



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

20th April, 2023

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

**Proposed Disposal of Property, acquired compulsorily under the Derelict Sites Act, 1990 at
16 Hawthorn Drive, Newcastle West, 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 16 Hawthorn Drive, Newcastle West, Co. Limerick to Damien Keenan in the sum of €222,000.

2. Description and Location of Property

The subject property is derelict and in need of some refurbishment works. The site comprises a semi-detached two-storey residential property with a total area of approximately 0.028 hectares.

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 September 2020. 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 February of this year.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 27th February, 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 20 viewings took place. 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. Mr. Keenan is from Newcastle West and he has been approved for a mortgage. He intends to occupy the property himself.

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 Damien Keenan in the sum of €222,000.



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

Appendix

Location Map – property marked in red

