



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

4th 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
Ballyclough Avenue, Castletroy, 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 Ballyclough Avenue, Castletroy, Co. Limerick to Gericomm Ltd. in the sum of €175,000.

2. Description and Location of Property

The detached residential property and surrounding land containing 2.84 Acres (1.151 Hectares) is vacant and in a derelict condition.

It is located in the townland of Ballyclough, in close proximity to Monaleen and Annacotty. The site is set back from the Ballyclough road and is situated just south of the M7 motorway.

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 March, 2021. Limerick City & County Council subsequently acquired the property compulsorily in July, 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 11 bids made in total (3 online and 8 in person) for the property culminating in a final and successful bid of €175,000.

5. Key Elements of Proposal

The purchaser is a local first time buyer who intends to refurbish and reside in the property.

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 Gericomm Ltd. in the sum of €175,000.



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

Appendix

Location Map – property marked in black

