

Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

29th May, 2025.

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
Ballyvogue, Askeaton, 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 Ballyvogue, Askeaton, Co. Limerick to Hazel and Edward O'Callaghan in the sum of €76,000.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. The property comprises a derelict cottage with a total area of approximately 1.14 Acres (0.46 Hectares).

It is located on the N69 in the townland of Ballyvogue, Askeaton, which is 2km to the west of the village of Kilcornan and 5km to the east of Askeaton.

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 September, 2023. 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 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 were 27 bids made in total (2 Online and 1 in person) for the property culminating in a final and successful bid of €76,000.

5. Key Elements of Proposal

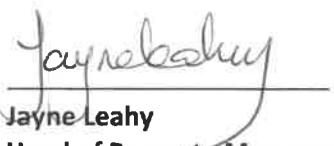
It is intended that the property will be refurbished and will be occupied by someone from within the family.

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 Hazel and Edward O'Callaghan in the sum of €76,000.

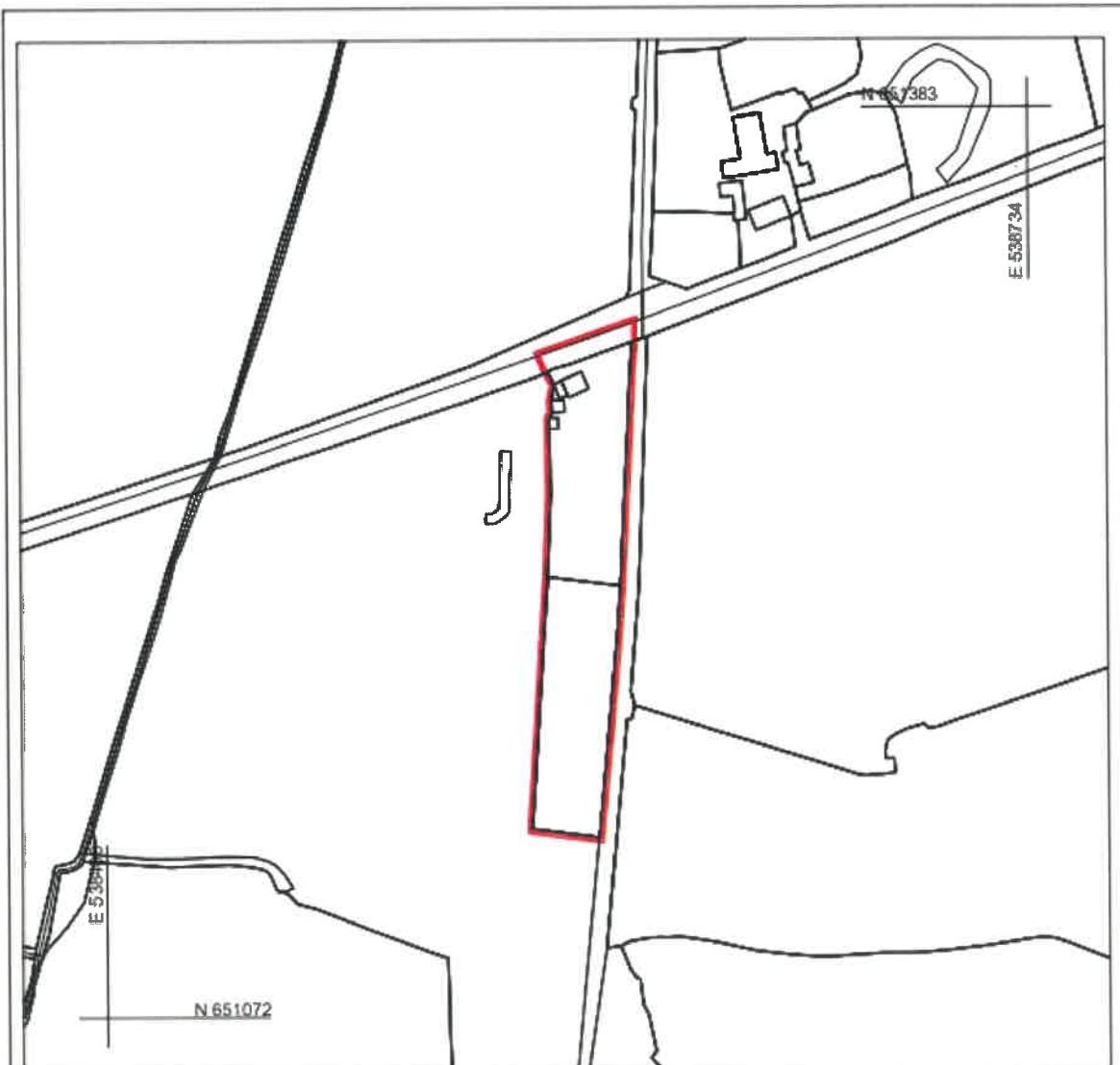


Jayne Leahy

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

Appendix

Location Map – property marked in red



Site for proposed disposal outlined in Red on the map
Area = 1.1403 Acres/ 0.4615 Hectares/ 4614 m²