

To the chairperson and members of  
the North Central Area Committee

Meeting: 17<sup>th</sup> July 2023

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### **Disposal of a plot of land at Baltray, Howth, Co Dublin**

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Under Indenture of Lease dated 10<sup>th</sup> February 1978, The Right Honourable the Lord Mayor Aldermen and Burgesses of Dublin demised a plot of ground, circa 0.16 acres, adjacent to the former paving depot at Baltray, Howth, Co. Dublin described and mapped under Folio DN178929L to CA Parsons of Ireland Limited for a term of 999 years from 10<sup>th</sup> February 1978, subject to an initial annual rent of £0.01, if demanded. Dublin City Council holds the Fee Simple Interest in the property.

There were a number of assignments of the lease since 1978. The current lease holder, Kylemore GP3 Limited (acting as general partner of Kylemore 3 Limited Partnership) having its registered address at 7<sup>th</sup> Floor O'Connell Bridge House, 27/28 D'Olier Street, D2 has made an application to acquire the fee simple interest in the subject strip of land that runs through the middle of property in their ownership at Baltray, Howth, Co Dublin from Dublin City Council.

There are no objections to this proposal and it is therefore proposed that the Council's freehold interest in the plot, which is shown outlined in red and coloured pink on attached Map Index No.SM-2023-0261, be disposed of to Kylemore GP3 Limited subject to the following terms and conditions which the Chief Valuer considers fair and reasonable:

1. That the subject site is shown outlined in red on the attached copy map for identification purposes, having an area of approximately 636m<sup>2</sup> (0.16 acres) or thereabouts.
2. That Dublin City Council holds the Fee Simple Interest in the property.
3. That the site is held under Indenture of a Lease dated 10<sup>th</sup> February 1978 for a term of 999 years from 10<sup>th</sup> February 1978, subject to an initial annual rent of £0.01 if demanded.
4. That the purchase price for the fee simple interest shall be the sum of €30,000 (thirty thousand euro) plus VAT if applicable.
5. That the applicant shall pay any rent, rates and charges outstanding up to and including the date of sale.
6. That the applicant shall pay the Council's professional Valuers fees of €1,500 plus VAT and the Council's reasonable legal costs plus VAT.
7. That the above disposal is subject to satisfactory proof of title and entitlement to acquire the Fee Simple interest.
8. That the above proposal is subject to the necessary approvals and consents being obtained.

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

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**Máire Igoe**  
Acting Executive Manager

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**Date**