

Comhairle Cathrach  
& Contae Luimnigh

Limerick City  
& County Council

5<sup>th</sup> March, 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  
St. Anthony's, Lacka, Castleconnell, Limerick. V94N1NF**



## **1. Introduction**

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

Disposal of derelict property at St. Anthony's Lacka, Castleconnell, Limerick. V94N1NF to Mr. & Mrs. Padraig and Fiona Smith in the sum of €162,000.

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

The subject property is derelict and in need of complete refurbishment works. The site comprises a residential bungalow property with a total area of approximately 0.23 acres/0.095 hectares.

The derelict site is located in Lacka, Castleconnell, on the R525 road between Castleconnell village and Montpelier village. The site is set back from the road and there are other residential properties in the area which are well maintained.

The building is not a Protected Structure, listed on the National Inventory of Architectural Heritage or 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 August 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 November 22<sup>nd</sup>, 2023. The property was fully exposed to the market including the use of internet advertising, social media channels, online property advertising platforms, and an on-site For Sale sign.

There were 82 direct enquiries on the subject property and 21 viewings took place. A number of parties made offers on the property when it was brought to the market and a competitive bidding scenario commenced following the viewings. Over the marketing campaign, 10 parties submitted a total of 49 offers over the 7 week period.

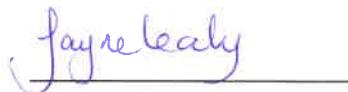
## **5. Key Elements of Proposal**

The offer is subject to contract, survey and satisfactory title. The purchasers have confirmed and provided evidence that they have received mortgage approval in principle. They intend to refurbish the property and occupy the property themselves upon completion.

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. & Mrs. Padraig and Fiona Smith in the sum of €162,000.



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

## Appendix

### Location Map – property marked in red

