

HATSTONE

T: +353 (0) 1 963 7000
DX: Fitzwilliam 109008
26/27 Pembroke Street Upper
Dublin 2
D02 X361

www.hatstone.com

Tracey McGibbon
A/Senior Executive Planner
South Dublin Count Council
Planning Section

19 October 2021

Our Reference GW0001/0001

Your Reference SD21A/0216

Re Application SD21A/0216 Old Nangor Road Ltd
Our Client Old Nangor Road Limited

Dear Sirs

We refer to the above application and your letter of 4 August 2021 seeking further clarification and more particularly point 5 seeking as follows;

The applicant is requested to clarify the use and ownership of the accessway off Collinstown Road along the east of the site. If any right of ways exist, the applicant should submit a revised site location map showing this.

The applicant is also requested to clarify why the site boundary (red line boundary is irregular in the north-eastern corner of the site along this accessway. The boundary appears to project inwards at a point.

We acted as the solicitors in the purchase of these lands by the Applicant.

We enclose Folio and File Plans of Folios

Managing Partner: Gráinne Loughnane
Partners: Julie O'Sullivan | Setanta Landers
Solicitors: Orla Canavan | Kevin Nestor | Lauren Atkinson
Consultants: Aaron McGarry | Declan Brooks | John Deeney | Laura Holtham | Sonia McEntee

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- DN34496F
- DN241152F
- DN34496F

from the PRAI showing the applicants boundary and with a right of way running to the East of the property. We have revised map drawing number 2200 to highlight the location for the right of way running to the east of the property.

The applicant has the benefit of this right of way to pass and repass, access and egress its property it is clear that the parking proposed is within the curtilage of the applicants' own boundaries and causes no obstructions, interference or impedes the right of way in any way and its proposed use is consistent with the right of way.

The Right of way is contained within Folio DN55337F.

Folio DN55337F is registered in the name of Brendan Farrelly. We attach Folio and Map. Brendan Farrelly has lodged a submission which concedes that a current right of way exists for access to the current business premises on the site.

We are grateful for the investigations of the planning authority in this regard which does not usually concern itself with matters of title and note that the right of way is in existence to service access to this property and as such no consent of any adjoining landowner is required as the property enjoys the benefit of the right of way for access at the proposed location.

We understand that the inward feature to the North East of the site is to facilitate a fire exit and the boundary delineation merely matches the as built property with a railing feature. There is a footpath in this area and a photo is attached which ought make that position clearer to the authority.

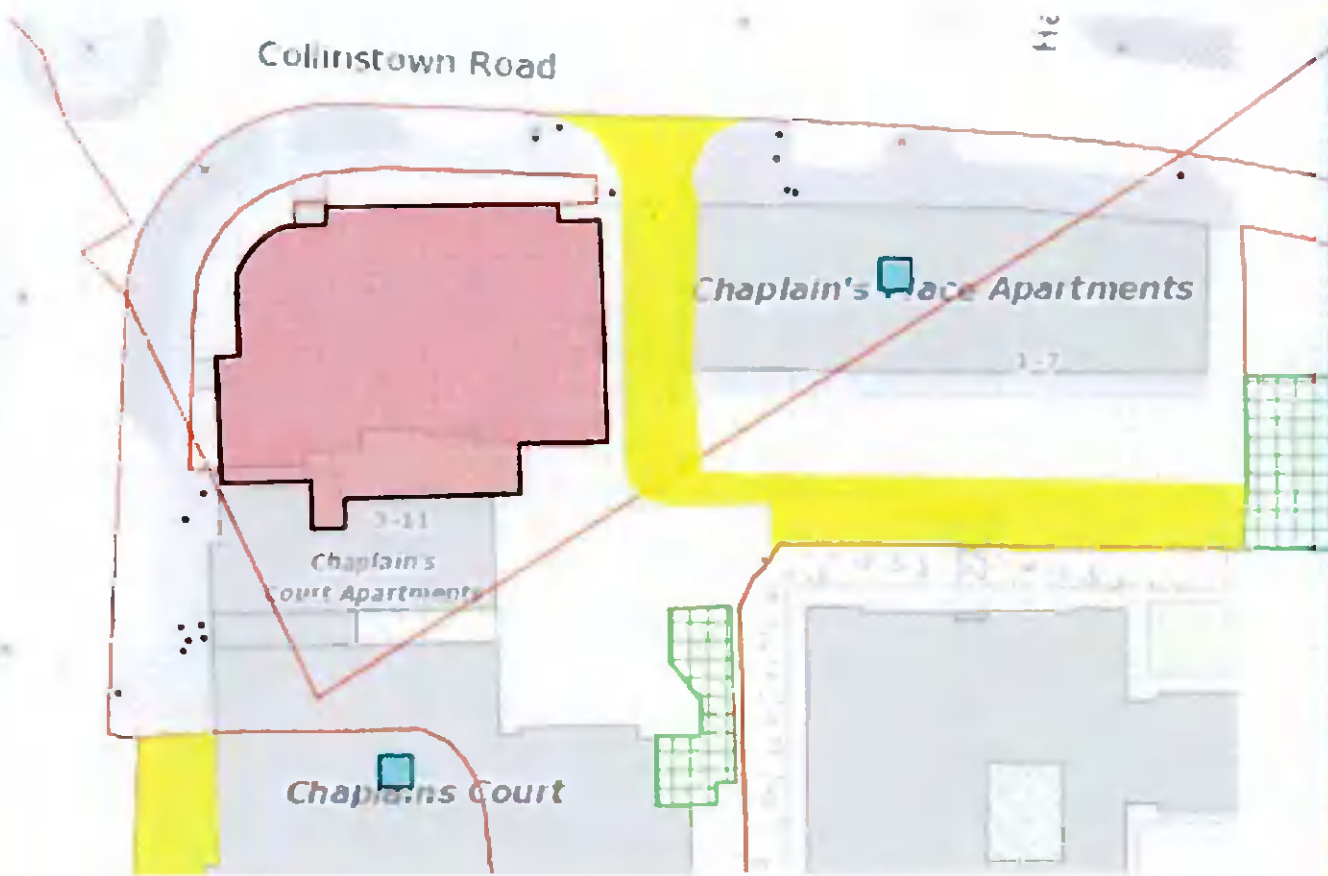
We trust the above to be in order.

Yours faithfully

Sent by email and no signature attaches.

Setanta Landers
Partner

Hatstone (Ireland) LLP



> Back

Folio Number	DN34496F
Title Level	Freehold
Plan Number	3
Property Number	2
Area of selected plans	Not available.
Number of Plans on this folio:	1
Address	Finches Public House, Finches Shopping Centre, Neilstown Road, Dublin 22, D22 H7X9

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*DDA Boundaries and Plan Area are not

Land Registry

County Dublin

Folio 337F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>PLANS : 49A TOWNLAND : COOLMINE BARONY : NEWCASTLE AREA : .635 HECTARES OS REFERENCE : 21/13</p> <p>THE REGISTRATION DOES NOT EXTEND TO MINES AND MINERALS</p> <p>NOTE: ALL PROPERTY TRANSFERRED TO FOLIO DN111107F (SEE PART 1B).</p>	FROM FOLIO 7195
2	<p>PLANS : FK76 TOWNLAND : COOLMINE BARONY : NEWCASTLE OS REFERENCE : 21/13</p> <p>THE REGISTRATION DOES NOT EXTEND TO MINES AND MINERALS</p> <p>NOTE: PROPERTY ADDED DUE TO SUBDIVISION - 28/10/92, INST. NO. 92DN22035</p>	FROM FOLIO DN007195

Land Registry

County Dublin

Folio 337F

Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
1	1	92DN22035	28-OCT-1992		FK75	DN89069F
2	1	96DN08640	16-APR-1996		49A	DN111107F

Land Registry

County Dublin

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Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
001	15 SEP 1975 R 4307/75	THOMAS FETHERSTON (CONTRACTOR) 25 FORREST HILL, PORTMARNOCK, CO DUBLIN IS FULL OWNER
002	27-OCT-1992 92DN21911	ROSE FETHERSTON COOLMINE, SAGGART, COUNTY DUBL IN IS FULL OWNER Land Cert Application No.: 513 Date: 19-JUN-1996 Issued To: GALLAGHER SHATTER, SOLRS., 4 UPPER ELY PLACE, DUBLIN 2

~~3 28 JUL 1995 95DN15771 ALL DEALINGS WITH THE PART OF THE PROPERTY AS SPECIFIED IN MAP ATTACHED TO INST. NO. 95DN15771 ARE INHIBITED FOR A PERIOD OF 14 DAYS AFTER 28TH JULY 1995.~~

~~NOTE: CANCELLED RULE 7~~

~~4 24 AUG 1995 95DN17864 ALL DEALINGS WITH THE PART OF THE PROPERTY NO. 1 SHOWN AS PLAN 49A (O.S. 21/12) ARE INHIBITED FOR A PERIOD OF 14 DAYS AFTER 24TH AUGUST 1995.~~

~~NOTE: CANCELLED RULE 7~~

Land Registry

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Folio 337F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
001	<p>THE PROPERTY IS SUBJECT TO THE PROVISIONS PROHIBITING LETTING, SUBLETTING OR SUBDIVISION SPECIFIED IN SECTION 12 OF THE LAND ACT, 1965, AND TO THE PROVISIONS RESTRICTING THE VESTING OF INTEREST SPECIFIED IN SECTION 45 OF THE SAID ACT IN SO FAR AS THE SAID PROVISIONS AFFECT SAME.</p> <p style="text-align: center;">Cancelled D2017LR070277M 23-MAY-2017</p>
002 LR 51088	<p>THE PROPERTY IS SUBJECT TO THE FISHING RIGHTS AND FISHERIES (IF ANY) RESERVED TO THE LAND COMMISSION BY ITS FIAT.</p>
003 26 JAN 1977 R 796/77	<p>CHARGE FOR THE PRINCIPAL SUMS STAMPED TO COVER £16,000 SPECIFIED IN INSTRUMENT NO. R 796/77 REPAYABLE WITH INTEREST.</p> <p>THE IRISH PERMANENT BUILDING SOCIETY IS OWNER OF THIS CHARGE</p> <p style="text-align: center;">NOTE: CERTIFICATE OF CHARGE ISSUED RULE 156 ON 16TH FEBRUARY 1977</p> <p style="text-align: center;">CANCELLED, 28/10/92, INST. NO. 92DN22035</p>
004 05 SEP 1984 84DN13692	<p>AN OFFICE COPY OF AN AFFIDAVIT BY VINCENT P. BEIRNE OF 37/39 FITZWILLIAM SQUARE, DUBLIN OF A JUDGEMENT OBTAINED BY LOMBARD AND ULSTER BANKING IRELAND LIMITED AGAINST THOMAS FETHERSTON AND ROSALEEN FETHERSTON ON THE 17TH DAY OF JULY 1984 IN THE HIGH COURT IN A MATTER, ACTION OR CAUSE OF LOMBARD AND ULSTER BANKING IRELAND LIMITED (PLAINTIFF) V THOMAS FETHERSTON AND ROSALEEN FETHERSTON (DEFENDANT) HAS BEEN DEPOSITED IN THE REGISTRY AS A MORTGAGE AGAINST THE INTEREST OF THOMAS FETHERSTON IN THE PROPERTY HEREIN.</p> <p>THE AMOUNT OWING ON SAID JUDGEMENT IS STATED TO BE £43,208.77</p> <p>NOTE: AS BETWEEN THIS BURDEN AND ANY LIEN ON THE PROPERTY CREATED BY DEPOSIT OF THE LAND CERTIFICATE PRIOR TO THE DATE OF REGISTRATION THIS BURDEN RANKS IN PRIORITY AFTER SUCH LIEN</p> <p style="text-align: center;">NOTE: THIS JUDGEMENT MORTGAGE IS ALSO REGISTERED ON FOLIO NOS. DN032006F, DN007195 AND DN008681L</p> <p style="text-align: center;">CANCELLED, 28/10/92, INST. NO. 92DN22035</p> <p>AN OFFICE COPY OF AN AFFIDAVIT BY ROGER THOMAS GARLAND OF KEANE</p>

Land Registry

County Dublin

Folio 337F

- 005 17 JUN 1985
85DN07899
- MAHONY SMITH, 38 DAWSON STREET, DUBLIN 2 OF A JUDGEMENT OBTAINED BY KEANE MAHONY SMITH AGAINST THOMAS FETHERSTON ON THE 7TH OF SEPTEMBER 1984 IN THE DISTRICT COURT, DUBLIN METROPOLITAN DISTRICT IN A CAUSE OF KEANE MAHONY SMITH (PLAINTIFF) V THOMAS FETHERSTON (DEFENDANT) HAS BEEN DEPOSITED IN THE REGISTRY AS A MORTGAGE AGAINST THE INTEREST OF THOMAS FETHERSTON OF COOLMINE, SAGGART, DUBLIN (GENTLEMAN) IN THE PROPERTY HEREIN. THE AMOUNT OWING ON SAID JUDGEMENT IS STATED TO BE £842.32 NOTE + AS BETWEEN THIS BURDEN AND ANY LIEN ON THE PROPERTY CREATED BY DEPOSIT OF THE LAND CERTIFICATE PRIOR TO THE DATE OF REGISTRATION THIS BURDEN RANKS IN PRIORITY AFTER SUCH LIEN
- NOTE: THIS JUDGEMENT MORTGAGE IS ALSO REGISTERED ON FOLIO NO.S DN008681L AND DN007195 CANCELLED, 28/10/92, INST. NO. 92DN22035
- 006 30 OCT 1985
85DN13802
- AN OFFICE COPY OF AN AFFIDAVIT BY JOHN M.T. KING OF RED LANE, BLESSINGTON, COUNTY WICKLOW OF A JUDGEMENT OBTAINED BY THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND AGAINST THOMAS FETHERSTON ON THE 17TH OF SEPTEMBER 1985 IN THE CIRCUIT COURT IN A CAUSE OF THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND (PLAINTIFF) V THOMAS FETHERSTON (DEFENDANT) HAS BEEN DEPOSITED IN THE REGISTRY AS A MORTGAGE AGAINST THE INTEREST OF THOMAS FETHERSTON OF COOLMINE, SAGGART, COUNTY DUBLIN IN THE PROPERTY HEREIN. THE AMOUNT OWING ON SAID JUDGEMENT IS STATED TO BE £6,190.44 NOTE + AS BETWEEN THIS BURDEN AND ANY LIEN ON THE PROPERTY CREATED BY DEPOSIT OF THE LAND CERTIFICATE PRIOR TO THE DATE OF REGISTRATION THIS BURDEN RANKS IN PRIORITY AFTER SUCH LIEN. NOTE+ THIS JUDGEMENT MORTGAGE IS ALSO REGISTERED ON FOLIOS DN007195 AND DN008681L
- NOTE: CANCELLED, 28/10/92, INST. NO. 92DN22035
- 007 13 JUN 1986
86DN08200
- AN OFFICE COPY OF AN AFFIDAVIT BY DONAL M LYNCH COMPANY SECRETARY OF 12/13 SOUTH WILLIAM STREET DUBLIN 2 OF A JUDGEMENT OBTAINED BY CREDIT FINANCE BANK LIMITED AGAINST THOMAS FETHERSON ON THE 24TH APRIL 1985 IN THE CIRCUIT COURT IN A CAUSE OF CREDIT FINANCE BANK LIMITED (PLAINTIFF) V THOMAS FETHERSON (DEFENDANT) HAS BEEN DEPOSITED IN THE REGISTRY AS A MORTGAGE AGAINST THE INTEREST OF THOMAS FETHERSON OF COOLMINE SAGGART COUNTY DUBLIN IN THE PROPERTY

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County Dublin

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~~HEREIN.~~

~~THE AMOUNT OWING ON SAID JUDGMENT IS STATED TO BE £2629.50
NOTE : AS BETWEEN THIS BURDEN AND ANY LIEN ON THE PROPERTY CREATED
BY DEPOSIT OF THE LAND CERTIFICATE PRIOR TO THE DATE OF
REGISTRATION THIS BURDEN RANKS IN PRIORITY AFTER SUCH LIEN~~

~~NOTE: THIS JUDGMENT MORTGAGE IS ALSO REGISTERED ON FOLIO
8681L.~~

~~CANCELLED, 28/10//92, INST. NO. 92DN22035~~

008 03-MAY-1994
94DN08471

~~AN OFFICE COPY OF AN AFFIDAVIT BY CERRY BOYLE, SECRETARY OF UPPER
HATCH STREET, DUBLIN OF A JUDGMENT OBTAINED BY ACC BANK PLC
AGAINST ROSE FETHERSTON ON THE 18TH NOVEMBER 1993 IN THE DISTRICT
COURT IN A CAUSE OF ACC BANK PLC (PLAINTIFF) V ROSE FETHERSTON
(DEFENDANT) HAS BEEN DEPOSITED IN THE REGISTRY AS A MORTGAGE
AGAINST THE INTEREST OF ROSEFETHERSTON OF COOLMINE, SAGGART,
COUNTY DUBLIN IN THE PROPERTY ~~HEREIN.~~~~

~~THE AMOUNT OWING ON SAID JUDGMENT IS STATED TO BE £2,965.42
NOTE : AS BETWEEN THIS BURDEN AND ANY LIEN ON THE PROPERTY CREATED
BY DEPOSIT OF THE LAND CERTIFICATE PRIOR TO THE DATE OF
REGISTRATION THIS BURDEN RANKS IN PRIORITY AFTER SUCH LIEN --
NOTE: THIS JUDGMENT MORTGAGE IS REGISTERED ALSO ON FOLIO DN007195~~

Cancelled

D2017LR070277M

23-MAY-2017

Land Registry

County Dublin

Folio 55337F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured Red as plan(s) 2 on the Registry Map, situate in the Townland of ROWLACH, in the Barony of UPPERCROSS, in the Electoral Division of CLONDALKIN-MOORFIELD.</p> <p>THE REGISTRATION DOES NOT EXTEND TO MINES AND MINERALS</p> <p>The seedpoints numbered 19, 16, 15, 13, 11, 9, 8, 6, 5, 20, 22 have been deleted from DMaps See Q2012LR011192D NOTE: PLAN E8VQ ADDED, INST. 91DN05599 Note: Amended 3/8/2001 Inst No D2001DN021165G Note Plans amended See D2001DN009655A</p>	FROM FOLIO DN034496F
2	<p>The property shown coloured Red as plan(s) 1, DUNK5 on the Registry Map, situate in the Townland of ROWLAGH, in the Barony of UPPERCROSS, in the Electoral Division of CLONDALKIN-MOORFIELD containing 00 hectares.</p> <p>THE REGISTRATION DOES NOT EXTEND TO MINES AND MINERALS</p> <p>Note: Plan DUNK5 added under D2020LR079551P. The seedpoints numbered 18, 14, 12, 10, 7, 17, 21, 23, have been deleted from DMaps See Q2012LR011192D NOTE: PLAN E8VP ADDED, INST. 91DN05599 Note Plans amended see D2001DN009655A</p>	FROM FOLIO DN034496F

Land Registry

County Dublin

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Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
1	1	95DN12361	15-JUN-1995		4	DN105281F
2	1	D2020LR079551P	30-JUN-2020		DUNK4	DN241152F
3	2	D2020LR079551P	30-JUN-2020		DUNK7	DN241152F
4	2	D2021LR009679A	21-JAN-2021		DUNK5	DN241152F

Land Registry

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Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
001	05 FEB 1986 TUILERIES LIMITED 66 HADDINGTON ROAD, DUBLIN IS FULL OWNER 86DN01784 Cancelled D1999DN027874A 13-OCT-1999
2	13-OCT-1999 Brendan Farrelly (Businessman) of 1B Malahide Road, Clontarf, Dublin 3 is full owner. D1999DN027874A

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Part 3 - Burdens and Notices of Burdens

No.	Particulars
01	<p>THE PROPERTY IS SUBJECT TO THE PROVISIONS PROHIBITING LETTING, SUBLETTING OR SUBDIVISION SPECIFIED IN SECTION 12 OF THE LAND ACT, 1965, AND TO THE PROVISIONS RESTRICTING THE VESTING OF INTEREST SPECIFIED IN SECTION 45 OF THE SAID ACT IN SO FAR AS THE SAID PROVISIONS AFFECT SAME.</p> <p style="text-align: center;">Cancelled D2006DN003964P 25-JAN-2006</p>
002	<p>LR 3/70647</p> <p>THE PROPERTY IS SUBJECT TO THE FISHING RIGHTS AND FISHERIES (IF ANY) RESERVED TO THE LAND COMMISSION BY ITS ORDER.</p>
003	<p>26-AUG-1982 R8126/82</p> <p>FULL RIGHT AND LIBERTY FOR THE RIGHT HONOURABLE THE LORD MAYOR ALDERMEN AND BURGESSES OF DUBLIN THE REGISTERED OWNERS OF FOLIO DN005201 ITS SUCCESSORS LICENCEES AND ASSIGNS, AT ALL TIMES AND FOR ALL PURPOSES ON FOOT OR WITH VEHICLES TO PASS AND REPASS OVER THE PROPERTY HEREIN SHOWN COLOURED YELLOW ON PLANS 1, 2, ON THE REGISTRY MAP.</p> <p style="text-align: center;">R.O.W. description amended See Q2012LR011195H</p>
004	<p>05-MAR-1984 84DN04538</p> <p>LEASE DATED 18TH OF JANUARY 1984 FROM UNITED BARS LIMITED TO JUSTIN KENNEDY OF THE PART OF THE PROPERTY NO 1 AND 2 EDGED RED AND NUMBERED 7 AND 8 ON THE PLAN NOS 2 AND 1 RESPECTIVELY THEREOF ON THE REGISTRY MAP (O.S. M.S.B.26 Map1 TOGETHER WITH THE RIGHTS SPECIFIED THEREIN</p> <p>TERM: 35 YEARS FROM 1ST OF JANUARY 1982 RENT £6,500.</p> <p>NOTE: THE TITLE TO THIS LEASE IS REGISTERED ON FOLIO DN074886L.</p> <p style="text-align: center;">Cancelled D2003DN040380T 13-NOV-2003</p>
005	<p>13-APR-1984 84DN06221</p> <p>LEASE DATED 2ND APRIL 1984 FROM UNITED BARS LIMITED TO TERENCE J BRUCHAL OF THE PART OF THE PROPERTY NO 1 AND 2 EDGED RED AND NUMBERED 11 AND 12 ON THE PLAN NOS 2 AND 1 RESPECTIVELY THEREOF ON THE REGISTRY MAP (O.S. M.S.B.26 MAP 1) TOGETHER WITH THE RIGHTS SPECIFIED THEREIN</p> <p>TERM: 35 YEARS FROM 1ST JANUARY 1982 RENT £8,000.</p> <p>NOTE: THE TITLE TO THIS LEASE IS REGISTERED ON FOLIO DN074887L.</p>

Land Registry

County Dublin

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Cancelled

D2005DN001278Y

15-FEB-2005

006	13 JAN 1984 84DN00444	LEASE DATED THE 1ST OF JUNE 1983 FROM UNITED BARS LIMITED TO JAMES LAWLERS OF PART OF THE PROPERTY NO 1 EDGED GREEN AND NUMBERED A843 ON THE PLAN THEREOF ON THE REGISTRY MAP (O.S. 17/11 SUPPLY MAP B10) TOGETHER WITH THE RIGHTS SPECIFIED THEREIN TERM 35 YEARS FROM 1ST JANUARY 1982 RENT £7,000 OR SUCH INCREASED RENT AS MAY BECOME PAYABLE UNDER THE TERMS OF INSTRUMENT NO 84DN00444 NOTE: THE TITLE TO THIS LEASE IS REGISTERED ON FOLIO DN074573L. NOTE: CANCELLED 02/05/90, 90DN08186
007	05-FEB-1986 86DN01784	THE PROPERTY IS SUBJECT TO THE RIGHTS AND CONDITIONS SPECIFIED IN INSTRUMENT NO. 86DN01784 MADE BETWEEN UNITED BARS LIMITED OF THE ONE PART AND TUILERIES LIMITED OF THE OTHER PART RELATING TO THE USE AND ENJOYMENT OF THE PROPERTY
008	05 FEB 1986 86DN01784	CHARGE FOR PRESENT AND FUTURE ADVANCES STAMPED TO COVER £300,000 REPAYABLE WITH INTEREST CITY OF DUBLIN BANK P.L.C. IS OWNER OF THIS CHARGE NOTE: CANCELLED 16/02/88, 88DN02418.
009	16 SEP 1985 85DN12606	LEASE DATED THE 24TH OF FEBRUARY 1984 FROM UNITED BARS LIMITED TO THOMAS FLOOD OF PART OF THE PROPERTY NO 1 & 2 EDGED GREEN AND NUMBERED A9V3 AND A9V2 ON THE PLAN THEREOF ON THE REGISTRY MAP (O.S. 17/11 SUPPLY MAP B10) TOGETHER WITH THE RIGHTS SPECIFIED THEREIN TERM 35 YEARS FROM 1ST OF JANUARY 1982 RENT £4,750 OR SUCH INCREASED RENT AS MAY BECOME PAYABLE UNDER THE TERMS OF INSTRUMENT NO. 85DN12606 NOTE: THE TITLE TO THIS LEASE IS REGISTERED ON FOLIO DN074682L. NOTE: CANCELLED 22/03/91, 91DN05599
10	02 APR 1987 87DN04444	Charge for present and future advances stamped to cover £325,000 repayable with interest. Industrial Credit Corporation plc is owner of this charge.

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Folio 55337F

		<p>Note: See Entry No's 12 & 17</p> <p>Note: Amended 03/8/2001 See Inst. No. D2001DN021109W</p> <p>Cancelled D2003DN025436D 23-JUL-2003</p>
011	18 JUL 1986 86DN09931	<p>LEASE DATED THE 24TH JANUARY 1985 FROM UNITED BARS LIMITED TO ALAN CARTHU OF PART OF THE PROPERTY NO 1 EDGED RED AND NUMBERED 5 AND 6 ON THE PLAN THEREOF ON THE REGISTRY MAP (O.S. OS M.S.B. 26 MAP 1) TOGETHER WITH THE RIGHTS SPECIFIED THEREIN</p> <p>TERM 35 YEARS FROM 1ST SEPTEMBER 1984 RENT £5,000 PER ANNUM</p> <p>NOTE: THE TITLE TO THIS LEASE IS REGISTERED ON FOLIO 74990L.</p> <p>Cancelled D2003DN040380T 13-NOV-2003</p>
012	22-MAR-1988 88DN04110	<p>THE CHARGE AT ENTRY NO 10 EXTENDS TO ADVANCES UP TO AND INCLUDING £399,000 BEING THE AMOUNT COVERED BY THE REVENUE DUTY IMPRESSED ON THE ORIGINAL DEED OF CHARGE DATED THE 19TH JUNE 1986 A CERTIFIED COPY OF WHICH IS FILED ON INSTRUMENT NO. 88DN04110.</p> <p>Cancelled D2003DN025436D 23-JUL-2003</p>
013	13-AUG-1987 87DN10134	<p>LEASE DATED 31ST JULY 1984 FROM UNITED BARS LIMITED TO ROWLAGH MEATS LIMITED OF THE PART OF THE PROPERTY 1 AND 2 EDGED RED AND NUMBERED 9 ON THE PLAN 2 AND 10 ON THE PLAN 1 THEREOF ON THE REGISTRY MAP (M.S.B. 26 MAP 1) TOGETHER WITH THE RIGHTS SPECIFIED THEREIN</p> <p>TERM: 35 YEARS FROM 1ST JANUARY 1982 RENT £10,000 AND SUCH ADDITIONAL SUMS AS MAY BECOME PAYABLE UNDER THE TERMS OF INSTRUMENT NO. 87DN10134.</p> <p>NOTE: THE TITLE TO THIS LEASE IS REGISTERED ON FOLIO DN075041L.</p> <p>Cancelled D2004DN048120W 21-DEC-2004</p>

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014	11-AUG-1989 87DN06583	<p>LEASE DATED THE 1ST JUNE 1983 FROM UNITED BARS LIMITED TO JAMES LAWLESS OF PART OF THE PROPERTY NO'S. 1 AND 2 EDGED RED AND NUMBERED 13 AND 14 ON THE PLAN THEREOF ON THE REGISTRY MAP (O.S. M.S.B. 26 MAP 1) TOGETHER WITH THE RIGHTS SPECIFIED THEREIN TERM 35 YEARS FROM 1ST JANUARY 1982 RENT VARIABLE AS SPECIFIED IN SAID LEASE</p> <p>NOTE: THE TITLE TO THIS LEASE IS REGISTERED ON FOLIO 75106L.</p> <p style="text-align: center;">Cancelled D2003DN033283B 19-SEP-2003</p>
015	22-AUG-1989 89DN13613	<p>LEASE DATED 25TH FEBRUARY, 1988 FROM TUILERIES LIMITED TO THOMAS FLOOD OF THE PART OF THE PROPERTY NO. 1 EDGED RED AND NUMBERED 18 ON THE PLAN 2 EDGED RED AND PART OF THE PROPERTY NO. 2 EDGED GREEN AND NUMBERED 19 ON THE PLAN 1 EDGED RED THEREOF ON THE REGISTRY MAP (M.S.B. 246, MAP 5) TOGETHER WITH THE RIGHTS SPECIFIED THEREIN TERM: 150 YEARS FROM 25TH FEBRUARY, 1988 RENT AS SPECIFIED IN INSTRUMENT NO. 89DN13613.</p> <p>NOTE: THE TITLE TO THIS LEASE IS REGISTERED ON FOLIO 75259L.</p> <p>NOTE: THIS LEASE RANKS IN PRIORITY TO THE CHARGE AT ENTRY NO. 10</p> <p style="text-align: center;">Under Q2012LR012453M description amended to read as MSB 246, Map 5.</p>
016	02-MAY-1990 90DN08186	<p>LEASE DATED 19TH JANUARY 1989 FROM TUILERIES LIMITED TO JOHN HAYDEN OF THE PART OF THE PROPERTY NO. 1 EDGED RED AND NUMBERED 16 ON THE PLAN 2 THEREOF ON THE REGISTRY MAP O.S. SUPPLY MAP MAP 1 M.S.B. 26 TOGETHER WITH THE RIGHTS SPECIFIED IN INST 90DN08186 TERM: 999 YEARS FROM 19TH JANUARY 1989 RENT AS SPECIFIED IN INST 90DN08286</p> <p>NOTE: THE TITLE TO THE LEASE IS REGISTERED ON FOLIO DN077018L</p> <p style="text-align: center;">Cancelled D2004DN048120W 21-DEC-2004</p>
017	19-DEC-1990 90DN22508	<p>LEASE DATED 13TH SEPTEMBER 1989 FROM TUILERIES LIMITED TO JOSEPH NOLAN AND JOHN O'NEILL OF THE PART OF THE PROPERTY EDGED RED AND NUMBERED 15 ON THE PLAN 2 THEREOF ON THE REGISTRY MAP SUPPLY MAP MAP 1 M.S.B. 26 TOGETHER WITH THE RIGHTS SPECIFIED IN INSTRUMENT 90DN22508</p> <p>TERM: .999 YEARS FROM 1ST JANUARY 1989 RENT AS SPECIFIED IN</p>

Land Registry

County Dublin

Folio 55337F

		INSTRUMENT 90DN22508. NOTE: THE TITLE TO THIS LEASE IS REGISTERED ON FOLIO DN077075L. NOTE: THIS LEASE RANKS IN PRIORITY TO THE CHARGE AT ENTRY NO. 10.
018	22-MAR-1991 91DN05599	THE PARTS OF THE PROPERTY SHOWN AS PLANS E8VQ ANDE8VP EDGED RED HAVE ALSO BEEN DISCHARGED FROM THE CHARGE AT ENTRY NO.10
019	22-MAR-1991 91DN05599	LEASE DATED 25TH MAY 1986 FROM TUILERIES LIMITED TO THOMAS FLOOD OF THE PART OF THE PROPERTY EDGED RED AND NUMBERED 17 ON THE PLAN 1 THEREOF ON THE REGISTRY MAP (M.S.B. 246, Map 5) TOGETHER WITH THE RIGHTS SPECIFIED THEREIN TERM: 150 YEARS FROM 1ST JANUARY 1986 RENT AS SPECIFIED IN LEASE NOTE: THE TITLE TO THIS LEASE IS REGISTERED ON FOLIO 77090L. Under Q2012LR012453M description amended to read as MSB 246, Map 5.
20	13-OCT-1999 D1999DN027874A	Charge for present and future advances stamped to cover £230,000 repayable with interest. Equity Bank Limited is owner of this charge. Certificate of Charge issued. Rule 156 See Entry No.s 21 & 27 The title to this charge was transferred by virtue of a cross border merger made in accordance with Directive 2005/56/EC of the European Parliament and of the Council that was approved by order of The Court of Session of Scotland to take effect at 23:59 hours GMT on 31st December 2010. See entry no. 37 below. Cancelled D2018LR066172M 17-MAY-2018
21	23-JUL-2003 D2003DN025436D	The charge at entry no. 20 extends to advances up to and including €630 (maximum duty paid) being the amount covered by the Revenue Duty impressed on the original deed of charge dated the 10- SEP-1999, a certified copy of which is filed on Instrument no. D2003DN025436D

Land Registry

County Dublin

Folio 55337F

Note: Cert of Charge Rule 156 re-issued

~~NOTE: This charge does not affect the parts of the property referred to in a Deed of Lease registered at Entry Nos. 22, 23, 25~~

Cancelled

D2018LR066172M

17-MAY-2018

- | | | |
|----|-------------------------------|---|
| 22 | 25-JAN-2006
D2006DN003964P | Lease dated the 02-NOV-2005 from BRENDAN FARRELLY to RICHARD WHITLEY, DENIS REARDON, JOHN MCDONNELL, DAVID YOUNG of the part of the property herein edged red and numbered BJ60A, BJ60C on the plan thereof on the Registry Map MSB No. 246 Map No. 5 together with the rights specified therein.
Term: 999 years from 01-JAN-2004 at the rent as specified in the lease.
Note: The title to this Lease is registered on Folio DN120586L. |
| 23 | 22-FEB-2006
D2006DN009265U | Lease dated the 02-NOV-2005 from BRENDAN FARRELLY to RICHARD WHITLEY, DENIS REARDON, JOHN MCDONNELL, DAVID YOUNG of the part of the property herein edged red and numbered BJ6XB on the plan thereof on the Registry Map MSB 246 Map No. 5 together with the rights specified therein.
Term: 999 years from 01-JAN-2004 at the rent as specified in the lease.
Note: The title to this Lease is registered on Folio DN120579L. |
| 24 | 31-MAR-2006
D2006DN016458U | Lease dated the 30-NOV-2005 from Brendan Farrelly to BRIAN SINCLAIR, ANNE SINCLAIR of the part of the property herein edged red and numbered BJ61K on the plan thereof on the Registry Map MSB Book 246 Map No. 5 together with the rights specified therein.
Term: 999 years from 01-JAN-2005 at the rent as specified in the lease.
Note: The title to this Lease is registered on Folio DN120592L. |
| 25 | 09-MAR-2006
D2006DN012112V | Lease dated the 09-JAN-2006 from Brendan Farrelly to KIERAN CALLAGHAN, ANGELA CALLAGHAN of the part of the property herein edged red and numbered CEJU7, CEJV2 on the plan thereof on the Registry Map MSB Book 246 Map 5 together with the rights specified therein. |

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		<p>Term: 999 years from 01-JAN-2004 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN138425L. Note; This burden is discharged from the charge registered at entry no 20, 21 (D2008DN005323N)</p>									
26	17-NOV-2006 D2006DN060031R	<p>Lease dated the 05-DEC-2005 from BRENDAN FARRELLY to PATRICK MADIGAN, JOSEPHA MADIGAN-HAYES, SEAN SOLON, MALCOLM O'DONNELL of the part of the property herein edged RED and numbered CDV19, CDV2A on the plan thereof on the Registry Map MSB Book 246 Map No. 5 together with the rights specified therein. Term: 999 years from 01-JAN-2004 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN138157L.</p>									
27		<p>The property described in the third column hereunder is discharged from the charge registered at entry No. 20 such discharges being filed on the Instruments specified in the second column hereunder</p> <table><thead><tr><th>Date</th><th>Instrument No.</th><th>Unit No.</th></tr></thead><tbody><tr><td>25-05-2007</td><td>D2007DN028187R</td><td>1 Chaplins Court</td></tr><tr><td>25-05-2007</td><td>D2007DN028187R</td><td>2 Chaplins Court</td></tr></tbody></table>	Date	Instrument No.	Unit No.	25-05-2007	D2007DN028187R	1 Chaplins Court	25-05-2007	D2007DN028187R	2 Chaplins Court
Date	Instrument No.	Unit No.									
25-05-2007	D2007DN028187R	1 Chaplins Court									
25-05-2007	D2007DN028187R	2 Chaplins Court									
28	01-MAY-2008 D2008DN024643M	<p>Lease dated the 14-SEP-2005 from BRENDAN FARRELLY to MAURICE GILLEN, DECLAN FARRELL of the part of the property herein edged red and numbered CM6R6, CM6R4, CM6R2, CM6R5 on the plan thereof on the Registry Map M.S.B. 246, MAP NO 5 together with the rights specified therein. Term: 999 years from 01-JAN-2004 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN140711L. Note: This burden is discharged from the charge at entry no's 20 & 21.</p>									
29	22-JUL-2009 D2009LR118403R	<p>Lease dated the 05-JUN-2008 from Brendan Farrelly to South Dublin County Council of the part of the property herein edged Red and numbered CMX01, CMX08 on the plan thereof on the Registry Map,</p>									

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30	22-JUL-2009 D2009LR118404T	<p>M..S.B. Bk. 246 Map No. 5 and identified as 7, Chaplains Court, Rowlagh Village Centre, Clondalkin, Dublin 22 on the registry map together with the rights specified therein. Term: 999 years from 01-JAN-2004 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN140573L. Note: This lease burden is discharged from the charge at entry nos. 20 and 21.</p>
30	22-JUL-2009 D2009LR118404T	<p>Lease dated the 05-JUN-2008 from Brendan Farrelly to South Dublin County Council of the part of the property herein edged Red and numbered CMX3P, CMX3H on the plan thereof on the Registry Map, M.S.B. Bk. 246 Map No. 5 and identified as 6, Chaplains Court, Rowlagh Village Centre, Clondalkin, Dublin 22 on the registry map together with the rights specified therein. Term: 999 years from 01-JAN-2004 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN140578L. Note: This lease burden is discharged from the charge at entry nos. 20 and 21.</p>
31	23-JUL-2009 D2009LR118402Q	<p>Lease dated the 05-JUN-2008 from Brendan Farrelly to South Dublin County Council of the part of the property herein edged Red and numbered CMXQ1, CMXR1 on the plan thereof on the Registry Map, M.S.B. Bk. 246 Map No. 5 and identified as 5, Chaplains Court, Rowlagh Village Centre, Clondalkin, Dublin 22 on the registry map together with the rights specified therein. Term: 999 years from 01-JAN-2004 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN140570L. Note: This lease burden is discharged from the charge at entry nos. 20 and 21.</p>
32	13-DEC-2005 D2005DN052850T	<p>Lease dated the 23-JUN-2005 from Brendan Farrelly to John Doyle, Evelyn Doyle, Ken Black, Evelyn Fasenfeld, Ian Murphy, Neil Murphy, Deirdre Murphy, John Murphy and Eilish Murphy of the part of the property herein identified as Unit 2, Ground Floor, Chaplains' Court, Rowlagh Neighbourhood Centre, Clondalkin, Dublin</p>

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		<p>22 on the plan thereof on the Registry Map together with the rights specified therein. Term: 999 years from 01-JAN-2004 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141127L.</p>
33	13-DEC-2005 D2005DN052850T	<p>Lease dated the 23-JUN-2005 from Brendan Farrelly to John Doyle, Evelyn Doyle, Ken Black, Evelyn Fassenfeld, Ian Murphy, Neil Murphy, Deirdre Murphy, John Murphy and Eilish Murphy of the part of the property herein identified as Unit 1, Ground and First Floors, Chaplain's Court, Rowlagh Neighbourhood Centre, Clondlkin, Dublin 22 on the plan thereof on the Registry Map, together with the part of the property in folio DN161683F and together with the rights specified therein. Term: 999 years from 01-JAN-2004 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN147155L.</p>
34	19-JUN-2009 D2009LR114384P	<p>Lease dated the 14-NOV-2005 from BRENDAN FARRELLY to TERRENCE BROUGHAL of the part of the property herein edged Green and numbered C4YJY on the plan thereof on the Registry Map, together with the rights specified therein. Term: 999 years from 01-JAN-2004 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN147206L.</p>
35	26-MAY-2011 D2011LR064397R	<p>Lease dated the 21-MAR-2006 from BRENDAN FARRELLY to TOM FLOOD of the part of the property herein identified on the Registry Map as Unit 10, Second Floor, Building, Chaplain's Court, Rowlagh Village Centre, Clondalkin, together with the rights specified therein. Term: 999 years from 01-JAN-2004 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN146159L.</p>
36	15-JUN-2009 D2009LR110557X	<p>Lease dated the 05-FEB-2009 from BRENDAN FARRELLY to ELECTRICITY SUPPLY BOARD of the part of the property identified on the Registry Map as an ESB Substation, Ground Floor Building, Chaplains Court, Rowlagh Village Centre, Clondalkin together with the rights specified therein.</p>

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		<p>Term: 500 years from 05-FEB-2009 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN148300L.</p>									
37	<p>09-APR-2015 D2010LR155558K D2015LR047345Y</p>	<p>BANK OF SCOTLAND PLC is owner of the charge at entry no. 20 above. Note: The ownership of this charge has been transferred see entry no. 38 Cancelled</p>	<p>D2018LR066172M</p>	<p>17-MAY-2018</p>							
38	<p>10-DEC-2015 D2015LR158452V</p>	<p>FENITON PROPERTY FINANCE LIMITED is the owner of the charge registered at entry no. 37 Cancelled</p>	<p>D2018LR066172M</p>	<p>17-MAY-2018</p>							
39	<p>23-JUN-2017 D2017LR083331U</p>	<p>The covenants and conditions relating to the use and enjoyment thereof created by Deeds of Lease made between BRENDAN FARRELLY and ROWLAGH VILLAGE CENTRE MANAGEMENT COMPANY LIMITED of the one part and the registered owners of the property comprised in the folios specified in the first column hereunder of the other part, such covenants and conditions being specified in the Instruments specified in the second column hereunder.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Folio Number</td> <td style="width: 50%;">Instrument Number</td> </tr> <tr> <td>DN166454L</td> <td>D2017LR083331U</td> </tr> <tr> <td>DN166455L</td> <td>D2017LR083332V</td> </tr> </table>				Folio Number	Instrument Number	DN166454L	D2017LR083331U	DN166455L	D2017LR083332V
Folio Number	Instrument Number										
DN166454L	D2017LR083331U										
DN166455L	D2017LR083332V										
40	<p>23-JUN-2017 D2017LR083334X</p>	<p>Lease dated the 31-MAY-2017 from BRENDAN FARRELLY to ANDALUSIAN CONSULTING LIMITED of the part of the property herein identified on the Registry Map as Apartment 6, First Floor and Second Floor Building, Chaplain's Place, Rowlagh Village Centre, Clondalkin together with the rights specified therein. Term: 999 years from 01-MAY-2016 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN163753L.</p>									

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Note: Amended rule 7(2) Mapping 9th of September 2019
Q2019LR008058E

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|----|-------------------------------|---|
| 41 | 23-JUN-2017
D2017LR083336A | Lease dated the 31-MAY-2017 from BRENDAN FARRELLY to ANDALUSIAN PROPERTIES LIMITED of the part of the property herein identified on the Registry Map as Unit 8, First Floor, Building, Chaplain's Court, Rowlagh Village Centre, Clondalkin together with the rights specified therein.
Term: 999 years from 01-MAY-2016 at the rent as specified in the lease.
Note: The title to this Lease is registered on Folio DN166456L. |
| 42 | 23-JUN-2017
D2017LR083337B | Lease dated the 31-MAY-2017 from BRENDAN FARRELLY to ANDALUSIAN PROPERTIES LIMITED of the part of the property herein identified on the Registry Map as Unit 9, First Floor, Building, Chaplain's Court, Rowlagh Village Centre, Clondalkin together with the rights specified therein.
Term: 999 years from 01-MAY-2016 at the rent as specified in the lease.
Note: The title to this Lease is registered on Folio DN166457L. |
| 43 | 23-JUN-2017
D2017LR083338C | Lease dated the 31-MAY-2017 from BRENDAN FARRELLY to ANDALUSIAN PROPERTIES LIMITED of the part of the property herein identified on the Registry Map as Unit 11, Second Floor, Building, Chaplain's Court, Rowlagh Village Centre, Clondalkin together with the rights specified therein.
Term: 999 years from 01-MAY-2016 at the rent as specified in the lease.
Note: The title to this Lease is registered on Folio DN166459L. |
| 44 | 28-MAY-2019
D2019LR076049B | Lease dated the 31-MAY-2017 from BRENDAN FARRELLY to ANDALUSIAN PROPERTIES LIMITED of the part of the property herein identified on the Registry Map as Apartment 1, First Floor and Second Floor, Building, Chaplain's Place, Rowlagh Village Centre, Clondalkin together with the rights specified therein.
Term: 999 years from 01-MAY-2016 at the rent as specified in the lease.
Note: The title to this Lease is registered on Folio DN171471L. |

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45	28-MAY-2019 D2019LR076050T	Lease dated the 31-MAY-2017 from BRENDAN FARRELLY to ANDALUSIAN PROPERTIES LIMITED of the part of the property herein identified on the Registry Map as Apartment 2, First Floor and Second Floor, Building, Chaplain's Place, Rowlagh Village Centre, Clondalkin together with the rights specified therein. Term: 999 years from 01-MAY-2016 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN171473L.
46	28-MAY-2019 D2019LR076051U	Lease dated the 31-MAY-2017 from BRENDAN FARRELLY to ANDALUSIAN PROPERTIES LIMITED of the part of the property herein identified on the Registry Map as Apartment 3, First Floor and Second Floor, Building, Chaplain's Place, Rowlagh Village Centre, Clondalkin together with the rights specified therein. Term: 999 years from 01-MAY-2016 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN171474L.
47	28-MAY-2019 D2019LR076053W	Lease dated the 31-MAY-2017 from BRENDAN FARRELLY to ANDALUSIAN PROPERTIES LIMITED of the part of the property herein identified on the Registry Map as Apartment 5, First Floor and Second Floor, Building, Chaplain's Place, Rowlagh Village Centre, Clondalkin together with the rights specified therein. Term: 999 years from 01-MAY-2016 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN171482L.
48	28-MAY-2019 D2019LR076054X	Lease dated the 31-MAY-2017 from BRENDAN FARRELLY to ANDALUSIAN PROPERTIES LIMITED of the part of the property herein identified on the Registry Map as Apartment 7, First Floor and Second Floor, Building, Chaplain's Place, Rowlagh Village Centre, Clondalkin together with the rights specified therein. Term: 999 years from 01-MAY-2016 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN171483L.
49	28-MAY-2019 D2019LR076052V	Lease dated the 31-MAY-2017 from BRENDAN FARRELLY to ANDALUSIAN CONSULTING LIMITED of the part of the property herein identified on the Registry Map as Apartment 4, First Floor and Second Floor

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Building, Chaplain's Place, Rowlagh Village Centre, Clondalkin together with the rights specified therein.
Term: 999 years from 01-MAY-2016 at the rent as specified in the lease.
Note: The title to this Lease is registered on Folio DN171476L.

