



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

5th 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
2 Ryan's Cottages, Rosbrien Road, 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 2 Ryan's Cottages, Rosbrien Road, Limerick, to Conor O'Farrelly in the sum of €120,000.

2. Description and Location of Property

The subject property is derelict and in need of refurbishment works. The site comprises a mid-terrace residential cottage and surrounding land containing approximately 0.019 hectares.

The derelict site is located on the Rosbrien Road in Limerick City, 400m from Sarsfield Barracks and about 1km from Colbert Station in Limerick City Centre. The property is surrounded by well-maintained residential properties.

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 April 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 31st 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, six parties submitted bids on the property.

5. Key Elements of Proposal

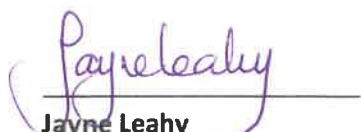
The offer is subject to contract, survey and satisfactory title. The proposed purchaser is a cash buyer and confirmed that he has sufficient funds in place to complete the purchase. He intends to refurbish the property and use as his primary residence.

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 Conor O'Farrelly in the sum of €120,000.



Jayne Leahy

Head of Property Management Services

Rural, Community & Culture Development Directorate

Limerick City & County Council

Appendix

Location Map – property marked in red

