



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

7<sup>th</sup> February, 2024

**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  
34 Smith O'Brien Avenue, Kileely, Limerick, V94 Y8VC**



## **1. Introduction**

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

Disposal of derelict property at 34 Smith O'Brien Avenue to Mr John Walshe, in the sum of €131,000.

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

The subject property is derelict and in need of refurbishment works. The site comprises of an end of terrace two-storey residential property, including 2-bedroom, 1 bathroom. The total area is approximately 0.029 hectares/0.072 acres. It is located on Smith O'Brien Avenue in the Kileely part of Limerick City North, which is near Thomond Primary School and 1.3km from Thomond Bridge. The house is not a protected structure nor is it listed on the National Inventory of Architectural Heritage nor is it located in an Architectural Conservation Area.

## **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. The property was entered on the Derelict Sites Register in July 2023. 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 21<sup>st</sup> November, 2023. The property was fully exposed to the market, including the use of online property advertising platforms Daft.ie and MyHome.ie. and an on-site For Sale sign as well as social media channels – Facebook, Instagram and LinkedIn.

There were 64 direct enquiries on the subject property and 5 viewings took place. Eight parties made offers on the property when it was brought to the market and a competitive bidding scenario commenced following the viewings. The final offer was placed on 17<sup>th</sup> January, 2024.

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

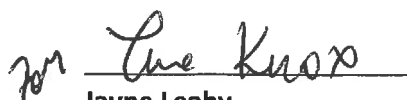
The offer is subject to contract, survey and satisfactory title. Mr Walshe has provided proof of funds. It is intended the buyer will refurbish the house and on completion of works, will make the property available for rent.

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 Mr John Walshe, in the sum of €131,000.

A handwritten signature in black ink, appearing to read 'Jayne Leahy', is written over a horizontal line.

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

## Appendix

### Location Map – property marked in red

