown thus: ▬



Dublin City Council
 Comhairle Cathrach Baile Átha Cliath

SURVEY AND MAPPING DIVISION
Rannán Suirbhéireachta agus Léarscailithe
ENVIRONMENT AND ENGINEERING DEPARTMENT
An Roinn Comhshaoil agus Innealtóireachta

O.S REF 3263-16	SCALE 1:1000
DATE 22-01-2014	SURVEYED / PRODUCED BY E Ging

INDEX No	FOLDER No	CODE	DWG No	REV
FILE NO	SM-2014-0112- 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 22/01/2014*
THOMAS CURRAN
 ACTING MANAGER LAND SURVEYING & MAPPING
 DUBLIN CITY COUNCIL

INDEX No.
SM-2014-0112

MICHAEL PHILLIPS
 CITY ENGINEER