



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

**18<sup>th</sup> April, 2024**

**To: The Cathaoirleach and each Member of the Municipal District of Newcastle West**

**Proposed Disposal of Property at Main Street, Abbeyfeale, Co. Limerick.**



## **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 property at Main Street, Abbeyfeale, Co. Limerick to Syed Haider in the sum of €52,000.

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

The property is a former butcher's shop with overhead residence, which the Council purchased a number of years ago. It comprises of a three-story premises in need of refurbishment, with retail on the ground floor and residential on the two upper floors. There is storage and a yard to the rear.

It is located on the main thoroughfare through the town of Abbeyfeale, surrounded by other mixed-use properties. The total site area of the property and surrounding land is approximately 0.04 hectares (0.1 acres) and 102.07 sq.m in total floor area.

## **3. Marketing of Property**

The property was brought to the market and advertised for Sale by Private Treaty on January 8<sup>th</sup>, 2024. The property was fully exposed to the market including the use of internet advertising on property advertising platforms and an on-site For Sale sign.

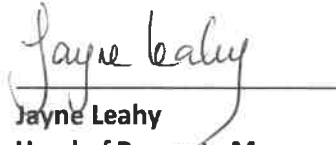
There were approximately 20 direct enquiries on the subject property and over 10 viewings took place. A number of parties had made offers on the property when it was brought to the market and a competitive bidding scenario commenced following the viewings.

## **4. 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 purchaser will refurbish the property and make the property available for rent.

5. **Executive Recommendation to Council.**

The proposal before the Members is to note the proposed disposal of the property to Syed Haider in the sum of €52,000.

A handwritten signature in cursive script that reads "Jayne Leahy". The signature is written in black ink and is positioned above 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

