



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

2nd 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
3 Mount Vincent Place, O'Connell Avenue, 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 3 Mount Vincent Place, O'Connell Avenue, Limerick, to Martin Slott Sorensen and Jude Anne O'Dea in the sum of €240,000.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. The site comprises a semi-detached two-storey residential property with a total area of approximately 0.03 hectares.

3. History of the 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 May 2019. Limerick City & County Council subsequently acquired the property compulsorily.

The property was brought to the market in December 2020 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 March of this year.

4. Marketing of Property

The property was brought to the market again and advertised for Sale by Private Treaty on 4th March, 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 enquiries on the property and 30 viewings took place. Over the course of the marketing campaign, 7 parties submitted bids on the subject property.

5. Key Elements of Proposal

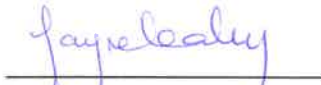
The offer is subject to contract, survey and satisfactory title. The property will be occupied by a family member of the purchasers. The purchasers have provided proof of funds to purchase the property and there are no conditions attached to the offer.

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 Martin Slott Sorensen and Jude Anne O’Dea in the sum of €240,000.



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

Appendix

Location Map – property marked in red



Photo of rear of property

