



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

24th 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
Elm Park, Clarina, 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 Elm Park, Clarina, Co. Limerick to Vincent Houlihan and Amy Mulqueen in the sum of €106,000.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. The site comprises a former residential property and surrounding land containing approximately 0.226 hectares.

The property is located near the village of Clarina, 3.5km from Patrickswell and 10km from Limerick city. The site is surrounded by well-maintained residential properties in the area.

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 February 2022. 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 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 13 direct enquires on the property. Viewings were facilitated for all interested parties but they were unable to inspect the property internally as it was deemed unsafe to enter. Over the course of the marketing campaign, four parties submitted bids on the subject property.

5. Key Elements of Proposal

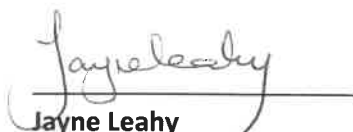
The offer is subject to contract, survey and satisfactory title. The proposed purchasers have confirmed, and provided evidence, of receiving mortgage approval. They are from the locality and propose to redevelop the property. They intend to live in the house themselves.

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 Vincent Houlihan and Amy Mulqueen in the sum of €106,000.

A handwritten signature in cursive script, reading "Jayne Leahy", written over a horizontal line.

Jayne Leahy

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

Appendix

Location Map – property marked in red

