



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

29th February, 2024

To: The Cathaoirleach and each Member of the Municipal District of Adare - Rathkeale

Proposed Disposal of Land at Skagh, Croom, Co. Limerick.



1. Introduction

It is intended that the following proposed disposal of land (map and photos attached in this report) will be included on the Agenda for the March Full Council Meeting:

Disposal of land 8.6994 acres (3.5205 hectares) at Skagh, Croom, Co. Limerick to Brienross Property Limited in the sum of €260,000.

2. Description and Location of Property

The subject site is low lying, irregular in shape and primarily under grass. The site is bounded by timber post and rail fencing to the west and north, by a stream to the east, and by trees/hedgerows to the south. Access to the site is provided off the link road between the Croom Distributor Road and Colaiste Chiarain.

3. Marketing of Site

The marketing campaign for the site commenced on 12th September, 2023. The site was offered for sale by Private Treaty.

The marketing campaign included the following:

- A 'For Sale' sign was erected to the front of the site to attract passers-by.
- The site was advertised through the online property advertising platforms websites Daft.ie and Myhome.ie together with a marketing brochure and map.

Over the course of the marketing campaign, a total of 3 parties submitted offers/interest in the site as follows:

- ***Health Service Executive (HSE)***

Under Circular 17/2016: Policy for Property Acquisition and for Disposal of Surplus Property, the HSE has expressed an interest in acquiring 1.1 hectares (45 meter wide strip) of the land at this location. The requirement for the land is to provide expansion opportunities to support the Croom Hospital campus overall development potential, for example by potentially relocating an element of existing parking off campus. The calculation of the valuation amount for this land has been referred to Tailte Eireann (Valuation Office Ireland) in accordance with the aforementioned circular.

- **Croom Medical**

Expressed an interest but subsequently withdrew their interest in this site and are looking at an alternative site.

- **Brienross Property Limited**

Submitted an offer of €260,000 for 8.6994 acres (3.5205 hectares). This does not include the land which the HSE has expressed an interest in acquiring. The site is been sold as is and is not being sold subject to planning. The Council has no requirement for the land.

4. Executive Recommendation to Council.

The proposal before the Members is to note the proposed disposal of the land, 8.6994 acres (3.5205 hectares) at Skagh, Croom, Co. Limerick to Brienross Property Limited, in the sum of €260,000.



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



Note: Lands to be disposed outlined in Red above comprising part of Folio LK75111F.
Area of lands to be transferred = 3,520 hectares/8,6994 acres



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L:\FN_Property_01 (Property Services)\Property Drawings\1 Agreement Maps\AG5151 - A - Site Disposal at Skagh, Croom.dwg

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DO NOT SCALE from this drawing. Use figured dimensions. Contractors to check all dimensions on site prior to commencement of works. Any discrepancies are to be referred to the ARCHITECT.

REVISIONS

DATE	REV.	BY	CH.	DESCRIPTION
15-02-24	A	B	-	Area for disposal reduced

 <p>Limerick City and County Council Property & Community Facilities Barrow House, Michael St, Limerick</p>	
DATE:	04-08-2023
SCALE:	1:2500
DRAWN:	BH
CHECKED:	-
FILE REF:	5.2.805
AG TYPE:	Disposal

PROJECT:
Disposal of Land at Skagh, Croom

STAGE:
Land Transfer

DRAWING TITLE:
Land Transfer Map

DRAWING NO:
AG/5151

SHEET SIZE:
A4

REVISION:
A

