

Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

20th February, 2025.

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

**Proposed Disposal of Property, acquired compulsorily under the Derelict Sites Act, 1990 at
Kilready, Castlemahon, Co. Limerick.**



1. **Introduction**

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

Disposal of derelict property at Kilready, Castlemahon, Co. Limerick to Liam Hough in the sum of €24,000.

2. **Description and Location of Property**

The subject property, an unfinished residential development was vacant and in a derelict condition for a considerable period of time. The site measures approximately 0.028 Acres (0.011 Hectares). The Council subsequently arranged for the demolition of the unauthorised structure.

It is located in the village of Castlemahon, located close to the National School and the town shop. There are a number of residential properties in the area that are well maintained.

3. **History of Property**

Statutory notices were served in accordance with the Derelict Sites Act 1990. The property was entered on the Derelict Sites Register in June, 2020. 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 20th February, 2024. The property was fully exposed to the market including the use of internet advertising (Daft.ie, MyHome.ie, www.rooneys.eu) and an on-site For Sale sign.

There were a large number of enquiries on the subject property. Over the course of the marketing campaign, there were nine direct enquiries on the site, with six parties submitting 17 offers.

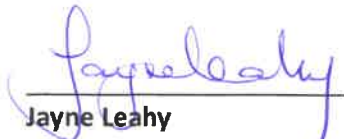
5. **Key Elements of Proposal**

The offer is subject to contract, survey and satisfactory title. The proposed purchaser is a cash buyer and he has provided proof of funds. He resides in the neighbouring 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/site to Liam Hough in the sum of €24,000.



Jayne Leahy

Head of Property Management Services

Rural, Community, Culture & Tourism Development Directorate

Limerick City & County Council

Appendix

Location Map – property marked in red

