



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

26th August, 2022

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

Proposed Disposal of 5 Gleann Dáire, Ardagh, 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 5 Gleann Dáire, Ardagh, Co. Limerick to Matthew Lee and Jacqueline Lee in the sum of €142,500.

2. Description and Location of Property

The subject property is derelict and in need of refurbishment works. The site comprises a semi-detached residential property with a total area of approximately 0.020 hectares.

It is located in the Gleann Dáire housing estate in the village of Ardagh, approximately 5kms north of Newcastle West.

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 November 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 17th June, 2022. The property was fully exposed to the market including the use of internet advertising and an on-site For Sale sign/on-site For Sale signs.

There were a large number of enquiries on the property and three open viewings took place. The open viewings were facilitated by appointment to all interested parties. The highest offer received was €142,500. This offer aligns with the market price of the property and further underpins the price achieved taking into the account the other properties for sale at present within the estate.

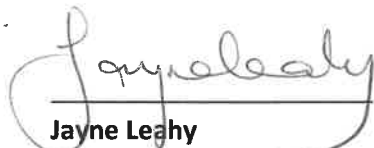
5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. The Lees have confirmed and provided evidence that they have funds in place to complete the sale. Mr. Lee is originally from Newcastle West. They intend to refurbish the house before his retirement next year and will occupy the property afterwards.

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 Matthew Lee and Jacqueline Lee in the sum of €142,500.



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

Appendix

Location Map – property marked in red

