



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

22nd December 2022

To: The Cathaoirleach and each Member of the Municipal District of Newcastle West

Proposed Disposal of Property at Kilready, Castlemahon, Co. Limerick



1. Introduction

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

Disposal of derelict property at Kilready, Castlemahon, Co. Limerick to Katie Harnett and Killian Hough in the sum of €168,000.

2. Description and Location of Property

The subject property is derelict and in need of refurbishment works. The site comprises a detached bungalow dwelling and surrounding land with a total area of approximately 0.129 hectares.

It is located in the village of Castlemahon and located close to the national school and the town shop. The site is set back from the road and there are other residential properties in the area which are well maintained.

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 August 2021.

Limerick City & County Council subsequently acquired the property compulsorily. No objections were received in relation to the compulsory acquisition.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 17th October 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 28 direct enquiries on the property and 3 open viewings took place. The open viewings were facilitated by appointment to all interested parties, with some parties viewing the property more than once. Over the course of the marketing campaign, 6 parties submitted bids on the subject property.

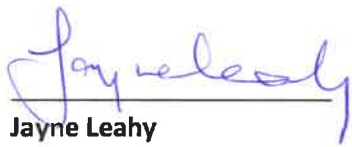
5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. The purchasers have confirmed and provided evidence that they have received mortgage approval in principle. They intend to occupy the property themselves.

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 Katie Harnett and Killian Hough in the sum of €168,000.



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

Appendix

Location Map – property marked in red

