

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
4 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 4 Creagh Lane, Limerick to Richard Costello Jnr. in the sum of €135,000.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. The site comprises a semi-detached two-storey residential property with a total area of approximately 0.025 Acres / 0.01 Hectares.

It is located at 4 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 had 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

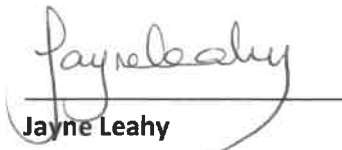
The offer is subject to contract, survey and satisfactory title. The highest bidder is a cash buyer. It is intended that the house will be renovated and occupied by staff working in his local businesses.

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 Richard Costello Jnr 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

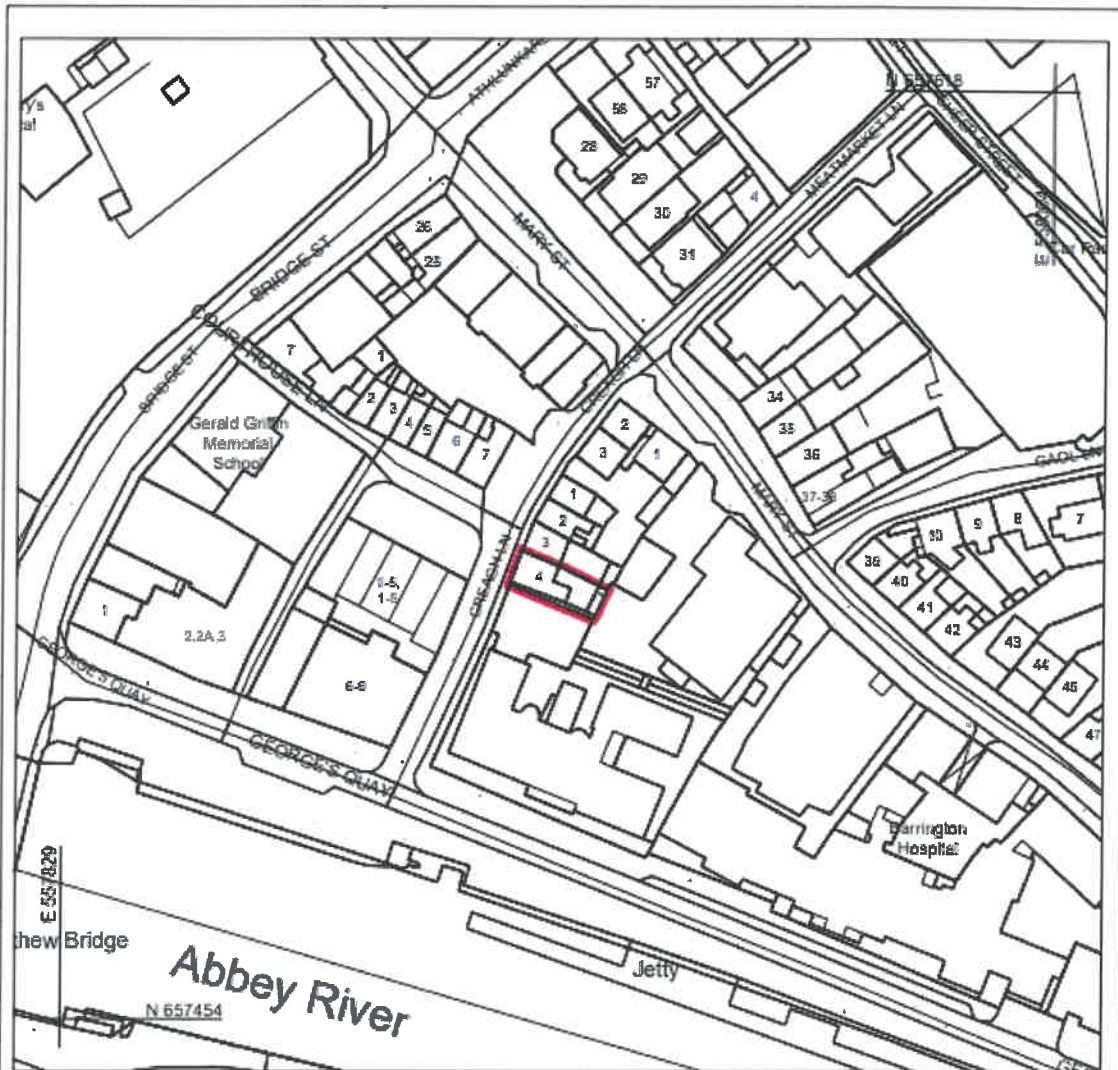
Head of Property Management Services

Rural, 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: 0.025 Acres/ 0.010 Hectares/ 101.34 M².



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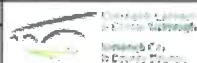
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DO NOT SCALE from this drawing. Use figured dimensions. Contractor to check all dimensions on site prior to commencement of works. Any discrepancies are to be referred to the ARCHITECT.

REVISIONS

DATE	REV	BY	CH.	DESCRIPTION

DATE REV BY CH. DESCRIPTION



Limerick City and County Council
Property & Community Facilities
Barrow House, Michael St, Limerick

DATE: 09-04-2021

SCALE: 1:1000

DRAWN: MM

CHECKED: SH

FILE REF: 0.2.003

AG TYPE: Disposal

PROJECT:
Disposal of Property at 4 Creagh Lane
STAGE:
Disposal

DRAWING TITLE:
Land Transfer Mapping

DRAWING NO:
AG5295

SHEET NO:
A4

REVISION:
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