

Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

4th November 2022

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

Proposed Disposal of Derelict Properties on Railway View, Knocklong, Co. Limerick



1. Introduction

It is intended that the following proposed disposal of three derelict properties (maps and photo attached in this report) will be included on the Agenda for the November Full Council Meeting:

Disposal of derelict properties on Railway View, Knocklong, Co. Limerick to Al Fitzgerald in the sum of €60,000.

2. Description and Location of Properties

The three properties are located alongside one another and all are dilapidated and in need of extensive refurbishment works. The first site comprises a two-storey residential dwelling and surrounding land containing 0.076 hectares. The second site contains single storey commercial units and surrounding land covering 0.136 hectares while the third site comprises a semi-detached, two-storey, commercial unit and surrounding land containing 0.109 hectares.

The properties are located on Railway View in the village of Knocklong. The sites face a number of residential buildings and are nearby to Bridge Terrace housing estate, Knocklong Community Centre and Garryspillane GAA field.

3. History of Properties

The properties 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 properties were entered on the Derelict Sites Register in February/March 2021. Limerick City & County Council subsequently acquired the property compulsorily.

4. Marketing of Properties

The three properties were brought to the market and advertised for Sale by Private Treaty on 29th April, 2022. The properties were fully exposed to the market including the use of internet advertising and on-site For Sale signs. Each property was advertised individually.

There were approximately 10 enquiries on the subject properties and several viewings took place. All parties who enquired were interested in purchasing the three properties together.

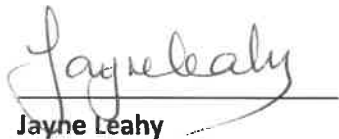
5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. The proposed purchaser, Al Fitzgerald, is a cash buyer and has confirmed he has the funds in place to complete the purchase. His intention is to build/renovate and let the properties to the private rental market.

As the properties are derelict, the proposed purchaser is furnished with copies of the derelict site notices affecting the properties. The purchaser is acquiring the properties with full knowledge of the derelict site notices and covenants to complete the appropriate works so that the properties are 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 properties to Al Fitzgerald in the sum of €60,000.



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

Appendix

Location Maps – properties marked in red



Photos of properties



