



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

25<sup>th</sup> October, 2022

**To: The Cathaoirleach and each Member of the Municipal District of Adare-Rathkeale**

**Proposed Disposal of Derelict Property on Lower Main Street, Rathkeale, 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 November Full Council Meeting:

Disposal of derelict property on Lower Main Street, Rathkeale, Co. Limerick to Kilbrean Construction Ltd. in the sum of €195,000.

## **2. Description and Location of Property**

This derelict property comprises a two-storey, terraced townhouse & surrounding land containing an area of 0.030 hectares. It is located on Lower Main Street in the town of Rathkeale. It is unsafe to enter the interior of the property as it is in a very bad condition throughout.

## **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 2019 and 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 27<sup>th</sup> July, 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 direct enquiries on the subject property. Due to the condition of the property, it was unsafe to enter and therefore the estate agent was unable to facilitate internal inspections of the property. Parties were welcome to view the external of the property. 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. The highest bidder, Kilbrean Construction Ltd., is a cash buyer with their solicitor confirming sufficient funds are in place to complete the sale.

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 Kilbrean Construction Ltd. in the sum of €195,000.



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

## Appendix

### Location Map – property marked in red

