

To the Chairperson and Members of
The South East Area Committee

Meeting: 13th May 2024

26/4/2024

Item No:

Disposal of plot to rear of 25c Cambridge Avenue, Dublin 4.

An application to dispose of a plot to rear of 25C Cambridge Avenue, Dublin 4 to Seamus O'Connor, owner of 25C, was approved by the Elected Members in June 1992, however, the transfer was never completed. Mr O'Connor has applied to complete the purchase of the plot, which has remained in the ownership of Dublin City Council.

The plot is as shown in the attached map SM-2024-0079 and almost the entire plot is subject to a wayleave to ESB Networks. The Council is willing to dispose of its freehold interest in the plot to Seamus O'Connor for €2,539 - the consideration agreed originally, subject to the following terms and conditions:

1. That Dublin City Council shall transfer the freehold title or equivalent in the subject plot, set out in the attached map SM-2024-0079 which has an area of 246 square metres.
2. The consideration sum will be €2,539, the consideration originally agreed. VAT will not apply.
3. The purchaser must hold the freehold title or equivalent interest in 25C Cambridge Avenue, Dublin 4.
4. The purchaser shall be responsible for any costs involved in incorporating the plot into their garden.
5. The purchaser shall be responsible for their own legal costs in the matter and shall also pay approximately €1,500.00 (plus VAT) towards the Council's legal costs.
6. The purchaser is deemed to purchase the property with full knowledge of its actual state, condition and structure and shall take it as it stands subject to water, light, drainage or other easement, right or privilege and be familiar with its boundaries, fences and walls.
7. The plot is encumbered with a wayleave to ESB Networks over the area shown in yellow on SM-2024-0079.

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

Maire Igoe
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A/Executive