

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 14th September 2026

HEADED ITEM NO. 7 (d) (i)

LD 1622 Proposed Disposal of Land at rear of 4A Esker Cottages, Lucan, Co. Dublin, K78 K4H1

Everstone Limited, the registered owners of 4A Esker Cottages, Lucan, Co. Dublin, K78 K4H1, wish to purchase the plot of land to the rear of the dwelling for a rectification of title for an as-built North-Eastern plot boundaries.

The matter was referred to the Council's valuer who has recommended the following terms and conditions which they consider to be fair and reasonable, the terms have been accepted by the Everstone Limited.

Accordingly, I recommend that the Council disposes of the plot of land measuring 35.5 square metres or thereabouts to rear of 4A Esker Cottages, Lucan, Co. Dublin, K78 K4H1 as outlined in red on the attached Drawing No. LR/04/25 to the applicant, Everstone Limited, in accordance with Section 211 & 212 of the Planning and Development Act, 2000 and subject to the provisions of Section 183 of the Local Government Act, 2001, subject to the following terms and conditions:-

1. That the subject plot of approximately 35.5 square metres or thereabouts is shown indicatively outlined in red on the attached map LR/04/25.
2. That the Council shall dispose of the subject plot for the consideration of €12,000 (ten thousand euro) plus VAT (if applicable).
3. That the Council shall transfer the full freehold title or equivalent with vacant possession in the subject plot, as soon as practically possible.
4. That the Applicants holds the freehold or equivalent interest in 4A Esker Cottages, Lucan, Co. Dublin, K78 K4H1.

5. That the Applicants shall incorporate the subject plot into the rear garden of their property at N 4A Esker Cottages, Lucan, Co. Dublin, K78 K4H1 within two months of this transaction closing and shall construct a similar boundary wall to the existing (specification to be agreed to the written satisfaction of the Public Realm section in South Dublin County Council prior to closing).
6. That the Applicants shall pay the Council Valuer fee of €800 (eight hundred euro) plus VAT.
7. That the Applicants shall pay Council's legal fee plus VAT.
8. That the Applicants shall be responsible for any VAT and stamp duty liability associated with this disposal.
9. That in the event of any name change to Applicants prior to formal completion of the legal transfer, the Applicants must provide documentary evidence to the Council proving that the new named party is one and the same as the named Applicants heretofore to enable the transfer to complete.
10. That each party shall use their best endeavours to complete the transaction within a reasonable timeframe following adoption of the disposal resolution.
11. That the Law Agent shall draft the necessary legal agreements and shall include any further terms deemed appropriate in Agreements of this nature.
12. That this disposal is subject to the necessary consents and approvals being obtained from Council and no agreement enforceable at law is created or is intended to be created until the exchange of contracts has taken place.

Colm Ward
Chief Executive