



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

28th August, 2020.

To: The Cathaoirleach and each Member of the Municipal Meeting of Adare-Rathkeale

Proposed Disposal of Property at West Square, Askeaton, Co. Limerick.



1. Introduction.

It is intended that the following proposed disposal of property, maps and photos attached in this report, will be included on the Agenda for the September Full Council Meeting:

Disposal of derelict property, West Square, Askeaton, County Limerick to Mr. John McMahon in the sum of €30,000.

2. Description of Property.

The subject property comprises a two storey end of terrace derelict property extending to an approximate gross floor area of 968 sq. ft (90 sq. m), the total site area extends to approximately .054 acres (0.022 ha). The property is in need of complete refurbishment works.

3. History of the Property.

The property has been vacant and in a derelict condition for more than a decade. Statutory notices have been served in accordance with the Derelict Sites Act, 1990. The property was entered on the Derelict Sites Register on 27th March, 2018 and was subsequently acquired through Compulsory Purchase Order. The property was vested in the Councils' name in 2019. A claim for compensation has been received and is in the process of being assessed in relation to this property.

4. Marketing of Property (map and photos attached at Appendix 1).

The property was brought to the market and advertised for sale by private treaty on 11th May, 2020. The property was fully exposed to the market including internet advertising and an onsite for sale sign. There were approximately 6 number of enquiries on the subject property. Mr. McMahon was the only party bidding on the property.

5. Key Elements of Proposal

The recommended offer is €5,000 below the guide price of €35,000. However, in light of the current economic climate and market uncertainty and also considering that the subject property has been fully exposed to the market, it is the recommendation to accept the offer of €30,000. There are no conditions attaching to the offer.

As the property is derelict the proposed purchaser is furnished with a copy of the derelict site notice affecting the property. The purchaser is acquiring the property with full knowledge of the derelict sites notice and covenants to complete the appropriate work so that the property is delisted from the derelict sites register. This covenant shall survive the closing of the sale herein and shall be incorporated in the Deed of Transfer from the vendor to the purchaser.

6. Executive Recommendation to Council.

The proposal before the Members is to note the proposed disposal of the property to Mr. John McMahon in the sum of €30,000.




**Jayne Leahy,
Head of Property & Community Facilities,
Community Development Directorate,
Limerick City & County Council.**

Appendix 1

Site Plan



Location Map





