



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

21st November, 2024

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

Proposed Disposal of Property at Kerry Road, Abbeyfeale, 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 property at Kerry Road, Abbeyfeale, Co. Limerick to Laszlo Urmos in the sum of €15,000.

2. Description and Location of Property

The subject property is a derelict end of terrace house situated on the outskirts of Abbeyfeale, Co. Limerick. The property is in extremely poor state of repair and is likely to require demolition and rebuilding. The entire supporting wall at the rear of the property has collapsed leaving the remainder of the house in danger of collapse.

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 purchased by agreement from the owner.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 16th February, 2024. The property was exposed to the market including the use of on-site For Sale sign.

There were two offers on the property over the marketing period of the property.

5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. The purchaser intends to rebuild and refurbish the property as his family home. The purchaser is a first time buyer.

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 at Kerry Road, Abbeyfeale, Co. Limerick in the sum of €15,000 to Laszlo Urmos.

Tina Knox

Tina Knox
Administrative Officer
Rural, Culture Community & Tourism Development Directorate
Limerick City & County Council

Appendix

Location Map – property marked in red

