



With reference to the proposed disposal of the Council's freehold interest in the properties known as 85 and 87 Swords Road, Whitehall, Dublin 9.

Under Indenture of Lease dated 15th January 1934 The Right Honourable the Lord Mayor Alderman and Burgesses of Dublin demised the premises known as 87 Swords Road, Whitehall, Dublin 9 to Patrick Bowler for a term of 150 years from 29th September 1933 for a yearly rent of £13 thereby reserved.

Under Indenture of Lease dated 19th June 1934 The Right Honourable the Lord Mayor Alderman and Burgesses of Dublin demised the premises known as 85 Swords Road, Whitehall, Dublin 9 to Sean O'Ruaidhain for a term of 150 years from 29th September 1933 for a yearly rent of £13 thereby reserved.

The current assignee to both leases Layden Properties Whitehall Limited has applied to Dublin City Council to acquire the Council's fee simple interest in the property.

Following a judicial review the County Registrar by Order dated 2nd December 2019 granted the lessee the right to purchase the fee simple by entitlement in the properties known as 85 & 87 Swords Road, Whitehall, Dublin 9.

Accordingly, it is proposed to dispose of the Council's freehold interest in the properties 85 and 87 Swords Road, Whitehall, Dublin 9 to Layden Properties Whitehall Limited, subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple interest in the property.
2. That the properties known as 85 and 87 Swords Road, Whitehall, Dublin 9 are shown outlined in red on attached Map Index No. SM-2016-0395.
3. That 85 Swords Road is currently held under Indenture of Lease dated 19th June 1934 between The Right Honourable The Lord Mayor Alderman and Burgesses of Dublin and Sean O'Ruaidhain for a term of 150 years from 29th September 1933 and that Layden Properties Whitehall Limited currently holds the property under Deed of Assignment dated 4th July 2007 subject to a yearly rent of €16.52 (sixteen euro and fifty two cents).
4. That 87 Swords Road is currently held under Indenture of Lease dated 15th January 1934 between The Right Honourable The Lord Mayor Alderman and Burgesses of Dublin and Patrick Bowler for a term of 150 years from 29th September 1933 and that Layden Properties Whitehall Limited currently holds the property under Deed of Assignment dated 4th July 2007 subject to a yearly rent of €16.52 (sixteen euro and fifty two cents).
5. That the disposal price for the City Council's freehold interest on a statutory entitlement basis shall be the sum of €12,100 (twelve thousand one hundred euro), plus VAT if applicable.

6. That the applicant shall pay Dublin City Council's Valuer fee of €950.00 (nine hundred and fifty euro) plus VAT and Dublin City Councils legal fees of €1,050.00 (one thousand and fifty euro) plus VAT.
7. That all outstanding charges, rent, rates and taxes (if any) on the subject property, for which the applicant is liable shall be cleared prior to completion of the transaction.

The property proposed to be disposed of is City Estate property (AH544 & AH546).

The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in her 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 Central Area Committee at its meeting on the 9th December 2019.

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

Resolution to be adopted:

"That Dublin City Council notes the contents of Report No 21/2020 and assents to the proposal outlined therein."

Dated this the 11th day of December 2019.

Paul Clegg
Executive Manager



SWORDS ROAD, DUBLIN 9 - Nos. 85 & 87

Dublin City Council to Layden Properties Whitehall Limited

Disposal of fee simple

Map for Council



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
3132-21,22

SCALE
1-1000

FILE NO

INDEX No | FOLDER No | CODE | DWG No | REV
SM-2016-0395- 0204- C3 - 001 - A.dgn

DATE
24-08-2016

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

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

INDEX No.

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ACTING CITY ENGINEER

APPROVED _____
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ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

SM-2016-0395