

To the Chairperson and Members of
The North Central Area Committee

Meeting: 21st October 2024

23rd September 2024

Item No:

Disposal of former walkway adjacent 73a Belcamp Avenue, Coolock, Dublin 17

An application has been received from Jessica Byrne, the owner of 73a Belcamp Avenue Dublin 17, to purchase a former walkway adjacent to the property. Dublin City Council is the freehold owner of the former walkway. The former walkway, shown outlined red on Map Index SM-2024-0264, has an area of approximately 52 square meters and has been subject to dumping and anti-social behavior. The North Central Area Office has recommended the Council proceed to dispose of the land to Jessica Byrne in order to address the anti-social behavior and to ensure good estate management. It is therefore proposed that Dublin City Council dispose of the land to Jessica Byrne subject to the following terms and conditions:

1. That the subject plot is shown outlined in red on the attached map Index No. SM-2024-0264.
2. The consideration for the plot will be €500.00 euros (five hundred euros) in total. No VAT applies.
3. That Dublin City Council shall transfer the unencumbered freehold title or equivalent in the subject plot.
4. That the purchaser is the owner of the freehold title or equivalent interest owner of 73a Belcamp Avenue, Dublin 17.
5. The purchaser shall be responsible for any costs involved in incorporating the plot into their garden.
6. The purchaser shall be responsible for their own legal costs in the matter and shall also pay approximately €1,500.00 plus VAT @ 23% total €1,845.00 euro (one thousand eight hundred and forty five euro) towards the Council's legal costs.
7. 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.

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

Máire Igoe

02/10/2024

Date _____

Máire Igoe
Acting Executive Manager