



Disposal of Valve Lodge, Knockfadda, Co Wicklow

Dublin City Council is land owner at the Roundwood Water Treatment Plant, Co Wicklow. The Water Treatment Plant will be part of the agreed asset transfer to Uisce Éireann. There are two properties that housed both the Supervisor and Manager of the Water Treatment Plant, employees of Dublin City Council. Both properties have been vacated following the retirement of the occupants and as per the terms of the tenancy agreements. Both of these properties will not form part of the agreed asset transfer.

Both properties rest outside Dublin City Council boundaries in the Wicklow County Council jurisdiction. The smaller of two properties known as the Valve Lodge is outlined red on Map ref SM-2023-0682-002. The building requires significant intervention regarding the structure, roof and internal dilapidation.

Dublin City Council Housing Department do not consider the property a viable option for the provision of housing. The Assistant Chief Executive has recommended that the property be disposed of on the open market. After consideration of the offers subsequent to advertisement on the open Market the Chief Valuer recommends the following terms and conditions which are considered fair and reasonable:

1. That Dublin City Council shall dispose of the Property as shown outlined in red on the attached copy map (SM-2023-0682-002), for identification purposes only.
2. That the Vendor shall dispose of the Property for a consideration of **€175,000 (one hundred and seventy five thousand euro)**.
3. A booking deposit of €5,000 was paid to the Agent upon agreement of terms. A further deposit of €12,500 shall be payable on the execution of the contract for sale.
4. That the Property shall be disposed of with full freehold title.
5. That the Purchaser shall be responsible for any VAT or stamp duty arising.
6. That all outstanding charges, levies, rates and taxes (if any) on the property for which the Vendor is liable shall be cleared prior to completion of the transaction.
7. That each party shall be responsible for their own fees in this case.
8. That the above proposal is subject to the necessary approvals and consents being obtained.

The lands were acquired by Dublin Corporation via statute under the Dublin Water Works Act 1861.

The Land Development Agency has decided not to acquire the land for the purposes of section 53(4) of the Land Development Agency Act 2021 and has notified the Council in writing to this effect.

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

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

Resolution to be adopted

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


Máire Igoe

A/Executive Manager

14th December 2023



VARTRY COTTAGE, ROUNDWOOD, CO. WICKLOW
 Dublin City Council to Ivan Pratt
 Disposal of Fee Simple
 Disposal Area (Area: 1141 m²) delineated in Red



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

O.S REF	SCALE
3904	1:1000 @ A4
DATE	SURVEYED / PRODUCED BY
21-11-2023	D.Brown

INDEX No	DWG No	REV
FILE NO	F:\SM-2023-0682 - 002 - A.dgn	

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED _____
THOMAS CURRAN
 ACTING MANAGER LAND SURVEYING & MAPPING
 DUBLIN CITY COUNCIL

INDEX No.

SM-2023-0682-002

Dr JOHN W. FLANAGAN
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CITY ENGINEER