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**With reference to the proposed disposal of the Council's freehold interest in the property known as 153 North Circular Road, Dublin 7 (Adelphi House).**

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By way of Indenture of Lease dated 7 September 1903 between The Right Honourable the Lord Mayor Aldermen and Burgesses of Dublin and Patrick Monks the premises known as 153 North Circular Road (Adelphi House) was demised for a term of 150 years from 25 March 1902 at the yearly rent of €17.25. The property is shown outlined on the attached Map Index SM2020-0384.

By way of various assignments the property is now held by the Health Services Executive (HSE) and its title is registered with the Property Registration Authority on Folio 40720L.

Byrne Wallace Solicitors acting on behalf of the HSE have applied to Dublin City Council to acquire the Council's fee simple interest. The Law Agent has confirmed that the lessee has a statutory entitlement to purchase the freehold and accordingly, it is proposed to dispose of the Council's freehold interest in the property subject to the following terms and conditions which the Chief Valuer considers to be fair and reasonable:

1. That Dublin City Council holds the Fee Simple Interest in the property.
2. That the property is currently held under Indenture of a Lease dated 7<sup>th</sup> September 1903 to Patrick Monks for a term of 150 years, effective 25<sup>th</sup> March 1902 subject to a yearly rent of €17.25 and that the Health Service Executive, currently holds the property under Deed of Assignment.
3. That the disposal price for the City Council's interest shall be the sum of €15,000 (fifteen thousand euro), plus VAT if applicable.
4. That the applicant is statutorily entitled to purchase the Fee Simple Interest and shall be prepared to pay all rent, rates and charges outstanding up to and including the date of sale.
5. That the applicant shall pay the City Council's Valuer's fees of €1,500 (one thousand and five hundred euro) plus VAT and legal costs of transfer plus VAT.
6. That the transaction shall include any other such terms and conditions as Dublin City Council's Law Agent shall deem appropriate.

The site to be disposed of was acquired from Patrick Martin in 1880.

The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in her 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 Central Area Committee at its meeting on the 12<sup>th</sup> January 2021.

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

**Resolution to be adopted:**

That Dublin City Council notes the contents of Report No. 74/2021 and assents to the proposal outlined therein.

Dated this the 11<sup>th</sup> day of February 2021.

**Paul Clegg**  
**Executive Manager.**



Property known as "Adelphi House", 153 North Circular Road, Dublin 7

Disposal of Fee Simple Interest

Dublin City Council to HSE

Area 787m<sup>2</sup>



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

<b>O.S REF</b> 3197-23	<b>SCALE</b> 1:1000
<b>DATE</b> 02-11-2020	<b>SURVEYED / PRODUCED BY</b> D.White

<b>INDEX No</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b>	F:\SM-2020-0384 - 001 - A.dgn	

**Dr JOHN W. FLANAGAN**  
CEng FIEI FICE  
CITY ENGINEER

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-2020-0384**