

Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

**25<sup>th</sup> May, 2022**

**To: The Cathaoirleach and each Member of the Municipal District of Newcastle West**

**Proposed Disposal of 30 Wingfield Orchard, Newcastle West, 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 July Full Council Meeting:

Disposal of derelict property 30 Wingfield Orchard, Newcastle West, Co. Limerick to Henrijs Berkholcs in the sum of €227,000.

## **2. Description and Location of Property**

The subject property is derelict and in need of refurbishment works. The site comprises a two-story, semi-detached property and surrounding land with a total area of approximately 0.027 hectares.

The derelict site is in Wingfield Orchard, Newcastle West, a residential development comprising 36 houses, which is accessed off the R5222 road.

## **3. History of Property**

The property and surrounding land have been vacant and in a derelict condition for a number of years. Statutory notices were served in accordance with the Derelict Sites Act 1990. The property was entered on the Derelict Sites Register in August 2021.

Limerick City & County Council subsequently acquired the property compulsorily. No objections were received in relation to the compulsory acquisition.

## **4. Marketing of Property**

The property was brought to the market and advertised for Sale by Private Treaty on 15<sup>th</sup> March, 2022. The property was fully exposed to the market including the use of internet advertising and an on-site For Sale sign.

There were approximately 57 enquiries on the subject property. Three open viewings of the property were arranged and inspections were facilitated for all interested parties.

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

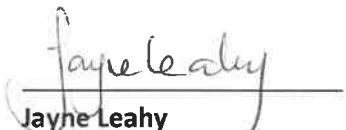
Mr. Berkholcs's offer is subject to contract, survey and satisfactory title. His offer is not subject to any conditions. He is a first-time buyer and intends to occupy the property himself. He has confirmed, and provided evidence, that he has both funds and mortgage approval in principle to complete the sale.

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 Henrijs Berkholcs in the sum of €227,000.



Jayne Leahy

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

## Appendix

Location Map – property marked in red

