
With reference to the proposed disposal of the Council's freehold interest in 114 Sundrive Road, Crumlin, Dublin 12.

Under Indenture of Lease dated 28th February 1936 a premises now known as 114 Sundrive Road, Crumlin, Dublin 12 was demised by Dublin City Council to Sean O'Ruadhain for a term of 150 years from 29th September 1934 for an annual rent of £40.00. The Current passing rent is €50.80 per annum. The current assignees to the lease, Thomas Carroll and Frances Kelly t/a Tower Management, has applied to Dublin City Council to acquire the Council's Fee Simple interest in the property.

The Law Department has confirmed that the lessees have a statutory entitlement to acquire the Council's title in this property in accordance with the Landlord and Tenant (Ground Rents) No.2 Act 1978. Accordingly, it is proposed to dispose of the Council's Fee Simple interest in the property known as 114 Sundrive Road, Crumlin, Dublin 12 to Tower Management subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple Interest in the property as outlined in red in attached copy map, Index No: SM-2023-338.
2. The property is held under a lease from Dublin Corporation (now Dublin City Council) to Sean O Ruadhain dated 28th February 1936, for a term of 150 years from 29th September 1934. The current rent is €50.80 per annum.
3. That, the applicants, Thomas Carroll & Frances Kelly t/a Tower Management acquired the lease to the subject site by Deed of Assignment dated 20th June 2000.
4. That the disposal price for the City Council's interest shall be the sum of €8,000 (Eight thousand euro), plus VAT if applicable.
5. That the applicants are 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.
6. That the applicants shall pay the City Council's Valuer's fees of €800, plus VAT, and legal costs of transfer plus VAT.
7. That this proposal is subject to the necessary approvals and consents being obtained.

The dates for the performance of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

The 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.

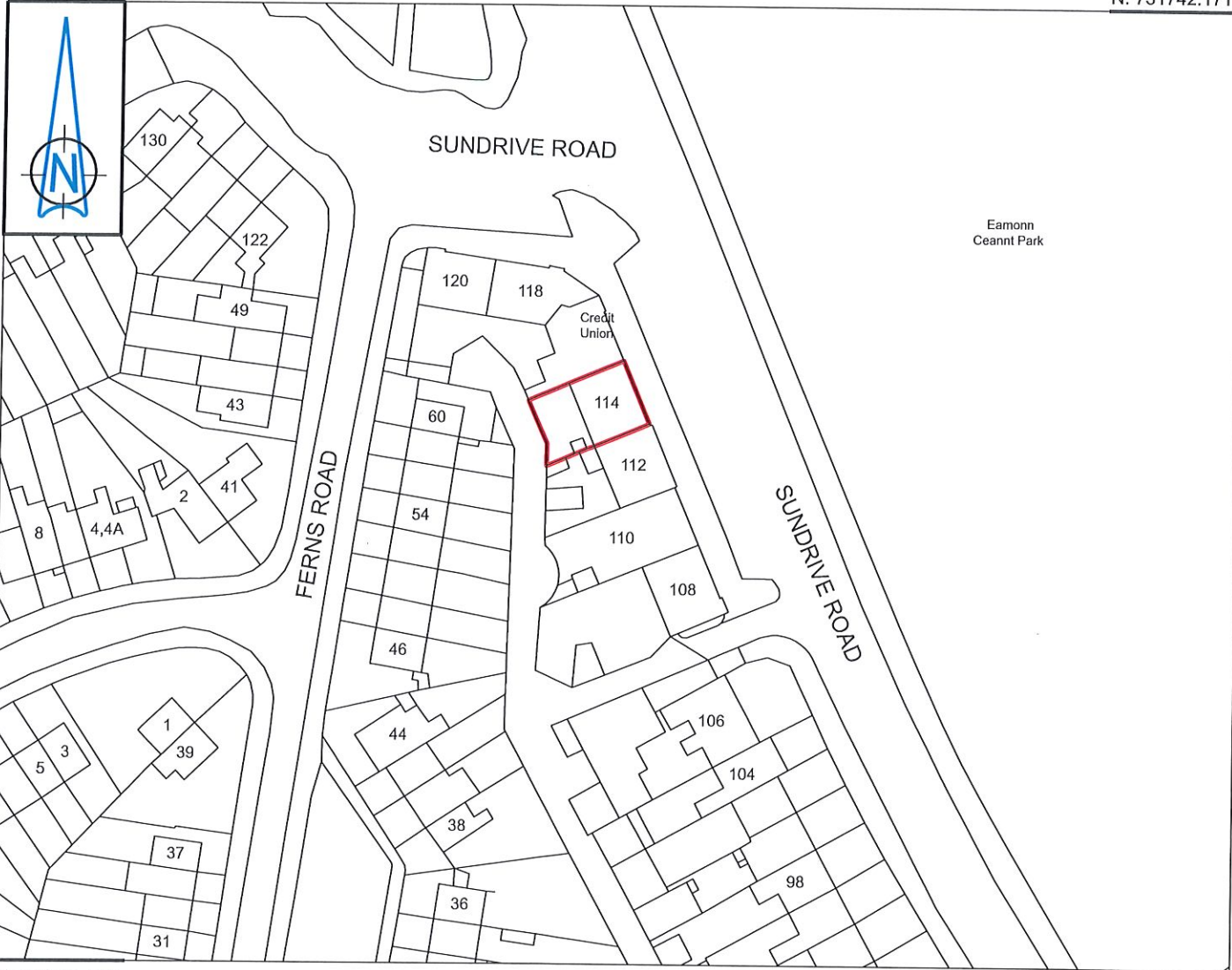
This proposal was approved by the South East Area Committee at its meeting on Monday 9th October, 2023.

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

Resolution:

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

Máire Igoe
A/Executive Manager
19th October 2023



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N: 731598.203

SUNDRIVE ROAD - No. 114

Dublin city Council to Thomas Carroll & Frances Kelly

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

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| O.S REF 3328-03 | SCALE 1:1000 |
| DATE 26-05-2023 | SURVEYED / PRODUCED BY T. Curran |

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| INDEX No | DWG No | REV |
| FILE NO | F:\SM-2023-0338 - 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 *Tom Curran 29/05/2023*
THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.
SM-2023-0338

Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER