



With reference to the proposed disposal of the Council's fee simple interest in the property known as the Tayto Factory, Coolock Industrial Estate, Malahide Road, Dublin 17.

By way of Indenture of Lease dated 1st December 1966, Dublin City Council demised a parcel of land situate at the junction of Malahide Road and Greencastle Road, Dublin 17 to Tayto Limited for a term of 150 years from 2nd November 1966 subject to a site fine of €8,761.19 (£6,900) and subject to the yearly rent of €761.84 (£600).

Ryan & Associates Solicitors, acting on behalf T. Stafford and Sons Limited who claim to hold the current lessees interest therein, have applied to Dublin City Council to acquire the Council's fee simple interest. The Law Agent has confirmed that the lessee has a statutory entitlement to acquire the Council's interest.

The Chief Valuers Office reports that agreement has been reached with the lessee's agents and accordingly it is proposed to dispose of the Council's fee simple interest in the property known as the Tayto Factory, Coolock Industrial Estate, Malahide Road, Dublin 17 to T. Stafford and Sons Limited subject to the following terms and conditions:

1. That the site is more particularly delineated and shown outlined in red and coloured pink on Map Index No. SM2015-0668 subject to a sub-lease in favour of the ESB in respect of the area coloured green together with a right of way over the area coloured yellow.
2. That Dublin City Council hold the fee simple interest subject to an Indenture of Lease dated 1st December 1966 to Tayto Limited for a term of 150 years from 2nd November 1966 and subject to a yearly rent of €761.84 which said lease is currently held by T. Stafford & Sons Limited by way of land registry transfer dated 1st May 2015.
3. That the disposal price shall be the sum of €75,000 (seventy five thousand euro) in full and final settlement.
4. That the disposal is subject to the payment of all outstanding rates, rents, taxes and charges.
5. That the disposal shall be completed within 3 months of statutory approval being obtained.
6. That a 10% deposit shall be required upon the signing of contracts.
7. That the applicant shall pay the Council's Valuer's fee, in the amount of €2,500 (two thousand five hundred euro) plus VAT and the Council's legal costs incurred in this case to a maximum total fee of €5,000 (five thousand euro) plus VAT.

8. That this disposal is subject to the necessary consents and approvals being obtained.

The site proposed to be disposed of was acquired in fee simple from Patrick J. Carey on 17th November 1961 under the Edenmore West Area CPO 1952.

The dates for the performance of any of the requirements of the proposed disposal may be amended at the absolute discretion of the Executive Manager.

The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in his discretion shall stipulate.

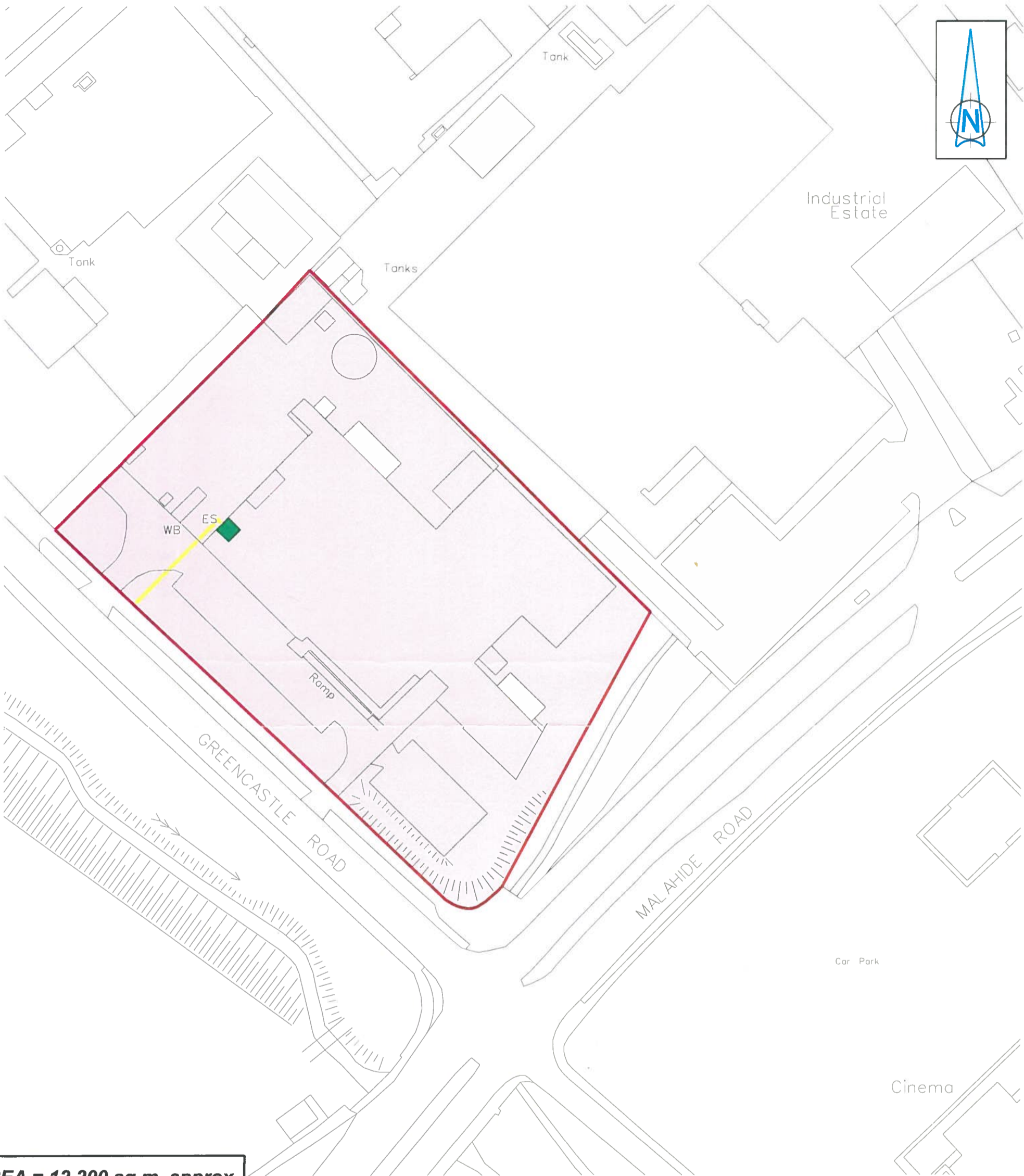
No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the North Central Area Committee at its meeting of the 17th October 2016.

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

Paul Clegg
Executive Manager


21st October 2016



AREA = 12,200 sq.m. approx.

COOLOCK INDUSTRIAL ESTATE, MALAHIDE ROAD, DUBLIN 17 - SITE AT
Dublin City Council to T. Stafford & Sons. Limited
Proposed Disposal of Fee Simple
MAP FOR COUNCIL

Note: Sub-lease and right-of-way to ESB shown coloured green and yellow respectively

 Comhairle Cathrach Bhaile Atha Cliath Dublin City Council		An Roinn Comhshaoil agus Iompair Rannán Suirbhéireachta agus Léarscáilithe Environment and Transportation Department Survey and Mapping Division					
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DATE 06-08-2015	SURVEYED / PRODUCED BY PMcGinn	<small>THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE SURVEY, MAPPING AND RELATED RESEARCH APPROVED</small>		INDEX No. SM-2015-0668 -001			
MICHAEL PHILLIPS CITY ENGINEER		APPROVED THOMAS CURRAN ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL					