



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

6 September 2021

**To: The Cathaoirleach and each Member of the Metropolitan Meeting of Limerick**

**Proposed Disposal of 21-23 Old Clare Street, 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 November Full Council Meeting:

Disposal of derelict properties, 21-23 Old Clare Street, Limerick, to Mr. Tom Fuller in the sum of €201,000.

**2. Description and Location of Properties.**

The subject properties are derelict and in need of complete refurbishment works. This two-storey property was formerly a public house and comprises an area of approximately 0.014 hectares or 0.035 acres.

**3. History of the Properties.**

The structures and surrounding lands 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 were entered on the Derelict Sites Register in June 2019 and were subsequently acquired through Compulsory Purchase Order. The properties were vested in the Council's name in 2020.

There is currently no claim for compensation on these properties. The expiry for the claim for compensation is 28 September 2021.

**4. Marketing of Properties**

No use for the property within the Council has been identified. The properties were brought to the market and advertised For Sale by Private Treaty on 11 December 2020. The properties were fully exposed to the market including internet advertising and onsite for sale signs. The guide price was €65,000.

There were 85 enquiries on the subject property and a number of viewings were held during the week commencing 17 May 2021. A number of parties had made offers on the property when it was initially brought to the market and a competitive bidding scenario commenced in May 2021 following the viewings.

**5. Key Elements of Proposal**

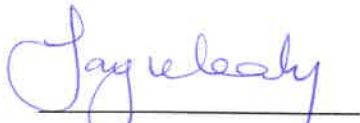
Mr. Fuller's offer is subject to contract, survey and satisfactory title. In the circumstances whereby the subject property was fully exposed to the market, I am pleased to recommend this offer for acceptance to Limerick City & County Council.

As the properties are derelict, the proposed purchaser is furnished with copies of the derelict site notices affecting the properties. The purchaser is acquiring the properties with full knowledge of the derelict site notices and covenants to complete the appropriate works

so that the properties are 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 properties to Mr. Tom Fuller in the sum of €201,000.



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

## Appendix

Location Map – Property marked in red

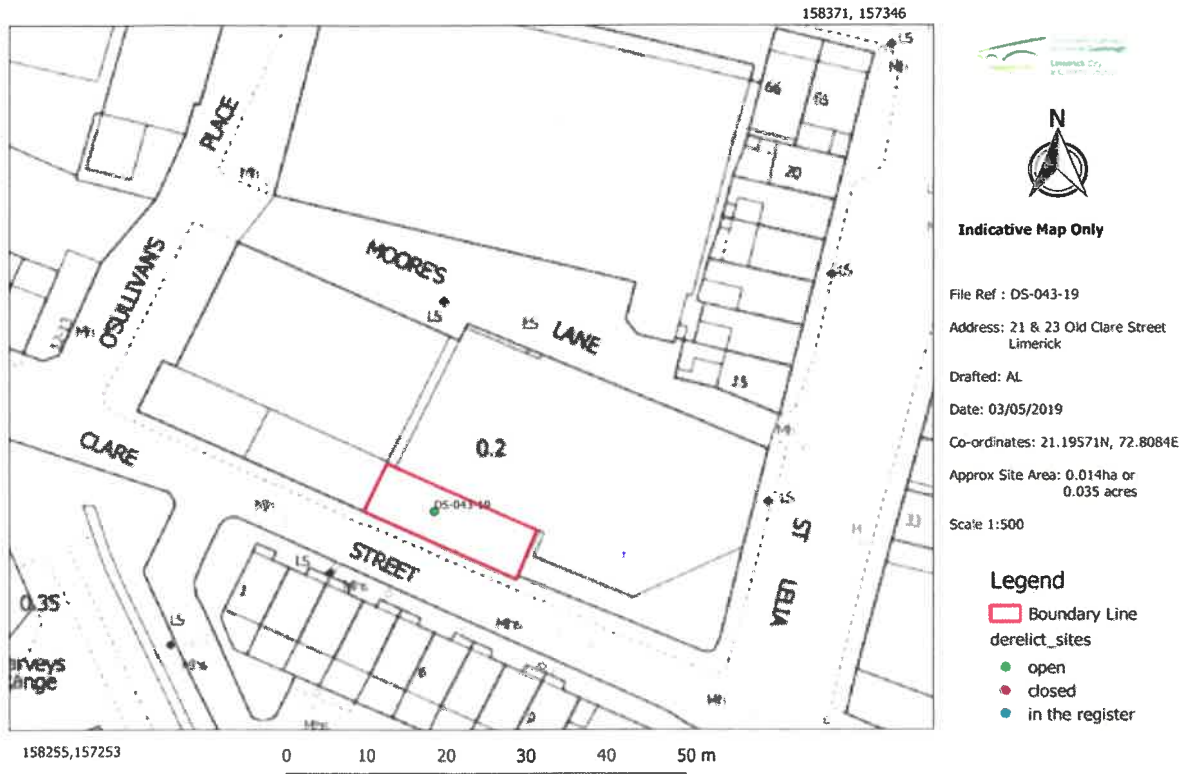


Photo of Property

