



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

10th February, 2025

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

Proposed Disposal of Land at Main Street, Bruff, Co. Limerick, V35WT73.

1. Introduction

It is intended that the following proposed disposal of land (0.0013A/0.0005H/5.22m²) at Main Street, Bruff, Co Limerick, V35WT73 will be included on the Agenda for the March Full Council Meeting.

2. Key Elements of Proposal

The property at Main Street, Bruff, Co Limerick, V35WT73 is being sold to Mark Hayes by Limerick City and County Council (LCCC). During due diligence, it was noted that the boundaries on the ground did not match the folio boundaries. It transpired that a portion of the area that was being sold was in the curtilage of the next door neighbours' property. In addition, a portion of the neighbour's land was in the curtilage of the Councils' property. After discussion, it was agreed that a land rectification transfer would be completed to confirm and rectify the boundaries on the ground.

With reference to the attached map, land marked at B (0.0013A/0.0005H/5.22m²) **is the land identified for the purpose of this disposal** in exchange for land marked at A and C.

3. Contracts Terms and Conditions

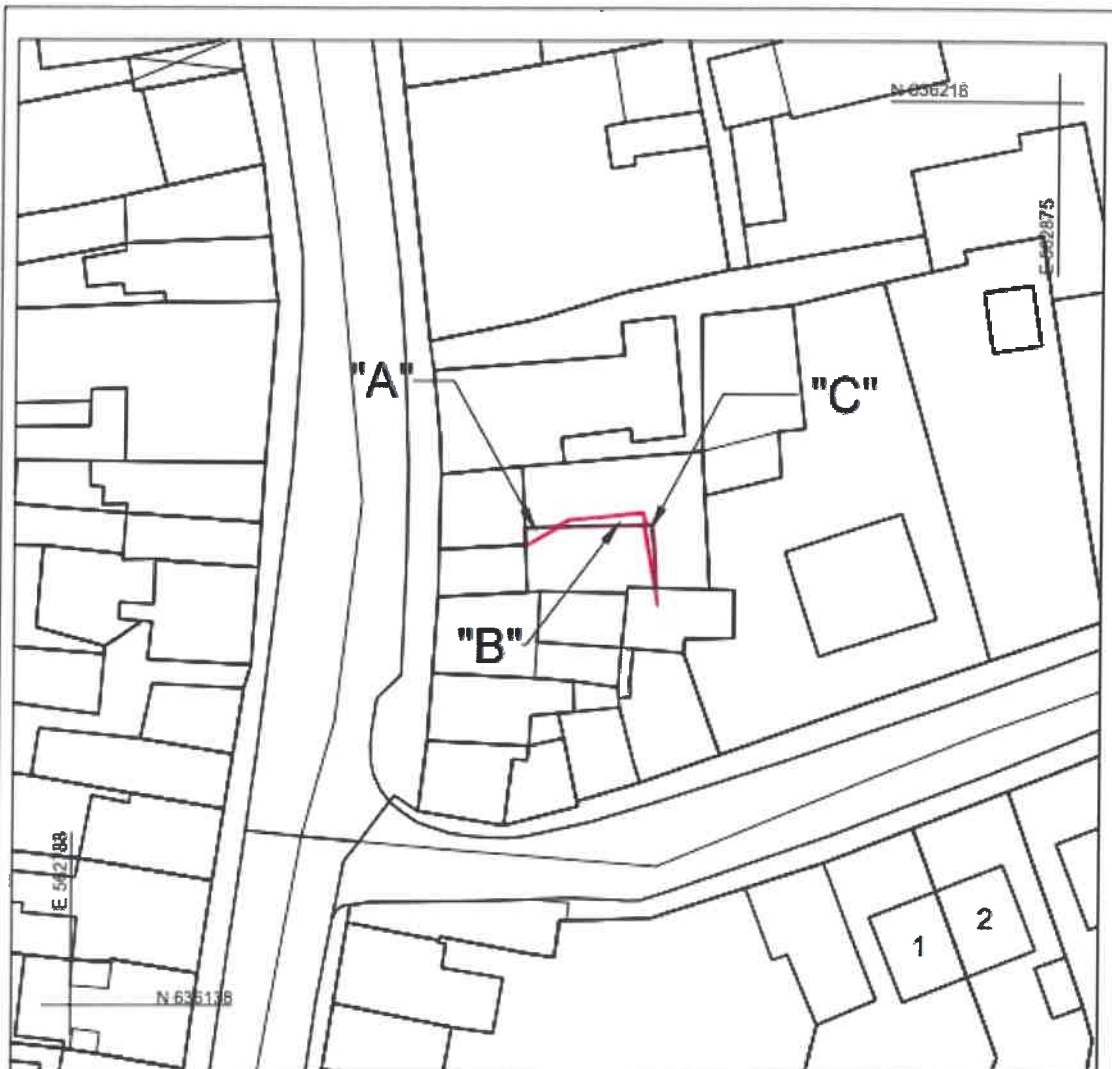
- Acquisition of (0.001A/0.0004H/3.95m² in total) at Main Street, Bruff, Co Limerick, V35FP48, from Yvonne Andrea (The Country Groomer and Cattery) to LCCC.
- Disposal of (0.0013A/0.0005H/5.22m²) at Main Street, Bruff, Co. Limerick, V35WT73 from LCCC to Yvonne Andrea (The Country Groomer and Cattery).
- Payment of reasonable legal fees of Yvonne Andrea regarding the acquisition and disposal.

4. Executive Recommendation to Council

The proposal before the Members is to note the proposed disposal of land (0.0013A/0.0005H/5.22m²) at Main Street, Bruff, Co. Limerick to Yvonne Andrea (The Country Groomer and Cattery) as per the conditions outlined above.

A handwritten signature in dark ink, appearing to read 'Tina Knox', is written over a horizontal line.

**Tina Knox,
Administrative Officer,
Rural, Community, Culture and Tourism Development,
Limerick City & County Council.**



Lands outlined in red and labelled "A" and "C" to be transferred from folio LK37465F to folio LK73648F.

Lands outlined in red and labelled "B" to be transferred from folio LK73648F to folio LK37465F.

Area of "A" = 2.05m²

Area of "B" = 5.22m²

Area of "C" = 1.90m²

Total Area of "A" + "C" = 3.95m²



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REVISIONS

DATE	REV.	BY	CM	DESCRIPTION



Limerick City and County Council
Property & Community Facilities
Barrow House, Michael St, Limerick

DATE: 23-07-2023

SCALE: 1:500

DRAWN: MBR

CHECKED: ESE

FILE REF: 5.2.503

PROJECT
Main St, Bruff

STAGE:

DRAWING TITLE
Deed of Exchange at Butler Hope,
Main St., Bruff

DRAWING NO:
AG5279

SHEET SIZE: A4
REVISION: