



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

2<sup>nd</sup> May, 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  
Enniskeen House, Kishikirk, Ballysimon, 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 Enniskeen House, Kishikirk, Ballysimon, Co. Limerick to Paul Coffey & Aisling Walsh in the sum of €340,000.

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

The subject property is derelict and in need of complete refurbishment works. The site comprises a two-storey residential dwelling along with out-offices, garage and surrounding land with a total area of approximately 0.382 hectares.

The site is located in Kishikirk, Ballysimon, in the Limerick City East electoral division. The Mulkear River runs to the North of the site and the N24 Limerick-Tipperary Road is just 2km to the south. The site is 3km from Boher Village, 5km from Monaleen and 11km from Limerick City Centre. The site is surrounded by well-kept residential properties and agricultural land in the area.

## **3. History of Property**

The property and surrounding land have been vacant and in a derelict condition for a considerable period. 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.

The property was brought to the market in 2022 and went sale agreed with the sale subsequently receiving approval from members. Unfortunately, the sale fell through and so it was relaunched to the market in January of this year.

## **4. Marketing of Property**

The property was brought to the market again and advertised for Sale by Private Treaty on 23<sup>rd</sup> January, 2023. The property was fully exposed to the market including the use of internet advertising and an on-site For Sale sign.

There were a large number of direct enquiries on the subject property and inspections of the property were facilitated to all parties who wished to do so. There were three open viewings of the property, with some parties viewing the property more than once. Over the course of the marketing campaign, 5 parties submitted bids on the subject property.

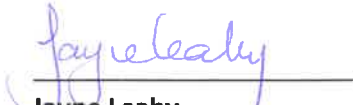
**5. Key Elements of Proposal**

The offer is subject to contract, survey and satisfactory title. The purchasers have confirmed, and provided evidence, that they have mortgage approval in principle in place to complete the sale. 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 Paul Coffey & Aisling Walsh in the sum of €340,000.

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

## Appendix

### Location Map – property marked in red



### Photo of garage

