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### **Disposal of the fee simple in No. 1 North Circular Road, Dublin 7 to Blackwell Consultancy Ltd**

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Dublin City Council granted a lease of No. 1 North Circular Road, Dublin 7, for 35 years from 29 September 1987 and this tenancy was surrendered in 2021. The total internal floor area is 47.5m<sup>2</sup>, and the building is in need of extensive upgrading. City Architect's Department have advised that a residential use would be extremely limited due to lack of amenity and substandard environmental quality due to direct street location and existence of commercial units directly adjacent on three sides. Based on an outline assessment, City Architects Department opinion was that the most advantageous use of this property is as a 100% commercial unit, the site is zoned Z3 (Dublin City Development Plan 2022-2028), to provide for and improve neighbourhood facilities.

The property was placed by the Council on the open market and the criteria for sale was to be the highest offer received. Accordingly, agreement has been reached with Philip Healy of Blackwell Consultancy Ltd and the Chief Valuer is prepared to recommend the following terms and conditions;

1. That the Council shall dispose of the property as shown outlined in red on the attached copy map SM-2022-0435.
2. That the Council shall dispose of the property for a consideration of €361,000 (three hundred and sixty one thousand euro). No VAT applies.
3. A booking deposit of €7,000 was paid upon agreement of terms. A further €29,100 shall be payable on the execution of the contract for sale. The balance will be payable upon transfer of title.
4. That the Property shall be disposed of with full freehold title.
5. That the Purchaser shall be responsible for any stamp duty arising.
6. That all outstanding charges, levies, rates and taxes (if any) on the property for which the Council is liable shall be cleared prior to completion of the transaction.
7. That each party shall be responsible for their own fees in this case.

The Land Development Agency have decided not to acquire the Land for the purposes of section 53(4) of the Land Development Agency Act 2021 and have notified the Council in writing to this effect.

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

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 10<sup>th</sup> October 2023.

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

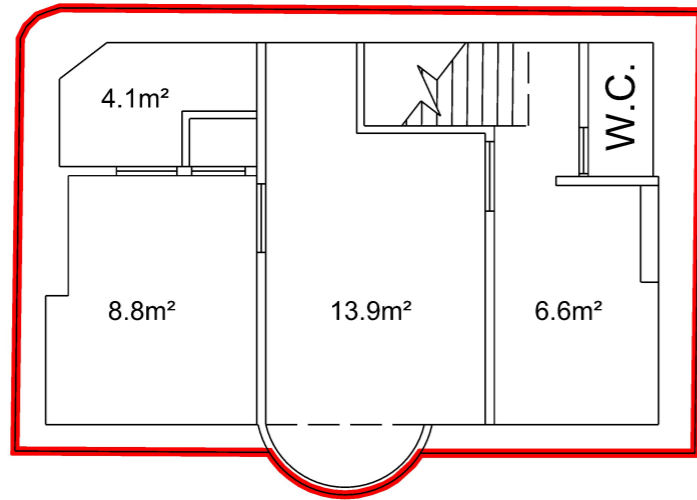
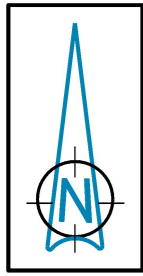
**Resolution:**

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

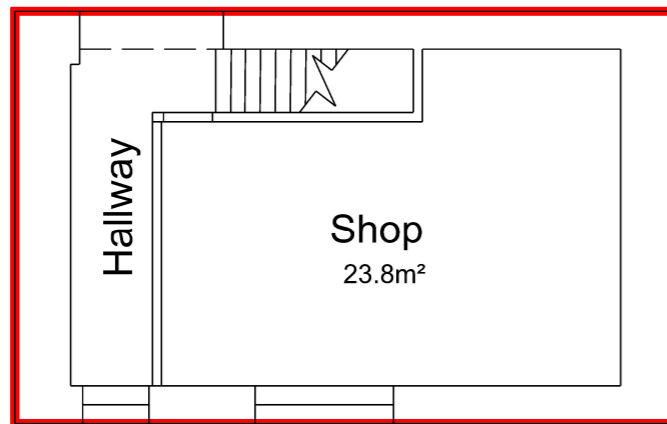
**Maire Igoe**

**A/Executive Manager**

**19<sup>th</sup> October 2023**

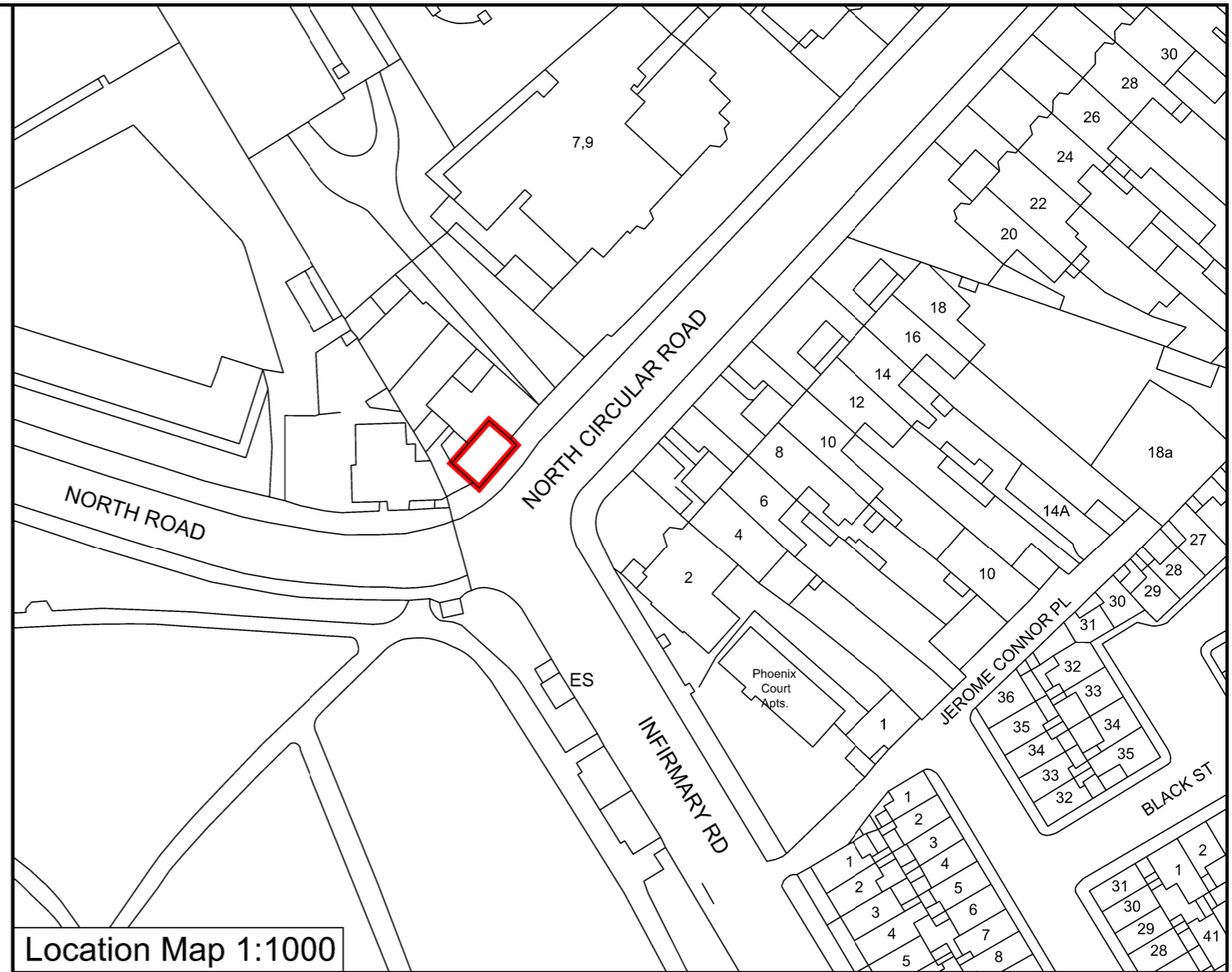


First Floor



Ground Floor

Scale 1:100



Location Map 1:1000

# NORTH CIRCULAR ROAD - No. 1

## Dublin City Council to Blackwell Consultancy Ltd.

### 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

<b>O.S REF</b> 3263-02	<b>SCALE</b> 1:100, 1:1000
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<b>INDEX No</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b> F:\SM-2022-0435 - 002 - C.dgn		

<b>DATE</b> 15-09-23	<b>SURVEYED / PRODUCED BY</b> E. Ging
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THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE  
SURVEY, MAPPING AND RELATED RESEARCH APPROVED

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

**APPROVED** \_\_\_\_\_  
**THOMAS CURRAN**  
ACTING MANAGER LAND SURVEYING & MAPPING  
DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2022-0435**