



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

4<sup>th</sup> July, 2024

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

**Proposed Disposal of Property acquired at Main Street, Bruff, 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 property at Main Street, Bruff, Co. Limerick to Mark Hayes in the sum of €140,000.

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

The subject property is located on the east side of Main Street, Bruff. The property comprises of a terraced three storey townhouse, 1 bedroom residence with a total floor area of approximately 81.90 sq.m (881.56 sq.ft) on a site area of 0.0245 acres (0.0099 hectares).

### 3. **History of Property**

The property has been vacant and in a derelict condition for a number of years. The property was purchased by agreement and refurbished under the Rural Limerick Housing Development (RLHD).

This property is in an ACA Architectural Conservation Area. It got an energy retrofit to bring the Building Energy Rating up to an A2 rating. This was completed by installing double glazed sash windows, wall insulation, installation of a Demand Controlled Ventilation system and an air to water heat pump. A small extension to the rear was constructed with new plumbing and electrical systems provided throughout, and new roof slate finish.

### 4. **Marketing of Property**

The property was brought to the market and advertised for Sale by Private Treaty on 7<sup>th</sup> September, 2023. The property was fully exposed to the market including the use of property internet advertising, marketing brochure and an on-site For Sale sign.

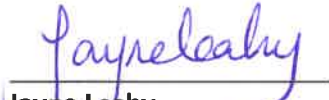
There were 29 direct enquiries on the subject property and several viewings took place. There were five bidders in total on the property when it was brought to the market and a competitive bidding scenario commenced following the viewings.

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

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

6. **Executive Recommendation to Council.**

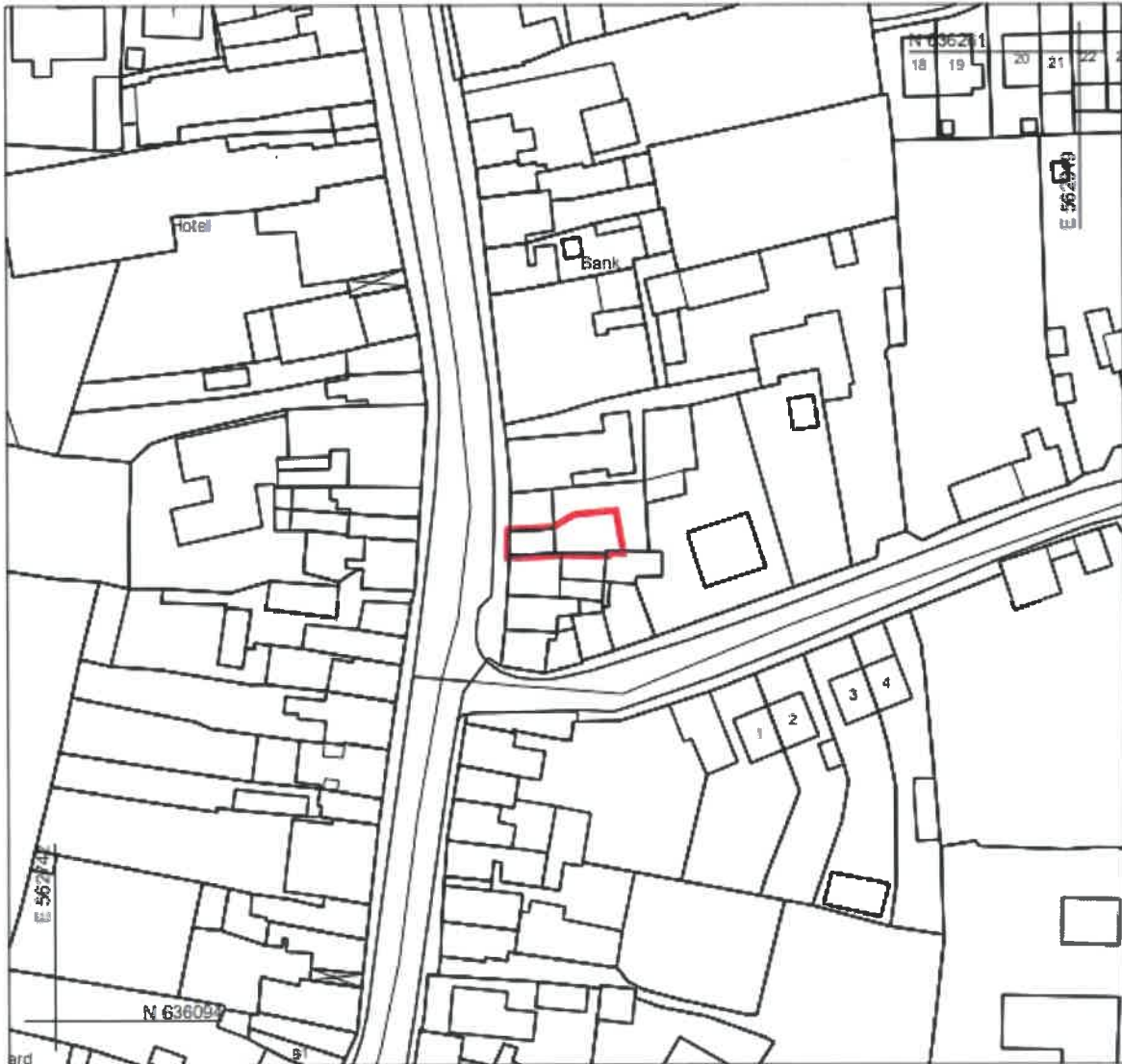
The proposal before the Members is to note the proposed disposal of the property to Mark Hayes in the sum of €140,000.



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

## Appendix

Location Map – property marked in red



Site for proposed disposal outlined in Red on the map approximate  
Area = 0.0245 Acres/ 0.0099 Hectares/ 99.01 M<sup>2</sup>

Lands form part of Folio LK73648F