



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

5<sup>th</sup> October, 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  
7 O'Dwyer Villas, Thomondgate, Limerick**



### **1. Introduction**

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

Disposal of derelict property at 7 O'Dwyer Villas, Thomondgate, Limerick to Fionn McGrath & Aoife O'Connell in the sum of €145,000.

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

The subject property is derelict and in need of refurbishment works. The site comprises a mid-terraced, two-storey residential property and surrounding land containing approximately 0.027 hectares. This derelict site is surrounded by residential properties and is located on Brown's Quay on the north side of the city close to Thomond Bridge.

### **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 September 2021. 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 31<sup>st</sup> July, 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 viewings were facilitated to interested parties. Over the course of the marketing campaign, four parties submitted bids on the property.

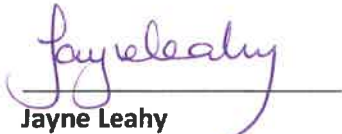
### **5. Key Elements of Proposal**

The offer is subject to contract, survey and satisfactory title. The proposed purchasers are cash buyers and have confirmed that sufficient funds are in place to complete the purchase. They intend to renovate the property to use as their primary residence.

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 Fionn McGrath & Aoife O'Connell in the sum of €145,000.



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

## Appendix

### Location Map – property marked in red

