



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

9<sup>th</sup> January, 2022

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

**Proposed Disposal of Property, acquired compulsorily under the Derelict Sites Act, 1990 at  
Inglenook, Bruff, 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 March Full Council Meeting:

Disposal of derelict property at Inglenook, Bruff, Co. Limerick to Paul Leonard in the sum of €90,000.

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

The two-storey and single storey premises and surrounding land, containing approximately 0.020 hectares, has been vacant and in a derelict condition for a considerable period. The building is a protected structure and is also listed on the National Inventory of Architectural Heritage.

It is located in the town of Bruff. The site overlooks the Morning Star River and community park and originally formed part of a larger site forming what was once the Cadbury Arms Hotel, which is now divided into three separate 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 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 29<sup>th</sup> 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 30 direct enquiries on the property and viewings were facilitated to all interested parties. Over the course of the marketing campaign, two parties submitted bids on the subject property.

## **5. Key Elements of Proposal**

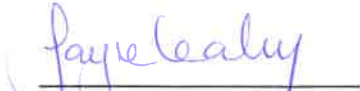
Mr. Leonard's offer is subject to contract, survey and satisfactory title. He is a cash buyer with his solicitor confirming sufficient funds are in place to complete the sale. He intends to refurbish the property for residential use.

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 €90,000.



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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

