

Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

14th October, 2020.

To: The Cathaoirleach and each Member of the Municipal Meeting of Newcastle West

Proposed Disposal of Property at Athea Upper, Athea, Co. Limerick.



1. Introduction

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

Disposal of derelict property at Athea Upper, Athea, County Limerick to Mr. Paddy Healy in the sum of €63,000.

2. Description of Property

The subject property comprises a two storey detached derelict property (former doctor's surgery) 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 and is a Protected Structure.

3. History of the Property.

The property and surrounding land have 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 12th October 2010 and subsequently acquired through Compulsory Purchase Order. The property was put forward for vesting in the Councils' name on 29th February, 2020.

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 ten enquiries on the property. There were three parties bidding on the property & Mr. Paddy Healy was the highest bidder.

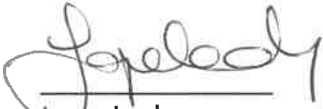
5. Key Elements of Proposal

The recommended offer is €13, 000 above the guide price of €50,000. This is a cash offer and there are no conditions attaching to the offer.

As the property is derelict the proposed purchaser is furnished a copy of the derelict site notice(s) affecting the property. The purchaser is acquiring the property with the full knowledge of the derelict sites notice(s) 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. Paddy Healy in the sum of €63,000.

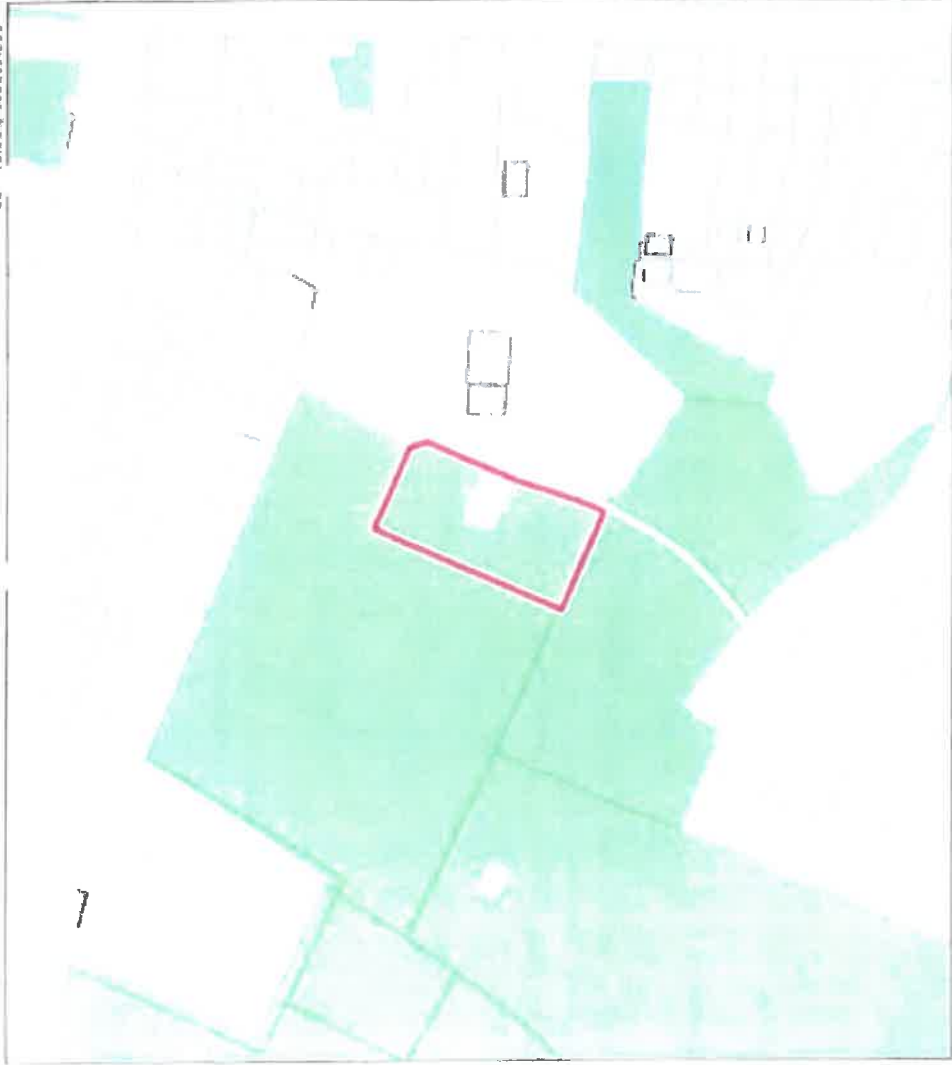
A handwritten signature in black ink, appearing to read 'Jayne Leahy', written over a horizontal line.

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

Appendix 1



517°495.864, 635165.566



512271.864, 634966.577

The Seal of Limerick City and County Council was affixed hereto by:

Director of Service
Authorised by:

[Signature]
Senior Executive Officer
Corporate Services

Dated this 12th day of December 2019

Location Map



Urban and Rural Community Development,
Community Development Directorate,
Limerick City and County Council,
Merchant's Quay, Limerick, V94 EM90

Map referred to in the Vesting Order made
under Section 17 of the Deregulation Act
1990 on the 12th day of December 2019

Description: Former Doctor's Surgery and
Residence situate at Athies upper, Athies,
County Limerick.

Demat. Sites Ref: DS-02-10
Folio Ref: L459055F

Area outlined in red: 0.086 (ha) Approx.

Scale: 1:1000 Date: 22/11/2019

TM Coordinates: 512271.796, 635084.661
Drawn By: J Devine

