

From: [REDACTED]
To: [REDACTED]
Subject: Re: Delivery Status Notification (Failure)
Date: Tuesday 1 April 2025 11:52:01
Attachments: [icon.png](#)
[Deed.pdf](#)
[Letter to Clare County Council-1.pdf](#)

[REDACTED]

[REDACTED]

[REDACTED]

April 1st 2025

Clare Co. Council.

New Road Ennis. Co. Clare.

Ref. Submission

[REDACTED] My land at Garruragh, Tulla, V95REW7 is landlocked therefore it is not possible to develop same. I have Sale Agreed on a piece of ground [REDACTED]

[REDACTED]

I am enclosing details I received from my Solicitor today.

Mise le meas

[REDACTED]

[REDACTED]

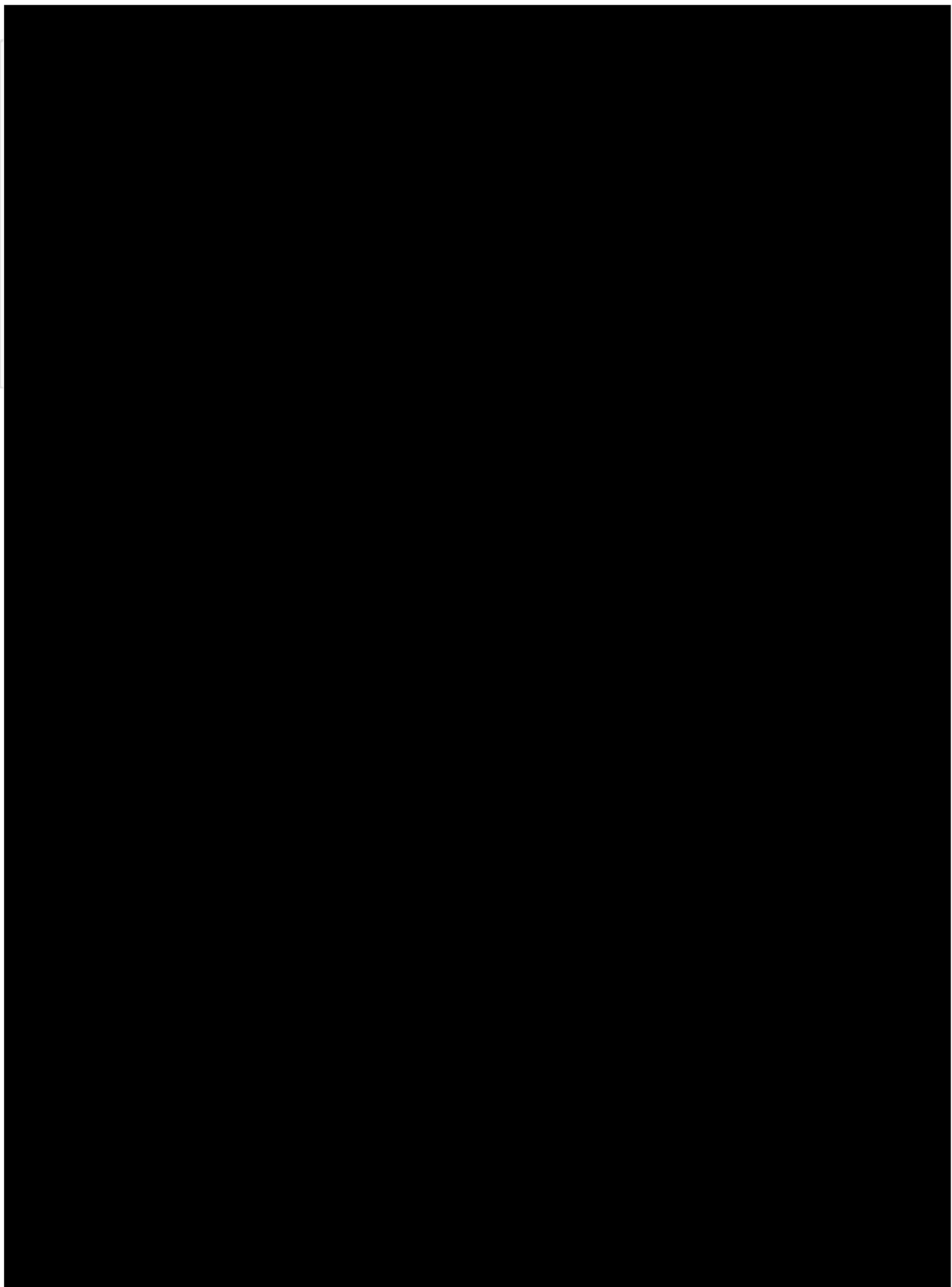
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

Clare County Council
New Road
Ennis
Co. Clare

[REDACTED] Date
1 April 2025

Re: [REDACTED]

Dear Sir/Madam,

We confirm that our client is the registered owner of **ALL THAT AND THOSE** the property identified in the attached map. This was registered in the Registry of Deeds on the [REDACTED] and we **attach** evidence of same for your attention.

Yours Faithfully,

[REDACTED]

[REDACTED]



Stamp Certificate

Document ID:

Stamp Certificate ID:

Duty:

€

Total:

€

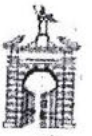
Date of Execution of Instrument:

Parties From:

Parties To:

Property

Revenue



[REDACTED]

[REDACTED]

DEED OF CONVEYANCE

This **INDENTURE** made the [REDACTED]

BETWEEN [REDACTED] (hereinafter called "the Vendor", which expression shall where the context so admits or requires include his legal Personal Representatives, Successors and Assigns) of the one part and [REDACTED] hereinafter called "the Purchaser" which expression shall where the context so admits or requires include her Legal Representatives, Successor and Assigns) of the other part.

[REDACTED]

WHEREAS

1. The Vendor is seized of the property more particularly described in the Schedule hereto (hereinafter called "the Scheduled Property") for an estate in fee simple.

2. The Vendor has agreed with the Purchaser to the sale to the Purchaser of the Scheduled Property for the price or sum of [REDACTED]

3. **NOW THIS INDENTURE WITNESSETH** that in consideration of the payment of the sum of [REDACTED] the receipt whereof the Vendor **HEREBY ACKNOWLEDGES**, the Vendor as beneficial owner hereby **GRANTS AND CONVEYS** unto the Purchaser the Scheduled Property **TO HOLD** same unto and to the use of the Purchaser in fee simple.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

SCHEDULE

ALL THAT AND THOSE, the dwelling house, out-offices, and premises situate at **Main Street, Tulla, County Clare** more particularly delineated on the map or plan annexed hereto and thereon edged in red containing 0.740 hectares or thereabouts metric measure.

IN WITNESS WHEREOF the parties hereto have set their hands the day and year first herein written.

SIGNED and SEALED as a DEED by

[Redacted signature block]

SIGNED and DELIVERED as a DEED by

[Redacted signature block]

[Redacted footer block]

Land Registry Compliant Map



National Mapping Agency

CENTRE COORDINATES:
ITM 548911,679883
PUBLISHED: 13/04/2021
ORDER NO.: 50184925_1
MAP SERIES: 1:2,500
MAP SHEETS: 4258-A

AREA ENCLOSED IN RED IS 0.7014 HECTARES.
CERTIFIED BY
Aine Pinnio
A.V. PRICE ISC CDF/IEI

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Ordnance Survey Ireland,
Phoenix Park,
Dublin 8,
Ireland.

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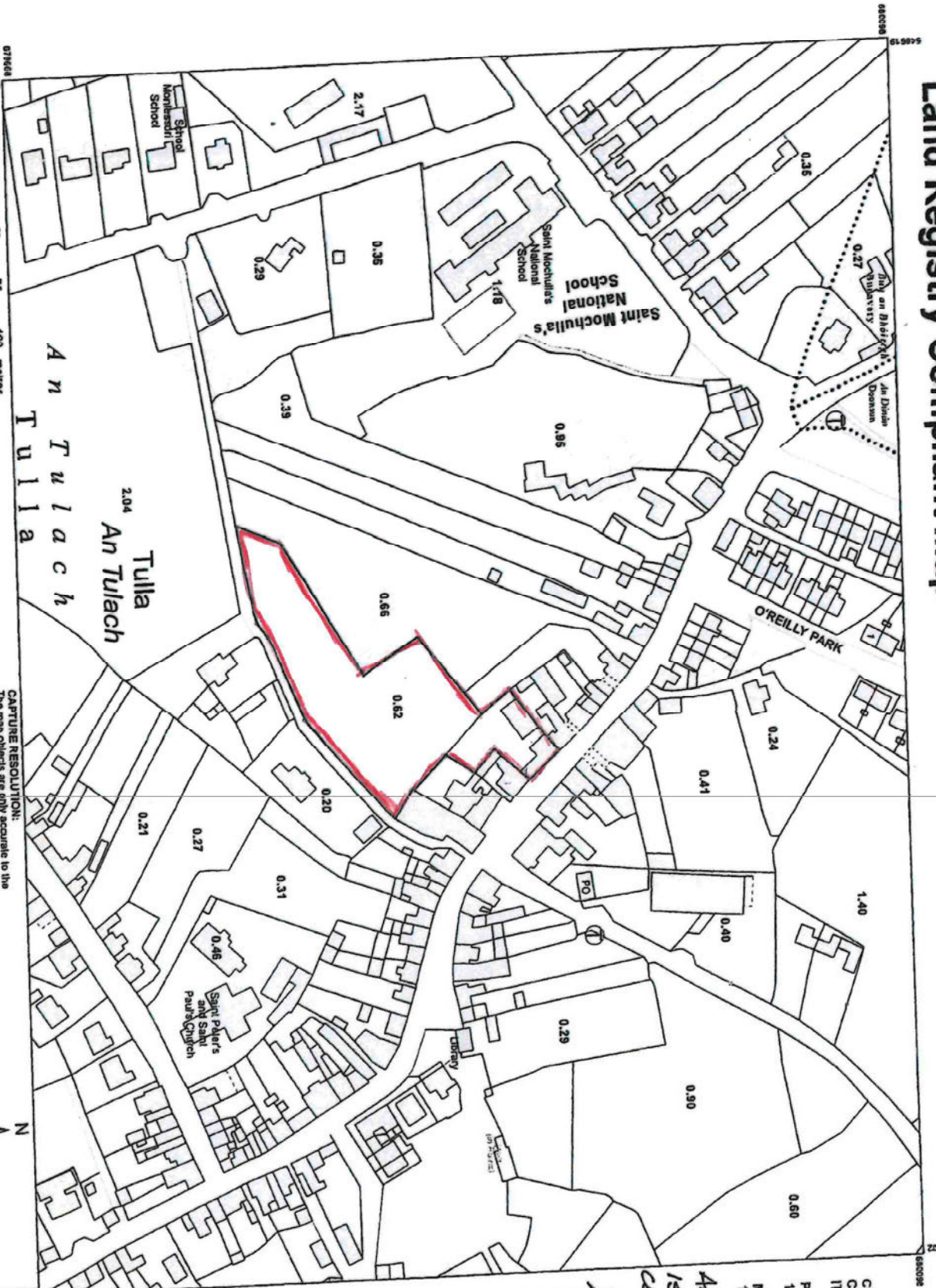
The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

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LEGEND:

<http://www.osi.ie>,
search 'Large Scale Legend'



OUTPUT SCALE: 1:2,500

Tulla
An Tulach
An Tulach

CAPTURE RESOLUTION:

The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie>, search 'Capture Resolution'