



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

(Date here)

To: The Cathaoirleach and each Member of the Metropolitan District of Adare/Rathkeale

Proposed Disposal of Property acquired 22 Church View, Askeaton, Limerick. V94F2XA



1. Introduction

It is intended that the following proposed disposal of property will be included on the Agenda for the Municipal district of Adare/Rathkeale Council Meeting:

Disposal of derelict property 22 Church View, Askeaton, Limerick to Monrea Consulting Ltd in the sum of €140,000.

2. Description and Location of Property

The subject property is a residential property in a shell and core condition. The property comprises of a refurbished mid terrace two storey house with a total floor area of approximately 80.45 sq.m. (866 sq.ft). The property is located 30km southwest of Limerick city in the village of Askeaton.

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 up to a Section 8(7) notice (September 2020). It was purchased by agreement and refurbished under the Rural Limerick Housing Development (RLHD).

This property got an energy retrofit to bring the Building Energy Rating up to an A3 rating. This was completed by installing triple glazed windows, external installation, installation of a Demand Controlled Ventilation system and an air to water heat pump. The boundary walls were repaired and rebuilt where required. Improvements to the internal plumbing infrastructure were completed along with internal wall repairs.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 20th September, 2023 seeking offers in the region of €180,000. The AMV was reduced to €150,000 on 21st November, 2023. The property was fully exposed to the market including the use of internet advertising (Daft.ie, MyHome.ie), and an on-site For Sale sign/on-site For Sale signs.

There were six direct enquiries from interested parties on the subject property and three open viewings took place. This culminated in one party submitting an offer of €140,000. The final offer was made on the 31st January, 2024.

5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. The highest bidder is a cash buyer and they have provided proof of these funds. It is intended that the house will be refurbished, and made available to rent.

6. Executive Recommendation to Council.

The proposal before the Members is to note the proposed disposal of the property to Monrea Consulting Ltd in the sum of €140,000.

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

Appendix

Location Map – property marked in red



