



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 Knight Street, Ballingarry, Co. Limerick.



1. Introduction.

It is intended that the following proposed disposal of property, maps and photo attached in this report, will be included on the Agenda for the September Full Council Meeting:
Disposal of derelict property, Knight Street, Ballingarry, County Limerick to Mr. Aidan Quaid (adjacent property owner) in the sum of €30,500.

2. History of the Property.

The property has been vacant and in a derelict condition for more than 20 years. Statutory notices have been served in accordance with the Derelict Sites Act, 1990. The property was entered on the Derelict Sites Register on 8th November, 1993 and subsequently acquired through Compulsory Purchase Order. No objections were received to the acquisition by the Council and, to date, no claim for compensation has been received in respect of the property. 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.

3. Description of the Property.

The subject property comprises a two storey mid-terrace house extending to an approximate gross floor area of 1,495 sq. ft (139 sq. m), the total site area extends to approximately .025 acres (0.010 ha). The property is in need of complete refurbishment works.

4. Marketing of Property (maps and photo attached at Appendix 1).

The property was brought to the market and advertised for sale by private treaty on 13th February, 2020. The property was fully exposed to the market including internet advertising and an onsite for sale sign. There were approximately 8 number of enquiries on the subject property and a number of viewings were held. A number of offers were made on the property and a competitive bidding scenario commenced in March, 2020.

5. Key Elements of the Proposal.

The recommended offer is below the guide price of €45,000. 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 €30,500. 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.

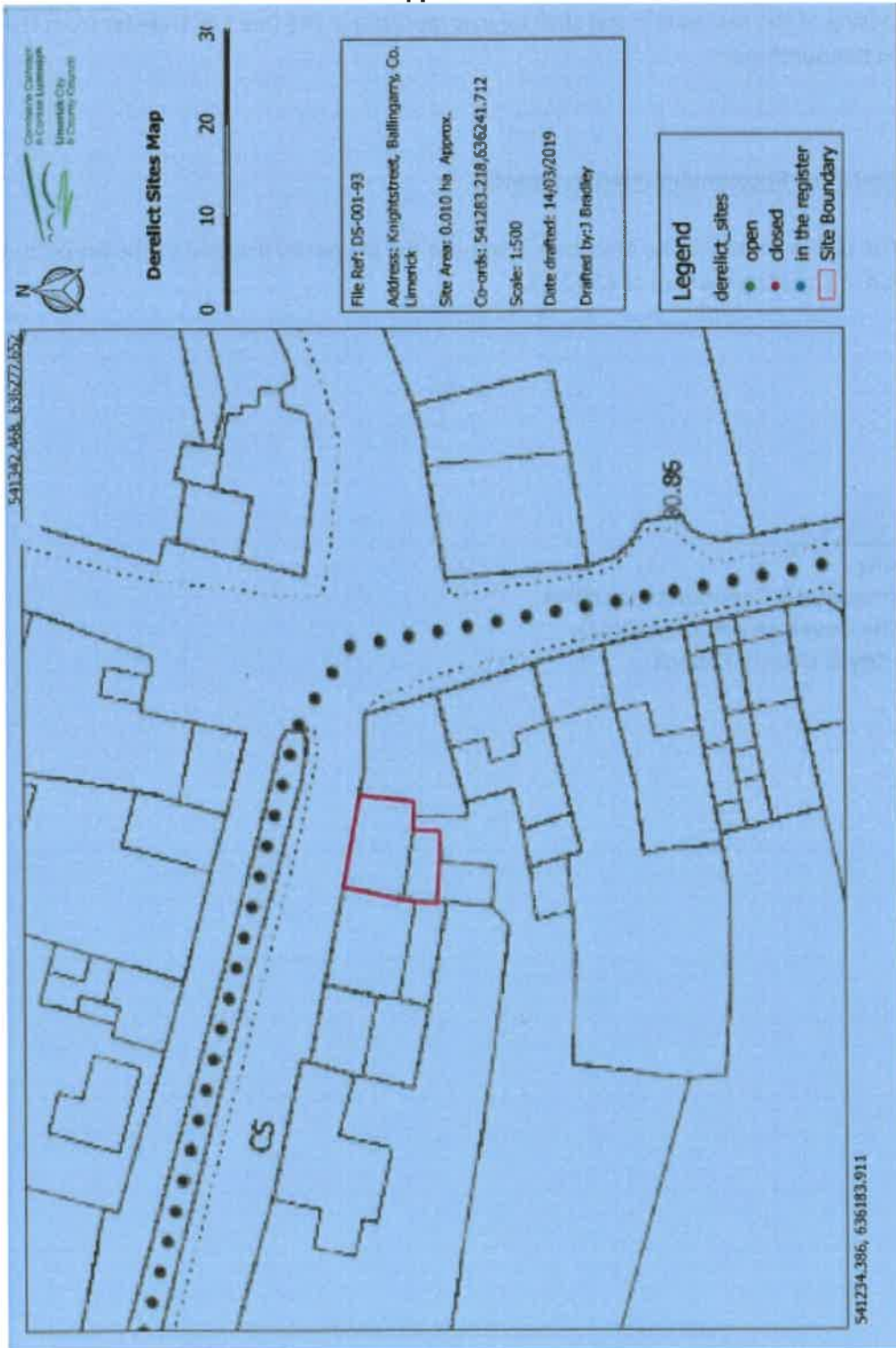
6. Executive Recommendation to Council.

The proposal before the Members is to note the proposed disposal of the property to Mr. Aidan Quaid in the sum of €30,500.



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

Appendix 1



1/4140' ME 638370' MB



The Property Registration Authority
As created
Clarendon House
Folio: LK72327F

This plan should be read in conjunction with the title.

Registry maps are based on OGI (openable) mapping. Where registry maps are created or amended, the accuracy of the map is guaranteed only, accuracy is limited to that of the original OGI map used.

For details of the terms of use and conditions relating to Land Registry maps, see www.gov.uk

This map incorporates Ordnance Survey (OS) mapping data under a licence from the Ordnance Survey, Crown Copyright & Geographical Data Institute.

- Boundaries of present map
- Freehold
- Leasehold
- Sub-Leasehold

- Boundaries (any not to be represented on map)
- Right of Way / Wayleave
- Turbidity
- Proxies
- Well
- Pond
- Scale Error
- Spot/PS

A list of boundaries and their symbology can be found at: www.gov.uk

This registry operates a representative liability system. The Property Map identifies properties and boundaries, including whether the description of land in a register has been identified by reference to a registry map. It is not possible to be sure that the boundaries of the land shown on the map are the same as the boundaries of the land shown on the map and the map is not a

