



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

27th August, 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
14 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 14 Bothar Bui, Newcastle West to Peter Markham in the sum of €145,000.

2. **Description and Location of Property**

The subject property is derelict and in need of complete refurbishment works. The site comprises of a two-storey mid terrace property with a total area of approximately 0.037 acres/ 0.015 hectares.

It is located on Bothar Bui Road in Newcastle West located close to national and secondary schools, a childcare facility and a range of business and commercial premises.

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 May, 2023. Limerick City & County Council subsequently acquired the property compulsorily in January, 2024.

4. **Marketing of Property**

The property was brought to the market and advertised for Sale by Private Treaty on 31st May, 2024. The property was fully exposed to the market including the use of online property advertising platforms and an on-site For Sale sign.

There were a large number of enquiries on the subject property and several 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 highest bidder is a cash buyer and he has provided proof of funds. It is intended that the house will be refurbished and offered to 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 Peter Markham in the sum of €145,000.

A handwritten signature in black ink, appearing to read 'Tina Knox', is written over a horizontal line.

Tina Knox

Administrative Officer

Rural, Community & Culture Development Directorate

Limerick City & County Council

Appendix

Location Map – property marked in red

