



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

31st May, 2022

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

Proposed Disposal of Property at Forty Acres, Bruree, 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 Forty Acres, Bruree, Co. Limerick to Tom Brady in the sum of €251,000.

2. Description and Location of Property

The subject property is vacant and is in a derelict condition. The site comprises a bungalow dwelling and surrounding land with a total area of approximately 0.204 hectares. It is located in the townland of Forty Acres near the village of Bruree.

3. History of Property

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 October 2020.

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 7th 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 60 enquiries on the subject property and 18 viewings took place.

5. Key Elements of Proposal

Mr. Brady's offer is subject to contract, survey and satisfactory title. His offer is not subject to any conditions. He has received mortgage approval to purchase the property and intends to occupy the property himself.

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 Tom Brady in the sum of €251,000.

JL  _____

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

Appendix

Location Map – property marked in red

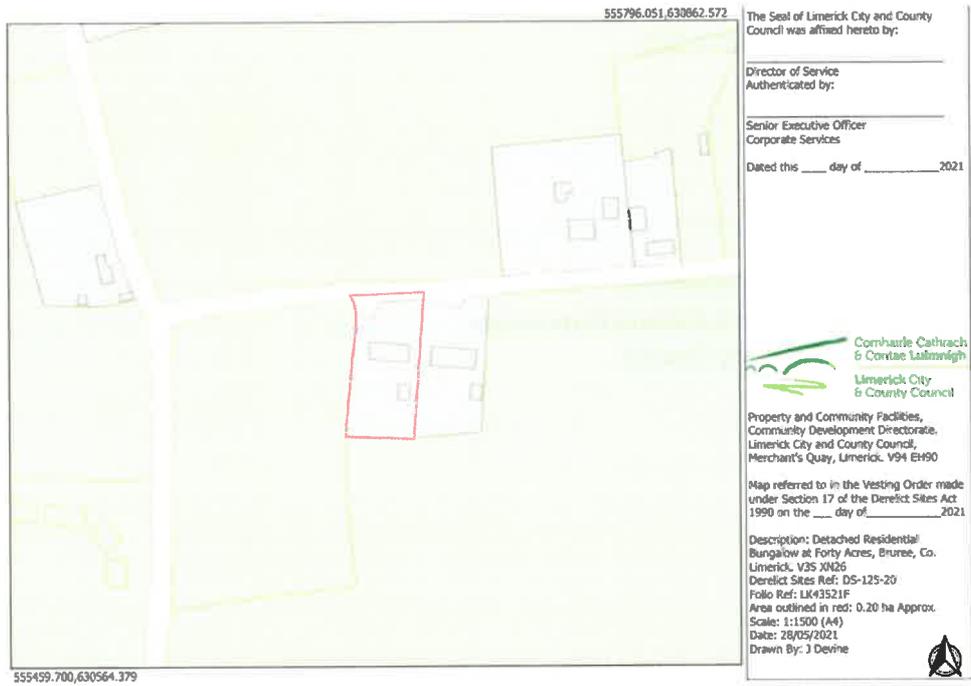


Photo of rear of property

