



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council



21st October, 2020

To: The Cathaoirleach and each Member of the Municipal Meeting of Cappamore- Kilmallock.

Proposed Disposal of Property at The Square, Galbally.

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 January Full Council Meeting:

Disposal of derelict property, The Square, Galbally, Co. Limerick to Mr. Anthony McCarthy in the sum of €50,000.

2. Description of Property.

The subject property comprises a two storey end of terrace derelict dwelling extending to an approximate gross floor area of 980 square feet and the site area comprises of approximately 0.044 acres.

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 onto the derelict sites register in September 2019 and was subsequently acquire through Compulsory Purchase Order. The property was put forward for vesting in the Council's name on 24th April, 2020.

There is currently no claim for compensation on 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 16th June, 2020. The property was fully exposed to the market including internet advertising and on onsite for sale sign. There were 19 enquiries made and a number of parties made bids on the property.

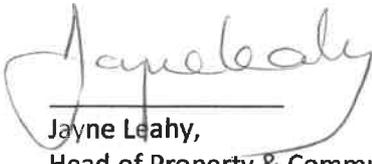
5. Key Elements of Proposal

The recommended offer is €50,000, substantially more than the guide of offers in excess of €25,000. 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 works so that the property is removed 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 that the proposed disposal of the property to Mr. Anthony McCarthy in the sum of €50,000.

A handwritten signature in cursive script, reading "Jayne Leahy". The signature is written in black ink and is positioned above a horizontal line.

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

Appendix 1

