



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

19th June, 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
52 Bothar Bui, Newcastle West, Co. Limerick.**



1. Introduction

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

Disposal of derelict property at 52 Bothar Bui, Newcastle West, Co Limerick to Eleanor O'Sullivan in the sum of €66,000.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. The site comprises of a one-storey, one bedroom, mid terrace property with a total area of approximately 0.046 acres (0.019 hectares). The property is located within short walking distance of Newcastle West town centre and local amenities.

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, 2018. 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 8th December, 2023. The property was fully exposed to the market including the use of internet advertising, social media channels and an on-site For Sale sign.

There were 14 direct enquiries on the subject property and 9 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.

5. Key Elements of Proposal

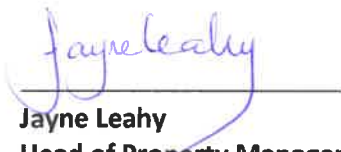
The offer is subject to contract, survey and satisfactory title. The purchaser has confirmed and provided evidence that she is a cash buyer and she has provided proof of these funds. She intends to renovate the property and make it available for the rental market.

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 Eleanor O'Sullivan in the sum of €66,000.



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

Appendix

Location Map – property marked in red

