

Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

23rd June, 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
Main Street, Ballingarry, Co. Limerick.**



1. Introduction

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

Disposal of derelict property at Main Street, Ballingarry, Co. Limerick to Ian Donovan in the sum of €50,000.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. The site comprises a terraced two-storey residential property with a total area of approximately 0.0161 acres / 0.0065 hectares.

The property is located in the village of Ballingarry, 8km from Rathkeale and 11km from Croom.

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 March, 2022. 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 9 bids made in total (1 Online and 1 in person) for the property culminating in a final bid of €45,000. This bid did not make the reserve price and the property was withdrawn. In the following week after the auction, a new party expressed an interest and offered €50,000. This was accepted.

5. Key Elements of Proposal

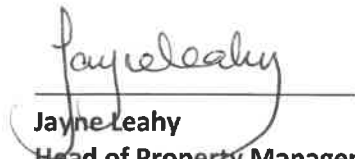
It is intended the property will be refurbished by the purchaser for his own use.

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 Ian Donovan in the sum of €50,000.

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 outlined in Red on the map.
Area: 0.0161 Acres/ 0.0065 Hectares/ 65.03 M²



National Mapping Division of Tailte Éireann. All rights reserved. Licence number CYAL50441417

© L:\FN_Property_01 (Property Services)\Property Drawings\1 Agreement Maps\AG5287 - 0 - Disposal of Property at Main St., Ballingarry.dwg

<p>COPYRIGHT The design and details shown on this drawing are applicable to this project 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 whom copyright resides.</p> <p>DO NOT SCALE from this drawing. Use figure dimensions. Contractor to check all dimensions on site prior to commencement of works. 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></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>																													<p> Limerick City and County Council Property & Community Facilities Barrow House, Michael St, Limerick</p> <table><tr><td>DATE:</td><td>25-03-2022</td></tr><tr><td>SCALE:</td><td>1:1000</td></tr><tr><td>DRAWN:</td><td>MM</td></tr><tr><td>CHECKED:</td><td>SH</td></tr></table> <p>FILE REF: 5.2.902 AG TYPE: Disposal</p>	DATE:	25-03-2022	SCALE:	1:1000	DRAWN:	MM	CHECKED:	SH	<p>PROJECT: Disposal of Property Main St., Ballingarry, Limerick</p> <p>STAGE: Disposal</p> <p>DRAWING TITLE: Land Transfer Mapping</p>
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