



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council



30<sup>th</sup> November, 2020

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

**Proposed Disposal of Properties at Moore Street, Cappamore, Co. Limerick.**

## **1. Introduction.**

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

Disposal of derelict properties at Moore Street, Cappamore, Co. Limerick to Mr. Patrick Slattery in the sum of €50,000.

## **2. Description of Properties.**

The subject properties comprise of 2, two storey derelict dwellings extending to an approximate gross floor area of 0.075 Hectares.

## **3. History of the Properties.**

The properties have been vacant and in a derelict condition for a number of years. Statutory notices have been served in accordance with the Derelict Sites Act, 1990. The properties have been entered onto the Derelict Sites Register on 29<sup>th</sup> January, 2019 and were subsequently acquired through Compulsory Purchase Order. The properties were put forward for vesting in the Councils' name on the 15<sup>th</sup> October, 2019. There are currently no Derelict Site Levies owing.

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

The properties were brought to the market and advertised for sale by private treaty on 22<sup>nd</sup> January, 2020. The properties were fully exposed to the market including internet advertising and a 'For Sale' sign onsite.

The properties attracted a lot of interest and a number of offers were received. The guide price for the properties was in the region of between €40,000-€45,000. The highest offer initially received was substantially higher than the guide price of €40,000-€45,000 at €96,000. Regarding this offer, despite several requests by the Council a booking deposit was never received. In addition, a signed Head of Terms document was not returned to the Council so this sale did not progress. In this regard, Power Property reverted to the under bidders and the highest offer then received for the properties was from Mr. Patrick Slattery (whose father owns the adjoining property) in the amount of €50,000.

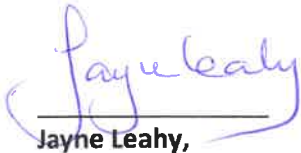
## **5. Key Elements of Proposal.**

The recommended offer is €50,000, which is higher than the guide price of offers in excess of between €40,000 - €45,000. There are no conditions attaching to the offer.

As the properties are derelict the proposed purchaser will be furnished with a copy of the Derelict Site Notice affecting the properties. The purchaser is acquiring the properties with full knowledge of the Derelict Sites Notice and covenants to complete the appropriate works so that the properties are 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.**

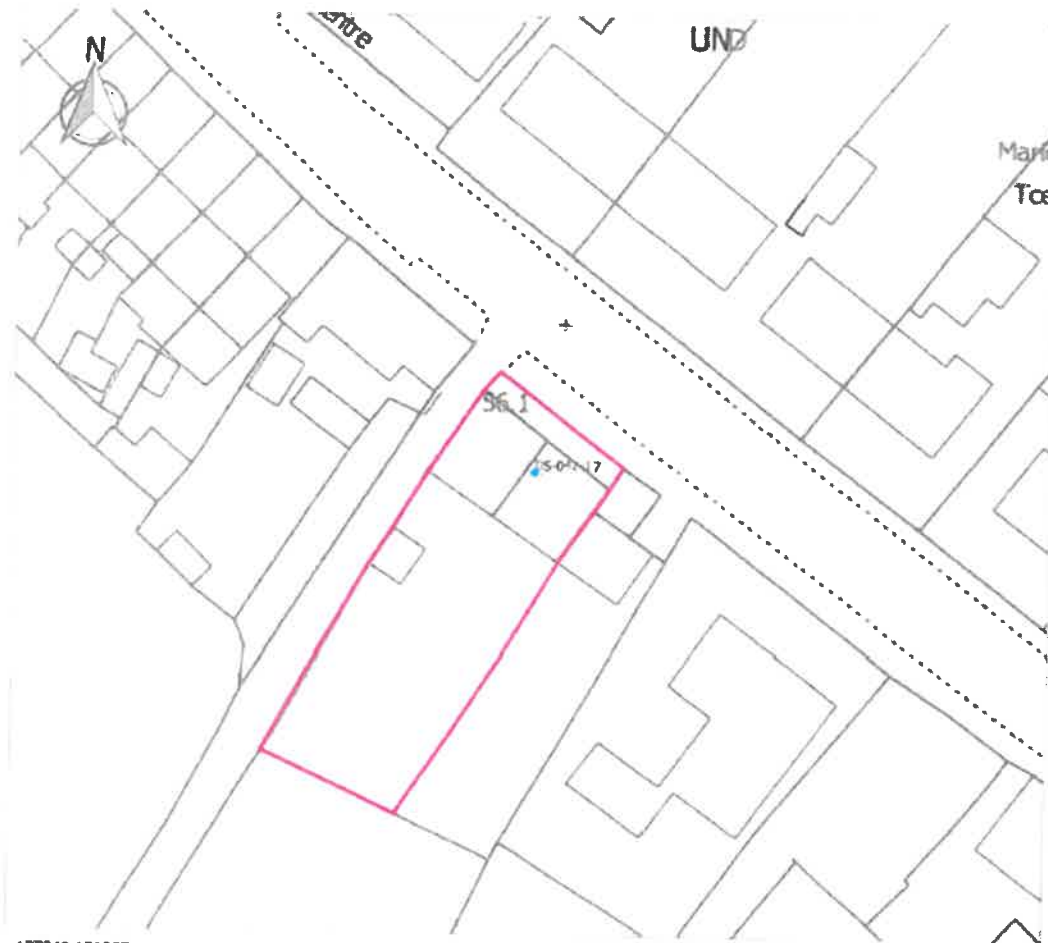
The proposal before the Members is to note that the proposed disposal of the properties to Mr. Patrick Slattery in the sum of €50,000.



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

**Appendix 1**





177240, 151355

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

*[Signature]*  
 Director of Service  
 Authenticated by:

*[Signature]*  
 Senior Executive Officer  
 Corporate Services

Dated this 11 day of September 2019



Urban and Rural Community Development,  
 Community Development Directorate,  
 Limerick City and County Council,  
 Merchants Quay, Limerick  
 V94 EH90

Map Referred to in the Vesting Order made  
 under Section 17 of the Derelict Sites Act  
 1990 on the 11 of September 2019

Description:  
 Two Derelict residential properties situate at  
 Moore Street, Cappamore, Co Limerick

Derelict Sites Ref: DS-042-17  
 CRM Ref: 339128  
 Area outlined in Red 0.075ha/0.182acres  
 Scale 1:500 Date: 10/09/2019  
 Coordinates: 177293,151405  
 Prepared By: AI

