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**With reference to the proposed disposal of the Council's freehold interest in Unit 111 Baldoye Industrial Estate Dublin 13.**

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Under Indenture of Lease dated 29th March 1982 Dublin City Council demised a plot at Baldoye Industrial Estate, Dublin 13 as outlined in red on Map Index SM-2020-0224 to I.T.N.Displays Limited for a term of 99 years from 3<sup>rd</sup> December 1980 at an initial rent of £720.00 per annum. The lease was subject to rent reviews at the end of every fifty year and the current passing rent is €6,500.

A factory premises was constructed on the site by the lessee and it is now known as Unit 111 Baldoye Industrial Estate. Baldoye Industrial Estate is situated in the administrative area of Fingal County Council.

In 2008 the lease was assigned to James and Louann Guerin who entered receivership in 2018. Following conclusion of the receivership process the lease was assigned in December 2019 to Rockway Horizons Limited from whom an application to purchase the Council's Fee Simple interest has now been received.

The Law Agent's advice is that there is no statutory entitlement to purchase the Fee Simple in this property and the Chief Valuer was instructed to enter into negotiations on a non-entitlement basis.

It is now proposed to dispose of the Council's Fee Simple interest in this plot subject to the following terms and conditions which the Chief Valuer considers to be fair and reasonable:

1. That the land being disposed of measures c. 0.25 acres (1012 sq.m.) and is as shown on Map Index No. SM-2020-0224.
2. That Rockway Horizons Limited holds the above site under lease from from Dublin City Council for a term of 99 years from the 3<sup>rd</sup> December 1980 with 5-year rent reviews.
3. That the disposal price shall be the sum of €120,000 (one hundred and twenty thousand euro) plus VAT if applicable, in full and final settlement.
4. That a deposit of 10% shall be required upon the signing of contracts.
5. That the balance shall be paid upon closing within 3 months of statutory approval.
6. That both parties shall be responsible for their own professional fees.
7. That the disposal is subject to the purchaser providing evidence to the satisfaction of Dublin City Council that they hold the 99 year lease from 3<sup>rd</sup> December 1980.

The property proposed to be disposed of was acquired by Dublin City Council in 1969 from Luke Flood.

The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in her 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 not presented to Area Committee as the Baldoyle Industrial Estate is outside the administrative area of Dublin City Council.

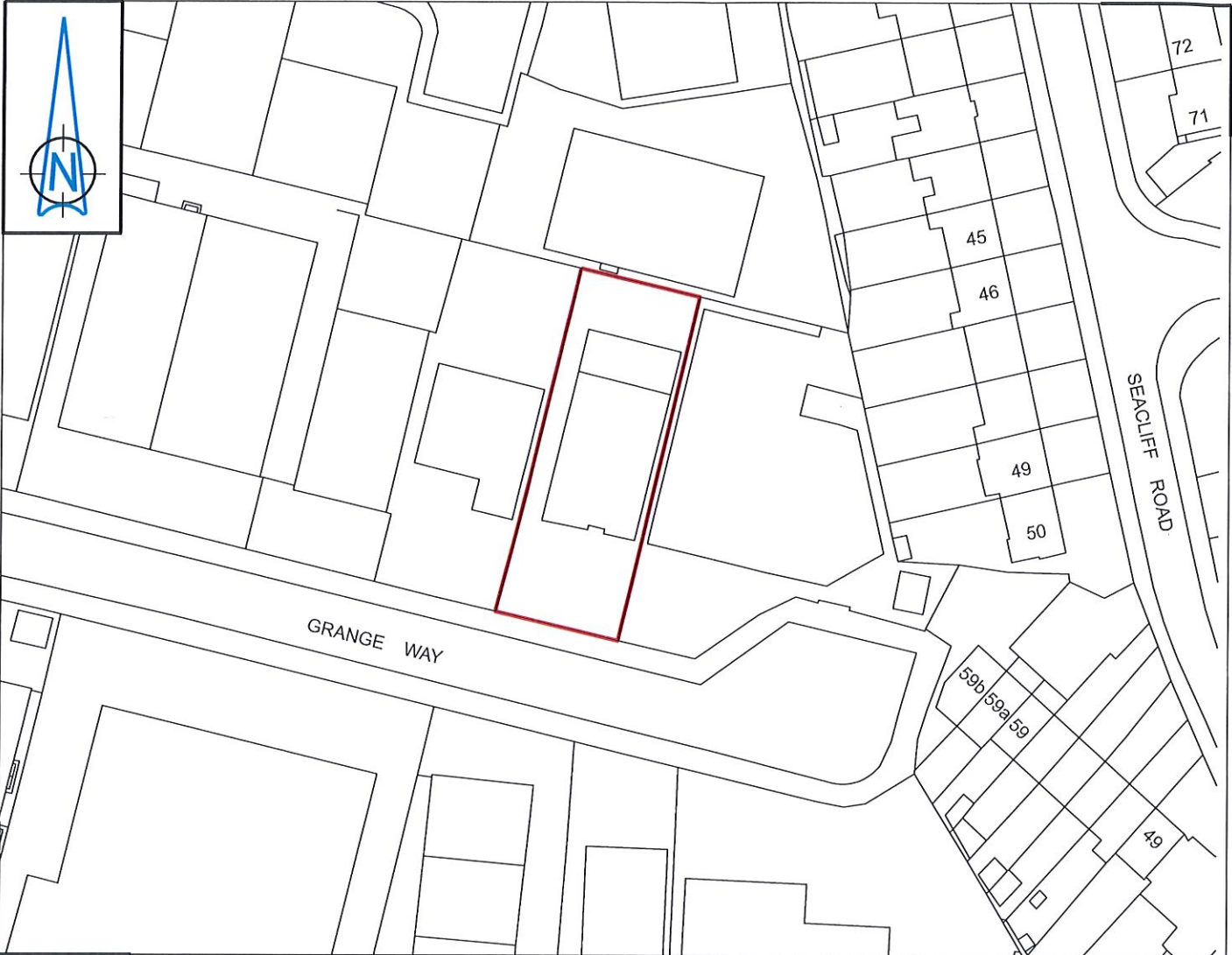
This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

**Resolution:**

“That Dublin City Council notes the contents of this report and assents to the proposal outlined therein.”

Dated this the 24<sup>th</sup> day of March 2020.

**Paul Clegg**  
**Executive Manager**



**BALDOYLE INDUSTRIAL ESTATE - Lands at**  
**Dublin City Council to Rockway Horizons Limited**  
 Disposal of Fee Simple  
 Area 1012m<sup>2</sup>



Comhairle Cathrach  
 Bhaile Átha Cliath  
 Dublin City Council

**An Roinn Comhshaoil agus Iompair**  
**Rannán Suirbhéireachta agus Léarscáilithe**  
 Environment and Transportation Department  
 Survey and Mapping Division

<b>O.S REF</b> 3133-15	<b>SCALE</b> 1:1000
<b>DATE</b> 06-03-2020	<b>SURVEYED / PRODUCED BY</b> D.White

<b>INDEX No</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b>	F:\SM-2020-0224 - 001 - A.dgn	

**Dr JOHN W. FLANAGAN**  
 CEng FIEI FICE  
 CITY ENGINEER

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED *Thomas Curran 06/03/2020*  
**THOMAS CURRAN**  
 ACTING MANAGER LAND SURVEYING & MAPPING  
 DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2020-0224**