

06/08/2019

To the Chairperson and Members of
The Central Area Committee

With reference to the proposed disposal of a plot of land to the rear of 23 Broadstone Avenue Phibsborough, Dublin 7.

An application has been received from Jeff Hopkins to purchase a plot of ground to the rear of his property at 23 Broadstone Avenue Phibsborough, Dublin 7. The plot of ground in question, is shown outlined in red on Map Index No. SM-2019-0436, and has an area of 27 square metres.

It is proposed to dispose of the City Council's fee simple interest in the plot of ground to Jeff Hopkins, subject to the following terms and conditions:

1. The Council shall transfer the site outlined in red on Map Index No. SM-2019-0436 in fee simple
2. The consideration shall be in the sum of €675 (six hundred and seventy five euro). i.e. €25 per square metre i.e. €25 x 27 square metres.
3. The Council shall retain a wayleave in the area coloured yellow due to the presence of a combined water pipe.
4. The purchaser shall be responsible for any costs involved in incorporating the plot into their garden.
5. The purchaser 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.

The disposal shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

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

Executive Manager