

**The Chairman and Members of  
North West Area Committee.**

Planning and Property Development

**Meeting 21<sup>st</sup> November 2023**

6<sup>th</sup> November 2023

**Item No: 7**

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**With reference to a proposed disposal of a plot to the front of 44 Dolmen Court, Poppintree, Dublin 11**

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Dublin City Council is the Fee Simple owner of a plot of land at the front of 44 Dolmen Court Poppintree, Dublin 11. Ownership of the property was transferred some years ago to Thomas Miley by Dublin City Council's Housing Department by means of a Transfer Order in accordance with Section 90 of the Housing Act 1966. Due to an error, the front garden of the property was excluded from the site that was subsequently registered in the PRAI. The area comprises an area of 41sq. m. and is shown outlined red on attached Map Index SM-2022-0097.

The Council approved the disposal of the subject plot to Thomas Miley at its meeting on the 4<sup>th</sup> of April 2022. The transfer was never completed and it is now proposed to transfer the plot to the new registered owner of 44 Dolmen Court, Darren Ryan.

Accordingly, it is proposed to dispose of the site shown outlined in red on map Index No. SM-2022-0097 to Darren Ryan subject to the following terms and conditions:

1. The consideration shall be in the sum of €1 (one euro), if demanded.
2. Dublin City Council shall transfer the Council's freehold interest in the subject plot.
3. The purchaser must hold the freehold title or equivalent interest in 44 Dolmen Court.
4. The purchaser shall be responsible for their own legal costs in the matter and shall also pay approximately €1,500 (plus VAT at 23%) towards the Council's legal costs.
5. The purchaser is deemed to purchase the property with the 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.

Please note that no agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

Máire Igoe

9 /11/ 23

**Máire Igoe**

**A/Executive Manager**



