



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

4th September, 2024

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

Proposed Disposal of Property at 4 Glenosheen, Kilmallock, Co. Limerick, V35 E896.



1. Introduction

It is intended that the following proposed disposal of property at 4 Glenosheen, Kilmallock, Co. Limerick, V35 E896 will be included on the Agenda for the November Full Council Meeting:

Disposal of property at 4 Glenosheen, Kilmallock, Co. Limerick, V35 E896 to Mr. Michael O'Sullivan in the sum of €60,000.

2. Description and Location of Property

The subject property is a 2 bed detached bungalow in derelict condition in need of complete refurbishment works.

The property is located 12km from the town of Kilmallock, Co. Limerick. Glenosheen is close to the border with Co. Cork and the property sits at the foot of the Ballyhoura Mountains.

3. History of Property

The property and surrounding land have been vacant and in a derelict condition for a number of years. Housing Allocations determined that there is no housing demand in the area. Estimated costs to refurbish the property, in the region of €160,000 to €190,000.

Given that there is no housing demand in the area and the significant costs associated with the refurbishment of the property, it was recommended that the property was put on the market for sale.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 1st March, 2024. The property was fully exposed to the market including the use of internet advertising and an on-site For Sale sign.

There were 18 direct enquiries on the subject property and several viewings took place. A number of parties had 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 they have provided proof of these funds. The proposed buyer intends to fully refurbish the property, availing of the refurbishment grants where possible, and on completion of works intends to rent out the property.

6. Executive Recommendation to Council.

The proposal before the Members is to note the proposed disposal of the property at 4 Glenosheen, Kilmallock, Co. Limerick, V35 E896 to Mr. Michael O'Sullivan in the sum of €60,000.



Jayne Leahy

Head of Property Management

Rural, Community & Culture Development Directorate

Limerick City & County Council

Appendix

Location Map – property marked in red

