



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

28th November, 2022

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

Proposed Disposal of Derelict Property on Glebe Road, Kilfinane, Co. Limerick.



1. Introduction

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

Disposal of derelict property on Glebe Road, Kilfinane, Co. Limerick to Michael O'Sullivan in the sum of €70,000.

2. Description and Location of Property

The cottage dwelling and surrounding land containing 0.159 hectares is vacant and has been in a derelict condition for a considerable period. It is located along Glebe Road, Kilfinane near the Ballyhoura Mountains and 9.5km from Kilmallock, Co. Limerick.

There are well-maintained residential properties situated opposite the derelict site. Located close to the derelict site is a secondary school, church, shops, retail premises, commercial premises and other residential 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 March 2021 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 28th September, 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 15 direct enquiries on the subject property and two open viewings took place. Over the course of the marketing campaign, three parties submitted bids on the subject property.

5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. The highest bidder, Michael O'Sullivan, is a cash purchaser and has provided proof of funds. He intends to occupy the property himself.

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 Michael O'Sullivan in the sum of €70,000.

A handwritten signature in cursive script, appearing to read 'Tina Knox', is written over a horizontal line.

Tina Knox
Administrative Officer
Property & Community Facilities
Community, Tourism & Culture Directorate
Limerick City & County Council

Appendix

Location Map – property marked in red

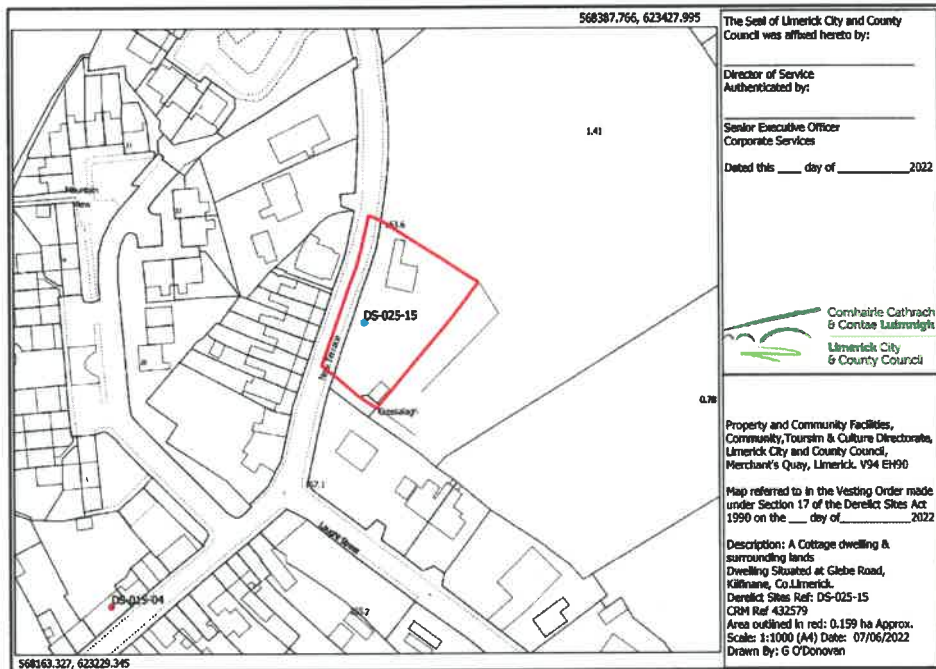


Photo of property

