

26<sup>th</sup> July 2024

**To: The Chairman and Members of The  
South East Area Committee**

Meeting: 09<sup>th</sup> September 2024

Item No.

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**With reference to the proposed disposal of the Council's freehold interest in 65 Keeper Road, Crumlin, Dublin 12.**

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By way of Indenture of Lease dated the 7<sup>th</sup> October 1944, the property now known as 65 Keeper Road, shown outlined in red on Map Index No. SM-2024-0128 was demised by Dublin City Council to Herbert Dennis for a term of 150 years from 25<sup>th</sup> March 1949. The current leaseholders are Gerard Bone, Lerma Properties, Paul Byrne, and JP Byrne Entities.

AMOSS LLP has applied to Dublin City Council to acquire the Council's Fee Simple interest in the property on behalf of Gerard Bone, Lerma Properties, Paul Byrne, and JP Byrne Entities.

The Law Department has confirmed that the lessees have a statutory entitlement to acquire the Council's title in the 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 65 Keeper Road, Crumlin, Dublin 12 to Gerard Bone, Lerma Properties, Paul Byrne, and JP Byrne Entities, subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple Interest in the above plot 65 Keeper Road, Dublin 12, as outlined in red on the attached disposal map Index No. SM-2024-0128.
2. That the property is held under lease from Dublin City Council to Herbert Dennis dated 7<sup>th</sup> October 1944 for a term of 150 years and subject to an annual rent of £26.10 / €30.90. The current leaseholders are Gerard Bone, Lerma Properties, Paul Byrne, and JP Byrne Entities.
3. That the disposal price of the Freehold Interest shall be in the amount of €17,000 (seventeen thousand euro), VAT not applicable.
4. That the Applicant is 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.
5. That the Applicant shall pay the Dublin City Council's Valuers fee of €1,500 (one thousand five hundred euro) plus VAT at 23%, €345 (three hundred and forty-five euro) total €1,845 (one thousand eight hundred and forty-five euro) and the Council's reasonable legal fees plus VAT.
6. That this proposal is subject to the necessary approvals and consents being obtained from Council and no agreement enforceable at law is created or intended to be created until exchange of contracts has taken place.

The transaction will include any other such terms and conditions as Dublin City Council's Law Agent shall deem appropriate.

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

**Máire Igoe**  
**Máire Igoe**  
**A/Executive Manager**

**Date**     **20<sup>th</sup> August 2024**