



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

10th June, 2022

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

Proposed Disposal of Property at Montpelier, O'Briensbridge, 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 at Montpellier, O'Briensbridge, Co. Limerick to John Flynn in the sum of €190,000.

2. Description and Location of Property

The subject property is derelict and in need of refurbishment works. The site comprises a detached residential bungalow, garage and surrounding land with a total area of approximately 0.236 hectares.

The site is located on the R525 road on approach to Montpellier Village from the Limerick City direction and is 0.9km from the boundary with Co. Clare on the River Shannon. It is surrounded by well maintained, private detached residential properties.

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 September 2020. Limerick City & County Council subsequently acquired the property compulsorily.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 5th April, 2022. The property was fully exposed to the market including the use of internet advertising and an on-site For Sale sign.

There were a large number of enquiries on the property and several open viewings took place. The open viewings were facilitated by appointment to all interested parties. Over the course of the marketing campaign, 14 parties submitted bids on the subject property.

5. Key Elements of Proposal

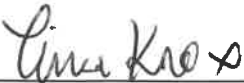
Mr. Flynn's offer is subject to contract, survey and satisfactory title. John Flynn has confirmed and provided evidence that he is a cash purchaser and has the funds in place to complete the sale. His offer is not subject to any conditions.

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 John Flynn in the sum of €190,000.



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

Appendix

Location Map – property marked in red

