



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

25th October, 2024

To: The Cathaoirleach and each Member of the Municipal District of Newcastle West

Proposed Disposal of 16.50 Acres (6.677 Hectares) of Land at Churchtown, Newcastle West, Co. Limerick.



1. Introduction

It is intended that the following proposed disposal of land measuring 16.50 acres (6.677 hectares) at Churchtown, Newcastle West, Co. Limerick to ORTEC NCW Limited will be included on the Agenda for the November Full Council Meeting.

The agreed purchase price is €22,000 per acre, map and photo attached in this report.

2. Description and Location of Property

The subject land measuring 16.50 acres (6.677 ha) is located at Churchtown, Newcastle West, Co. Limerick. The land forms part of Limerick City and County Councils (LCCC) folio (LK22873F).

3. History of Property

In 2015, ORTEC signed an Option Agreement to purchase Council land at Churchtown, Newcastle West, Co. Limerick. An option sum of €10,000 was agreed and paid and it was also agreed that this amount would be offset against the purchase price of the land.

A second Option Agreement was signed in 2019. An option sum was agreed this time of €10,000 for the first year and €5,000 for the second year. Again, these option sums were paid and will be offset against the purchase price of the land.

Total amount of option payments to be deducted from purchase price is €25, 000.

4. Drainage Works

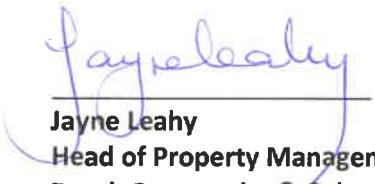
Drainage works are required on the land for the construction of a fully piped option including the construction of a new surface water pipeline. This work shall be carried out by or on behalf of the Company, to the reasonable satisfaction of the Company and Council. This surface water system shall require testing during the construction process. The parties have agreed that they shall pay for the cost of the drainage works with the Council paying two thirds of the cost (capped at €123,333) and the Company paying one third of the cost (remainder). Thereafter, upon completion of such drainage works, the Council shall, at its cost, be responsible for ensuring that the drainage works are repaired and maintained and all required testing is properly and timely completed on an ongoing basis. The Council shall require that a wayleave is granted to ensure that the pipeline is accessible so that the Council can carry out these repairs/ maintenance.

5. Payment of Purchase Monies

ORTEC shall be entitled to make deferred payments in relation to the purchase price by equal monthly instalments over a period of thirty-six (36) months provided however that title shall pass to the purchaser on completion.

6. Executive Recommendation to Council.

The proposal before the Members is to note the proposed disposal of 16.50 acres (6.677 hectares) of Land at Churchtown, Newcastle West, Co. Limerick to ORTEC NCW Limited for a consideration of €338,000 (€363,000 minus option payment of €25,000).



Jayne Leahy

Head of Property Management

Rural, Community & Culture Development Directorate

Limerick City & County Council

Location Map – property marked in red

