

16th December 2019**To: The Chairman and Members of
North Central Area Committee**

Meeting: 20th January 2020

Item No.

**With reference to the proposed disposal of the Council's fee simple interest in a site at
Harmonstown Road, Dublin 5.**

Under Indenture of Lease dated 11th December 1961, a site at Harmonstown Road shown outlined in red and coloured pink on the map Index No. 6951/7 was demised by Dublin City Council to Maypark Industries Limited for a term of 150 years from the 25th March 1961 and subject to an initial annual rent of €203.16.

By Deed of Assignment dated 5th January 1990, a portion of the property was assigned to Harmonstown Motors Limited subject to one half of the rent (€101.58).

The remaining portion of the property was retained by Maypark Industries Limited. In 1991, Maypark Industries Limited went into liquidation and by Deed of Conveyance and Transfer dated 3rd January 1993, the property was assigned to Mr Thomas Hogg and Ms Elizabeth Hogg. The subject property is outlined green on the attached map and is currently being occupied by Hazel Potter, Lorraine Pugh and Karl Hogg.

O Donohoe, Solicitors acting on behalf of Hazel Potter, Lorraine Pugh and Karl Hogg, who claim to hold the lessees interest in the premises, have applied to Dublin City Council to acquire the Council's fee simple interest therein.

The Law Agent has advised that the lessees have a statutory entitlement to purchase the Fee Simple. It is proposed to dispose of the Council's fee simple interest, on an entitlement basis, in a site at Harmonstown Road, Dublin 5 to Hazel Potter, Lorraine Pugh and Karl Hogg subject to the following terms and conditions:

1. That the subject property forms part of a site at Harmonstown Road shown outlined in green on the attached lease map.
2. That the subject property was demised by Dublin City Council to Maypark Industries for a term of 150 years from 25th March 1961 subject to annual rent of £160.00 (€203.16). Under a Deed of Assignment dated 5th January 1990 a portion of this property was assigned to Harmonstown Motors Limited , subject to one half of the rent £80 (€101.58).
3. That the subject property is the remaining portion of the original demise retained by Maypark Industries Limited , subject to the remaining half of the rent of 80.00 (€101.58).
4. That this disposal price for the City Council's interest shall be in the sum of €25,000 (twenty five thousand euro).
5. That Dublin City Council holds the Fee Simple Interest in the subject land.

6. That the applicants are statutorily entitled to purchase the Fee Simple interest and shall be prepared to pay all rent , rates and charges outstanding up to and including the date of sale.
7. That the applicants will pay the City Council Valuer`s Fee of €1500 (one thousand five hundred euro) plus VAT.
8. That the applicants will pay the City Council`s reasonable legal costs of transfer plus VAT.

Paul Clegg

Paul Clegg
Executive Manager