



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

23rd August, 2024.

To: The Cathaoirleach and each Member of the Municipal District of Adare-Rathkeale

**Proposed Disposal of Property, acquired compulsorily under the Derelict Sites Act, 1990 at
Shannon House, Ballynacragga North, Foynes, 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 Shannon House, Ballynacragga North, Foynes, Co. Limerick to The Shannon House Foynes Unlimited Company in the sum of €195,000.

2. Description and Location of Property

The subject property is derelict and in need of refurbishment works. The site comprises of a two-storey former public house and restaurant with surrounding land containing 0.2817 Acres (0.114 Hectares) approximately.

The property is situated on the main street of the village of Foynes, near the town of Askeaton and the village of Shanagolden, on the main N69 national road which runs from Limerick to Listowel.

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, 2023 and the property was vested by Limerick City & County Council in January 2024.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Auction on 5th July, 2024. The property was fully exposed to the market including the use of internet advertising using property advertising platforms (Daft.ie and MyHome.ie), GVM website and an on-site For Sale sign.

There were a number of enquiries on the subject property. The Auction of the property took place on 31st August, 2024 and was live streamed for online bidders. There were 11 bids made in total (6 online and 5 in person) for the property culminating in a final and successful bid of €195,000.

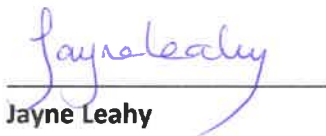
5. Key Elements of Proposal

It is intended the purchasers will open a Boutique Hotel and Pub/Restaurant.

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 The Shannon House Foynes Unlimited Company in the sum of €195,000.



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

Appendix

Location Map – property marked in red

