

13/1/2021

To the Chairperson and Members of
The North Central Area Committee

Meeting: 15/2/2021
Item No:

With reference to the proposed disposal of a plot to the rear of 74 Brian Road, Marino, Dublin 3.

An application has been received from Paul Sheridan, Carol Sheridan and David Sheridan, Trustees of their mother, Stella Sheridan, owner of 74 Brian Road, to purchase a plot of land to the rear of her home at No. 74 Brian Road, Marino, Dublin 3.

The plot of ground in question, shown outlined red on Map Index SM-2020- 0277, has an area of 132 square meters. Part of this plot has already been incorporated into the applicants' garden for many years.

It is proposed to dispose of Dublin City Council's fee simple interest in the site to Paul Sheridan, Carol Sheridan and David Sheridan, Trustees of their mother, Stella Sheridan, the owner of 74 Brian Road, to be held in trust for her benefit, subject to the following terms and conditions:

1. The consideration shall be in the sum of €3,300 (three thousand and three hundred euro). i.e. €25 per square metre i.e. €25 x 132 square metres.
2. The proposed purchasers shall be responsible for any costs involved in incorporating the plot into the garden.
3. The proposed purchasers shall be responsible for their own legal costs in the matter and shall also pay €1,500.00 (plus VAT) towards the Council's legal costs.
4. The proposed purchasers have received independent legal advice on the creation of the trust and the financial implications (if any) of dispensing of the trust

The disposal shall be subject to any such covenants and conditions 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.



3rd February 2021

Executive Manager

Date