

To the Chairperson and Members of
the Central Area Committee

Meeting: 14th February 2023

Item No:

With reference to the proposed disposal of strip of land at rear of 55 Caledon Road, East Wall, Dublin 3.

An application has been received from Ian and Maureen Brady, owners of 55 Caledon Road, East Wall, Dublin 3 to purchase a strip of land to the rear of their property.

The strip of ground, which has been incorporated into the applicants' property for many years, has an area of 5.2 square metres and is shown outlined in red on attached Map Index No.SM-2022-0453.

It is proposed to dispose of Dublin City Council's fee simple interest in the strip to Ian and Maureen Brady, the owners of 55 Caledon Road, subject to the following terms and conditions:

1. The consideration shall be in the sum of €130 (one hundred and thirty euro) i.e. €25 per square metre (€25 x 5.2 sq m).
2. Dublin City Council shall transfer the freehold title or equivalent in the subject strip shown on Map Index No. SM-2022-0453.
3. The purchasers shall be responsible for any costs involved in incorporating the plot into their property.
4. The purchasers shall be responsible for their own legal costs in the matter and shall also pay approximately €1,500.00 (plus VAT) towards the Council's legal costs.
5. The purchasers are deemed to purchase the property with full knowledge of its actual state, condition, and structure and shall take it as it stands subject to water, light, drainage or other easement, right or privilege and be familiar with its boundaries, fences and walls.

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

Máire Igoe
Máire Igoe
Acting Executive Manager

31/1/23
Date