



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

6th October, 2022

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

Proposed Disposal of Property on Main Street, Bruff, Co, Limerick



1. Introduction

It is intended that the following proposed disposal of property (see site map in Appendix) will be included on the Agenda for the November Full Council Meeting:

Disposal of derelict property on Main Street, Bruff, Co, Limerick to Paul Leonard in the sum of €77,000.

2. Description and Location of Property

The site comprises a former public house and over the shop accommodation and surrounding land with a total area of approximately 0.092 hectares. It has been in a derelict condition for a considerable period and is in need of complete refurbishment work. The site is located on the Main Street in the town of Bruff and is surrounded by a mix of residential and commercial 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 January 2021. 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 27th May, 2022. The property was fully exposed to the market including the use of internet advertising and an on-site For Sale sign.

There were 8 direct enquiries on the subject property and inspections were facilitated by appointment to all interested parties. Over the course of the marketing campaign two parties submitted bids on the property.

5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. Mr. Leonard is a cash buyer and it has been confirmed that he has sufficient funds in place to complete the sale. He intends to maintain its existing use as both a commercial and domestic property.

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 Paul Leonard in the sum of €77,000.



Jayne Leahy

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

Appendix

Location Map – property marked in red

