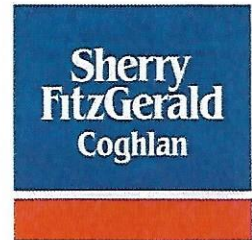




| List of Former Garda Stations sold in Co Kerry 2013 - 2021 | | | |
|---|--|---|-------------------|
| Year of Sale | Property | Valuation | Sale Price |
| 2016 | Former Garda Station, Lauragh, Co. Kerry | €165,000 (Including site valuation €50,000) | €115,000 |
| 2017 | Former Garda Station, Fenit, Co. Kerry | €110,000 | €110,000 |
| 2017 | Former Garda Station, Cloghane, Co. Kerry | €70,000 | €70,000 |
| 2018 | Former Garda Station, Castleisland, Co. Kerry | €18,000 | €18,000 |

95 New Street,
Killarney, Co. Kerry
Telephone (064) 6631892
Fax (064) 6634652
E-mail: info@sfmc.ie
Web Site: www.sherryfitz.ie



To Whom It May Concern

**RE: Open market value Lauragh Garden Station, Lauragh, Co. Kerry
Open market value Lauragh Garden Station – site only
Lauragh, Co.Kerry.**

On the instructions of Mr Martin Connolly, O.P.W., Jonathan Swift Street, Trim, Co. Meath, we inspected the above property in order to determine our opinion of market value.

Description/Location:

The property is located at Lauragh on the Beara Peninsula, 23km from Kenmare town. The property is located directly across from Lauragh National School and is on a site extending to 1.34 acres approximately with 70 ft. frontage to the public road.

The Garda station building is well set back from the roadway with tarmac drive to the building. The building is two storey with slate pitched roof and has double glazed pvc windows throughout with pvc fascia and soffits.

The building which was built as a Garda Station briefly has an entrance hall, kitchen, toilet, reception and office at ground level with four office rooms and bathroom at first floor level and could easily be converted for residential use.

The site is located in a scenic area with frontage to Kenmare bay to the rear of the property.

Accommodation:

| | | | |
|---------------|----------------------|-------------|---|
| Ground Floor: | Entrance Parch | 1.82 x 1.81 | |
| | Store (under-stairs) | 1.83 x .87 | |
| | Main Hall | 4.9 x 1.82 | |
| | Kitchen | 3.5 x 3.64 | shaker maple kitchen |
| | Back hall/store | 2 x .81 | |
| | Reception Room | 5.43 x 3.35 | |
| | Office | 4.75 x 3.69 | fireplace |
| | Back Hall | 1.88 x 1.97 | (stairs to first floor store), rear door |
| | Toilet | 1.52 x .85 | wc, whb. |
| | Office/store | 2.32 x 2.7 | (accessed independently from back hall located on 1 st floor). |

| | | | |
|--------------|----------|-------------|-------------------------------|
| First Floor: | Office 1 | 3.54 x 2.5 | |
| | Office 2 | 3.55 x 3.19 | fireplace |
| | Hall | 3.83 x 1.79 | |
| | Bathroom | 2 x 3.24 | shower, bath, wc, fully tiled |
| | Office 3 | 3.64 x 3.32 | |
| | Office 4 | 5 x 3.35 | (access from office no. 3) |

Gross Internal Area:

| | |
|--------------|-------------|
| Ground floor | 87.33 sq.m. |
| First floor | 88.5 sq.m. |

175.83 sq.m. (1,892.63 sq.ft.)

Gross External Area: 201.64 sq.m. (2,170 sq.ft.)

Services:

Mains water, electricity, Telecom. Infra red burglar alarm system. Main smoke alarm. Sewage by on site septic tank. Electric storage heating to offices.

Planning:

The property is in an area zoned "secondary special amenity" in the Kerry County Council Development Plan. We understand that the property has full planning permission as constructed.

Tenure:

The property is held under a lease in perpetuity from 1926 free of rent in consideration of re-building the former RIC Barracks from the Marquis of Lansdowne.

Valuation:

It is therefore our opinion having regard to all the circumstances that the open market value of the property would be in the region of €165,000, (one hundred and sixty five thousand Euro).

Devaluation: 87 sq.ft.

Method: Comparable evidence considering 1.34 acre waterfront site.

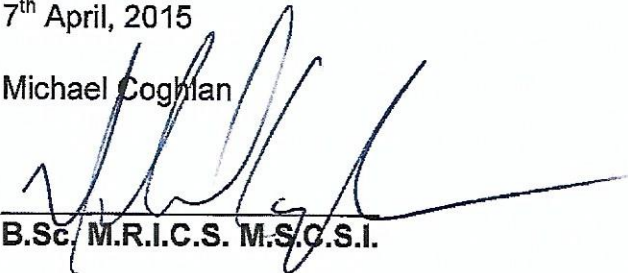
It is therefore our opinion having regard to all the circumstances that the hypothetical open market value of the site assuming unrestricted residential planning permission would be in the region of €50,000, (fifty thousand Euro).

Reinstatement Cost:

The equivalent reinstatement cost of the buildings for insurance purposes including demolition and v.a.t. would be in the region of €270,000,(€125 sq.ft.).

7th April, 2015

Michael Coghlan



B.Sc. M.R.I.C.S. M.S.C.S.I.

Comparable Sales:

| | | |
|-----------------------------------|----------|-----------------|
| Clogherane, Lauragh | €120,000 | February, 2015 |
| Tragalee Tousist | €153,000 | October, 2014 |
| Clogherane, Lauragh | €107,000 | August, 2014 |
| "The Olive House", Lehid, Tousist | €196,500 | December, 2013 |
| Cummes East, Lauragh | €107,000 | August, 2014 |
| Clogherane, Lauragh | €120,000 | September, 2013 |

Valuation Report:

Former Garda Station and Residence
Fenit
Co Kerry

Valuation Date: July 2015



Former Garda Station and Residence, Fenit, Co Kerry

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1.0 Property:

The subject property is the former Garda Station and Residence in Fenit, Co Kerry.

2.0 Instructions / Client:

We have been instructed by:

Ms Deirdre McFerran
The Office of Public Works,
Head Office,
Jonathon Swift Street,
Trim,
Co. Meath

to provide our opinion of the Market Value of the subject property as at the valuation date of July 2015.

The property was inspected on 21st July 2015.

3.0 Purpose of Valuation:

The purpose of this report is to provide an independent valuation of the subject property for the Office of Public Works.

4.0 Standards:

This valuation has been carried out in accordance with the RICS Valuation – Professional Standards ('The Red Book', effective January 2014) and the International Valuation Standards as issued by the International Valuation Standards Council.

5.0 Basis of Value:

The basis of value adopted is Market Value which is defined as:

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

6.0 Valuer:

The valuer has had no previous material involvement with the property, is competent and able to provide an objective and unbiased valuation.

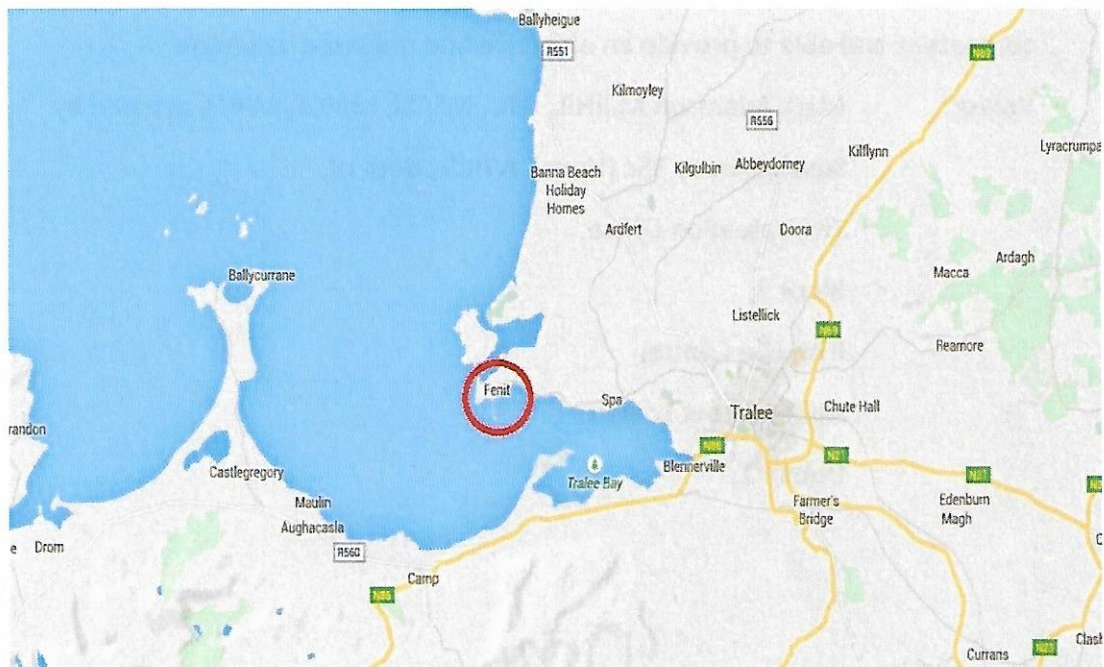
Valuer: Mark Adamson M.PHIL, BSc , MSCSI, MRICS, MIPTI, assisted by
Susan Dunlea BSc (Hons), ARICS , both of,
The Valuation Office,
Block 2,
Irish Life Centre,
Abbey Street Lower,
Dublin 1.

7.0 The Property:

7.1 Location:

The subject property is located in the village of Fenit, across from the local GAA pitch overlooking the Atlantic. The property is situated on Church Road c. 500 meters from the village crossroads.

Fenit is a village c. 13 kms west of Tralee on the R558 with a current population of c. 500. It hosts a pub, shop and restaurant. There is a deep sea port at Fenit along with a marina with c.130 berths.



The general location of Fenit is outlined in red above (not to scale) and in further location maps included in Appendix 1.

Fenit is a village situated to the West of Tralee in North Kerry and is bound to the East by Tralee town itself, to the South Tralee Bay.

The village is centred on a Y junction and is a well established village acting as a local service centre for the surrounding rural hinterland. The village comprises of mainly residential dwellings and the services here include Roman Catholic Church, primary school, shop / post office, public house, sports ground, Deep Water Port and a marina.

An Ordnance Survey site plan and the general location plan are provided with Appendix 1 of this report. Illustrative photographs are provided at Appendix 2 of this report as is a Bing Maps aerial photograph.

7.2 Description:

The subject property comprises a single storey building, on a site of approximately 0.4843 acres with site frontage of approximately 13m onto the Church Road off the R 588 . See the assumed boundary in the aerial photograph included in Appendix 2.

The building is of block construction with rendered walls and a pitched tiled roof. The store to the rear is of block construction with rendered walls and a pitched roof. Windows throughout the property are PVC double-glazed. There is guttering around the external eaves of the building. There is a radon gas barrier onto the rear of the property. There is a small steel tech type shed to the southern side of the residence.

The building is on level ground with a single concrete step to entrance. The site on which the building is set is more or less rectangular in shape but slopes off to the northern end of the garden.

The septic tank is to the rear north west of the property (rear).

The stone walls form the boundary of the site on all sides. The rear of the property looks out to the lighthouse.

7.3 Accommodation:

The net internal floor area amounts to approximately 127.55m² and the gross external area (External Stores) amounts to approximately 46.60m².

Internally the accommodation has been divided to provide, a residence and a garda station. The internal accommodation for the residence is as follows an entrance hallway, reception area , 3 bedrooms, a bathroom, kitchen/ dining area and a back entrance that has a wc and a doorway to the Garda Station. The floors have been carpeted through except the bathroom which has a tiled floor and the kitchen has laminate flooring. The Garda Station section has been divided into an entrance/ public wait area, office and a store, with laminate floor covering throughout.

The residence has oil fired central heating with a wood burning stove in the kitchen while the station section has electric storage heating.

The approximate breakdown of the useable space in the various rooms are as follows:

| Room | Floor | Approx.Sq M |
|--|-------|---------------|
| Garda Station (inc entrance) | 0 | 26.71 |
| Entrance & hall in house | 0 | 14.16 |
| Living Room | 0 | 16.77 |
| Kitchen / Dine room / back entrance & wc | 0 | 30.60 |
| Bedrooms (3) | 0 | 34.09 |
| Bathroom | 0 | 5.23 |
| Boiler House | 0 | 34.10 |
| Steeltech Shed (tenant improvement) | 0 | 12.50 |
| Total Area | | 174.15 |

The site (including the building) measures approximately 0.4843 Acres / 0.196Ha. (c.1960m2)

Refer to photographs and plan for illustration purposes, in Appendix 3 and Appendix 4.

7.4 Title:

We understand that the property is held by the Minister of Finance in Fee Simple by virtue of Conveyance to the former Admiralty Commissioners dated 12.11.1887 and 22.3.1888. Consideration £386.14.4. A wayleave for water pipes was granted to CPW under agreement dated 1.1.1912 at a rent of £2.00p.a. as shown in the map attached to the agreement. A wayleave for sewer pipes was granted to the CPW under agreement dated 9.1.1910 as shown on map B attached to the agreement. Consideration €30.00. A right of way over the Railway premises is permitted under agreement dated 1.12.1909 at a rent of €1.00p.a. as shown on map attached to agreement. The State's interest in this property has been transferred from the Minister of Finance to CPW by Conveyance dated 11.12.1964. (Source: OPW)

We have assumed that the parties involved in the purchase are the correct parties and that there are no restrictive covenants other than those specified that would restrict a future sale on the property or materially affect the valuation.

7.5 Condition:

We have not carried out a building or structural survey, inspected woodwork or exposed parts of the structure which were covered, unexposed or inaccessible and are therefore unable to assure that the building is free from any defect that would materially affect the valuation. For the purposes of this valuation we have assumed that an inspection of these elements would not reveal any defects that would materially affect the valuation. We have otherwise had regard to the age and apparent condition of the building.

We have assumed that the property is in reasonable structural condition throughout. On the day of inspection the property appeared to be in structurally sound condition with no apparent defects internally or externally. However on the day of inspection there were stains in the ceiling (photos attached see Appendix 3 page 28) which appeared to be from a leak. There was also a radon barrier to the rear of the property. No further investigation took place.

7.6 Services:

We have not tested any services in association with the subject property.

We assume that the property is connected to water and electricity. No allowance has been made in the reported valuation figure for the replacement or upgrading of any associated services.

- We are informed that electricity and water are supplied to the building via the mains.
- We are informed that foul drainage is by septic tank which is shared with both the residence section and the garda station section.
- Heating is provided through electric heaters in the Garda Station section of the property, OFCH and wood burning stove in the residence section.
- Phone line and alarm is fitted .

8.0 Planning / Zoning:

We have not made extensive enquiries into the town planning for the location. The locality forms part of the Kerry County Development Plan 2015-2021 and is referred to in this plan as a rural area under strong urban influence.

Under the current Development Plan, the Core Strategy and Settlement Strategy is to continue to focus growth into the Hub and towns and to relate growth of smaller towns and villages to the availability of infrastructure such as water supply and waste water treatment. It is recognised that rural areas such as Fenit play an essential role within this strategy and it is important to support the sustainable development of the countryside and rural villages within the County.

There are a number of objectives within the Kerry County Development Plan in relation to Fenit including

- Housing developments shall be of a density compatible with the prevailing density of the village, higher densities may be acceptable within village centres.
- Maintain convenience shopping at an appropriate level within the village.
- Commercial services to be retained in Fenit Harbour.
- The water and sewerage infrastructure project scheme is a priority.
- Greenway cycleway — Tralee to Fenit old railway line. Preliminary environmental assessments have been undertaken.
- Fenit forms part of the Natura 2000 conservations area.
- Maintain its Blue Flag beach status.
- Geological interest.

9.0 Assumptions:

In addition to the assumptions given above the valuation figure herein reported is also based on assumptions set out below:

- That all information provided to us is correct.
- That there are no unusual or onerous outgoings in relation to the subject property of which we have not been advised.
- That the property has been constructed and extended in accordance with the

relevant planning permission and any other necessary consents / approvals.

- That the subject property and site are free from all deleterious / contaminative / hazardous materials.
- That there are no issues in the subject property concerning subsidence, woodworm, invasive vegetation or Pyrite.
- That there is no contamination from any neighboring properties which could affect the value of the subject property.
- There are no ongoing insurance claim or neighbour disputes.
- In line with the definition of Market Value - the valuation figure herein reported disregards the potential of any special purchasers for the property.
- We have not undertaken any site survey and assume that there is no issue with the site in regards to access, load-bearing, mining settlement, protected structures etc.

10.0 Valuation Approach:

Given the size and nature of the building there is limited potential for use. The plot is most suitable for a one off house (which is already on the site)

Fenit has been identified as a Rural Village with a population of c. 500. There are a number of objectives set out in the development plan in relation to this village. High growth is not expected within the area however Fenit Sea Port is of strategic importance to the area in terms of fishing and commercial use and should be encourage to sustainably develop further.

However our research has indicated that it may be difficult to attain planning permission for a site of less than half an acre. This is due to the external services associated with a dwelling being restricted on a site of this size. Furthermore we are of the opinion that the easements granted to the adjoining Garda residence would have a detrimental affect on the value of this site. The fact that there is a radon barrier on property would also have a detrimental affect on the value of this site.

11.0 Valuation

Subject to the contents of this report, it is our opinion that the Market Value of the Freehold interest in the subject premises as at July 2015, with the benefit of vacant possession is:

€110,000

(One Hundred and Ten Thousand Euro)

The confidence in the above reported figures are reduced due to issues which would have “a material effect on the degree of certainty and confidence that can be applied to a valuation opinion”. In this instance, these include:

The valuation this is subject to prediction of the property market significantly into the future. This figure can be impacted by a number of international, national or local factors which could reduce the reliability of this forecast and therefore affect the figure herein reported.

12.0 Reporting:

This valuation is solely for the use of the parties to which it is addressed and no responsibility to any third party shall be accepted. Please note that no part of this report may be published in any way without the written consent of the valuer.

Signed: _____

Mark Adamson
M.PHIL, BSc , MSCSI, MRICS, MIPTI
For The Commissioner of Valuation

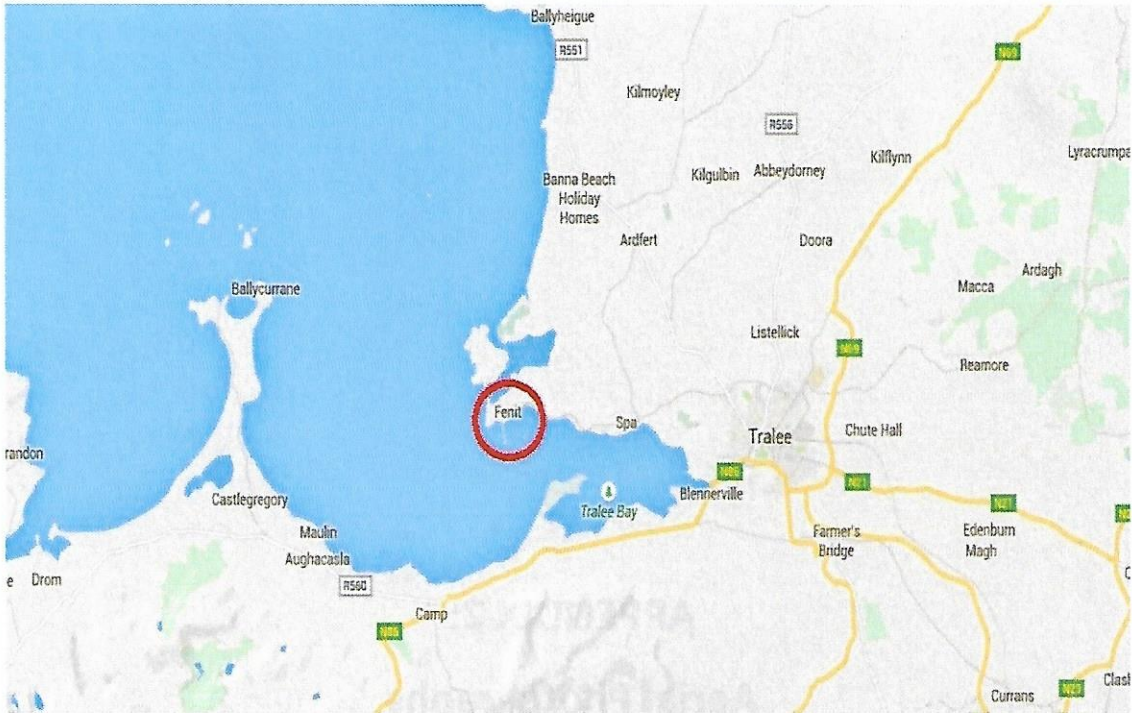
Signed: _____

Susan Dunlea
BSc Hons., ARICS,

Date: _____

APPENDICES

APPENDIX 1: Location Maps



Source: Google Maps/ OSI

APPENDIX 2:
Aerial Photographs

Aerial Photograph



Source: Bing Maps

20

APPENDIX 3:
External & Internal Photographs



Exterior 1



Exterior 2



External Photographs



External Photographs

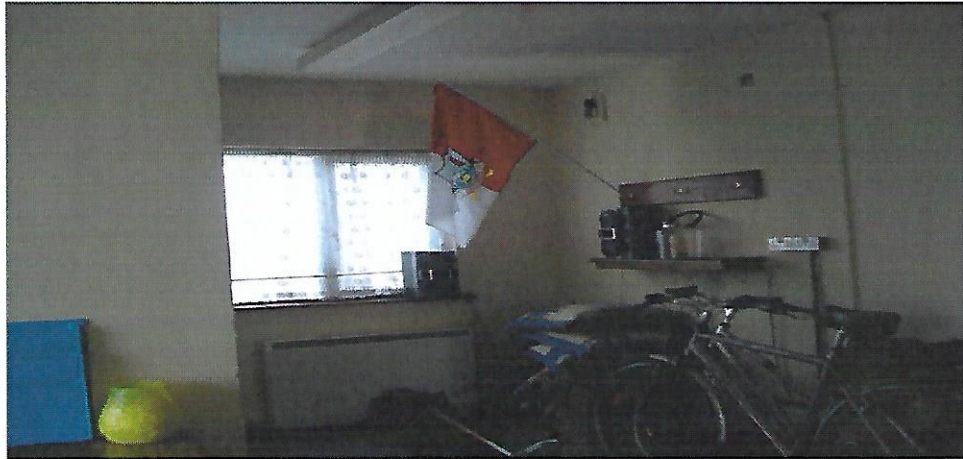






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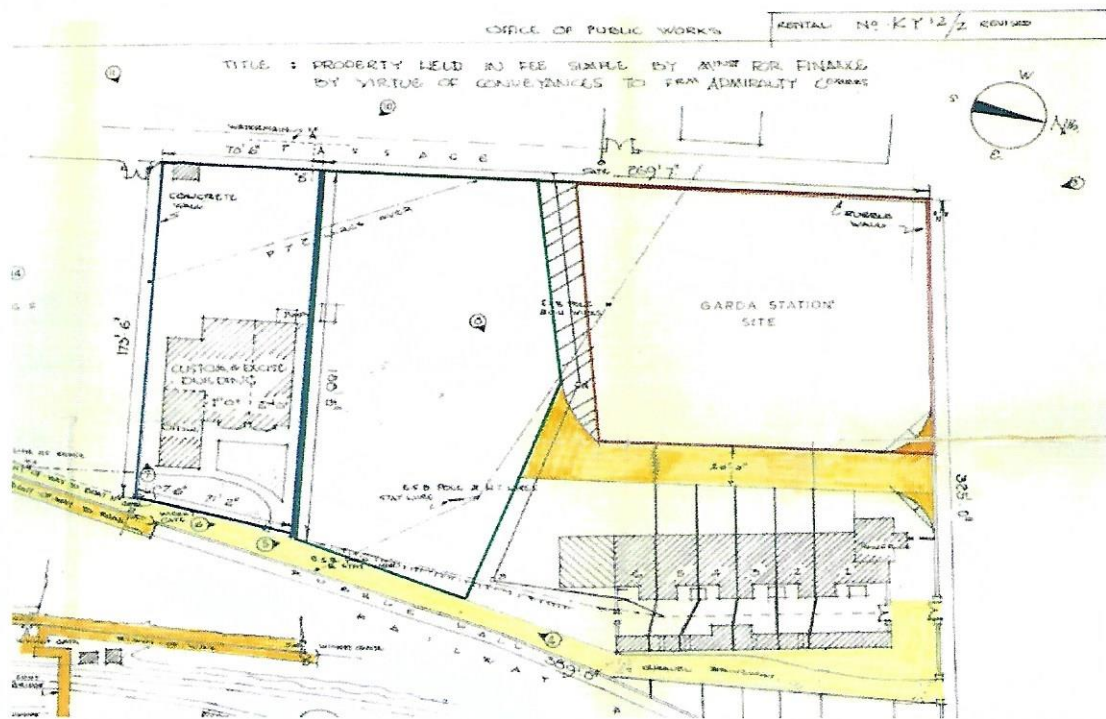
Various internal photographs



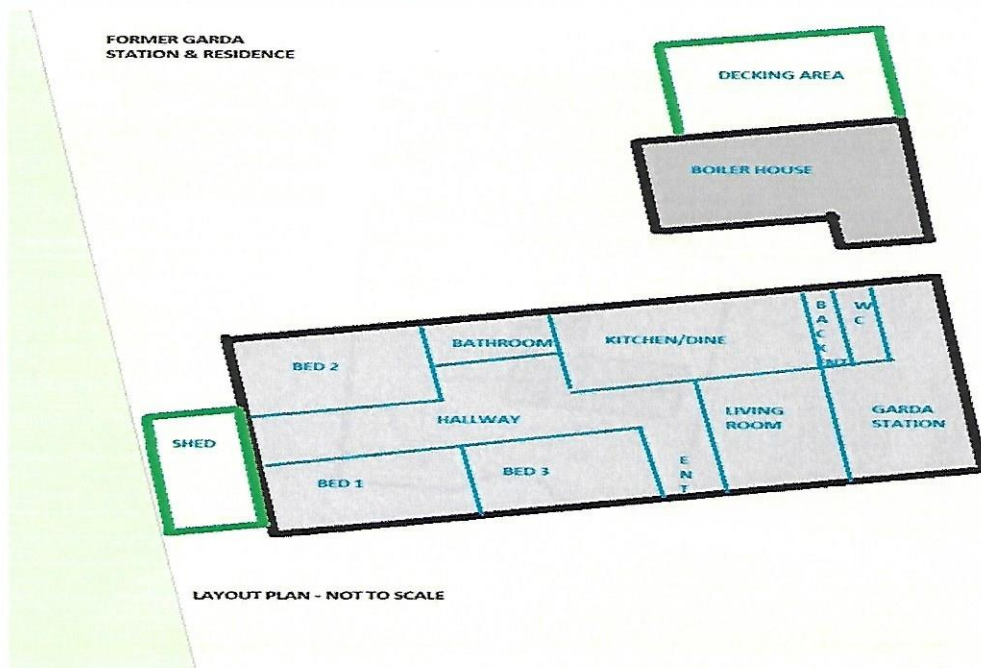


RADON / MAINS WATER / DRAINAGE

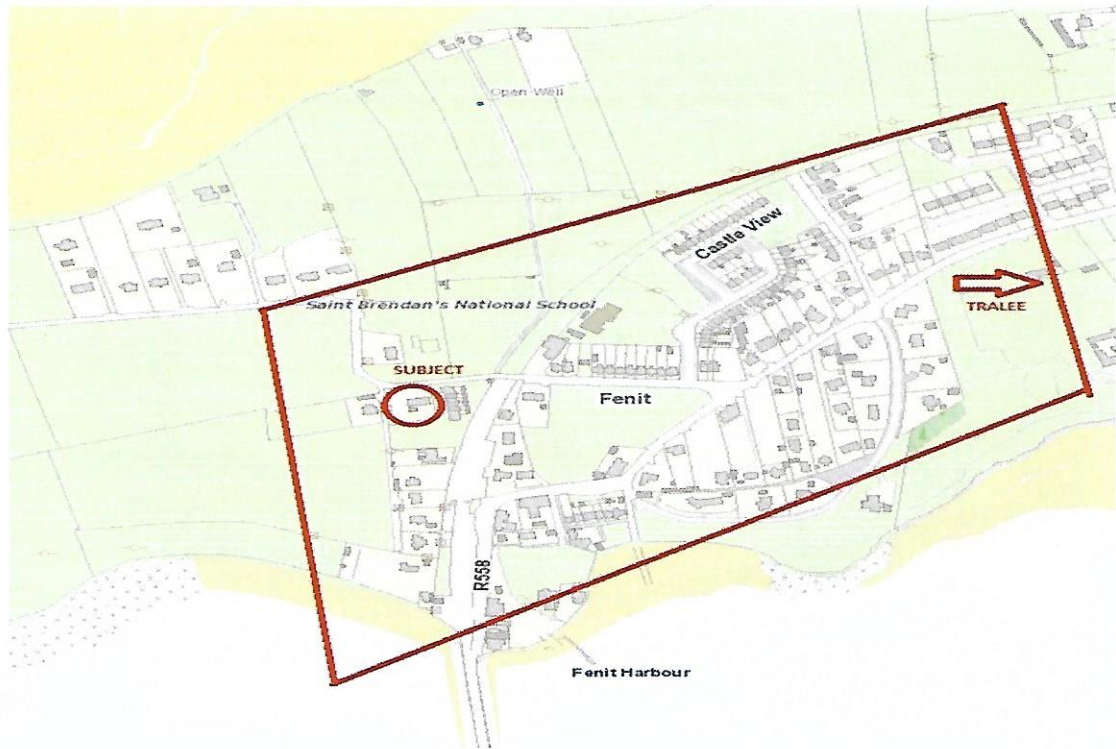
**APPENDIX 4:
Outline Plan**



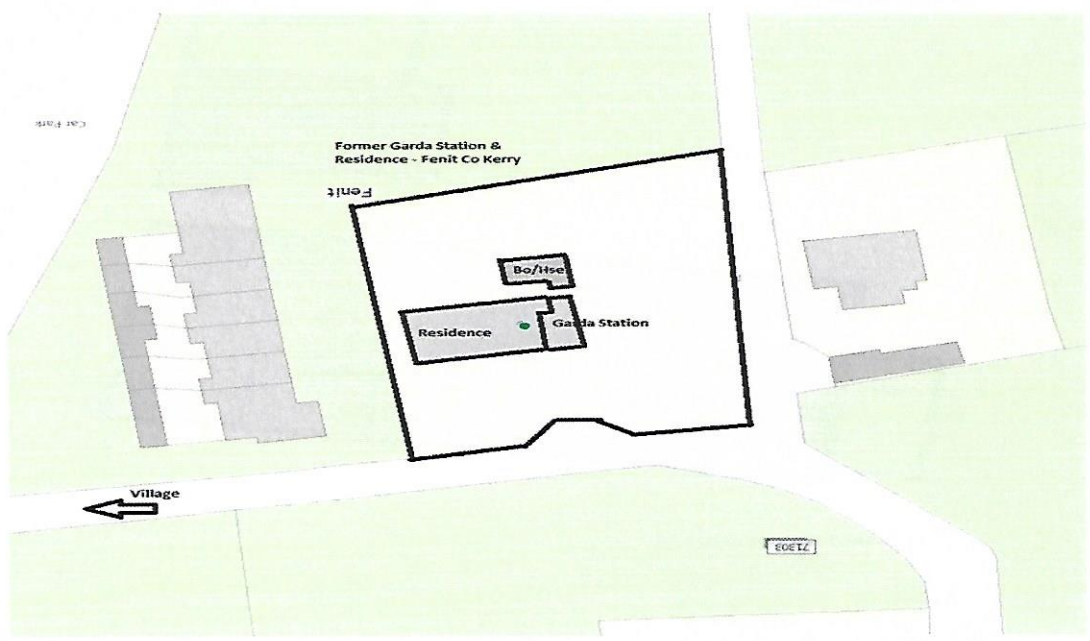
Site Layout– Outlined in red



Approximate internal layout (Not to scale)



Area Plan, assumed site subject outlined in red



Source: OSI

APPENDIX 5:
Extracts from Kerry County development Plan 2015-
2021—Volume 3 Settlement Strategy

Valuation Report:

Former Garda Station and Residence
Cloghane
Co Kerry

Valuation Date: July 2015



Former Garda Station and Residence, Cloghane, Co Kerry

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1.0 Property:

The subject property is the former Garda Station and Residence in Cloghane, Co Kerry.

2.0 Instructions / Client:

We have been instructed by:

Ms Deirdre McFerran
The Office of Public Works,
Head Office,
Jonathon Swift Street,
Trim,
Co. Meath

to provide our opinion of the Market Value of the subject property as at the valuation date of July 2015.

The property was inspected on 21st July 2015.

3.0 Purpose of Valuation:

The purpose of this report is to provide an independent valuation of the subject property for the Office of Public Works.

4.0 Standards:

This valuation has been carried out in accordance with the RICS Valuation – Professional Standards ('The Red Book', effective January 2014) and the International Valuation Standards as issued by the International Valuation Standards Council.

5.0 Basis of Value:

The basis of value adopted is Market Value which is defined as:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

6.0 Valuer:

The valuer has had no previous material involvement with the property, is competent and able to provide an objective and unbiased valuation.

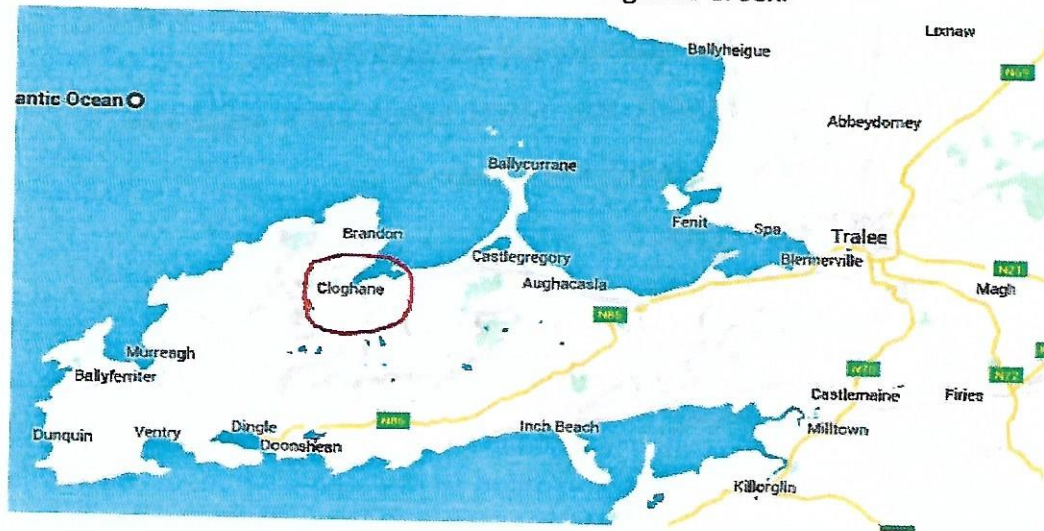
Valuer: Mark Adamson M.PHIL, BSc , MSCSI, MRICS, MIPTI, assisted by
Susan Dunlea BSc (Hons), ARICS , both of,
The Valuation Office,
Block 2,
Irish Life Centre,
Abbey Street Lower,
Dublin 1.

7.0 The Property:

7.1 Location:

The subject property is located on your approach to the village Cloghane (An Clochán) coming from Dingle or Tralee.

Cloghane is a small village located on the L5012-26 local road, c. 15kms north west of Dingle (An Daingean) and c. 40kms south west of Tralee. It is a coastal village on the northern side of the Dingle Peninsula beneath Mount Brandon and the Conor Pass where the Owenmore River flows into Cloghane Creek.



The general location of Cloghane is outlined in red above (not to scale) and in further location maps included in Appendix 1.

Cloghane is located with the ED of An Clochán with a population in the region of 300 and is within a Gaeltacht region.

The village is mainly a fishing and tourist spot and has a some services including a Catholic church, a primary school, a shop/ post office, 2 public houses and a seasonal tourist office.

An Ordnance Survey site plan and the general location plan are provided with Appendix 1 of this report. Illustrative photographs are provided at Appendix 2 of this report as is a Bing Maps aerial photograph.

7.2 Description:

The subject property is a detached 2 storey residence with a Garda Station within the overall footprint of the property. There are 2 sheds / store to the rear and a telephone exchange. The plot of land that the property resides is approximately 0.41266 acres / 0.167 Ha / 1670 sq meters. The site frontage is c. 47m onto the L5012-26, the local road from Cloghane to Brandon Point. See the assumed boundary in the aerial photograph included in Appendix 2.

The building is of block construction with rendered walls and a pitched tiled roof. The store immediately behind the house, is of block construction with rendered walls and a pitched roof. The store to the end of the garden is an open store with stone walls and galvanised pitched roof. The telephone exchange is of brick construction and a flat roof. Windows throughout the property are PVC double-glazed. There is guttering around the external eaves of the building. There is a mast on top of the shed to the rear of the property.

The building is on level ground with a single concrete step to entrance.

The site on which the building is set is more or less rectangular in shape.

The septic tank is to the of the property and there is mains water to the property.

A block wall forms the boundary to the front and hedging to all other sides of the site . The rear of the property looks out to Brandon Bay.

7.3 Accommodation:

The net internal floor area amounts to approximately 147.96m² and the gross external area (External Stores) amounts to approximately 74.0m², this includes the telephone exchange of c. 26m²

Internally the accommodation has been divided to provide, a residence and a garda station. The internal accommodation for the residence is as follows an entrance hallway, reception area , kitchen, a bathroom, and a back entrance. The first floor consists of 4 bedrooms and a bathroom. The floors have been carpeted through except the bathroom and kitchen which has tiled flooring.

The Garda Station section has been divided into an entrance, office, a kitchen and a radio room on the first floor.

The residence has oil fired central heating with an oil fired Stanley stove in the kitchen while the station section has electric storage heating.

The approximate breakdown of the useable space in the various rooms are as follows:

| Room | Floor | Approx.Sq M |
|---|-------|---------------|
| Garda Station | 0 / 1 | 33.69 |
| Entrance & hall in house | 0 | 6.62 |
| Living Room | 0 | 17.92 |
| Kitchen / Dine room / back entrance & wc / Cloak Room | 0 | 22.70 |
| Landing | 1 | 15.38 |
| Bedrooms (4) | 1 | 45.33 |
| Bathroom | 1 | 6.32 |
| Outdoor Shed s/ Stores | 0 | 48.00 |
| | | |
| | | |
| Total Area | | 195.96 |

The site (including the building) measures approximately 0.41266 Acres / 0.167Ha. (c.1670m²). There is a telephone exchange on the site that is c.26m²

Refer to photographs and plan for illustration purposes, in Appendix 3 and Appendix 4.

7.4 Title:

We are advised that the property is held freehold by and is reported in Folio KY 13876 (Entry 14) since June 1933

We have assumed that the parties involved in the purchase are the correct parties and that there are no restrictive covenants other than those specified that would restrict a future sale on the property or materially affect the valuation.

7.5 Condition:

We have not carried out a building or structural survey, inspected woodwork or exposed parts of the structure which were covered, unexposed or inaccessible and are therefore unable to assure that the building is free from any defect that would materially affect the valuation. For the purposes of this valuation we have assumed that an inspection of these elements would not reveal any defects that would materially affect the valuation. We have otherwise had regard to the age and apparent condition of the building.

We have assumed that the property is in reasonable structural condition throughout. On the day of inspection the property appeared to be in structurally sound condition with no apparent defects internally or externally.

However on the day of inspection there were visible defects in the property, rising damp throughout, (photos attached see Appendix 2) No further investigation took place.

7.6 Services:

We have not tested any services in association with the subject property.

We assume that the property is connected to water and electricity. No allowance has been made in the reported valuation figure for the replacement or upgrading of any associated services.

- We are informed that electricity and water are supplied to the building via the mains.
- We are informed that foul drainage is by septic tank which is shared with both the residence section and the garda station section.
- Heating is provided through electric heaters in the Garda Station section of the property and OFCH in the residence section.
- Phone line and alarm is fitted .

8.0 Planning / Zoning:

We have not made extensive enquiries into the town planning for the location. The locality forms part of the Kerry County Development Plan 2015-2021 and is referred to in this plan as a rural area. An Cloghan is serviced by a septic tank which outfalls to the sea shore. The village has the benefit of public mains water.

There are a number of objectives within the Kerry County Development Plan in relation to Cloghane including

- Cloghane is classed as a small village under the settlement strategy of the development plan which is to maintain the character of the village.
- Cloghane is a Special Area of Conservation and is part of Natura 2000.
- To maintain the convenience shopping in the village
- Located within a Gaeltacht Area and ensure that any development is not detrimental to the promotion of the Irish language.
- An Cloghan is serviced by a septic tank which outfalls to the sea shore. The village has the benefit of public mains water. No immediate plans to upgrade or expand on sewerage facilities in the village.

9.0 Assumptions:

In addition to the assumptions given above the valuation figure herein reported is also based on assumptions set out below:

- That all information provided to us is correct.
- That there are no unusual or onerous outgoings in relation to the subject property of which we have not been advised.
- That the property has been constructed and extended in accordance with the relevant planning permission and any other necessary consents / approvals.
- That the subject property and site are free from all deleterious / contaminative / hazardous materials.
- That there are no issues in the subject property concerning subsidence, woodworm, invasive vegetation, radon gas or Pyrite.
- That there is no contamination from any neighboring properties which could

affect the value of the subject property.

- There are no ongoing insurance claim or neighbour disputes.
- In line with the definition of Market Value - the valuation figure herein reported disregards the potential of any special purchasers for the property.
- We have not undertaken any site survey and assume that there is no issue with the site in regards to access, load-bearing, mining settlement, protected structures etc.

10.0 Valuation Approach:

Given the size and nature of the building there is limited potential for use. The plot is most suitable for a one off house (which is already on the site)

Cloghane has been identified as a Rural Village with a population of less than 300. There are a number of objectives set out in the development plan in relation to this village.

However our research has indicated that it may be difficult to attain planning permission for a site of less than half an acre. This is due to the external services associated with a dwelling being restricted on a site of this size.

The Mast and Telephone exchange that are located within the site would have a detrimental affect on the value of the site.

11.0 Valuation

Subject to the contents of this report, it is our opinion that the Market Value of the Freehold interest in the subject premises as at July 2015, with the benefit of vacant possession is:

€70,000

(Seventy Thousand Euro)

The confidence in the above reported figures are reduced due to issues which would have "a material effect on the degree of certainty and confidence that can be applied to a valuation opinion". In this instance, these include:

The valuation this is subject to prediction of the property market significantly into the future. This figure can be impacted by a number of international, national or local factors which could reduce the reliability of this forecast and therefore affect the figure herein reported.

12.0 Reporting:

This valuation is solely for the use of the parties to which it is addressed and no responsibility to any third party shall be accepted. Please note that no part of this report may be published in any way without the written consent of the valuer.

Signed: M. Adamson

Mark Adamson
M.PHIL, BSc , MSCSI, MRICS, MIPTI
For The Commissioner of Valuation

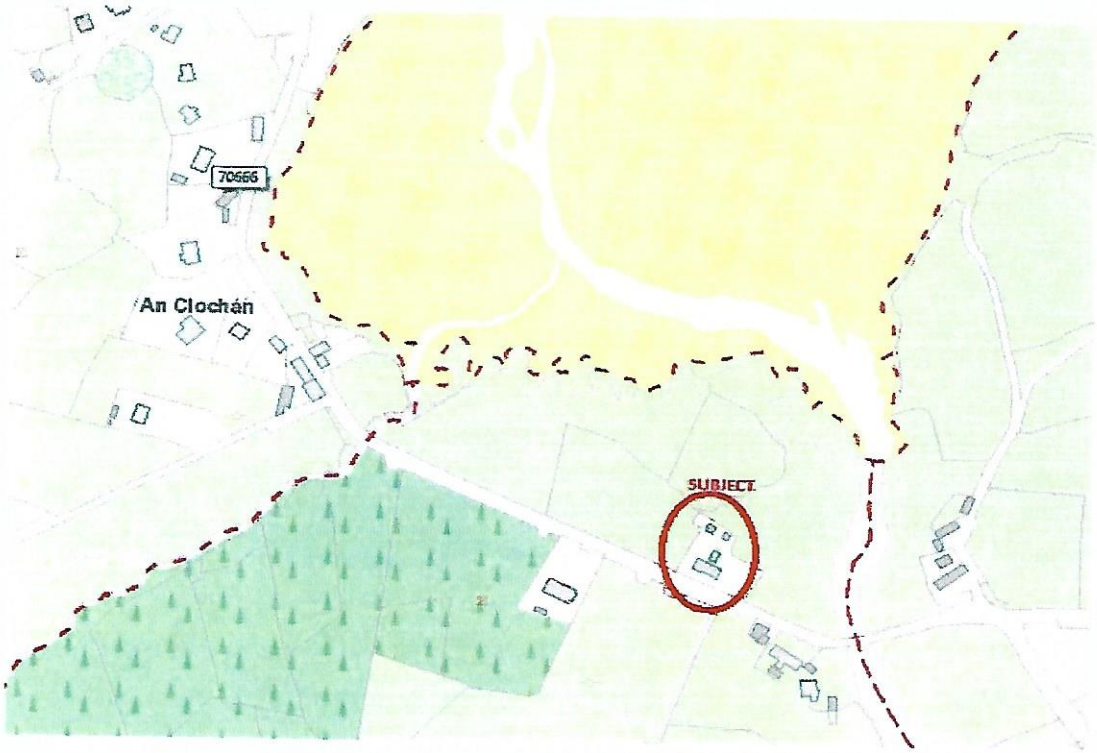
Signed: _____

Susan Dunlea
BSc Hons., ARICS,

Date: _____

APPENDICES

APPENDIX 1: Location Maps



Approximate location of subject highlighted in red.

Source: Google Maps/ OSI

**APPENDIX 2:
Aerial Photograph**



Aerial Photograph



Source: Bing Maps

APPENDIX 3:
External & Internal Photographs

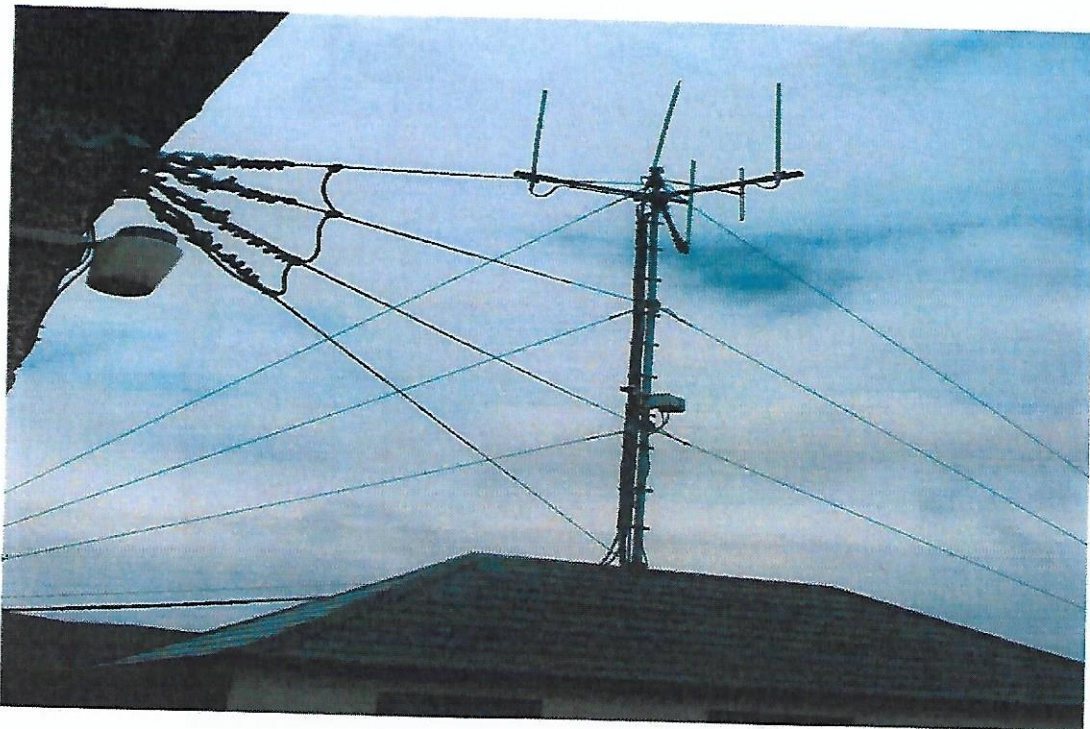


Exterior 1

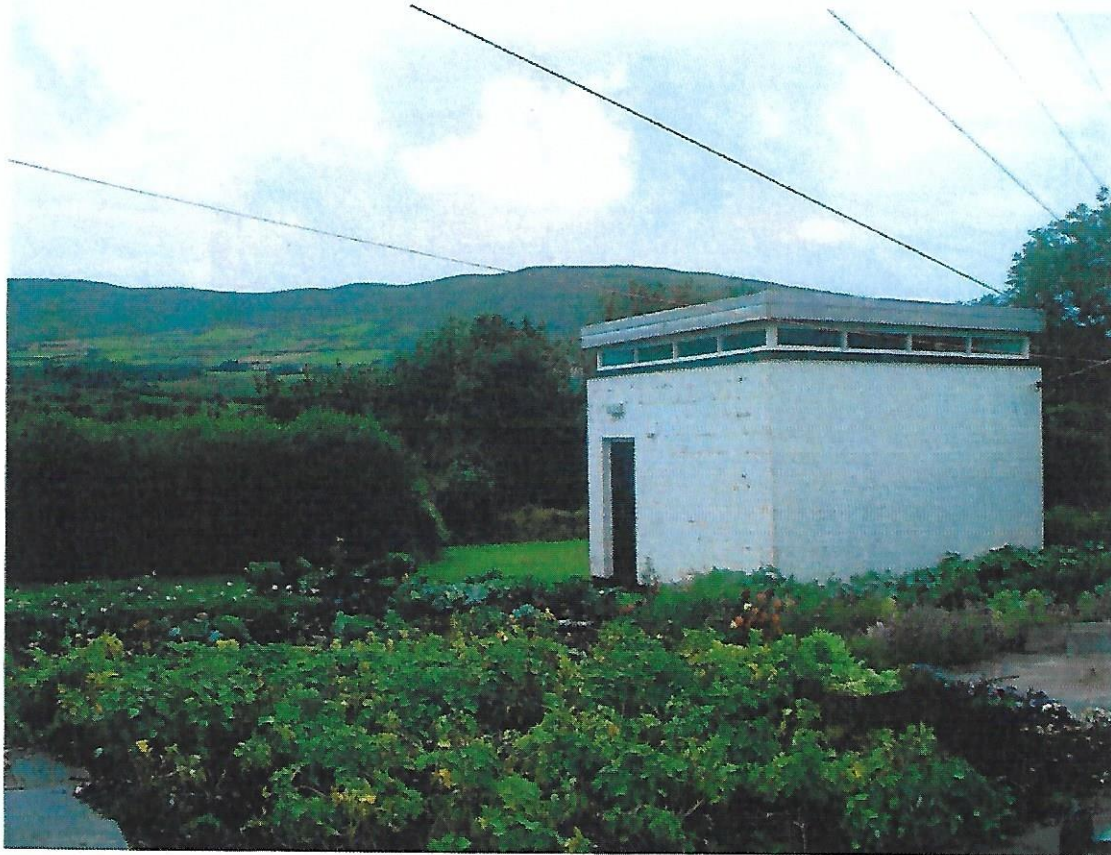


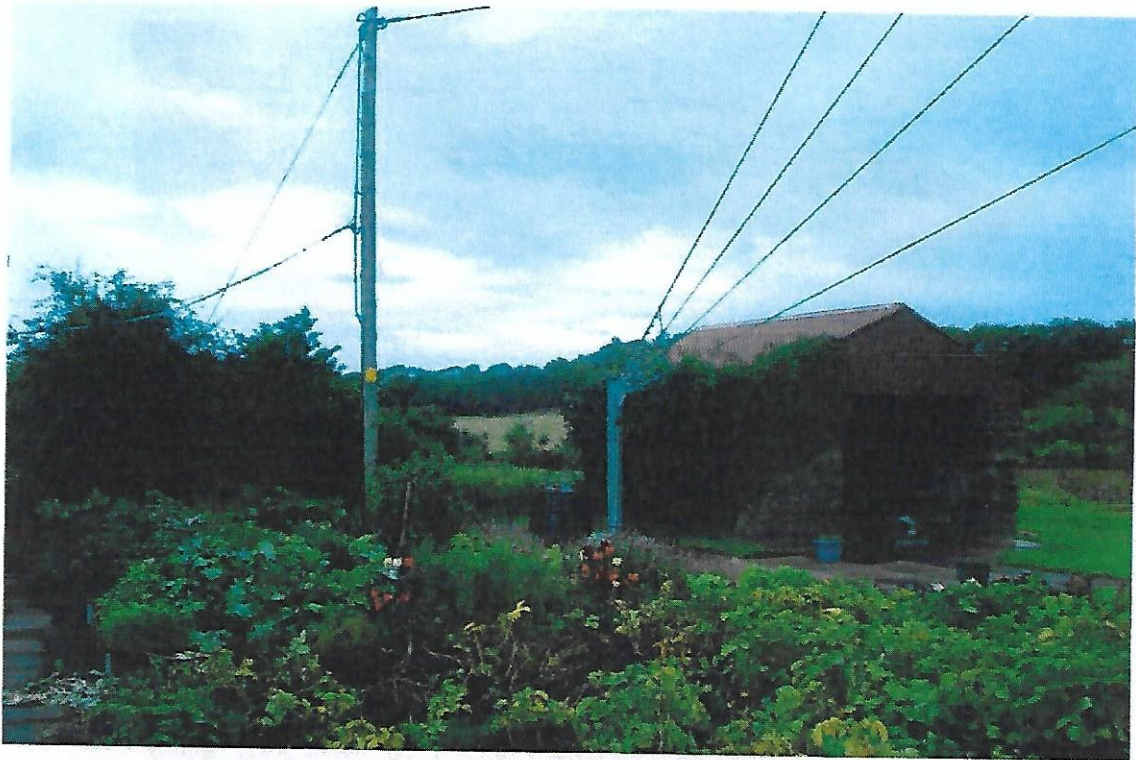
Exterior 2





EXTERNAL PHOTOGRAPHS



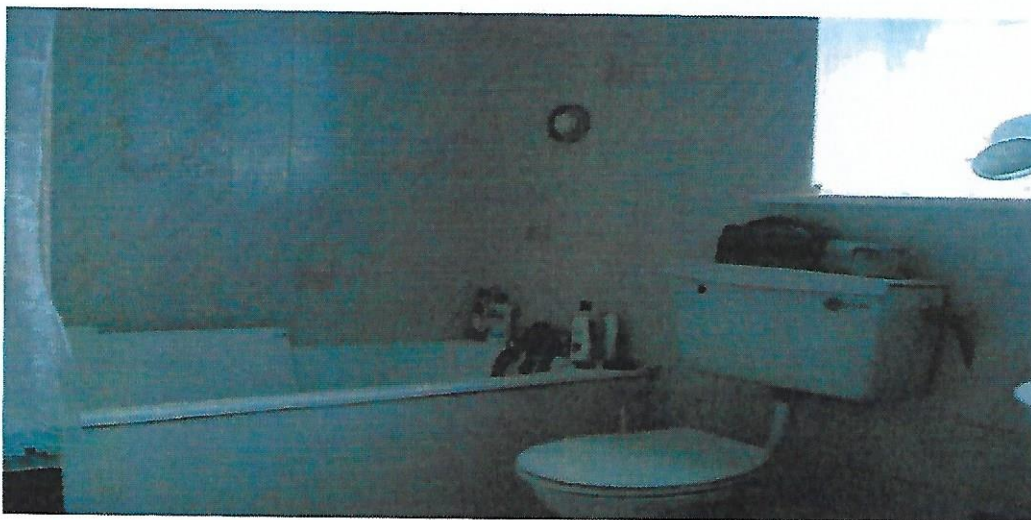


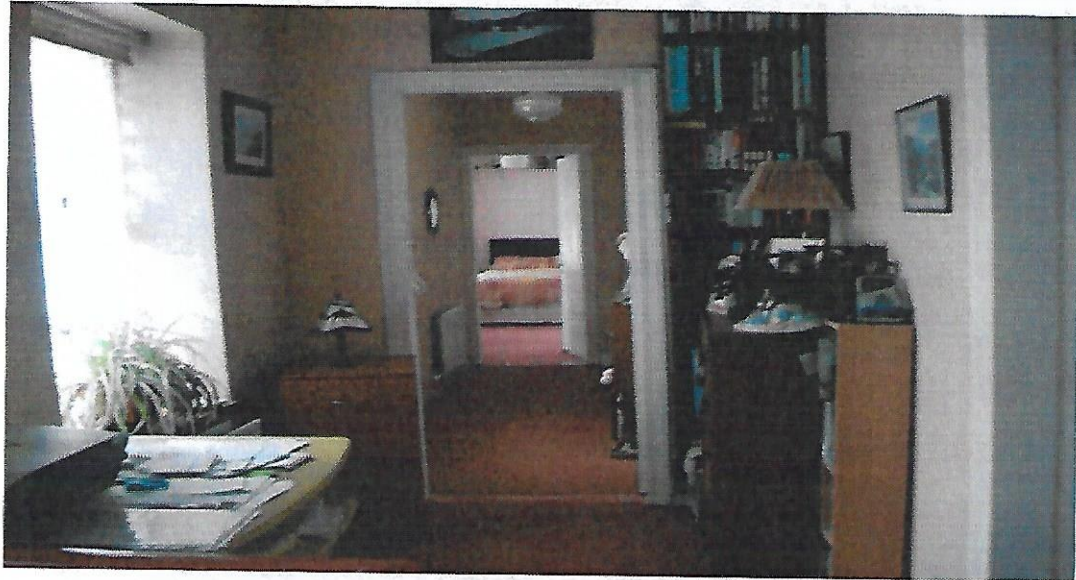
EXTERNAL PHOTOGRAPHS



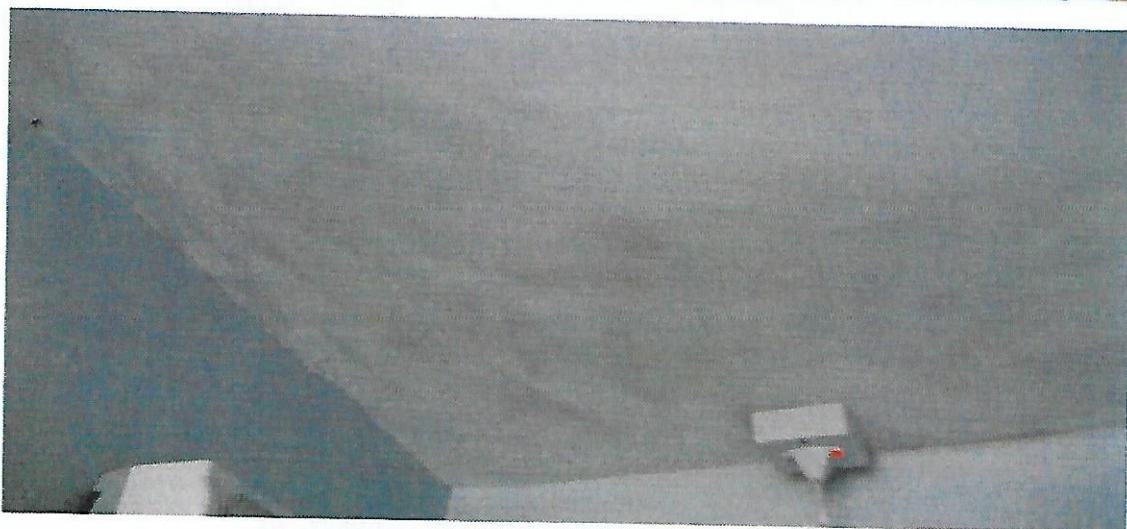


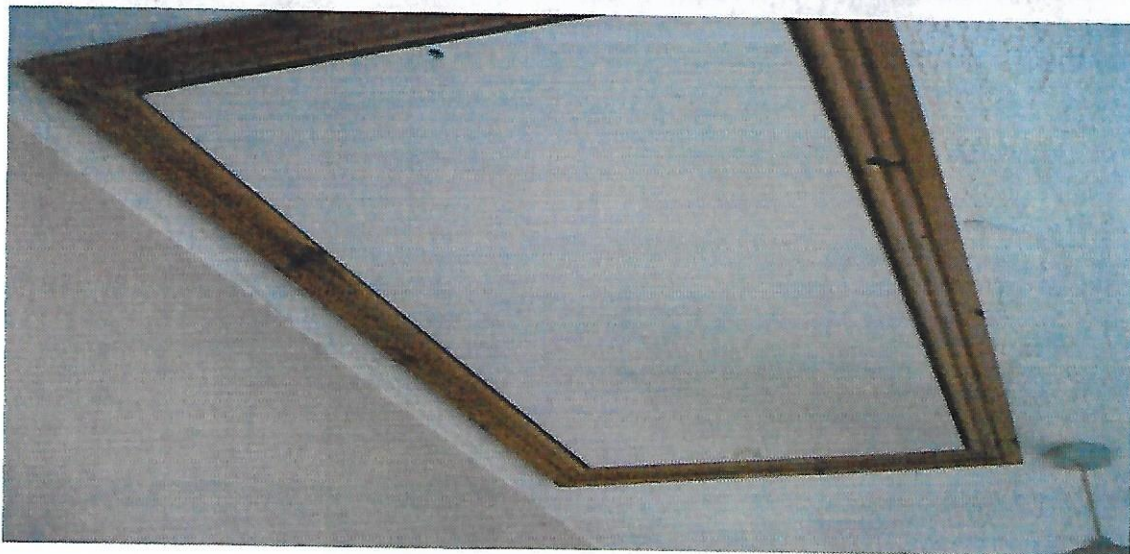
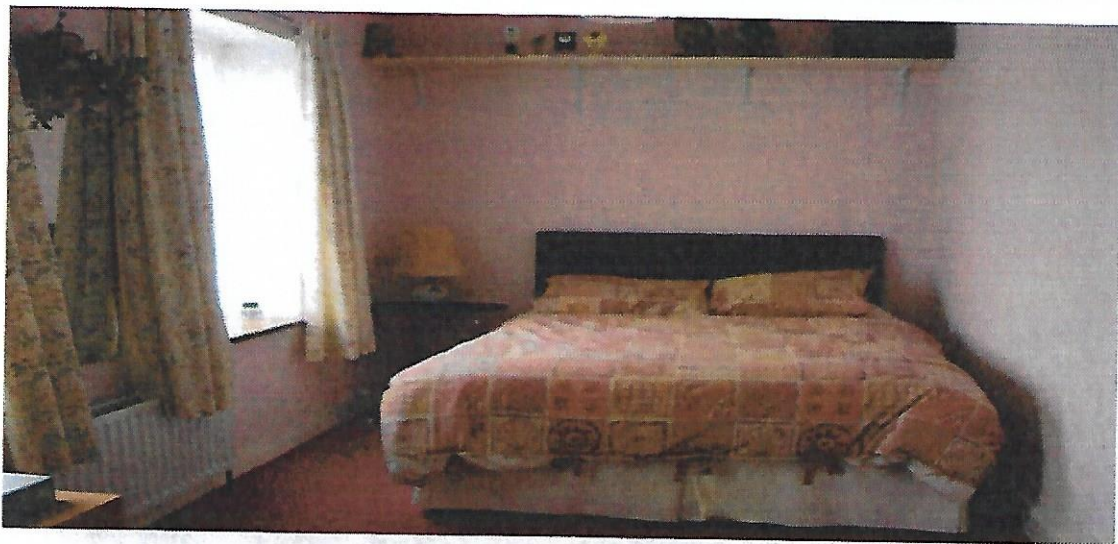
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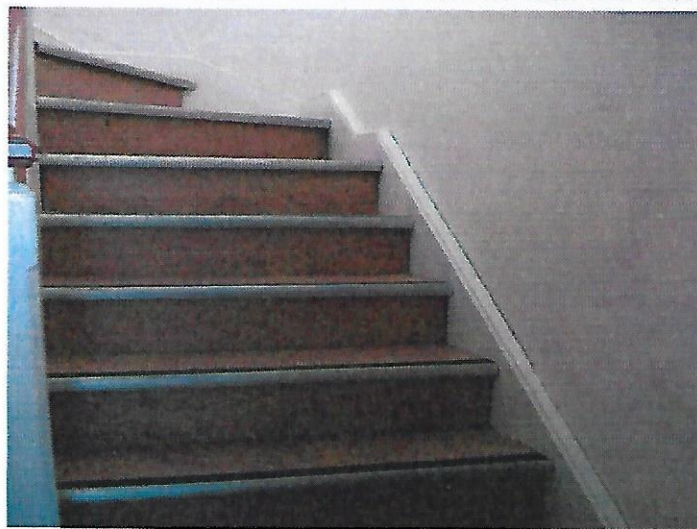
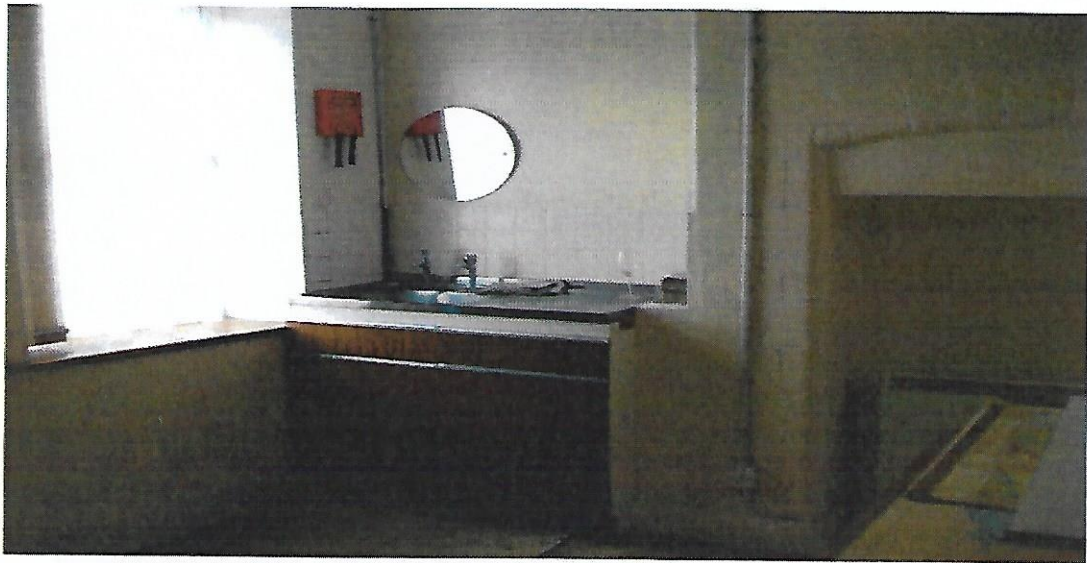


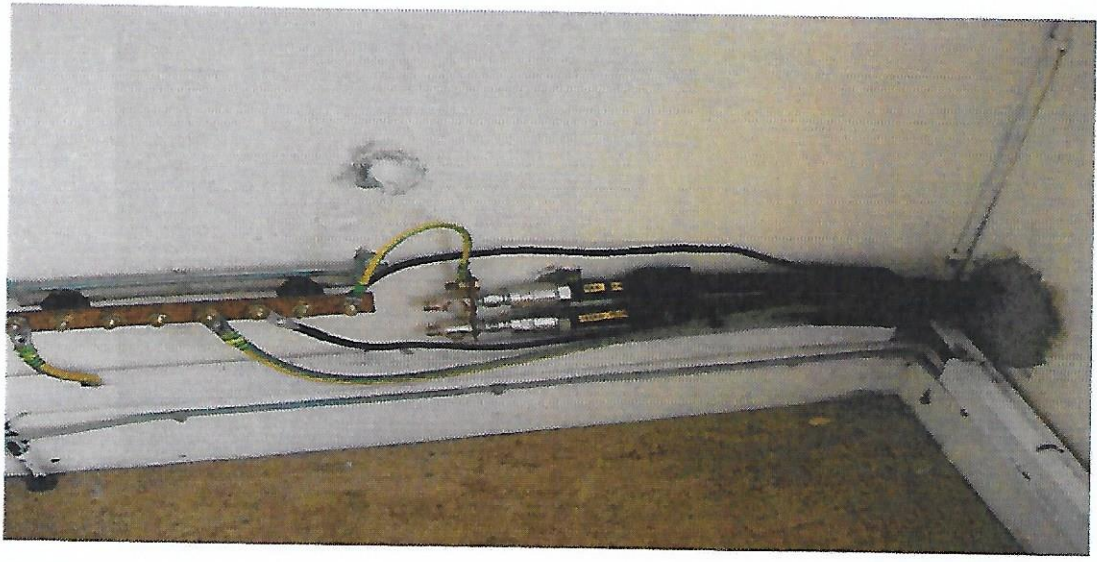
INTERNAL PHOTOGRAPHS



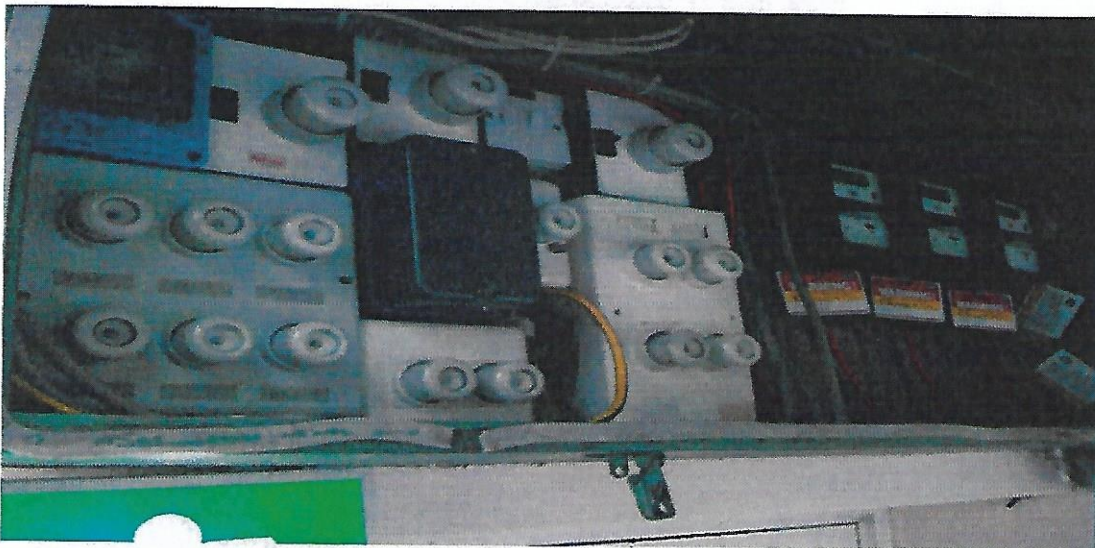
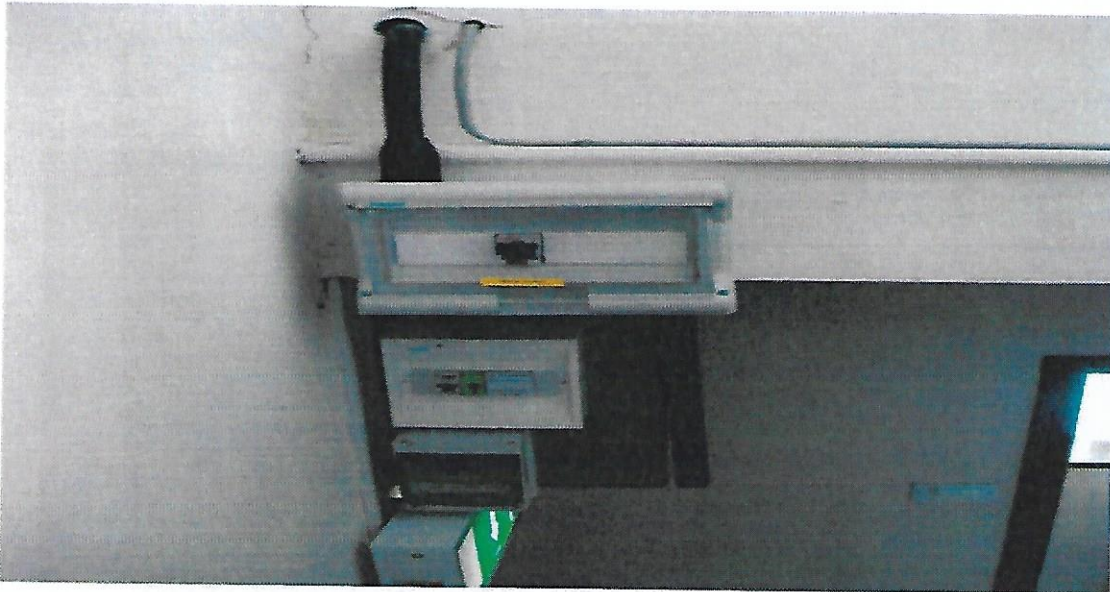


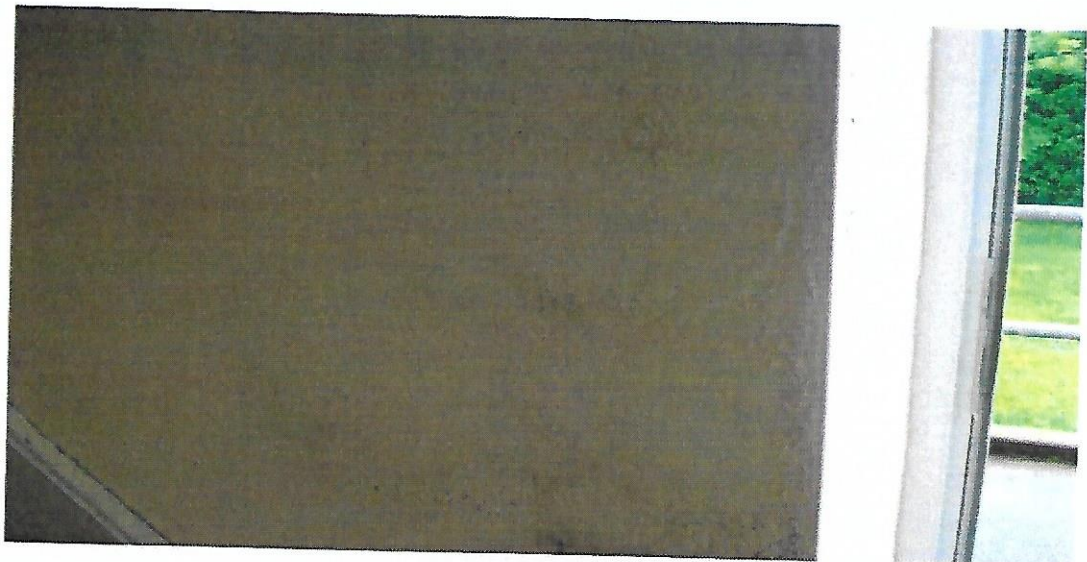
INTERNAL PHOTOGRAPHS





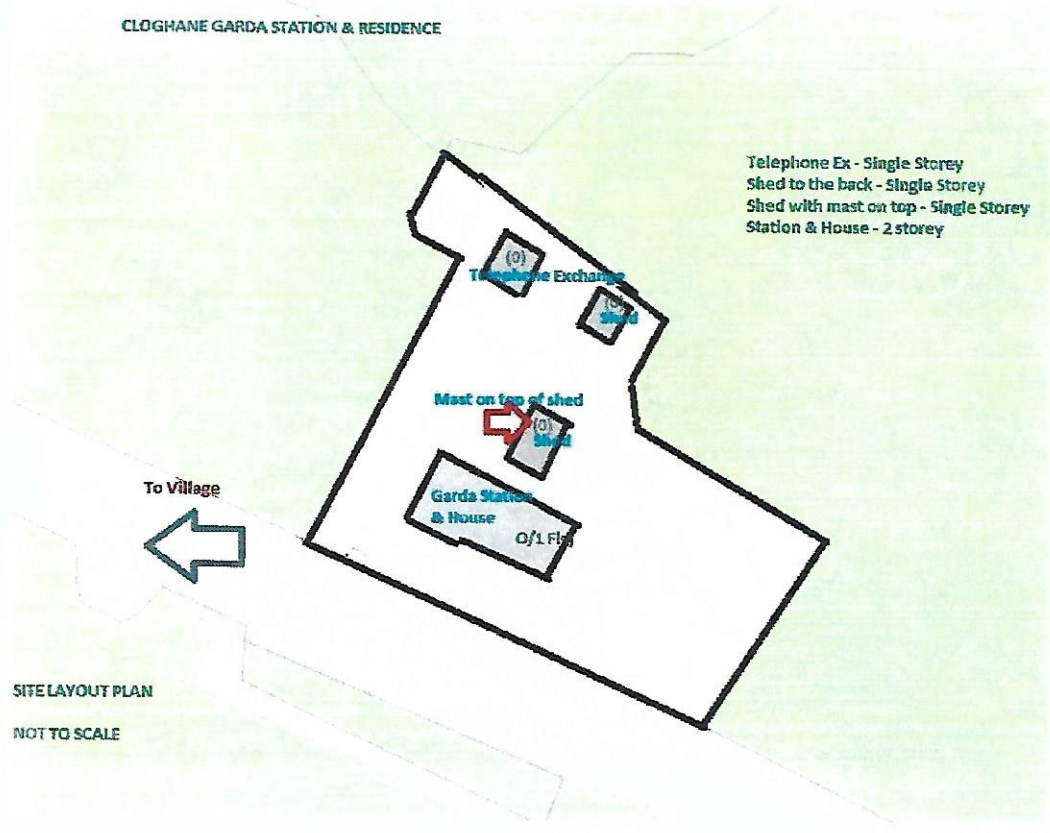
INTERNAL GARDA STATION SECTION PHOTOGRAPHS





INTERNAL GARDA STATION SECTION PHOTOGRAPHS

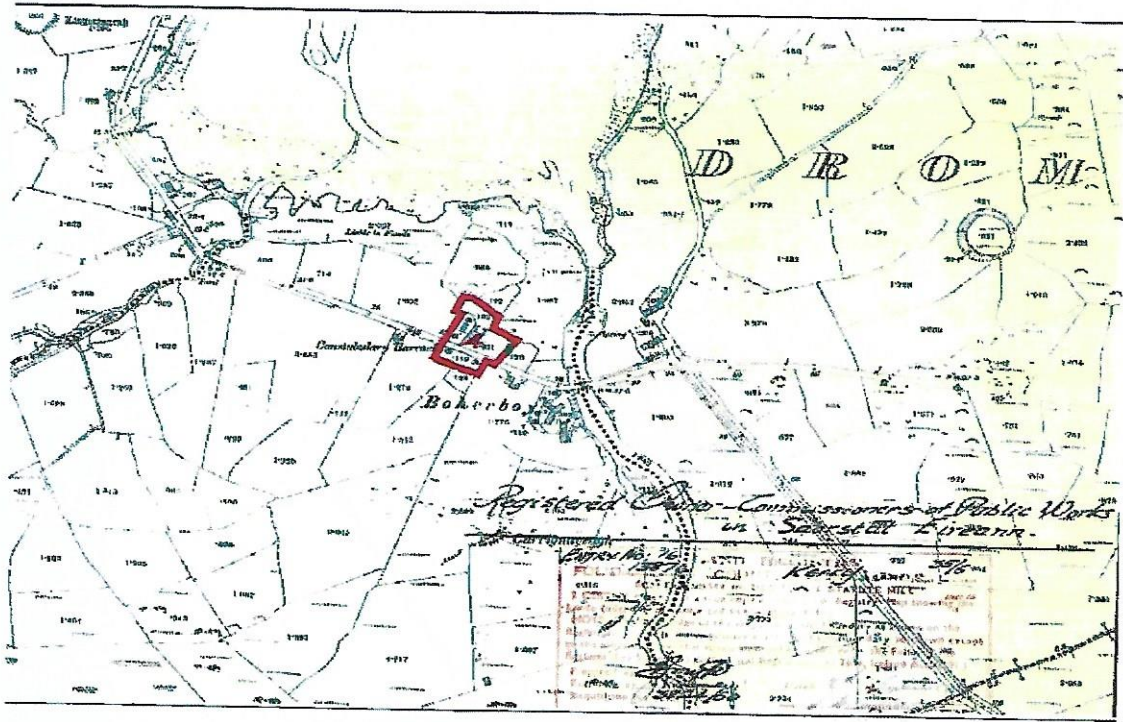
**APPENDIX 4:
MAPS**



Site Layout

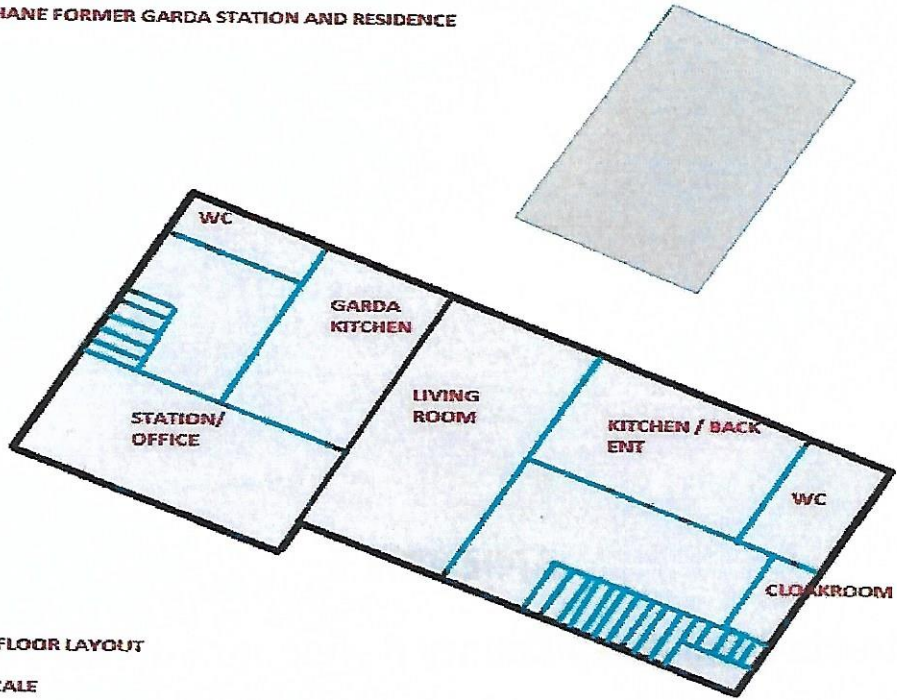


Area of Site Highlighted in Yellow



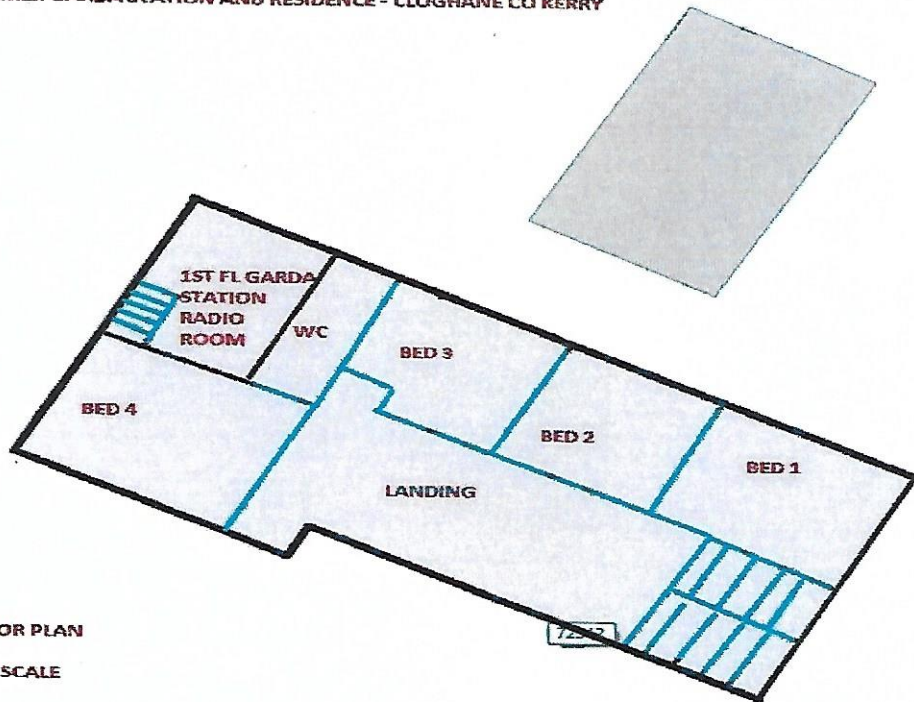
Land Registry Map of subject property

CLOGHANE FORMER GARDA STATION AND RESIDENCE



GROUND FLOOR LAYOUT
NOT TO SCALE

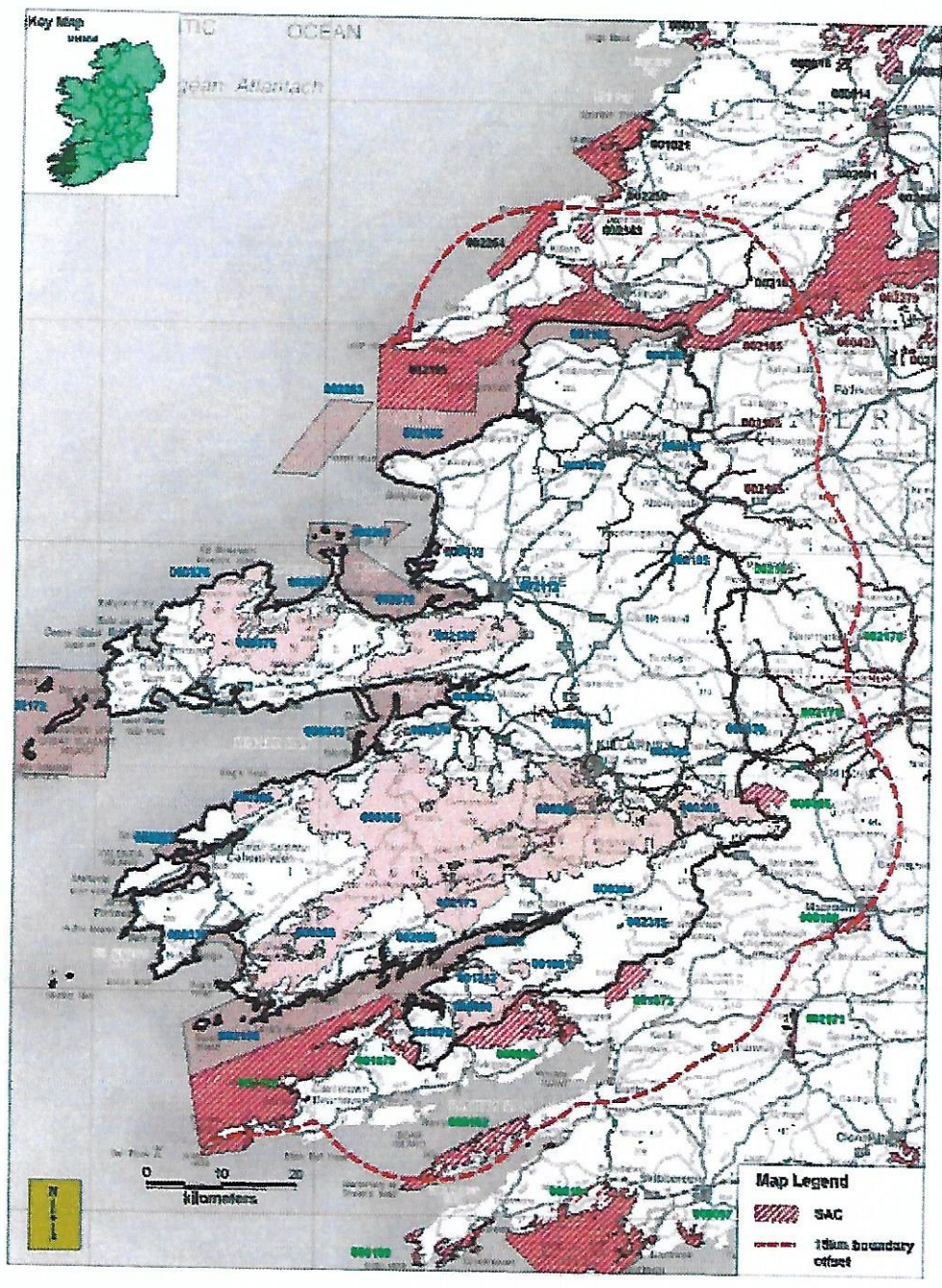
FORMER GARDA STATION AND RESIDENCE - CLOGHANE CO KERRY



1ST FLOOR PLAN
NOT TO SCALE

INTERNAL LAYOUT OF GARDA STATION AND RESIDENCE

APPENDIX 5:
Extracts from Kerry County development Plan 2015-2021—Special Area of Conservation



Map 10.3
Special Area of Conservation

Valuation Report:

**Former Garda Station at
Castleisland, Co Kerry**

Valuation Date: August 2016



Former Garda Station Castleisland, Barrack Street, Castleisland, Co Kerry

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1.0 Property:

The subject property is the former Garda Station at Castleisland, Co Kerry,.

2.0 Instructions / Client:

We have been instructed by:

Ms Margaret Cahill
The Office of Public Works,
Head Office,
Jonathon Swift Street,
Trim,
Co. Meath

to provide our opinion of the Market Value of the subject property as at the valuation date of April 2016

The property was inspected on Wednesday 13th July 2016.

3.0 Purpose of Valuation:

The purpose of this report is to provide an independent valuation of the subject property for the Office of Public Works.

4.0 Standards:

This valuation has been carried out in accordance with the RICS Valuation – Professional Standards ('The Red Book', effective January 2014) and the International Valuation Standards as issued by the International Valuation Standards Council.

5.0 Basis of Value:

The basis of value adopted is Market Value which is defined as:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

6.0 Valuer:

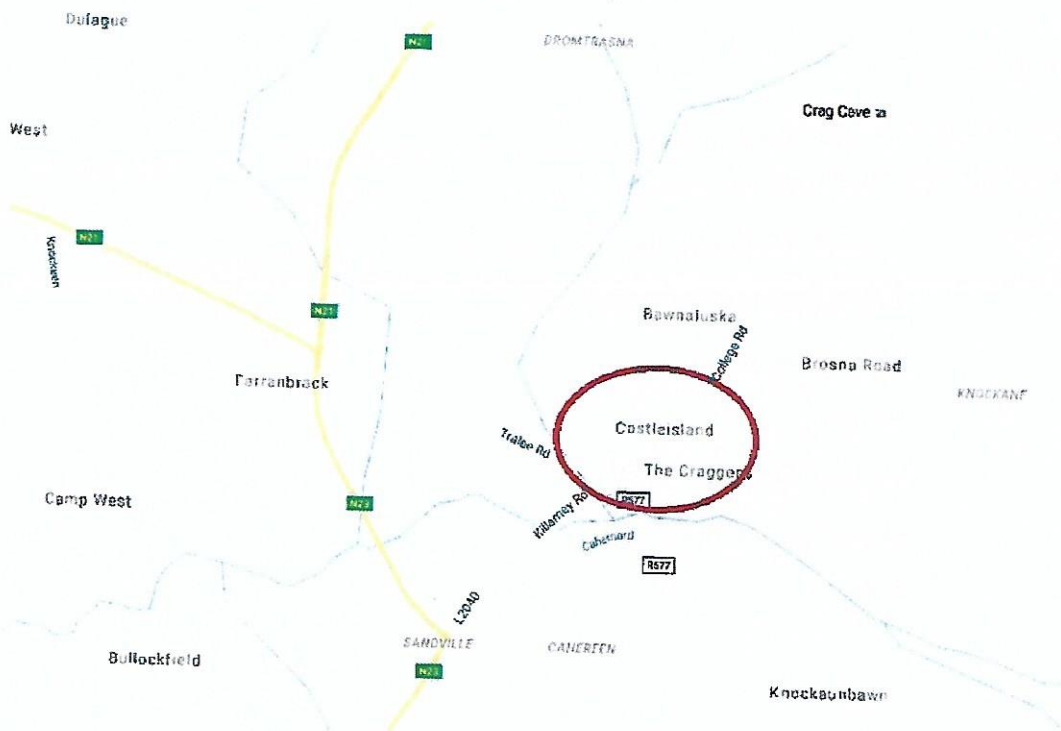
The valuer has had no previous material involvement with the property, is competent and able to provide an objective and unbiased valuation.

Valuer: Mark Adamson M.PHIL, BSc , MSCSI, MRICS, MIPTI, assisted by
Susan Dunlea BSc (Hons), ARICS , both of,
The Valuation Office,
Block 2,
Irish Life Centre,
Abbey Street Lower,
Dublin 1.

7.0 The Property:

7.1 Location:

The subject property is located on Barrack Street off the Main Street in Castleisland. Castleisland is a town in east Kerry and close to the Limerick and Cork borders. Castleisland is c. 25kms north of Killarney, c.90kms west of Cork City, c.20kms east of Tralee and c.85 Kms south of Limerick city.



The general location of Castleisland is outlined in red above (not to scale) and in further location maps included in Appendix 1.

Castleisland is a town situated to the north of Killarney town in east county Kerry. Both the N21 and N23 meet at the western end of the town. Castleisland is a market town serving a large agriculture hinterland.

The town has a wide range of services and facilities ranging from shops, public houses, and cafes. There are a number of community, educational and sporting facilities along with two hotels.

An Ordnance Survey site plan and the general location plan are provided with Appendix 1 of this report. Illustrative photographs are provided at Appendix 2 of this report as is a Bing Maps aerial photograph.

7.2 Description:

The subject property is a mid terraced two storey property which was originally part of the RIC Barracks. The subject property comprises of a walled in garden to the front, a small walled in yard area to the rear which leads to an open space. See the assumed boundary in the aerial photograph included in Appendix 2.

The building is of stone construction with rendered walls and a pitched tiled roof. On inspection, the property was in poor repair due to the fact that it has been damaged by fire. The store to the rear is of stone construction but the area surrounding the store is overgrown. Windows throughout the property are white PVC double-glazed. There is PVC guttering around the external eaves of the building. The building is on flat ground with a concrete step to the entrance. On inspection I was told that the upstairs partition wall between the former Garda home and the station was not a solid wall between the properties.

The site on which the building is set is more or less rectangular in shape and level. The site stands on c. 164m² / 0.0405 acres / 0.164 ha.

On both sides of the subject property there is a residence with a hedge separating the plots. To the rear of the property there is a yard which houses a telecommunications mast which is owned by the OPW and to the front is road known as Barrack Street. There are other residential and commercial properties in the immediate vicinity of the subject property.

7.3 Accommodation:

The net internal floor area amounts to approximately 55.83m² and the gross external area (External Store) amounts to approximately 20.78m².

Internally the accommodation has been divided to provide, an entrance hallway, an office (former Garda station section), kitchen on the ground floor. On the first floor there is an office, wc and former communication room.

The complete internal area is smoke damaged throughout and the walls, ceilings and floors are black from the smoke.

The approximate breakdown of the useable space in the various rooms are as follows:

| Room | Floor | Approx.Sq M |
|--------------------|-------|--------------|
| Entrance / Hallway | 0 | 10.81 |
| Station room | 0 | 12.92 |
| Kitchen | 0 | 5.13 |
| Landing | 1 | 6.28 |
| WC | 1 | 2.95 |
| Office | 1 | 13.08 |
| Comms Room | 1 | 4.67 |
| | | |
| | | |
| External Shed | 0 | 15.45 |
| Total Area | | 76.61 |

The site (including the building) measures approximately 0.04 Acres. (c.164m² / 0.02 Ha)

Refer to photographs and plan for illustration purposes, in Appendix 3 and Appendix 4.

7.4 Title:

We are advised that the Epitome of Title for the subject property is as follows: Held by the CPW under a lease dated 26th April 1860 for 999 from 25/03/18360 @ £11.80 (adjusted) by virtue of assignment dated 15/06/1983.

The property is registered under Folio KY1713L which includes both the Garda station front and back garden along with the large yard to the rear of the subject property the back wall of the property where a communications mast and some sheds reside.

We have assumed that the parties involved in the purchase are the correct parties and that there are no restrictive covenants other than those specified that would restrict a future sale on the property or materially affect the valuation.

7.5 Condition:

We have not carried out a building or structural survey, inspected woodwork or exposed parts of the structure which were covered, unexposed or inaccessible and are therefore unable to assure that the building is free from any defect that would materially affect the valuation. For the purposes of this valuation we have assumed that an inspection of these elements would not reveal any defects that would materially affect the valuation. We have otherwise had regard to the age and apparent condition of the building.

We note from the inspection carried out, that this property has been damaged by fire throughout and we have been told that the upper floor dividing wall between the neighbouring property and the subject is a stud partition and not a solid wall, therefore it is assumed that this is in breach of fire regulations.

7.6 Services:

We have not tested any services in association with the subject property.

We assume that the property is connected to water and electricity. No allowance has been made in the reported valuation figure for the replacement or upgrading of any associated services.

- We are informed that electricity and water are supplied to the building via the mains. However they have not been tested to confirm if they are in working order.
- We are informed that foul drainage is by mains.
- Heating is provided through electric heaters however these did not appear to be working at the time of inspection.

8.0 Planning / Zoning:

We have not made extensive enquiries into the town planning for the location. The locality forms part of the Kerry County Development Plan 2015—2021 and is referred to under the Castleisland Local Area Plan 2009—2015 (extended) which will be reviewed as part of the municipal or district plan process.

Under the current county development plan Castleisland is described as a regional town which has a function that is smaller in scale than hub towns but with a strong active growth town and economically vibrant.

It is an objective of the council to :

Support the sustainable growth and economic development of Regional/District towns to drive economic development throughout the County and to act as catalysts for sustainable development within their hinterlands

Support the sustainable strategies for economic growth as set out in current local area plans for towns and villages and any subsequent updates/ reviews

9.0 Assumptions:

In addition to the assumptions given above the valuation figure herein reported is also based on assumptions set out below:

- That all information provided to us is correct.
- That there are no unusual or onerous outgoings in relation to the subject property of which we have not been advised.
- That the property has been constructed and extended in accordance with the relevant planning permission and any other necessary consents / approvals.
- That the subject property and site are free from all deleterious / contaminative / hazardous materials.
- That there are no issues in the subject property concerning subsidence, woodworm, invasive vegetation, radon gas or Pyrite.
- That there is no contamination from any neighboring properties which could affect the value of the subject property.
- There are no ongoing insurance claim or neighbour disputes.
- In line with the definition of Market Value - the valuation figure herein reported disregards the potential of any special purchasers for the property.
- We have not undertaken any site survey and assume that there is no issue with the site in regards to access, load-bearing, mining settlement, protected structures etc.

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10.0 Valuation Approach:

Given the size and nature of the building there is limited potential for use. The subject property is mid terraced with on street parking. The open yard at the back could provide car parking however this will not be part of the property as the OPW will retain ownership of this section. Currently the property is laid out as a Garda station with the planning restrictions in place in the area, the development potential of this property into any commercial / community venture is very limited and unlikely. The most likely use for this property would be to convert it to a residential dwelling. The fact that the house is in poor repair due to the fire damage and does not comply with fire regulations has a significant impact on the valuation of the subject property

Castleisland has been described as a regional town within the Kerry County Development Plan 2016—2021. As a regional town there are opportunities for employment growth and population growth within the lifetime of the plan.

New rules introduced in January 2015 by the Central Bank may mean that potential purchasers for a property of this nature may find it difficult to receive finance therefore limiting demand.

11.0 Valuation

Subject to the contents of this report, it is our opinion that the Market Value of the Freehold interest in the subject premises as at April 2016, with the benefit of vacant possession is:

€18,000

{Eighteen Thousand Euro}

The confidence in the above reported figures are reduced due to issues which would have “a material effect on the degree of certainty and confidence that can be applied to a valuation opinion”. In this instance, these include:

The valuation this is subject to prediction of the property market significantly into the future. This figure can be impacted by a number of international, national or local factors which could reduce the reliability of this forecast and therefore affect the figure herein reported.

12.0 Reporting:

This valuation is solely for the use of the parties to which it is addressed and no responsibility to any third party shall be accepted. Please note that no part of this report may be published in any way without the written consent of the valuer.

Signed: Mark Adamson

Mark Adamson
M.PHIL, BSc , MSCSI, MRICS, MIPTI
For The Commissioner of Valuation

Signed: Susan Dunlea

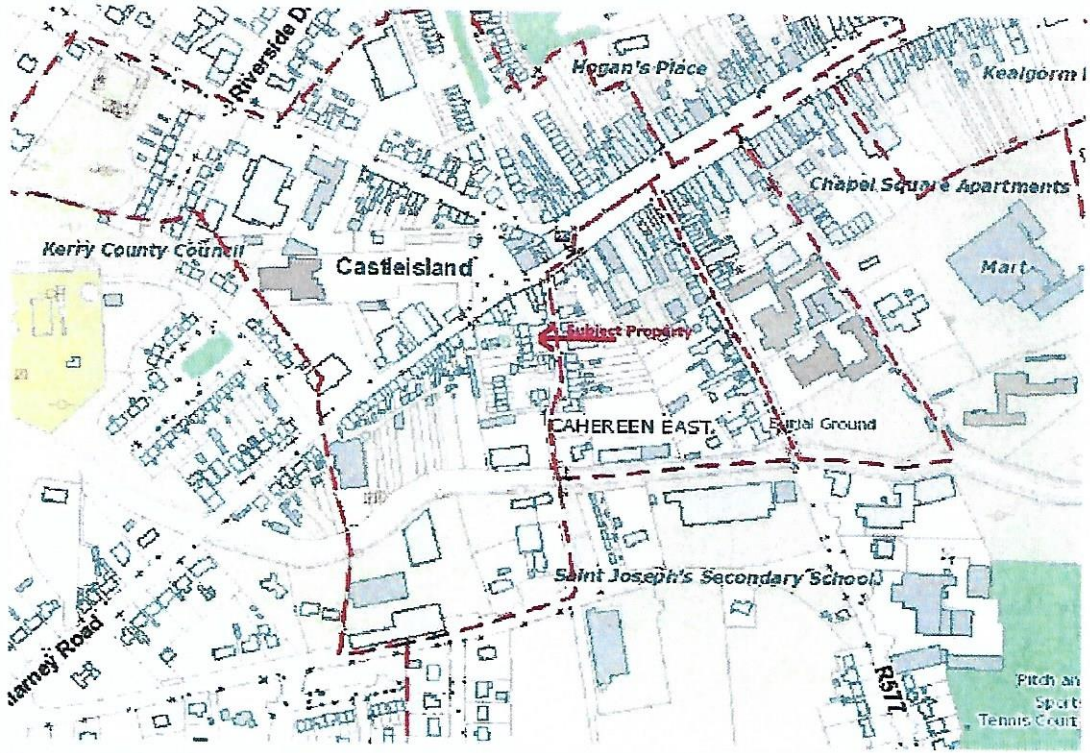
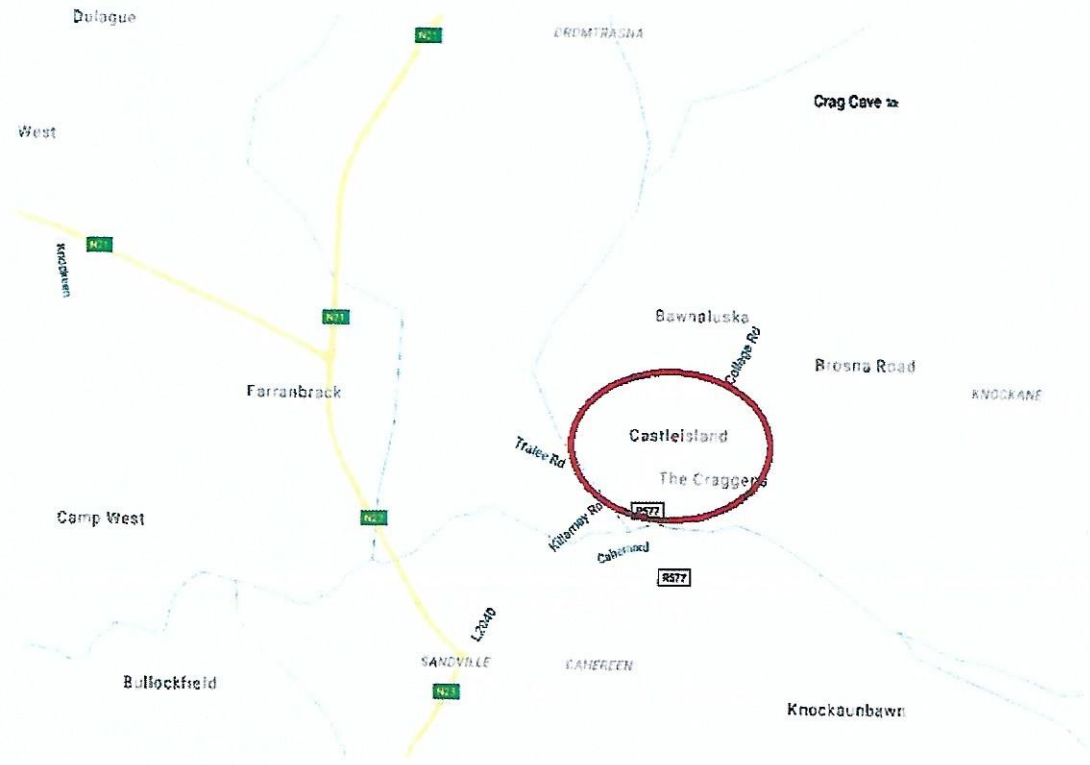
Susan Dunlea
BSc Hons., M.I.P.A.V (CV),

Date: 27.09.16.

APPENDICES

**APPENDIX 1:
Location Maps**

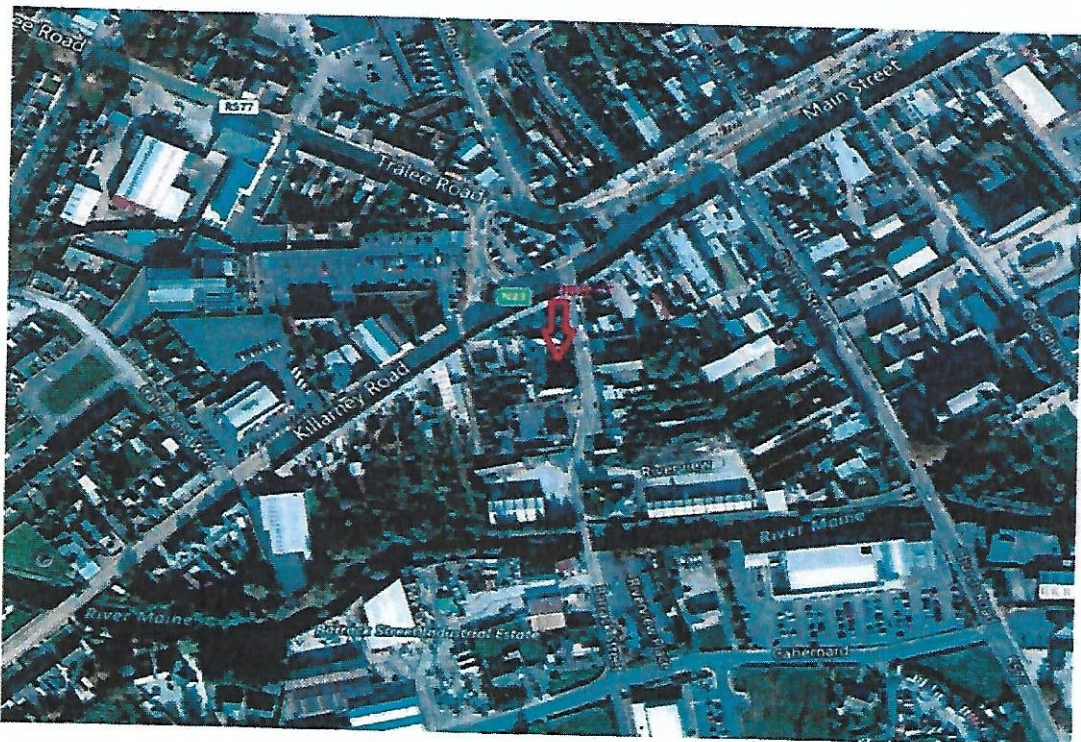
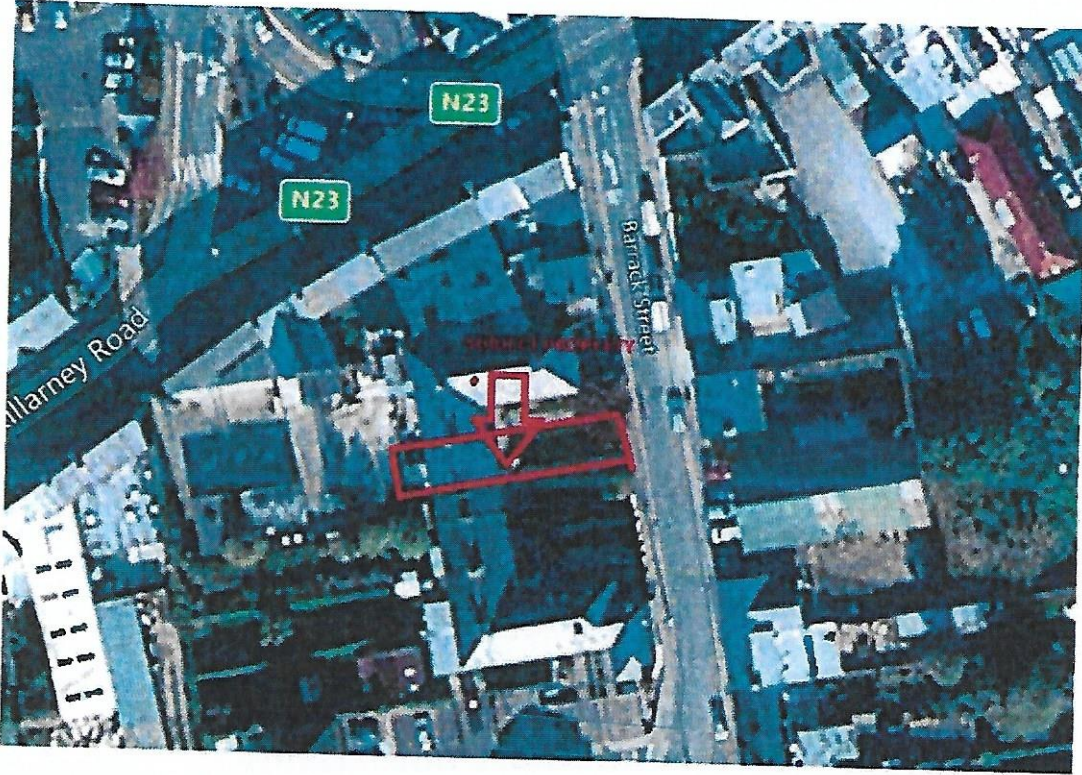
Valuation Report: Former Garda Station Barrack Street, Castleisland, Co Kerry



Source: Google Maps/OSI

92

**APPENDIX 2:
Aerial Photographs**



Source: Bing Maps

Aerial Photograph

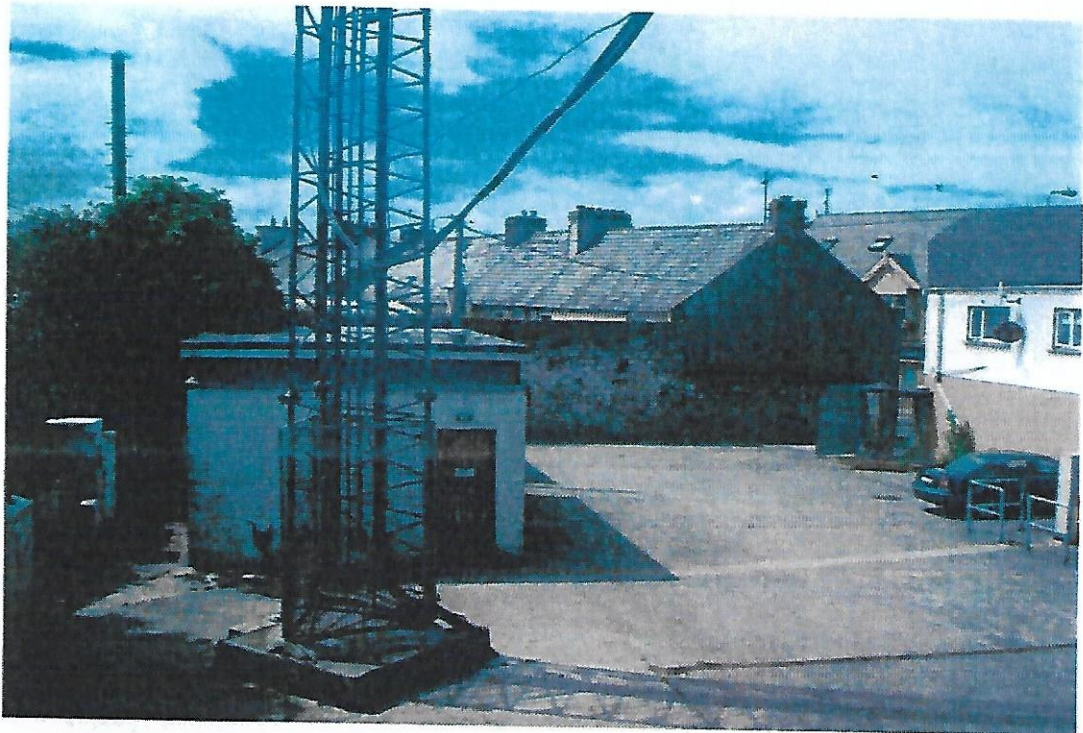
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APPENDIX 3:
External & Internal Photographs

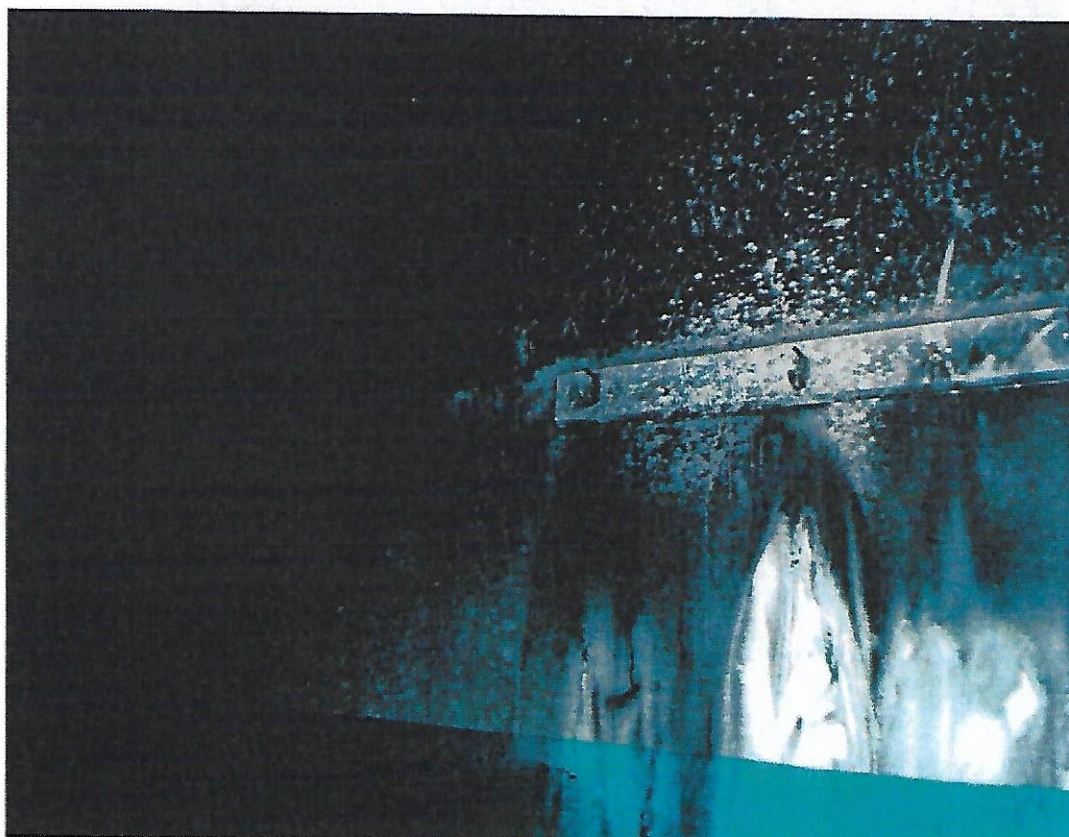
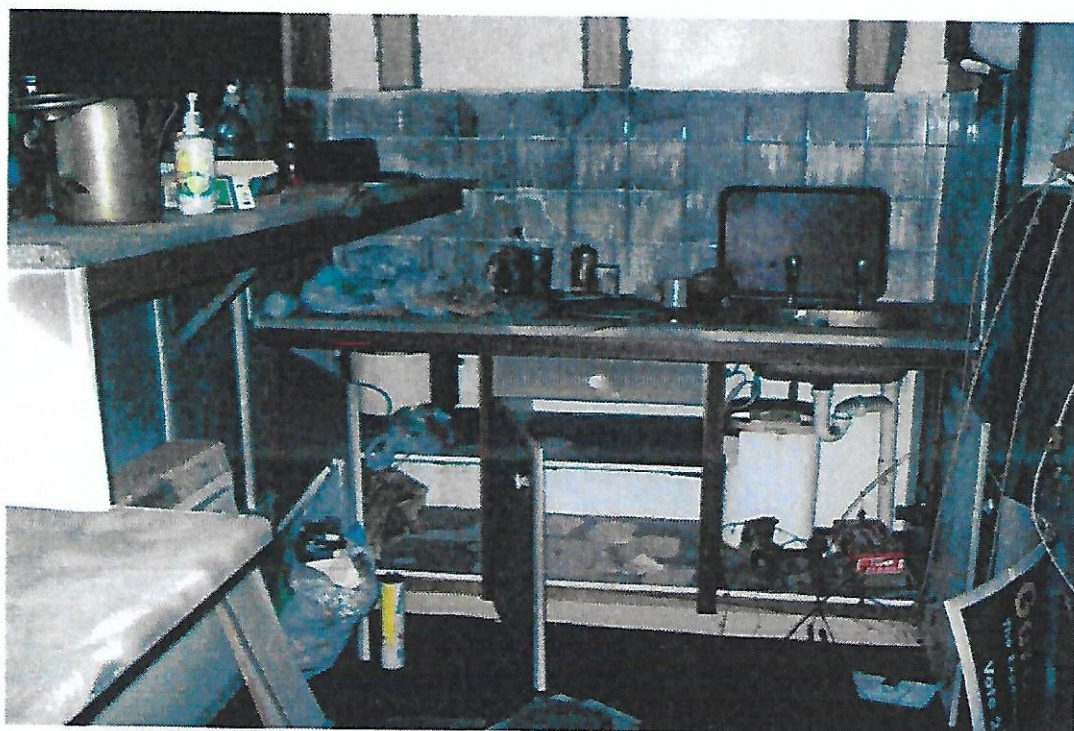


Various External Photographs





Various External Photographs





Various Internal Photographs



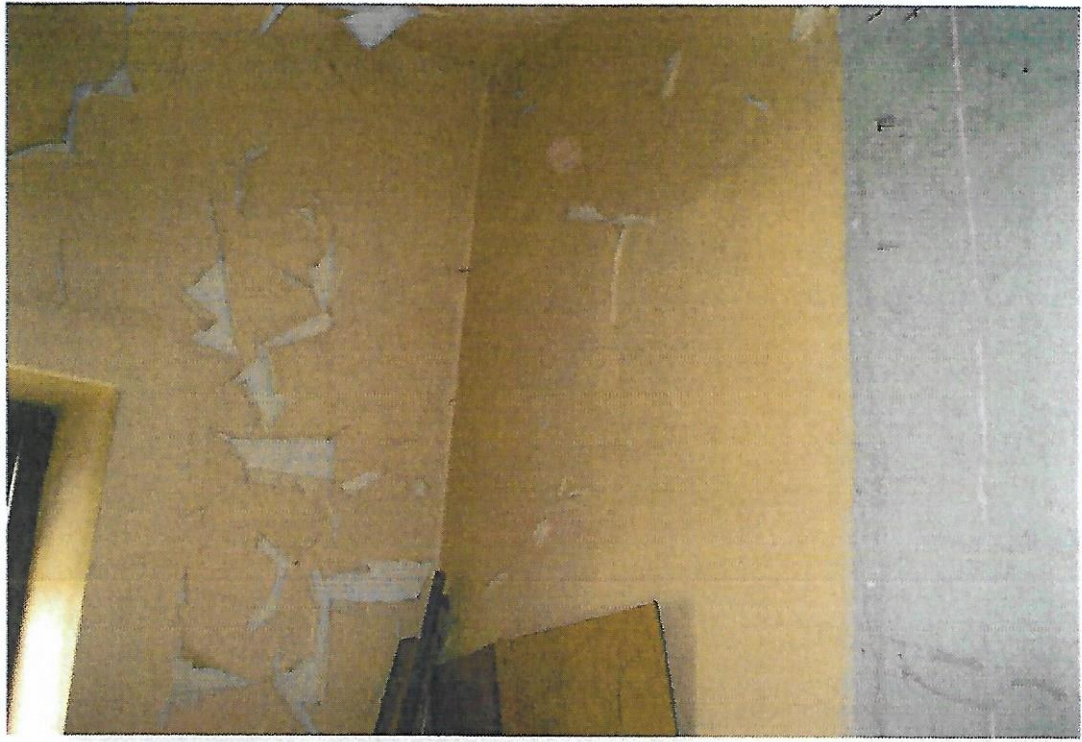


Various Internal Photographs

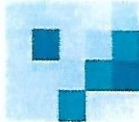




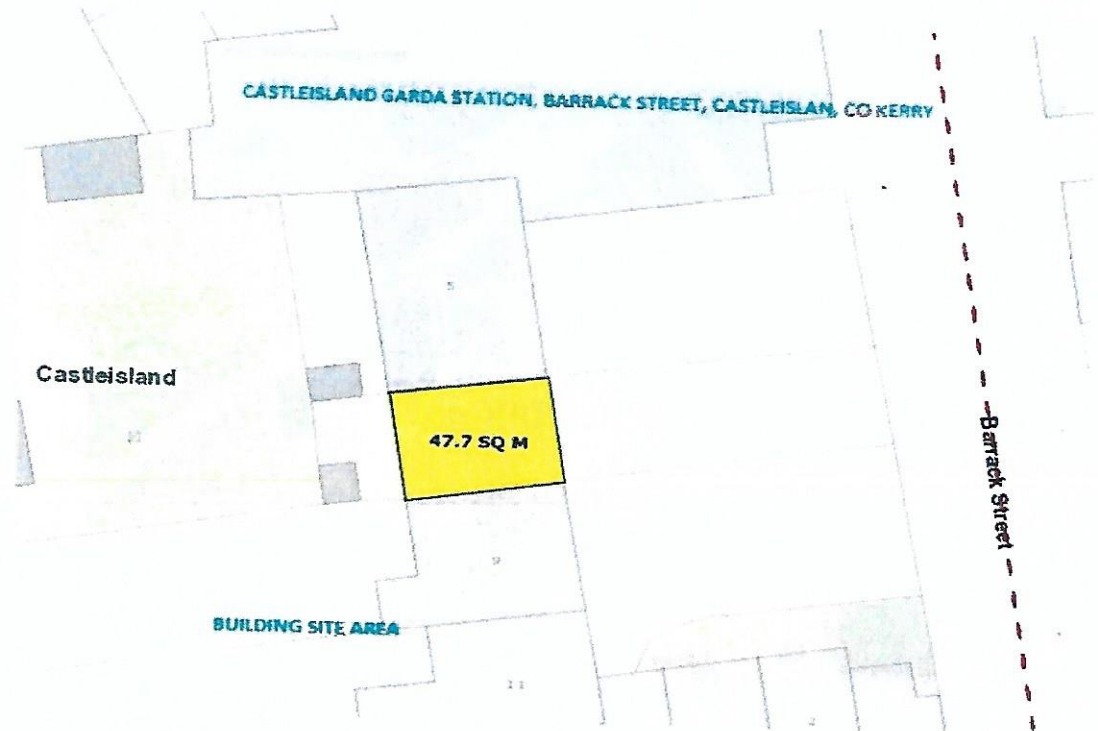
Various Internal Photographs



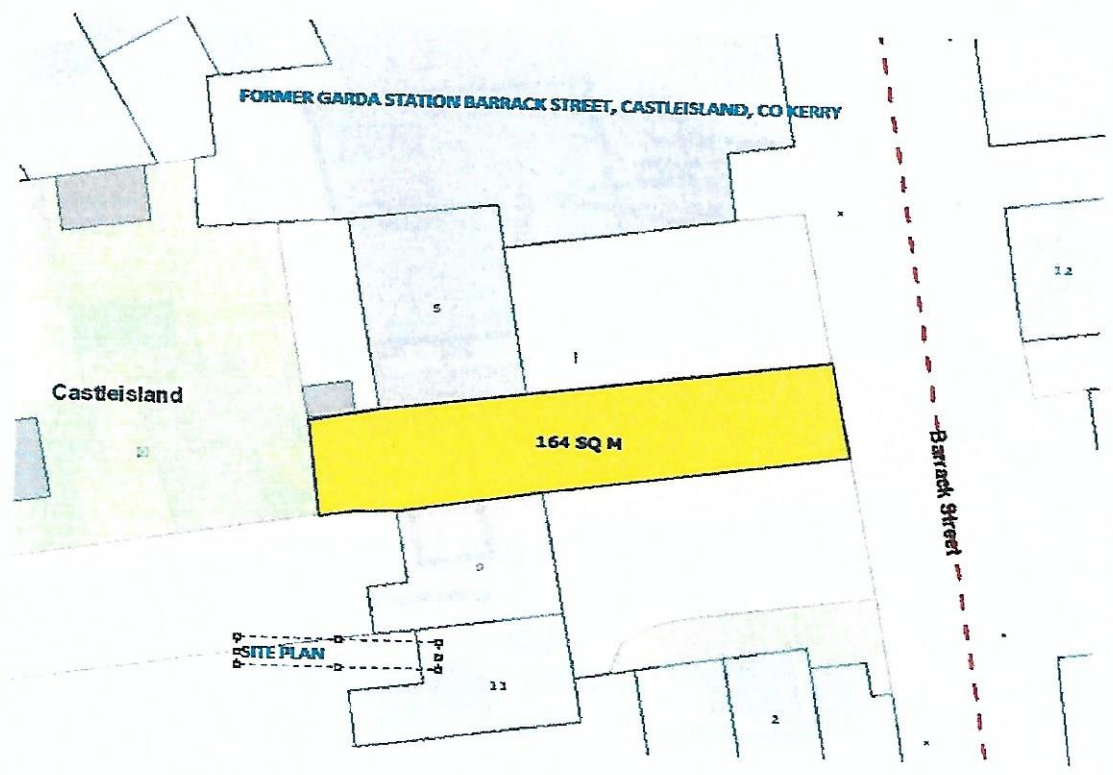
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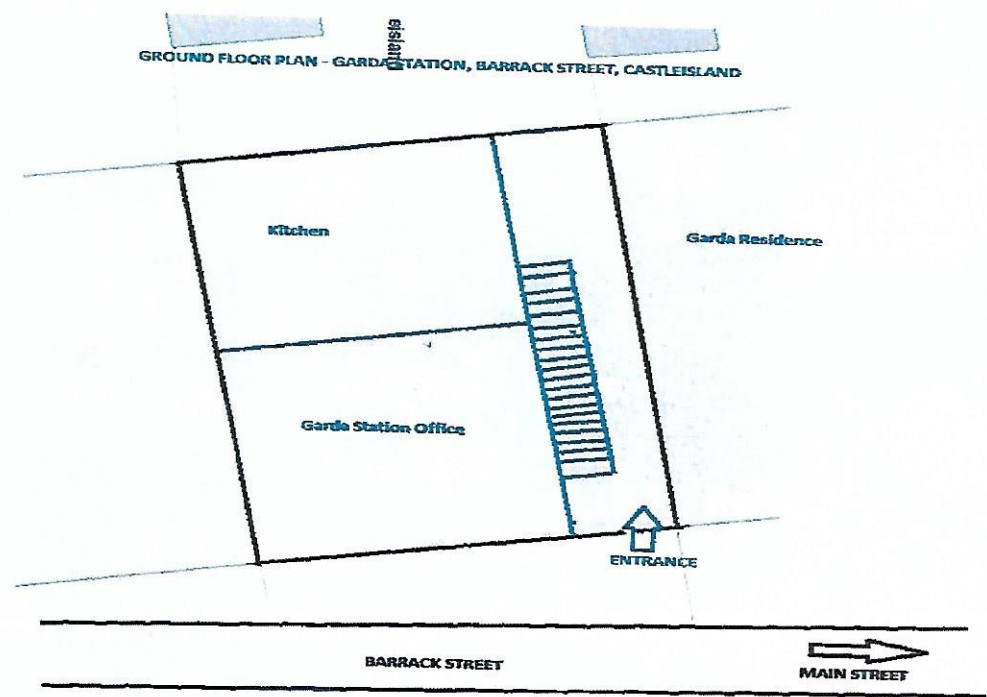
APPENDIX 4: Outline Plan



Building Layout— Outlined in Yellow

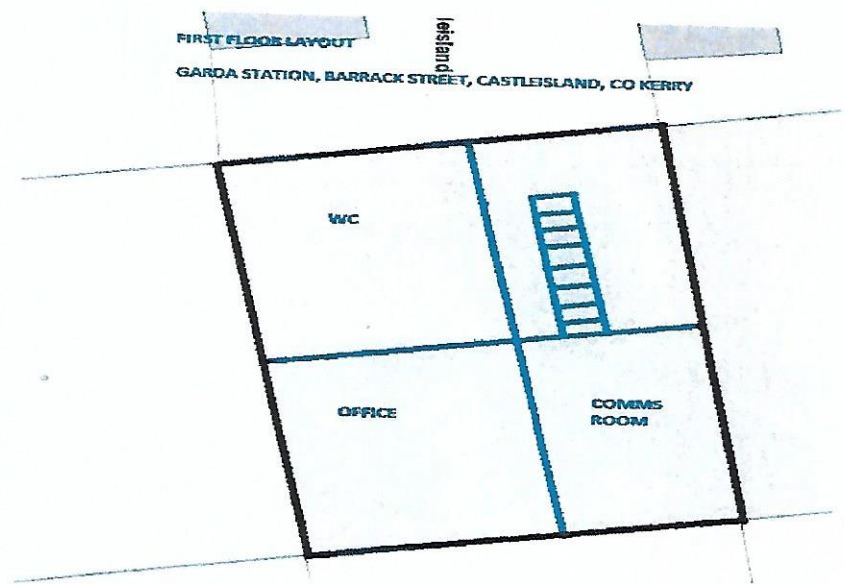


Site Area— Outlined in Yellow



NOT TO SCALE

Approximate internal layout (Not to scale)

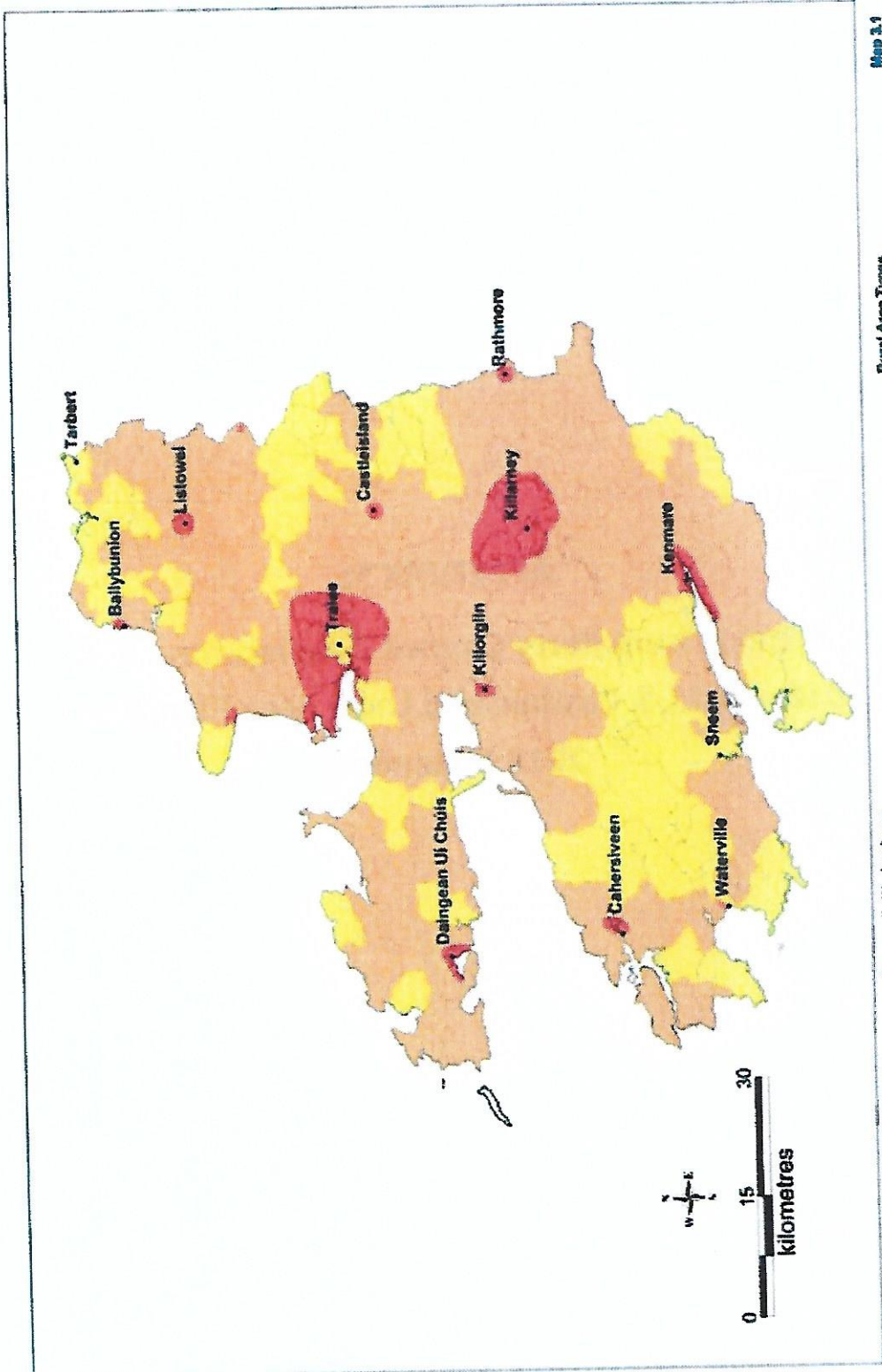


NOT TO SCALE

Source: VOS / OSI

Approximate internal layout (Not to scale)

APPENDIX 5:
Extracts from Kerry Council Development Plan
2016—2021 & Castleisland Local Area Plan 2009—
2015 (Extended)



Map 3.1

Rural Area Types
 Cneadacha Ceantar Tuaithe
 Legend 3.1

■ Rural Areas under strong urban influence.
■ Structurally Weaker Areas
■ Stronger Rural Areas
■ Consider for structural reinforcement.
■ Consider for structural reinforcement.

