



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

13th June, 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
11 Colbert Terrace, Abbeyfeale, Co. Limerick**



1. Introduction

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

Disposal of derelict property at 11 Colbert Terrace, Abbeyfeale, Co. Limerick to Dr. Eyad Abushandi in the sum of €47,000.

2. Description and Location of Property

The property is a two-storey, mid-terrace residential premises and surrounding land containing 0.032 hectares. The structure on the site is set back from the road and there is a large garden space to the rear. It is adjoining other residential properties with an active community crèche next door. Located close to the derelict site are both the national and secondary schools, Tesco and the town centre.

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 November 2018. Limerick City & County Council subsequently acquired the property compulsorily in January 2019.

The property was brought to the market and advertised for Sale by Private Treaty in 2019 and a proposal to sell the property to the highest bidder was approved by members at Municipal District and Full Council Meetings. The new owner subsequently registered his ownership with the Land Registry. As a condition of the sale, the new owner was given 18 months to bring the property out of dereliction. He failed to remedy the dereliction, however, and the property was vested by Limerick City and County Council again in September 2022.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty for a second time on 8th 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 approximately 34 direct enquiries on the subject property and viewings were facilitated to interested parties. Over the course of the marketing campaign, two parties submitted bids on the property.

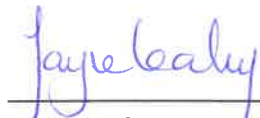
5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. The proposed purchaser has provided proof of mortgage funding. He intends to renovate the property and live in it 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 Dr. Eyad Abushandi in the sum of €47,000.



Jayne Leahy
Head of Property Management Services
Rural, Culture & Community Development Directorate
Limerick City & County Council

Appendix

Location Map – property marked in red

