

Ireland: Real estate services

Valuation Services for property and land within Phase 3 Ulster Canal

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: Waterways Ireland_225

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: General public services

2 Procedure

2.1 Procedure

Title: Valuation Services for property and land within Phase 3 Ulster Canal

Description: Services to be provided by the Valuer include, but are not limited to, the following: • Attend in-person meetings with landowners to assist WI staff with the acquisition process. • Assist in identifying and referencing all affected properties, ownership boundaries, and legal interests. • Review and verify the draft CPO schedules and referencing maps to ensure accurate descriptions of land plots, rights, and easements. • Efficiently determining market valuations and negotiating the acquisition of property in line with the CPO procedures, practices, and policies for Waterways Ireland. • Verify and evaluate Injurious Affection, including business interruption, relocation costs, professional fees, and structural reinstatement. • Accommodation Works: Advise on, negotiate, and quantify mitigating physical works (e.g., replacement boundary walls, new access gates) to reduce cash compensation liabilities • Assist with the management of relationships with key stakeholders, including elected representatives, affected landowners and their appointed Land Agents. • Provide comprehensive Valuation Reports and formal recommendation letters to the Waterways Ireland project team to approve agreed financial settlements. • Preparing and providing evidence, and/or advocating on appeals before the Property Arbitrator on behalf of Waterways Ireland. • Review and negotiate the statutory professional fees (surveyor and solicitor costs) submitted by claimants for reimbursement. • Maintain a database of property transactions concluded by Waterways Ireland. • Liaise with Land Registry in both jurisdictions. • As and when required, assist Waterways Ireland Valuation team in providing valuations and negotiating with third parties on behalf of the organisation to support management of its property portfolio (including disposals, acquisitions, easements, rights of way, leases and licences), in line with procedures, practices, and policies for Waterways Ireland.

Procedure identifier: 06a53713-23b0-470f-8782-3feb9171ed6c

Type of procedure: Open

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70322000 Vacant-land rental or sale services

Additional classification (cpv): 70332000 Non-residential property services

Additional classification (cpv): 70330000 Property management services of real estate on a fee or contract basis

2.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 300 000 Euro

2.1.4 General information

Legal basis:

Directive 2014/24/EU

2.1.6 Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5 Lot

5.1 Lot: LOT-0001

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Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70322000 Vacant-land rental or sale services

Additional classification (cpv): 70332000 Non-residential property services

Additional classification (cpv): 70330000 Property management services of real estate on a fee or contract basis

5.1.2 Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 5 Year

5.1.5 Value

Estimated value excluding VAT: 300 000 Euro

5.1.6 General information

Reserved participation: Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7 Strategic procurement

Aim of strategic procurement: No strategic procurement

5.1.9 Selection criteria

Sources of selection criteria: Procurement Document

5.1.11 Procurement documents

Languages in which the procurement documents are officially available: English

Languages in which the procurement documents (or their parts) are unofficially available: English

Deadline for requesting additional information: 26/10/2026 12:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9223500>

5.1.12 Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=9223500>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Not allowed

Deadline for receipt of tenders: 04/11/2026 12:00 +01:00

Duration during which the tender must remain valid: 12 Month

Information about public opening:

Opening date: 04/11/2026 12:30 +01:00

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=9223500>

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: yes

5.1.15 Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16 Further information, mediation and review

Review organisation: The High Court of Ireland

Organisation providing offline access to the procurement documents: Waterways Ireland_225

Organisation providing more information on the review procedures: The High Court of Ireland

Organisation receiving requests to participate: Waterways Ireland_225

Organisation processing tenders: Waterways Ireland_225

8.1 ORG-0001

Official name: Waterways Ireland_225

Registration number: 1211

Postal address: 2 Sligo Road

Town: Enniskillen

Postcode: BT74 7JY

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: procurement@waterwaysireland.org

Telephone: 02866323004

Internet address: <https://www.waterwaysireland.org>

Buyer profile: <https://www.waterwaysireland.org>

Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

Organisation receiving requests to participate

Organisation processing tenders

8.1 ORG-0002

Official name: The High Court of Ireland

Registration number: The High Court of Ireland

Department: The High Court of Ireland

Postal address: Four Courts, Inns Quay, Dublin 7

Town: Dublin

Postcode: D07 WDX8

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: HighCourtCentralOffice@courts.ie

Telephone: +353 1 8886000

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

8.1 ORG-0003

Official name: European Dynamics S.A.

Registration number: 002024901000

Department: European Dynamics S.A.

Town: Athens

Postcode: 15125

Country subdivision (NUTS): Βόρειος Τομέας Αθηνών (EL301)

Country: Greece

Email: eproc-esender@eurodyn.com

Telephone: +30 2108094500

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: 6f5d59ab-1f16-4661-9bc9-632012440006 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 05/10/2026 16:32 +01:00

Languages in which this notice is officially available: English