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**With reference to the proposed disposal of the Council's fee simple interest in part of the premises at No.67 Keeper Road (now known as 67A Keeper Road), Crumlin, Dublin 12.**

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Under Indenture of Lease dated 6<sup>th</sup> November 1944 Dublin City Council demised a site at No. 67 Keeper Road, Crumlin, Dublin 12 to Herbert Dennis for a term of 150 years from 25<sup>th</sup> March 1944 subject to a yearly rent of £38.0s.0d (€48.25) and the erection of two storey residential shop premises.

Joynt & Crawford Solicitors acting on behalf John Hanna, Brian Hanna and Paul Hanna t/a John Hanna & Sons Metal Works who hold the lessee's interest in the rear of the premises and now known as No. 67A Keeper Road, Crumlin, Dublin 12 have applied to Dublin City Council to acquire the Council's fee simple interest therein.

The Chief Valuers Office reports that terms and conditions have been agreed and accordingly it is proposed as follows:

1. That under Indenture of Lease dated 6<sup>th</sup> November 1944 made between the Council of the one part and Herbert Dennis of the other part, the premises known as No. 67 Keeper Road was demised to the said Herbert Dennis to hold for a term of 150 years from 25<sup>th</sup> March 1944 subject to a yearly rent of £38.

By Indenture of Assignment made the 25<sup>th</sup> March 2002 part of the aforementioned lease was assigned to Joseph Duke.

By Deed of Assignment dated 4<sup>th</sup> December 2003 the leasehold interest in the rear of the site and now known as No. 67A Keeper Road, Crumlin, Dublin 12 was assigned to the applicants i.e. John Hanna, Brian Hanna and Paul Hanna.

2. That the property proposed to be disposed of is more particularly shown outlined red and coloured pink on Map Index No. SM2016-0054 comprising 245 sq.m or thereabouts.
3. That the purchase price shall be €5,000 (five thousand euro) and shall be exempt from V.A.T.
4. That the Council shall transfer unencumbered freehold title of the lands to the applicants.
5. That the applicants shall pay any charges 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 the applicant shall pay Valuers Fees of €1,500 (one thousand five hundred euro) plus V.A.T. together with the Council's legal fees of €1,200 (one thousand two hundred euro) plus V.A.T.
7. The dates of the performance of any of the requirements of the proposed disposal may be amended at the absolute discretion of the Executive Manager.

The land proposed to be disposed of was acquired in 1939 from Ms. Eileen Butler under the Crumlin North Area Compulsory Purchase Order 1936.

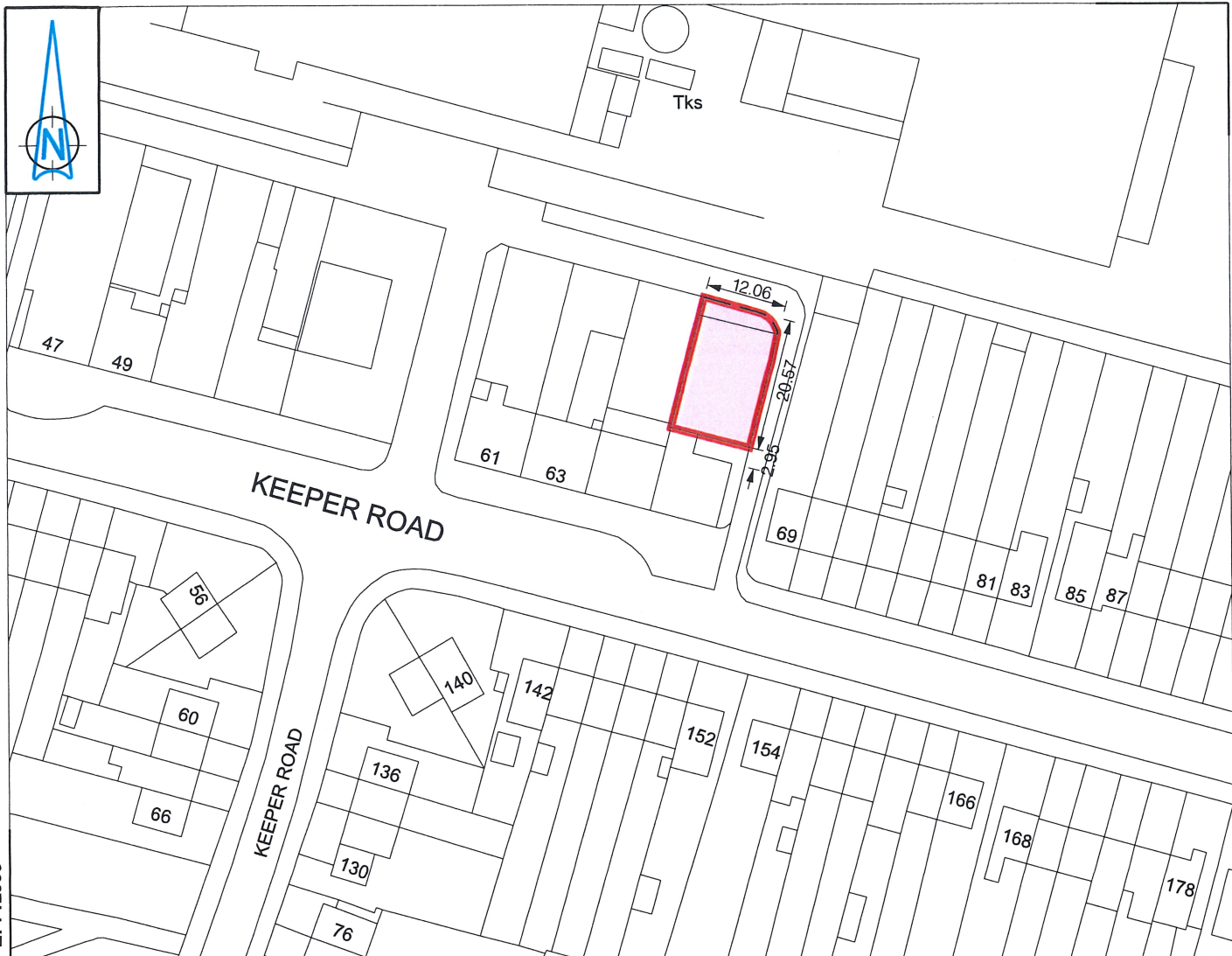
No Agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the South Central Area Committee at its meeting on the 15<sup>th</sup> March 2017.

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

Dated this 22<sup>nd</sup> day of March 2017.

**Declan Wallace**  
**Assistant Chief Executive**



Keeper Road – Premises No 67A (rear of 67 Keeper Road)  
 Dublin City Council to John Hanna & Sons  
 Disposal of Fee Simple

Area 245 SQm



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

<b>O.S REF</b> 3263-17/22	<b>SCALE</b> 1:1000
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<b>DATE</b> 11-02-2016	<b>SURVEYED / PRODUCED BY</b> Eoin Ging
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<b>INDEX No</b>	<b>FOLDER No</b>	<b>CODE</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b>	SM-2016-0054-_0204- C3 - 001 - A.dgn			

**JOHN W. FLANAGAN**  
 PhD CEng Eur Ing FIEI FICE  
 ACTING CITY ENGINEER

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY  
 DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED *Tom Curran* 11/02/2016  
**THOMAS CURRAN**  
 ACTING MANAGER LAND SURVEYING & MAPPING  
 DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2016-0054**