



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

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

**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  
on Wolfe Tone Street, Kilmallock, Co. Limerick**



## **1. Introduction**

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

Disposal of derelict property on Wolfe Tone Street, Kilmallock, Co. Limerick to Tom Hennessy and Stephen Ryan in the sum of €65,000.

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

The subject property is vacant and is in a derelict condition. The site comprises a multi-storey, former commercial warehouse and surrounding land containing 0.023 hectares.

The building is an old grain store constructed circa 1830 of rubble stone. It is located along Wolfe Tone Street, Kilmallock, surrounded by residential and commercial properties. There are a number of other active derelict sites cases in the area also. The building is listed on the National Inventory of Architectural Heritage but is not a protected structure.

## **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. 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 5<sup>th</sup> April, 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 23 direct enquiries on the property. Viewings were facilitated for all parties who wished to do so. Over the course of the marketing campaign, 6 parties submitted bids on the subject property.

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

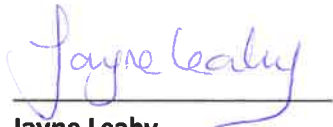
The offer is subject to contract, survey and satisfactory title. The proposed purchaser is a cash buyer and has provided confirmation that he has sufficient funds in place to complete the sale. He proposes to refurbish the building for residential use.

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 Tom Hennessy and Stephen Ryan in the sum of €65,000.



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

# Appendix

## Location Map – property marked in red

