



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

4th July, 2022

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

Proposed Disposal of 10 Cois na Coille, Murroe, 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 September Full Council Meeting:

Disposal of derelict property 10 Cois na Coille, Murroe, Co. Limerick to Sarah Joyce & Jody King in the sum of €145,000.

2. Description and Location of Property

The subject property is derelict and in need of refurbishment works. The site comprises a semi-detached bungalow and surrounding land with a total area of approximately 0.033 hectares.

The site is located in the residential housing estate of Cois na Coille in the village of Murroe, 17km from Limerick City.

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 July 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 8th 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 approximately 17 enquiries on the subject property and 3 viewings took place.

5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. The proposed purchasers are first-time buyers and have been approved for a mortgage. Their 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 Sarah Joyce & Jody King in the sum of €145,000.



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

Appendix

Location Map – property marked in red

