



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

9th October 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
3 Kileely Villas, Thomondgate, Limerick V94Y38R.**



1. Introduction

It is intended that the following proposed disposal of property will be included on the Agenda for the November Full Council Meeting:

Disposal of derelict property at 3 Kileely Villas, Thomondgate, Limerick, V94Y38R to Penina Sulamita B Das Chagas 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, end of terrace, residential property with a total area of approximately 0.025 acres/ 0.01 hectares. This derelict site is located on the banks of the river Shannon surrounded by well-maintained residential properties.

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 June, 2022. Limerick City & County Council subsequently acquired the property compulsorily.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 5th June, 2024. The property was fully exposed to the market including the use of internet advertising (Daft.ie, MyHome.ie and GVM Auctioneers website), 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 she has provided proof of these funds. It is intended she will refurbish and reside in the property.

As the property is derelict, the proposed purchaser will be 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 Penina Sulamita B Das Chagas in the sum of €145,000.

Tina Knox.

Tina Knox

Administrative Officer

Rural, Community & Culture Development Directorate

Limerick City & County Council

Appendix

Location Map – property marked in red

