



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

6th March 2024

To: The Cathaoirleach and each Member of the Metropolitan District of Limerick

**Proposed Disposal of Property at Woolworth's Lane (Off Catherine Street/Cecil Street),
Limerick, acquired compulsorily under the Derelict Sites Act, 1990**



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 Woolworth's Lane (Off Catherine Street/Cecil Street), Limerick to Mr Peter Ryan in the sum of €70,000.

2. Description and Location of Property

The site comprises of a two story property with a total area of approximately 0.026 acres / 0.011 hectares (106.45 sq.m).

The Planning Authority require the building as constructed to be demolished and a new design submitted for development of this site. The site is being sold as is – not subject to planning permission.

3. History of Property

The uncompleted development of three units was the subject of fire damage in 2013 and has been in a derelict condition ever since.

Statutory notices were served in accordance with the Derelict Sites Act 1990. Limerick City & County Council subsequently acquired the property compulsorily in April 2020.

A previous Section 183 approved the disposal of this property on 28th March, 2022 but this sale did not complete.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 1st February, 2024. The property was fully exposed to the market including the use of internet advertising (Daft.ie, MyHome.ie, GVM website) and an on-site For Sale sign.

There were a number of enquiries on the subject property and viewings took place. The subject property's only access to a sewer connection is through an adjoining property owned by Mr Peter Ryan.

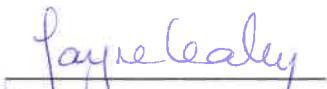
5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. The highest bidder is a cash buyer and he has provided proof of these funds.

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. Peter Ryan in the sum of €70,000.



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

Appendix

Location Map – property marked in red

