



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

2nd February, 2022

To: The Cathaoirleach and each Member of the Metropolitan District of Limerick

**Proposed Disposal of Properties 11 & 12 Clontarf Place (including 1-4 Wellesley Lane),
Limerick**



1. Introduction

It is intended that the following proposed disposal of properties (map and photos attached in this report) will be included on the Agenda for the March Full Council Meeting:

Disposal of derelict properties at 11 & 12 Clontarf Place (including 1-4 Wellesley Lane), Limerick to Henry Street Developments Limited in the sum of €235,000.

2. Description and Location of Properties

The disposal consists of two road-facing properties, 11 & 12 Clontarf Place, as well as properties 1-4 Wellesley Lane to the rear, which are accessible through the adjacent laneway. The total area of the sites is approximately 0.08 acres.

3. History of the Properties/CPO Process

- **11 & 12 Clontarf Place**

This mixed-use development has been in a derelict condition for a considerable period of time and is in need of complete refurbishment works. Statutory notices were served in accordance with the Derelict Sites Act 1990. The properties were entered on the Derelict Sites Register in October 2019 and were subsequently acquired through Compulsory Purchase Order. Limerick City & County Council received no objections to the Compulsory Acquisition.

Limerick City & County Council has received a compensation claim in respect of these properties.

The properties were vested in Limerick City & County Council's name in September 2020. The properties were initially forwarded to the Housing Development Directorate. However, due to funding issues for their redevelopment, they were returned to Property & Community Facilities for sale on the open market.

- **1-4 Wellesley Lane**

The structures and land have been vacant and in a derelict condition for a considerable number of years. Statutory notices were served in accordance with the Derelict Sites Act 1990. The property was entered on the Derelict Sites Register and was subsequently acquired through Compulsory Purchase Order. Limerick City & County Council received no objections to the Compulsory Acquisition.

Limerick City & County Council has received a compensation claim in respect of these properties.

The properties were vested into Limerick City & County Council's name in September 2020.

4. Marketing of Properties

The properties were brought to the market and advertised For Sale by Private Treaty on 26 August 2021. The properties were fully exposed to the market including internet advertising and on-site For Sale signs.

There were 32 enquiries on the subject properties and 8 viewings took place. A number of parties had made offers on the properties when it was brought to the market and a competitive bidding scenario commenced in September 2021 following the viewings.

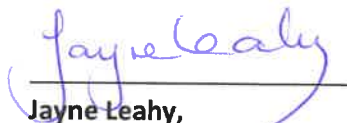
5. Key Elements of Proposal

Henry Street Developments Limited has advised that it will refurbish the existing properties and clear the site at the rear. The offer is subject to contract, survey and satisfactory title. In the circumstances whereby the subject properties were 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 them. 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 Henry Street Developments Limited in the sum of €235,000.



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

Location Map – Property marked in red



