

31/05/2021

To the Chairperson and Members of
The South Central Area Committee

Meeting: 16 June 2021

Item No:

**With reference to the proposed disposal of a strip of land at Royal Liver Retail Park,
Old Naas Road, Dublin 12.**

Dublin City Council is the registered freehold owner of a linear plot of land at Royal Liver Park, Old Naas Road, Dublin 12, shown on Map index SM-2021-0328.

The land comprising a landscaped green frontage to the Naas Road has lain within the boundary of the Royal Liver Retail Park for many years and the owners of the retail park, Shorevale Investments Limited, have applied to Dublin City Council to acquire its freehold interest in the plot.

Due to its aspect, size and location together with the presence of a gas main the land has no development potential for Dublin City Council.

It is proposed therefore to dispose of the City Council's freehold interest in the strip of land to Shorevale Investments Limited subject to the following terms and conditions which the Chief Valuer considers fair and reasonable:

1. That the subject lands are as shown outlined in red on the attached Index SM-2021-0328, and comprise an area of 0.43 acres or thereabouts.
2. That the Council shall dispose of the subject lands for a consideration of **€250,000 (two hundred and fifty thousand euro)**.
3. That the land is disposed of with full freehold title.
4. That the subject land is partly encumbered by a gas main, as shown in red on the attached copy map No.2.
5. An aerial view of the site is shown on map no. 3.
6. That each party shall be responsible for their own fees.

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

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

Richard Shakespeare
ASSISTANT CHIEF EXECUTIVE

02/06/2021
Date