



With reference to the proposed disposal of the Council's fee simple interest in the premises now known as No. 137 North Circular Road, Dublin 7.

Under Indenture of Lease dated 24th November 1904 Dublin City Council demised a plot of land on the North Circular Road, Dublin 7 to Henry Hoban for a term of 150 years from 25th March 1902 subject to an annual rent of €59.42 for the erection of a number of houses of which the premises now known as No. 137 North circular Road was one. The apportionment of rent in respect of No. 137 North Circular Road, Dublin 7 is €9.90 per annum.

Jeanette and Paul McCarthy who claim to hold the lessee's interest in the premises have applied to Dublin City Council to purchase the fee simple therein. The Law Agent has advised that there is a statutory entitlement to purchase the fee simple.

Accordingly it is proposed to dispose of the Council's fee simple interest in the premises now known as No. 137 North Circular Road, Dublin 7 to Jeanette McCarthy and Paul McCarthy subject to the following terms and conditions:

1. That the subject site to be disposed is shown outlined in red on Map Index No. SM2016-0228.
2. That the subject site is held under Indenture of Lease dated 24th November 1904 and Made between Dublin City Council and Henry Hoban for a term of 150 years from 25th March 1902.
3. That Dublin City Council shall transfer the unencumbered freehold title or equivalent in the subject plot.
4. That the disposal price shall be a sum of €1,200 (one thousand two hundred euro) in full and final settlement.
5. That the applicants shall pay any charges for which they are liable for under the relevant legislation and shall clear all outstanding rent, rates and taxes (if any) on the property prior to the completion of sale.
6. That a deposit of 10% shall be required upon the signing of contracts, if applicable.
7. That the balance shall be payable upon completion of sale which shall be within 3 months of statutory approval being obtained.
8. That the applicant shall be responsible for any VAT liability associated with this disposal and indemnify Dublin City Council against same.
9. That the applicants shall pay the City Council's Valuer fee of €300 (three hundred euro) plus VAT.

10. That the applicants shall pay the City Council's legal fee of €300 (three hundred euro) plus VAT.
11. That the above proposal is subject to satisfactory proof of title.
12. That the above proposal is subject to the necessary approvals and consents being obtained.

The site to be disposed of is City Estate property.

The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in his discretion shall stipulate.

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

This proposal was approved by the North West Area Committee at its meeting of the 20th September 2016.

This report is submitted in accordance with the provisions of Section 183 of the Local Government Act, 2001.

Dated this the 21st day of September 2016

Paul Clegg
Executive Manager



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137 North Circular Road , Dublin 7
Disposal of Fee Simple
Dublin City Council to
Jeanette & Paul McCarthy
Map for P.R.A. Purposes



Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

An Roinn Comhshaoil agus Iompair
 Rannán Suirbhéireachta agus Léarscáilithe
 Environment and Transportation Department
 Survey and Mapping Division

O.S REF 3197-23	SCALE 1:1000 @ A4
DATE May 2016	SURVEYED / PRODUCED BY Owen Lloyd

INDEX No	FOLDER No	CODE	DWG No	REV
FILE NO	SM-2016-0228-_0204- C3 - 001 - A.dgn			

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 DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE
 SURVEY, MAPPING AND RELATED RESEARCH APPROVED
 APPROVED _____
THOMAS CURRAN
 ACTING MANAGER LAND SURVEYING & MAPPING
 DUBLIN CITY COUNCIL

INDEX No.
SM-2016-0228

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