



With reference to the Disposal of the Fee Simple at 449 Collins Avenue, Collins Avenue West, Dublin 8.

By way of Indenture of Lease dated the 17th of June 1950, the property now known as 449 Collins Avenue shown outlined in red on Map Index No. SM-2023-0645 was let by Dublin City Council to William Duggan for a term of 150 years from 25th of March 1949. The current assignees to the lease, the Centre of English Language Studies, 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 449 Collins Avenue, Collins Avenue West, Dublin 9, to the Centre of English Language Studies subject to the following terms and conditions:

1. That the subject site is shown outlined and coloured in red on Map Index No. SM-2023-0645.
2. That Dublin City Council holds the Fee Simple Interest in the property.
3. That the site is held by the current leaseholder the Centre of English Language Studies under Indenture of the Lease dated 17th of June 1950 for a term of 150 years from 25th March 1949.
4. That the purchase price for the fee simple interest shall be the sum of €15,000 (fifteen 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 Valuer's fees of €1,500 plus VAT and the Council's legal fees to be agreed with the Law Agent.
7. That the above disposal is subject to satisfactory proof of title and entitlement to acquire the Fee Simple interest.

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 the 11th December 2023.

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 this report and assents to the proposal outlined therein.

Máire Igoe

A/Executive Manager

14th December 2023



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N: 738244.456

COLLINS AVENUE No. 449

Map for Proposed Disposal

Area 87m²



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

3132-21, -22

SCALE

1:1000

DATE

02-11-2023

**SURVEYED /
PRODUCED BY**

D.White

INDEX No

DWG No

REV

FILE NO

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THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

Thomas Curran 02/11/2023
THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2023-0645

Dr JOHN W. FLANAGAN

CEng FIEI FICE

CITY ENGINEER