



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

9<sup>th</sup> February, 2023

**To: The Cathaoirleach and each Member of the Metropolitan District of Limerick**

**Proposed Disposal of Property, acquired compulsorily under the Derelict Sites Act, 1990 at  
Ballyclough Avenue, Castletroy, Co. Limerick**



## **1. Introduction**

It is intended that the following proposed disposal of property will be included on the Agenda for the March Full Council Meeting:

Disposal of derelict property at Ballyclough Avenue, Castletroy, Co. Limerick to Nick O'Dwyer in the sum of €241,000.

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

The detached residential property and surrounding land containing 1.151 hectares is vacant and in a derelict condition. It is located in the townland of Ballyclough, near the villages of Monaleen and Annacotty. The site is set back from the Ballyclough Avenue road and is situated just south of the M7 motorway.

## **3. History of Property**

The property and surrounding land have been vacant and in a derelict condition for a long 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 February 2021. 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 3<sup>rd</sup> 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 22 direct enquiries on the property. The derelict house was unsafe to enter but viewings of the land were facilitated by appointment to all interested parties. Over the course of the marketing campaign, 5 parties submitted bids on the subject property.

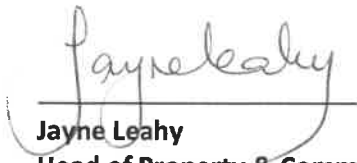
## **5. Key Elements of Proposal**

The offer is subject to contract, survey and satisfactory title. The purchaser has confirmed, and provided evidence, that he is a cash buyer. He intends to redevelop the site.

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 Nick O'Dwyer in the sum of €241,000.

A handwritten signature in cursive script that reads "Jayne Leahy". The signature is written in black ink and is positioned above a horizontal line.

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

## Appendix

### Location Map – property marked in red



### Photos of property





