



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

5th September, 2024.

To: The Cathaoirleach and each Member of the Metropolitan District of Limerick.

**Proposed Disposal of Property, acquired compulsorily under the Derelict Sites Act, 1990 at
4a 'Shines' Lower Gerald Griffin Street, 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 4a 'Shines' Lower Gerald Griffin Street, Limerick to Damien Enright in the sum of €45,000.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. The site comprises of a mid-terrace dwelling and surrounding land of 0.0074 Acres (0.003 Hectares).

The site is located on Lower Gerald Griffin Street, on which there are well-maintained residential and commercial properties. The site is adjoining another derelict property.

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 February, 2022. Limerick City & County Council subsequently acquired the property compulsorily in October, 2022.

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 numerous enquiries on the subject property. The Auction of the property took place on 31st July, 2024 and was live streamed for online bidders. There were 6 bids made in total (3 online and 3 in person) for the property culminating in a final and successful bid of €45,000.

5. Key Elements of Proposal

The purchaser is a local buyer who intends to include the property into a larger residential development scheme.

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 Damien Enright in the sum of €45,000.



Tina Knox
Administrative Officer
Rural, Community & Culture Development Directorate
Limerick City & County Council

Appendix

Location Map – property marked in red

