

To the Chairperson and Members of  
The North Central Area Committee

18<sup>th</sup> December 2024

Meeting: 20<sup>th</sup> January 2025

Item No:

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**Disposal of a plot of land to the front of 17 Howth Junction Cottages, Kilbarrack, Dublin 5**

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An application has been received from Ann Dodrill and Mary Flood, owners of 17 Howth Junction Cottages, Kilbarrack, Dublin 5, to purchase a plot of land to the front of their property. The front plot in question is shown outlined red on the attached Map SM-2024-0819.

A new access road was provided by the Council to Howth Junction Cottages and the adjoining housing development in 1998 and the old access road was no longer required and was incorporated into the front gardens of the houses.

It is proposed to dispose of Dublin City Council's fee simple interest in the plot of land to the front of 17 Howth Junction Cottages, Kilbarrack, Dublin 5, to Ann Dodrill and Mary Flood, subject to the following terms and conditions:

1. The size of the plot is 39 square metres and the consideration shall be charged at the rate of €25 per square metre, € 975 (nine hundred seventy five euro) in total. No VAT applicable.
2. That the subject plot is shown outlined in red on the attached map Index No. SM-2024-0819.
3. That Dublin City Council shall transfer the unencumbered freehold title or equivalent in the subject plot.
4. That the purchasers hold the freehold title or equivalent interest in No. 17 Howth Junction Cottages, Kilbarrack, Dublin 5.
5. That the purchasers shall be responsible for any costs involved in incorporating the plot into their garden.
6. That the purchasers shall be responsible for their own legal costs in the matter and shall also pay €1,500.00 (plus VAT @ 23%) 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.

The Land Development Agency has advised that it is not intended 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 is intended to be created until an exchange of Contracts has taken place

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**Máire Igoe**  
**A/Assistant Chief Executive**

**Date: 23/12/24**