



With reference to the proposed disposal of the Council's fee simple interest in the premises known as No. 122 Upper Drumcondra Road, Dublin 9.

Under Indenture of lease dated 25th July 1929, Dublin City Council demised a site at Upper Drumcondra Road to Joseph J. Flanagan for a term of 150 years from the 29th September 1928 subject to a yearly rent of £26.18.10 and the erection of two semi detached properties now known as Nos. 122 and 124 Upper Drumcondra Road, Dublin 9.

By Indenture of sub-lease dated the 6th June 1931, the premises now known as No. 122 Upper Drumcondra Road was demised by Joseph J. Flanagan to Joseph Plunkett for a term of 147 years from the 29th September 1930.

Duncan Grehan & Partners, solicitors acting on behalf of Eamonn and Irene Plunkett who claim to hold the sub-lessee's interest as successors to Joseph Plunkett have applied to acquire the Council's fee simple interest in No. 122 Upper Drumcondra Road, Dublin 9 which premises comprises a commercial unit on the ground floor with residential accommodation on the first floor level.

The Law Agent has advised that there is a statutory entitlement to purchase the fee simple.

Accordingly, it is proposed to dispose of the Council's fee simple interest in the premises No. 122 Upper Drumcondra Road, Dublin 9 which said premises is more particularly shown outlined red on Map Index No. SM-2018-0054, to Eamonn and Irene Plunkett subject to the following terms and conditions:

1. The purchase price shall be in the sum of €6,000 (six thousand euro) plus V.A.T. (if applicable).
2. The applicants shall pay any charges which they are liable for under relevant legislation and shall clear all outstanding rent, rates and taxes (if any) on the property prior to completion of sale.
3. The above proposal is subject to the satisfactory proof of title.
4. The applicants shall pay Valuers' Fees of €800 (eight hundred euro) plus V.A.T. together with the Council's legal fees which will be agreed with the Council's Law Agent.
5. The Vendor shall transfer unencumbered freehold title of the lands.

The property to be disposed of is part of City Estate.

The disposal shall be subject to any such covenants and conditions 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 North Central Area Committee at its meeting on 12th March 2018.

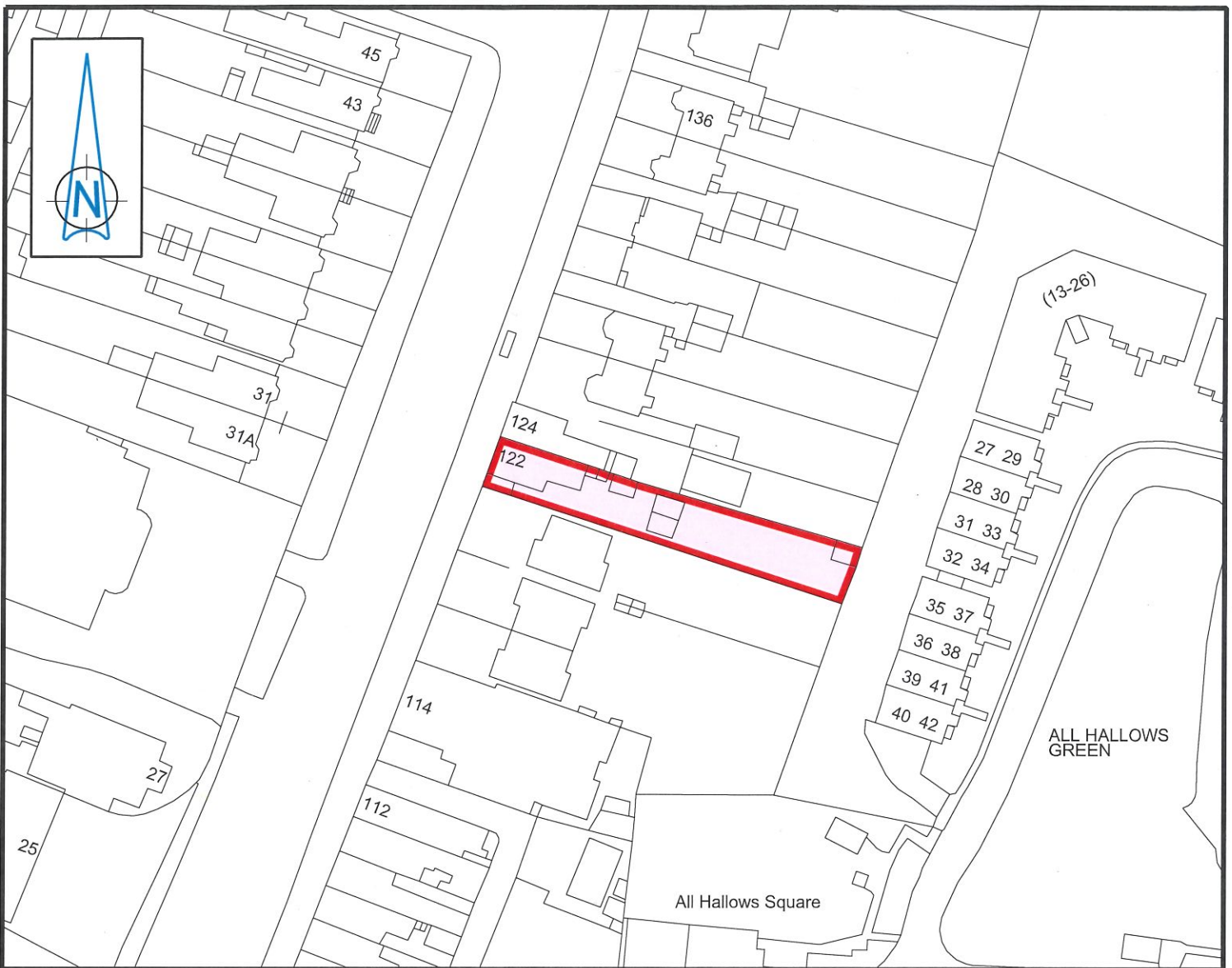
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be adopted

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

Dated 27th day March 2018.

Paul Clegg
Executive Manager



DRUMCONDRA ROAD UPPER - No.122

Dublin City Council to Eamonn and Irene Plunkett

Disposal of Fee Simple



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

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SCALE

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DATE

07-02-2018

**SURVEYED /
PRODUCED BY**
D.White

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2018-0054

Dr JOHN W. FLANAGAN

CEng FIEI FICE

CITY ENGINEER