

To the Chairperson and Members of
The North Central Area Committee

21st November 2024

Meeting: 9th December 2024

Item No:

Disposal of plot to the rear of 15 Beaumont Road, Dublin 9

An application has been received from Christopher Lawlor, the owner of 15 Beaumont Road, Dublin 9, to purchase a plot to the rear of his property.

The plot, shown outlined red on Map Index SM-2024-0289, has an area of approximately 148 square metres and the Council is the Fee Simple owner of this plot.

The Council is willing to dispose of its freehold interest in the plot to the rear of 15 Beaumont Road, Dublin 9 to Christopher Lawlor, subject to the following terms and conditions:

1. That Dublin City Council shall transfer the unencumbered freehold title or equivalent in the subject plot.
2. That the purchaser must hold the freehold title or equivalent interest in 15 Beaumont Road, Dublin 9.
3. That the subject plot shall be disposed of in consideration of the sum of €30,000 (thirty thousand euro), VAT does not apply.
4. That the subject plot is shown outlined in red on Map SM-2024-0289 comprising a total area of 148 square meters or thereabouts.
5. That the purchaser shall be responsible for any costs involved in incorporating the plot into their garden.
6. That the purchaser shall be responsible for his own legal costs in the matter and shall also pay approximately €1,500.00 (plus VAT at 23% € 345.00), totaling €1,845.00 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.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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.

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

Máire Igoe

Máire Igoe
Acting Executive Manager

Date: 26/11/2024