



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

27th November, 2024.

To: The Cathaoirleach and each Member of the Municipal District of Adare-Rathkeale.

**Proposed Disposal of Property, acquired compulsorily under the Derelict Sites Act, 1990 at
Brewery Lane, Askeaton, Co. Limerick.**



1. Introduction

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

Disposal of derelict property at Brewery Lane, Askeaton, Co. Limerick to Luke Kinsella in the sum of €13,500.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. This is a two-storey, former commercial unit containing 0.0348 Acres (0.0141 Hectares).

It is located on Brewery Lane on the southern side of the town of Askeaton, which is located just off the N69 road linking with commuter routes to Limerick and North Kerry.

3. History of Property

The property comprises of two derelict sites. The properties 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 properties were entered on the Derelict Sites Register in September, 2020 and November, 2020. Limerick City & County Council subsequently acquired the properties compulsorily in March, 2022 and March, 2024.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 23rd September, 2024. The property was fully exposed to the market including the use of internet advertising (Daft.ie, MyHome.ie and GVM.ie) and an on-site For Sale sign.

There were numerous enquiries on the subject property and several viewings took place. Over the course of the marketing campaign, four parties submitted bids on the subject property.

5. Key Elements of Proposal

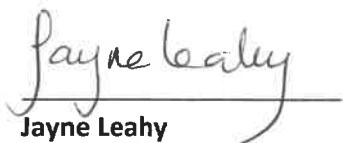
The offer is subject to contract, survey and satisfactory title. The highest bidder is a cash buyer and he has provided proof of funds. It is intended that the property will be refurbished and used for storage for his business.

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 Luke Kinsella in the sum of €13,500.

A handwritten signature in black ink that reads "Jayne Leahy". The signature is fluid and cursive, with "Jayne" on the top line and "Leahy" on the bottom line, which is slightly curved.

Jayne Leahy
Head of Property Management
Rural, Culture, Community & Tourism Development Directorate
Limerick City & County Council

Appendix

Location Map – property marked in red



Site for proposed disposal outlined in Red on the map approximate
Area = 0.0348 Acres/ 0.0141 Hectares/ 140.63 M²



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LJFN_Property_01 (Property Services)Property Drawings\Agreement Maps\AG5263 - 0 - Disposal of Property at Brewery Lane,
Askeaton, Co.Limerick.dwg

REVISIONS		DRAWN BY: <i>[Signature]</i> Limerick City & County Council Property & Community Facilities Barrow House, Michael St, Limerick		PROJECT: Disposal of Property at Brewery Lane, Askeaton, Co. Limerick STAGE: Disposal		
		DATE: 28-11-2024 SCALE: 1:1000 DRAWN: MM CHECKED: BH FILE REF: 5263 FILE TYPE: Disposal			DRAWING TITLE: Land Transfer Mapping	
					DRAWING NO: AG5263	INSET SIZE: A4
					REVISION: 0	