
Disposal of Vartry 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 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 larger of two properties known as Vartry Lodge is listed on the National Inventory of Architectural Heritage and is outlined red on Map ref SM-2023-0682-001. The building requires significant intervention regarding modernisation, water supply, electricity supply and treatment of waste, currently these services are shared with the adjacent Water Treatment Plant.

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-2023-0682-001), for identification purposes only.
2. That the Vendor shall dispose of the Property for a consideration of **€1,020,000 (one million and twenty thousand euro)**.
3. A booking deposit of €20,000 was paid to the Agent upon agreement of terms. A further deposit of €82,000 shall be payable on the execution of the contract for sale.
4. That the Property shall be disposed of with full freehold title, subject to the Right of Ways as shown on the attached map highlighted yellow to Uisce Eireann for access to and maintenance of the tree line that rests 4 metres from the Lodge boundary and the Water Treatment Plant.
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 Dublin City Council 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.

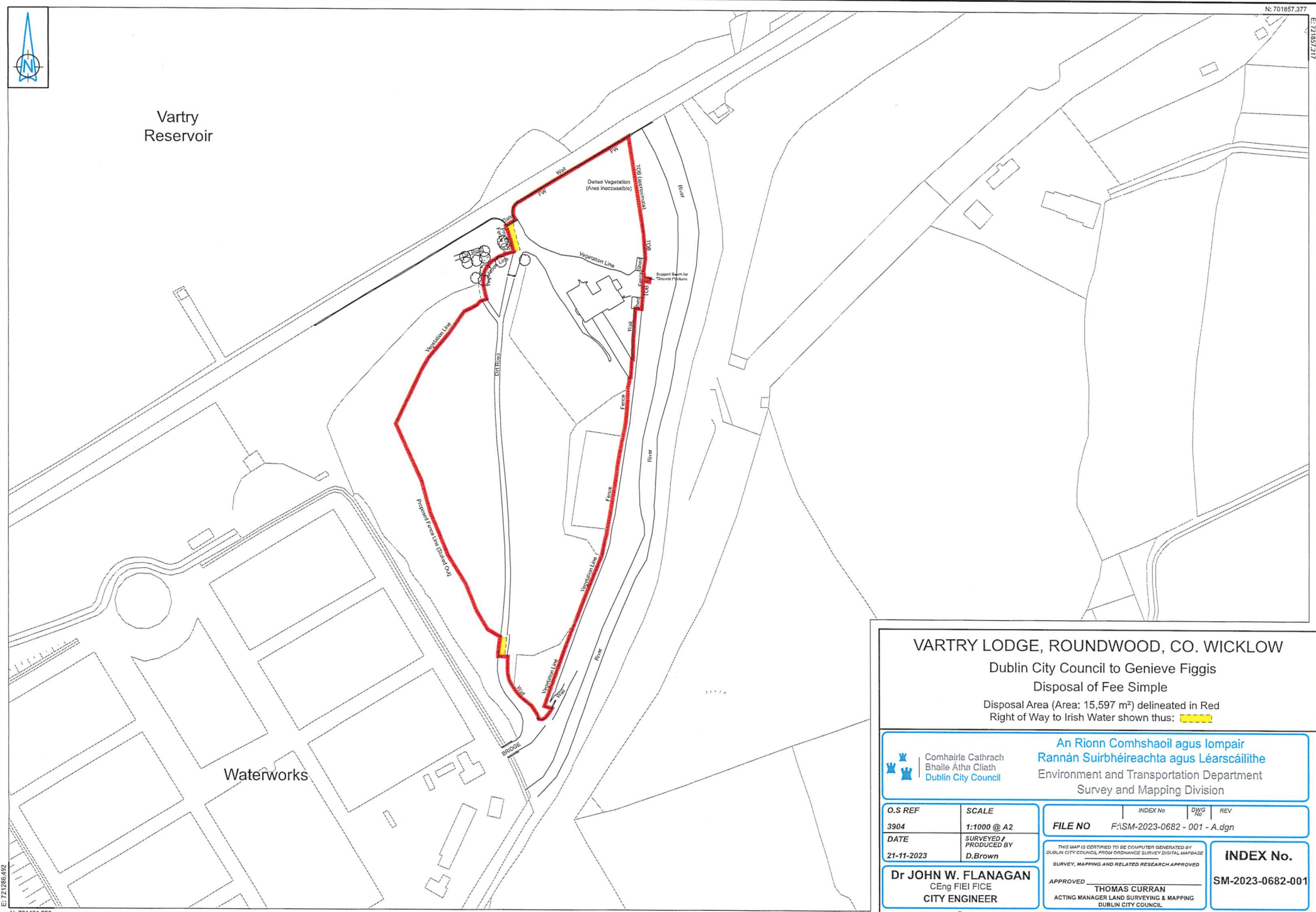
Resolution to be adopted

"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 Reservoir



VARTRY LODGE, ROUNDWOOD, CO. WICKLOW

Dublin City Council to Genieve Figgis
Disposal of Fee Simple

Disposal Area (Area: 15,597 m²) delineated in Red
Right of Way to Irish Water shown thus:

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

O.S REF 3904	SCALE 1:1000 @ A2	FILE NO F:\SM-2023-0682 - 001 - A.dgn	INDEX No. SM-2023-0682-001
DATE 21-11-2023	SURVEYED / PRODUCED BY D.Brown	<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>	
Dr JOHN W. FLANAGAN CEng FIEI FICE CITY ENGINEER		APPROVED THOMAS CURRAN ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL	