



Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

6th June, 2025

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

Proposed Disposal of Derelict Property, acquired compulsorily under the Derelict Sites Act, 1990 at Grange, Kilmallock, 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 Grange, Kilmallock, Co. Limerick to Barry Doherty and Michael Clancy in the sum of €121,000.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. The site comprises of the following - a two-storey dwelling, a single storey section with a corrugated roof and a garage adjoining the single storey section. It has a total area of approximately 0.641 acres / 0.259 hectares.

It is located on the R512 road in the townland of Grange which is near Ballyneety and 8km from Bruff.

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 28 bids made in total (2 Online and 1 in person) for the property culminating in a final and successful bid of €121,000.

5. Key Elements of Proposal

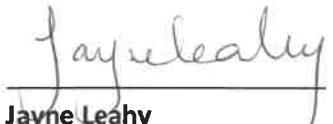
It is intended that the property will be refurbished for residential use.

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.

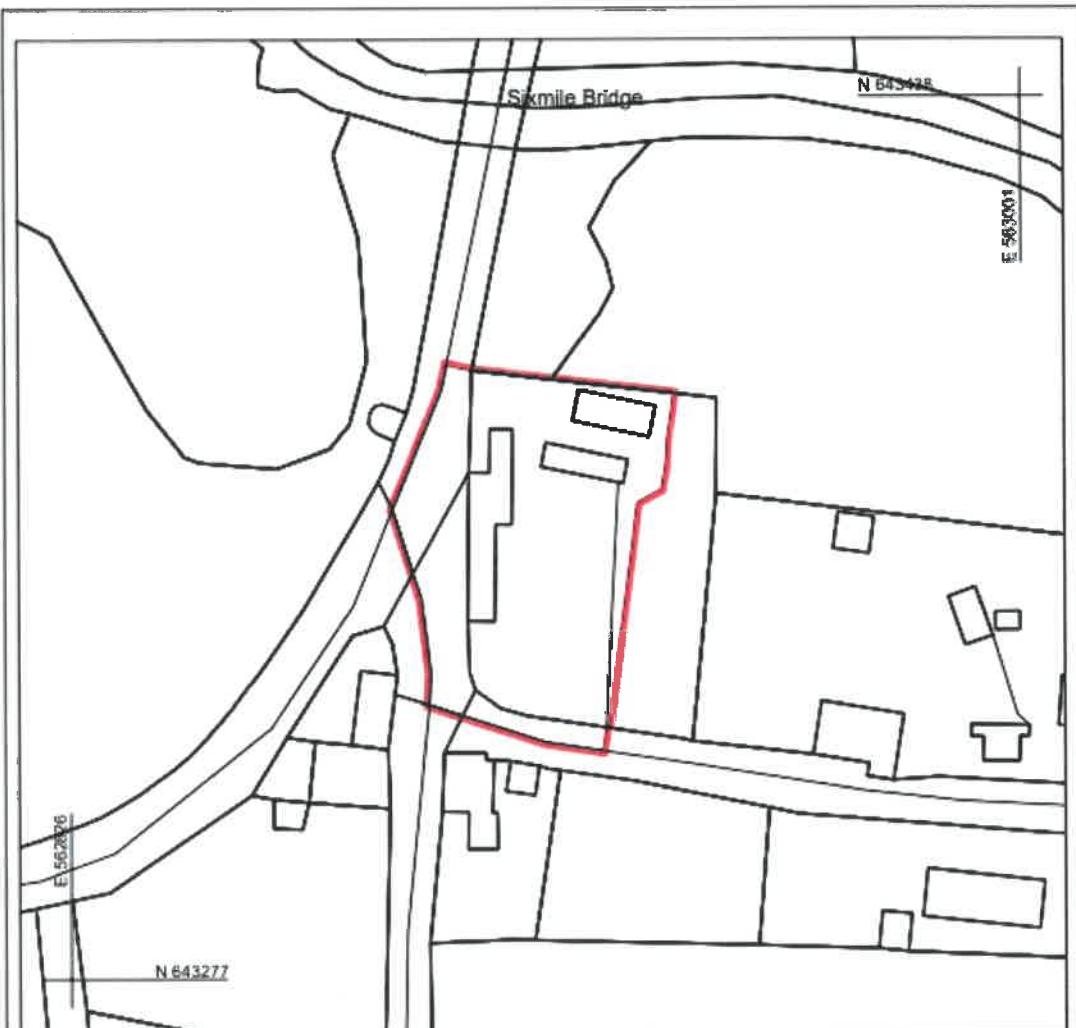
The proposal before the Members is to note the proposed disposal of the property to Barry Doherty and Michael Clancy in the sum of €121,000.



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 = 0.6405 Acres/ 0.2592 Hectares/ 2592.13 M²



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L:PN_Property_01 (Property Services)\Property Drawings\1_Agreement Maps\AG5268 - A - Disposal of Property at Grange, Killmallock.
 Co.Limerick.dwg

REVISIONS				PROJECT		
 Limerick City and County Council Property & Community Facilities Barrow House, Michael St, Limerick				Disposal of Property at Grange, Killmallock, Co. Limerick		
STAGE				DRAFT		
DRAWING TITLE				Land Transfer Mapping		
DATE	04-12-2024	SCALE	1:1000	DRAINED	MM	REVISION
06/03/25	A	REV	BM	CHECKED	BM	REVISION
DATE	REV	BY	CH	DESCRIPTION	FILE REF.	TYPE
					52 BM	AG 7992_Dispos