

# WATERFORD CITY & COUNTY COUNCIL

## COUNCIL MEETING 14<sup>th</sup> JANUARY 2021

### PROPERTY MANAGEMENT

#### SALE OF FEE SIMPLE

<b>Applicant:</b>	Edmond & Ann O'Donnell
<b>Premises At:</b>	Philip Street, Waterford. (FS1355)
<b>Details of Lease:</b>	Premises covered by Lease dated 3 <sup>rd</sup> May 1921
<b>Applicant qualified to Purchase:</b>	Yes
<b>Recommended Sale Price and Terms:</b>	Transfer in fee simple for a sum of €1,000.00 (One thousand Euro)  Purchaser to be responsible for all legal costs and Council outlay.  (Ref. No. 1413)

#### DISPOSAL:

**D741** Disposal of 17 Orchard Drive, Ursuline Court, Waterford to Tim Lyons. Transfer in Fee Simple for the sum of €180,000 (one hundred and eighty thousand euro). Each side to bear own costs.

(Ref. No. 1414)

**D746** Disposal of 17.4msq at 77 Poleberry, Waterford to Tintean Housing Association CLG. Transfer in Fee Simple for the sum of €500 (Five hundred euro). Purchaser to bear both sides costs.

(Ref. No. 1415)

**NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001**

**REFERENCE NO. 1413**

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

<b>Heading</b>	<b>Description</b>
Reference Number:	1413
File:	FS1355
Disposal Type:	Fee Simple Sale
Townland:	Clashrea
Address / Location:	Yard at Philip Street, Waterford City.
Acquired From:	N/A
Proposed to Dispose to:	Edmond & Ann O'Donnell, Philip Street, Waterford City.
Terms & Conditions:	Transfer in Fee Simple for €1,000 (one thousand euro). Purchaser to pay both sides legal costs & Council Outlay of €60.00.
Location Map:	Fee Simple - Purchaser must provide map to their solicitor.
Background	Premises at Philip Street, Waterford demised by Lease dated 3 <sup>rd</sup> May, 1921 between Sir James Aloysius Power of one part and Nicholas Phelan for 99 years from 25 <sup>th</sup> March, 1921. Assignment dated 19 <sup>th</sup> December, 2000 between Joan Leahy and Edmond & Ann O'Donnell assigning the residue of the term of years remaining of the 1921 lease. The 1921 Lease is expired.
Valuation:	Valuation - 1992 - £500 + costs. Agreed disposal price for 2020 - €1,000 + costs.
Dated:	4 <sup>th</sup> January, 2021

**NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001**  
**REFERENCE NO. 1414**

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

<b>Heading</b>	<b>Description</b>
Reference Number:	1414
File:	D741
Disposal Type:	Disposal
Townland:	Ballytruckle
Address / Location:	17 Orchard Drive, Ursuline Court, Waterford City.
Acquired From:	CPO No. 14 of 2019
Proposed to Dispose to:	Tim Lyons, 27 Brentwood Crescent, Earlscourt, Waterford City.
Terms & Conditions:	Transfer in Fee Simple for €180,000 (one hundred and eighty thousand euro). Each side own costs.
Location Map:	See attached map.
Background	This property had become derelict owing to vacancy for years. Following instructions from Housing it was decided to CPO this house. It was decided to place the property on the open market for sale with William Quinlan Auctioneers. Previous buyer withdrew from sale owing to delay selling their own house. This was approved with S183 dated 2 <sup>nd</sup> November, 2020 Ref. No. 1401 and will be superseded by this Notice.
Valuation:	Best price on Open Market received.
Dated:	4 <sup>th</sup> January, 2021

**NOTICE UNDER SECTION 183, LOCAL GOVERNMENT ACT 2001**  
**REFERENCE NO. 1415**

TO: EACH MEMBER OF WATERFORD CITY AND COUNTY COUNCIL

Pursuant to the provisions of Section 183 of the Local Government Act, 2001, I give you notice of the proposed disposal of the properties described hereunder to the persons named and subject to the specified terms and conditions.

<b>Heading</b>	<b>Description</b>
Reference Number:	1415
File:	D746
Disposal Type:	Disposal of 17.4m <sup>2</sup>
Townland:	Ballytruckle
Address / Location:	77 Poleberry, Waterford City.
Acquired From:	N/A
Proposed to Dispose to:	Tintean Housing Association CLG, 25 Virginia Crescent, Hennessy's Road, Waterford City.
Terms & Conditions:	Transfer in Fee Simple for €500 (five hundred euro). Purchaser to pay both sides legal costs.
Location Map:	See attached map.
Background	The property at No. 77 Poleberry is being purchased under a Council CAS mortgage to Tintean. The boundaries are incorrect and this disposal of 17.4m <sup>2</sup> will tidy up the Title to the property.
Valuation:	Nominal fee of €500 as it's a boundary rectification.
Dated:	4 <sup>th</sup> January, 2021