

Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

2<sup>nd</sup> April, 2024.

**To: The Cathaoirleach and each Member of the Municipal District of Cappamore-Kilmallock**

**Proposed Disposal of Property, acquired compulsorily under the Derelict Sites Act, 1990 at  
The Square, Galbally, Co Limerick, E34TC96.**



## **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 The Square, Galbally, Co Limerick, E34TC96 to Mr Donal Kenneally in the sum of €120,000

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

The subject property is derelict and in need of complete refurbishment works. The site comprises a two-storey former public house and guest house with a total floor area of approximately 357 sq.m. on approximately 0.15 Acres (0.061 Hectares).

The unit is situated in The Square, Galbally, located in the south east of County Limerick. Located close to the derelict site is the church and community centre and a number of retail and business premises.

## **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 July 2022. Limerick City & County Council subsequently acquired the property compulsorily. The property is entered on the National Inventory of Architectural Heritage.

## **4. Marketing of Property**

The property was brought to the market and advertised for Sale by Private Treaty on December 18<sup>th</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 43 direct enquiries on the subject property and 25 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.

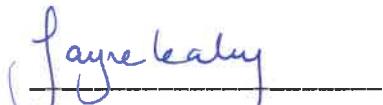
## **5. Key Elements of Proposal**

The offer is subject to contract, survey and satisfactory title. The highest bidder is a cash buyer and he has provided proof of funds. The buyer proposes to fully refurbish the property, and on completion, make the property available to rent.

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. Donal Kenneally in the sum of €120,000.



**Jayne Leahy**

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

## Appendix

Location Map – property marked in red

