

26<sup>th</sup> February 2020**To the Chairperson and Members  
of the Central Area Committee**

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**With reference to the proposed disposal of the Council's freehold interest in the property known as 112 St. Mobhi Road, Glasnevin, Dublin 9.**

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The premises known as 112 St. Mobhi Road, Glasnevin, Dublin 9 were held by the Bank of Ireland under Indenture of Lease dated 9<sup>th</sup> June 1931 for a term of 999 years, effective 29<sup>th</sup> May 1931, and subject to a yearly rent of €63.50. Morgan Crowe, Brid Large & Mary Irving are the current assignees to the lease and have applied to Dublin City Council to acquire the Council's fee simple interest in the property.

The Law Department has confirmed that the lessees have a statutory entitlement to the purchase of the freehold in this property in accordance with the Landlord and Tenant (Ground Rents) No. 2 Act 1978. Accordingly, it is proposed to dispose of the Council's freehold interest in the property at 112 St. Mobhi Road, Glasnevin, Dublin 9 to Morgan Crowe, Brid Large & Mary Irving, subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple Interest in the property as outlined in red and shaded in pink on the attached Map Index No. SM-2019-1015.
2. That the property was held under Indenture of a Lease dated 9<sup>th</sup> June 1931 by Bank of Ireland for a term of 999 years, effective 29<sup>th</sup> May 1931, subject to a yearly rent of €63.50 and that Morgan Crowe, Brid Large & Mary Irving currently hold the property under Deed of Assignment dated 24<sup>th</sup> June, 2017.
3. That the disposal price for the City Council's interest shall be the sum of €12,700 (twelve thousand and seven hundred euro), plus VAT if applicable.
4. 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.
5. That the applicants shall pay the City Council's Valuer's fees of €800 plus VAT and legal costs of transfer plus VAT.
6. That all outstanding charges, rent, rates and taxes (if any) on the subject plots, for which the applicant is liable shall be cleared prior to completion of the transaction.

That the transaction shall include any other such terms and conditions as Dublin City Council's Law Agent shall deem appropriate.

The dates for the performance of any requirements of the agreement may be amended at the absolute discretion of the Executive Manager.

**P. Clegg**

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**Executive Manager**