

Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

24th September, 2025.

To: The Cathaoirleach and each Member of the Metropolitan District of Limerick.

**Proposed Disposal of Property, acquired compulsorily under the Derelict Sites Act, 1990 at
3 Creagh Lane, Limerick.**



1. Introduction

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

Disposal of derelict property at 3 Creagh Lane, Limerick to Jack Costello in the sum of €125,000.

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 0.021 Acres / 0.0085 Hectares.

It is located at 3 Creagh Lane, off Mary Street, which is 60m from Georges Quay and 70m from Saint Mary's Cathedral. The site is surrounded by adjoining residential properties and there are other residential and commercial properties in the area.

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 November, 2020. Limerick City & County Council subsequently acquired the property compulsorily in July, 2024.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 16th April, 2025. The property was fully exposed to the market including the use of internet advertising (Daft.ie, MyHome.ie, GVM.ie) and an on-site For Sale sign.

There were a large number of enquiries on the subject property and several viewings took place. A number of parties made offers on the property when it was brought to the market and a competitive bidding scenario commenced following the viewings.

5. Key Elements of Proposal

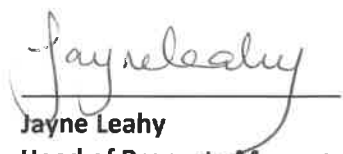
The offer is subject to contract, survey and satisfactory title. The highest bidder is a cash buyer. It is intended that the house will be renovated and occupied by staff working in his local businesses.

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 Jack Costello in the sum of €125,000.

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

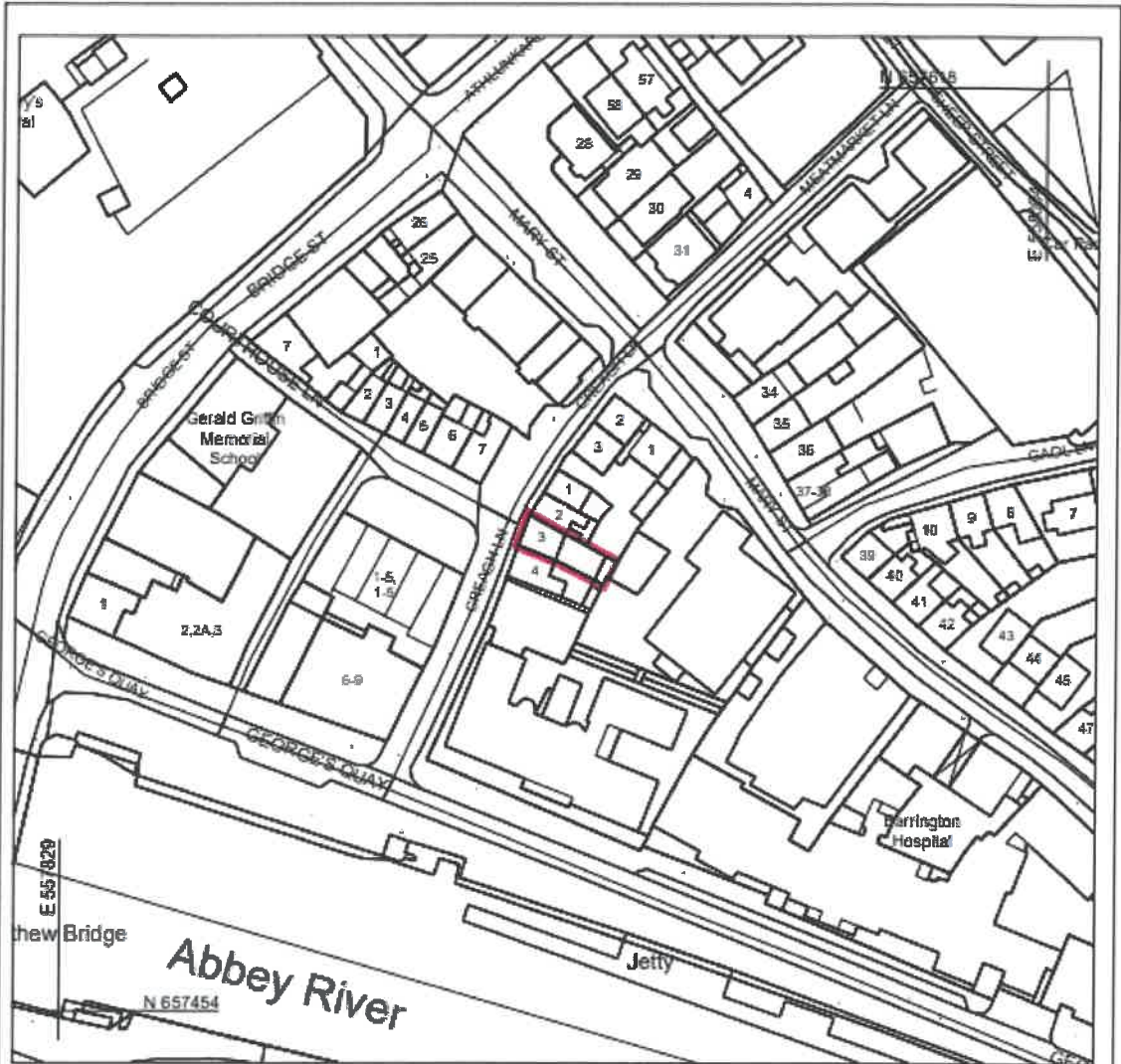
Jayne Leahy

Head of Property Management Services

Rural, Culture, Community, & 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: 0.021 Acres/ 0.0085 Hectares/ 84.89 M².



National Mapping Division of Tadhg Éiríon . All rights reserved. Licence number CYAL50443417

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						DATE: 09-04-2025	SCALE: 1:1000	DRAWING TITLE: Land Transfer Mapping	
					DRAWN: MM	DRAWING NO: AG5294	D-SET SIZE: A4		REVISION: -
					CHECKED: SH	FILE REF: 02.003	AG TYPE: Disposal		
					DATE	REV.	BY	CH.	DESCRIPTION