



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

8th April, 2022

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

Proposed Disposal of 3 Wolfe Tone Street, Kilmallock, Co. Limerick



1. Introduction

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

Disposal of derelict property 3 Wolfe Tone Street, Kilmallock, Co. Limerick to Josephine & Philip Conway in the sum of €42,500.

2. Description of Property

The subject property is vacant, derelict and in need of extensive refurbishment works. The site comprises a detached two-storey former schoolhouse and surrounding land with a total area of approximately 0.080 hectares.

3. History of Property

The building was constructed about 1830 and is on the Record of Protected Structures and is listed on the National Inventory of Architectural Heritage. The property and surrounding land have been vacant and in a derelict condition for a considerable period of time.

Statutory notices were served in accordance with the Derelict Sites Act 1990. The property was entered on the Derelict Sites Register in June 2020. Limerick City & County Council subsequently acquired the property compulsorily. No objections were received in relation to the compulsory acquisition. The property vested in Limerick City & County Council in July 2021.

No use for the property within the Council was identified. The property was subsequently put on the open market for sale.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 16th December, 2021. The property was fully exposed to the market including the use of internet advertising and an on-site For Sale sign.

There were 6 enquiries on the subject property and several viewings took place. Mr. & Mrs. Conway's offer was the only offer received following the viewings.

5. Key Elements of Proposal

Mr. & Mrs. Conway's offer is subject to contract 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 property is derelict, the proposed purchaser is furnished with copies of the derelict site notices affecting the property. The purchaser is acquiring the property with full knowledge of the derelict site notices and covenants to complete the appropriate works 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 Josephine & Philip Conway in the sum of €42,500.

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

Appendix

Location Map – property marked in red

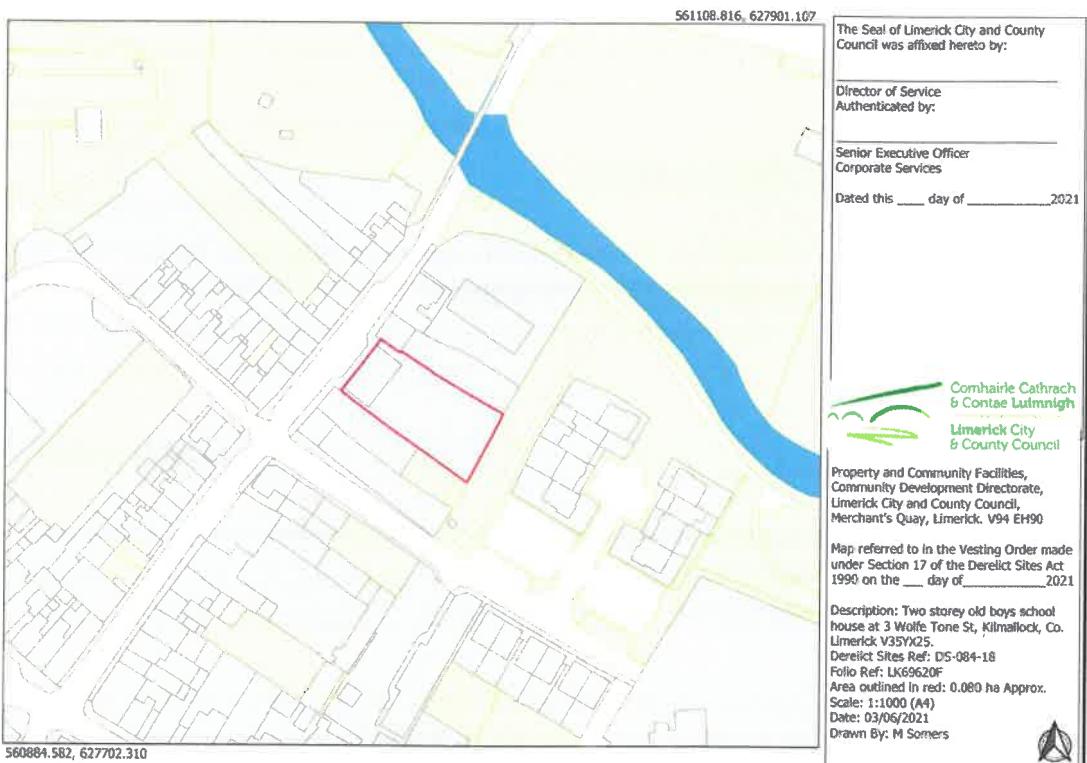


Photo of rear of property

