

Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

15th April, 2024

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

**Proposed Disposal of Property, acquired compulsorily under the Derelict Sites Act, 1990 at
Feoghanagh, Co Limerick V42P578.**



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 Feoghanagh, Co Limerick, V42P578, to Alan McNamara in the sum of €21,000.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. The site comprises of a house and adjoining out buildings with a total site area of approximately 0.247 Acres (0.1 Hectares).

The property is located on the west side of R522 in Feoghanagh village, which is located mid-way between the towns of Newcastle West and Dromcollogher.

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 November, 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 31st August, 2023. The property was fully exposed to the market including the use of internet advertising through property advertising platforms, marketing brochure and an on-site For Sale sign.

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

5. Key Elements of Proposal

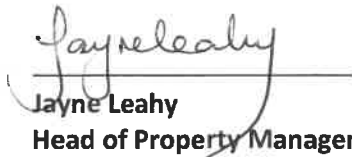
The offer is subject to contract, survey and satisfactory title. The highest bidder is a cash buyer and he has provided proof of these funds. It is intended that the house will be refurbished and will be occupied by someone from within their family.

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 Alan McNamara in the sum of €21,000.

A handwritten signature in cursive script, reading "Jayne Leahy", is written over a horizontal line. The signature is in black ink and is positioned above the printed name and title.

Jayne Leahy

Head of Property Management

Rural, Community & Culture Development Directorate

Limerick City & County Council

Appendix

Location Map – property marked in red



Photo(s) of property here (extra ones if you wish to include)