

Memo for Board - 3rd June, 1969

Convent of Our Lady of Charity of Refuge, Hyde Park, Drumcondra

Messrs Cartan, O'Meara and Kieran, Solicitors, Clare Street, Dublin acting on behalf of the Trustees furnish Forms of Authorisation for the Board's consent to the sale by public auction of the lands situate in the townlands of Fuxtown and Drumcondra respectively in the City of Dublin at a sum not less than £240,000.

The Application states that the lands consist of 31a. 2r. 15p. in the townland of Fuxtown and 4a. 3r. 9p. in the townland of Drumcondra, which said lands are more particularly delineated on attached Plan and thereon coloured red and green respectively.

The Trustees hold the Fuxtown lands in fee simple and also under a lease.

By lease of 20th August, 1913 lands of Fuxtown containing 45a. 30p. were demise to J. Hoxingway for 500 years subject to a yearly rent of £160 reduced to £144 by indorsement thereon. By Assignment dated 2nd March, 1922 the said J. Hoxingway assigned the lands to the then Trustees of the Convent.

By conveyance dated 1st February, 1967 the fee simple in the said lands under Deed of Grant dated 20th July, 1700 was vested in the Trustees of the Convent with the benefit of the said lease of 20th August, 1913. The present Trustees hold these lands and also the lands of Drumcondra under Deed of Appointment of new Trustees of 12th October, 1963.

As to the lands at Drumcondra the Trustees hold a leasehold interest and also the reversion in Fee Farm subject to an annual rent of £24.11.11d expectant on the expiration of the said lease.

By lease dated 26th May, 1910 the Mansion House and 10 acres lands known as Hartfield, Coolock, containing 10 acres were demise by S. J. Black to J. J. McGrath for 99 years subject to an annual rent of £120. By Fee Farm grant dated 21st November, 1912 part of the lands of Drumcondra (4a. 11p.) being lands coloured green on Plan plus a small strip acquired by the Corporation (plot "E" on Plan) were granted to the said S. J. Black, his heirs etc. subject to an annual Fee Farm rent of £24.11.11d.

By Deed of Conveyance dated 28th May, 1919 the lands, the subject of the said lease of 26th May, 1910 and of the Fee Farm grant of 21st November, 1912 became vested in the Trustees of the Convent subject to the said Fee Farm rent of £24.11.11d. As mentioned above the present Trustees of the Convent hold these lands under Deed of Appointment of new Trustees of 12th October, 1963.

The Application states that the Trustees seek the Board's consent to the sale in order to provide funds for Capital Developments estimated to cost £197,000, details of which are as follows:-

1. The erection of a Training Centre in the Institution for problem teenage girls - the estimated cost of which, excluding costs of site work, furniture and other professional fees - £90,000. There is

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a great social need for such a Centre.

2. Recreational facilities for St. Mary's Home at an estimated cost of £15,000.
3. Following the introduction of modern training trends, it is proposed to re-construct the century-old building to facilitate this, at an estimated cost of not less than £10,000.
4. To redeem a Fee Farm Rent of £99. 14. 6. attaching to part of the lands of High Park.
5. The building of a New Children's Home to accommodate deprived children for whom vacancies are sought by various social bodies. The proposed building will house about 12 children with 2 or 3 staff, and will cost roughly £20,000.
6. The building of a Unit at The Grange Convent Cabinteely, (which depends on the Trustees for financial support) where facilities are provided for children of broken families. The Convent endeavours to provide accommodation for these children in an atmosphere as near as possible to that of a "home", and the Unit is being built at a cost of £22,500.

The Trustees have been advised that it will be to their advantage to sell the lands at an early date, as it is believed pressure may be brought by certain groups to have the lands used for amenities in the area which, if successful, might cause substantial loss to the Trustees. The Trustees request the Board's consent to the sale in view of the proposed expenditure on the facilities and services mentioned - which are urgently needed in Dublin - and also that they may be permitted to retain the purchase money for the overall costs, etc., to be incurred.

An attached Certificate from Mr. A. M. Sherry, Auctioneer, of Baginbota Street, states that it would be quite possible that a price between £240,000 and £270,000 might now be obtained for the property.

Take Board's directions.

JM/TC.

servant of Our Lady of Charity of
Refuge, High Park, Drumcondra.

6th

June,

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Messrs. Gortan, O'Hearn & Kieran,
Solicitors,
12, Clare Street,
DUBLIN 2.

Dear Sirs,

Your Application relative to the proposed sale of portion of Trust property in the Townlands of Turtam and Drumcondra in the City of Dublin came before the Commissioners at their Meeting held on the 3rd instant. After a comprehensive review of the circumstances they ruled as follows:-

"That the Board sanction the sale of the property by Public Auction with a reserve price of £300,000 thereon and they authorise the Trustees to retain the proceeds of the sale to be applied in the manner stated in the application. They further direct that the Form of Authorisation giving effect to this Order be sealed which was accordingly done."

The sealed Counterpart Form of Authorisation is enclosed herewith.

Yours faithfully,


(J. S. MARTIN),
Secretary.

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CARTAN O'MEARA & KIERAN
SOLICITORS & PARLIAMENTARY AGENTS
12, CLARE STREET,
DUBLIN 2
ROBERT S. KIERAN
TELEPHONES: 4182 & 4183

15 JUN 1959

RSK/VM

12, CLARE STREET,
DUBLIN 2

Thursday 12th June 1959.

The Secretary,
Commissioners of Charitable Donations
and Bequests for Ireland,
128 Lt. Baggot St.,
DUBLIN 2.

Convent of Our Lady of Charity
of Refuge Grace Park Road
Drumcondra
Your Ref. JSN/PG

Dear Sirs,

We are obliged for your letter of the 6th instant and have noted the terms of the Commissioners Ruling.

We confirm that the Trustees will sell the lands by Public Auction. It is proposed that the Auction will be held on the 15th July next.

We thank you for returning copy title.

Yours faithfully,

CARTAN O'MEARA & KIERAN


Convent of Our Lady of Charity
of Refuge, High Park Drumcondra

12th

June


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Messrs Cartan, O'Keefe & Kieran,
Solicitors,
12 Clare Street,
DUBLIN, 2.

Dear Sirs,

Referring to my telephone conversation with your Mr. Kieran this morning, I return herewith the 11 parcels of photostat documents which you so kindly furnished in connection with the application for the Board's consent to the sale of the above mentioned trust property.

Yours faithfully,


(J.S. MARTIN),
Secretary.

JEM/AC

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