



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

19th June, 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
13 The Hawthorns, Ballyagran, Co. Limerick.**



1. Introduction

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

Disposal of derelict property at 13 The Hawthorns, Ballyagran, Co. Limerick to Lisballyhay Trading Company Limited in the sum of €135,000.

2. Description and Location of Property

The unfinished property is derelict and in need of refurbishment works. The site comprises a detached two-storey residential property with a total area of approximately 0.1082 Acres (0.0438 hectares).

The site is surrounded by adjoining residential properties in the estate, which are well maintained. It is located in the housing estate of The Hawthorns in the village of Ballyagran, which is near Feenagh and Castletown.

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 entered on the Derelict Sites Register in June, 2021. Limerick City & County Council subsequently acquired the property compulsorily.

The Housing Department has confirmed that there is no social demand for a 4-bedroom house in the area.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Auction on 16th April, 2025. The property was fully exposed to the market including the use of internet advertising using property-advertising platforms, GVM website, marketing brochure and an on-site For Sale sign.

There were a number of enquiries on the subject property. The auction of the property took place on 21st May, 2025 and was live streamed for online bidders. There was one bid made for the property of €135,000.

5. Key Elements of Proposal

It is intended the property will be refurbished for residential use.

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 Lisballyhay Trading Company Limited in the sum of €135,000.

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

Jayne Leahy

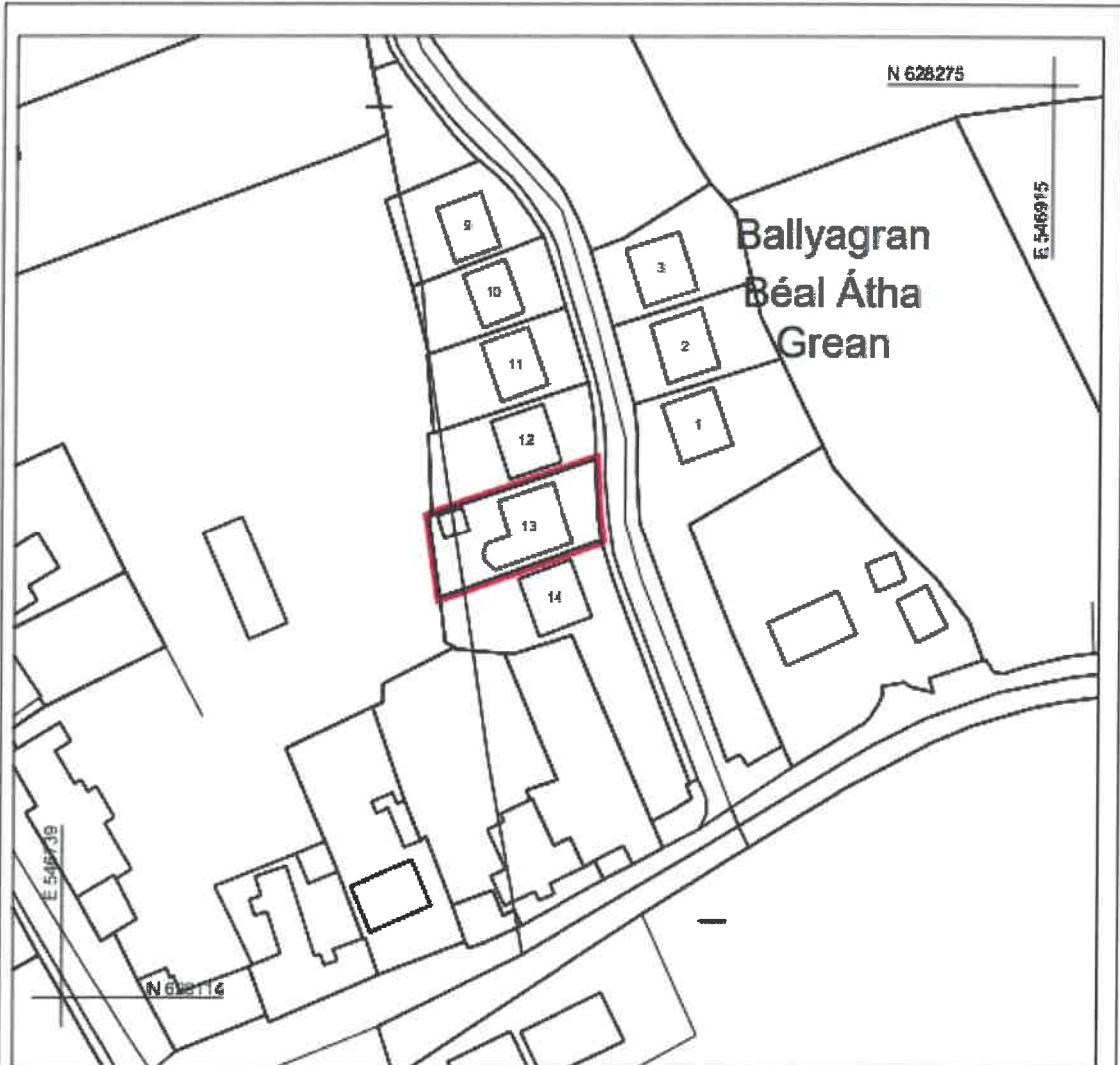
Head of Property Management Services

Rural, Community, Culture & Tourism Development Directorate

Limerick City & County Council

Appendix

Location Map – property marked in red




Site for proposed disposal of freehold interest outlined in Red on the map.
Area = 0.1082 Acres/ 0.0438 Hectares/ 437.76 M²



National Mapping Division of Talite Éireann. All rights reserved. Licence number CYAL50380258

L:\FN_Property_01 (Property Services)\Property Drawings\1 Agreement Maps\AG5269 - A - Disposal of Property at 13 The Hawthorns, Ballyagran, Co.Limerick.dwg

<p>COPYRIGHT The design and details shown on this drawing are applicable to their proper use only and may not be reproduced in whole or in part or be used for any other project or purpose without the written permission of Limerick City and County Council with whose copyright it resides.</p> <p>DO NOT SCALE from this drawing. Use figured dimensions. Contractor to check all dimensions on site prior to commencement of work. Any discrepancies are to be referred to the ARCHITECT</p>	<p>REVISIONS</p> <table><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td>06/03/24</td><td>A</td><td>MM</td><td>BH</td><td>Wording Changed</td></tr></table>									06/03/24	A	MM	BH	Wording Changed	<p> Limerick City and County Council Property & Community Facilities Barrow House, Michael St, Limerick</p> <p>DATE: 06-12-2024</p> <p>SCALE: 1:1000</p> <p>DRAWN: MM</p> <p>CHECKED: BH</p> <p>FILE REF: S.2.286</p> <p>AG TYPE: Disposal</p>	<p>PROJECT: Disposal of property at 13 The Hawthorns, Ballyagran, Co. Limerick</p> <p>STAGE: Disposal</p> <p>DRAWING TITLE: Land Transfer Mapping</p>	
	06/03/24	A	MM	BH	Wording Changed												
	<p>DRAWING NO: AG5269</p>		<p>SHEET SIZE: A4</p>	<p>REVISION: A</p>													

