



With reference to the proposed Disposal of 25 Cherryfield Avenue, Walkinstown, Dublin 12.

Dublin City Council (DCC) is the Fee Simple owner of No. 25 Cherryfield Avenue, Walkinstown, Dublin 12, shown outlined in red on Map Index No. SM-2019-1048 (attached).

The property lies within the administrative area of South Dublin County Council (SDCC) and was erroneously acquired in February 2018 by Housing and Community Services for social housing purposes (Order H&CS 1912/17 refers).

It is now proposed to transfer ownership of the property to SDCC and that the acquisition cost to DCC will be recouped from SDCC:

1. That the purchase price in full and final settlement shall be **€395,000 (three hundred and ninety five thousand euro)**. The purchase price is representative of the open market value of the property, and in assessing the value, regard has been given to the condition of the premises and the cost of carrying out repairs.
2. That vacant possession of the property free from all encumbrances shall be provided as at the date of completion of the transaction.
3. That all outstanding charges, rates and taxes if any on the property shall be cleared prior to completion of the transaction.
4. That each party shall be responsible for their own fees in this case.
5. That the above proposal is subject to the necessary approvals and consents being obtained.

DCC acquired title in the property under Order H&CS 1912/17 which approved the acquisition and is registered to DCC under Folio DN162786F

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

This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be adopted

"That Dublin City Council notes the contents of this report and assents to the proposal outlined therein"

Dated 19th day of September 2019.

Paul Clegg
Executive Manager



CHERRYFIELD AVENUE - No. 25

Dublin City Council to South Dublin County Council

Disposal of Fee Simple



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Comhshaoil agus Iompair
Rannán Suirbhéireachta agus Léarscáilithe
Environment and Transportation Department
Survey and Mapping Division

O.S REF 3327-15	SCALE 1:1000
DATE 17-09-2019	SURVEYED / PRODUCED BY T. Curran

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Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED *Thomas Curran* 17/09/2019
THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

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