



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

7<sup>th</sup> July, 2026.

**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  
26 Clare Street, 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 residential property at 26 Clare Street, Limerick to Emma Varley in the sum of €220,000.

## **2. Description and Location of Property**

The subject property is derelict and in need of complete refurbishment works. The site comprises of a residential terraced bungalow with a total area of approximately 0.0369 Acres (0.0149 Hectares). The bungalow is located between two well maintained occupied residential properties.

The property is located on Clare Street, Limerick within close proximity of the Limerick School of Art and Design, and the newly constructed secondary school, Gaelcholáiste Luimnigh.

## **3. History of Property**

The property and surrounding lands have been vacant and in a derelict condition for several years. Statutory notices were served in accordance with the Derelict Sites Act 1990. The property was entered on the Derelict Sites Register in October 2023. Limerick City & County Council subsequently acquired the property compulsorily in October, 2025.

## **4. Marketing of Property**

The property was brought to the market and advertised for Sale by Auction on 28<sup>th</sup> May, 2026. The property was fully exposed to the market including the use of internet advertising, property advertising platforms, GVM website, marketing brochure and an on-site For Sale sign.

There were a large number of enquiries on the subject property. The auction of the property took place on 1<sup>st</sup> July, 2026 and was live streamed for online bidders. There were 25 bids made in total (4 bidders, 1 online/3 in person) for the property culminating in a final bid of €220,000.

## **5. Key Elements of Proposal**

It is intended that the property will be refurbished for rental purposes.

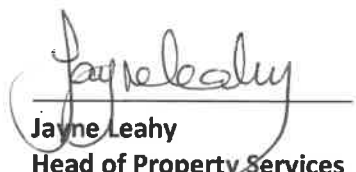
As the property is derelict, the proposed purchaser will be furnished with copies of the derelict site notices affecting the property.

The purchaser is acquiring the property with full knowledge of the derelict site notices and covenants to complete the appropriate works within a specified timeframe, for the property to be 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**

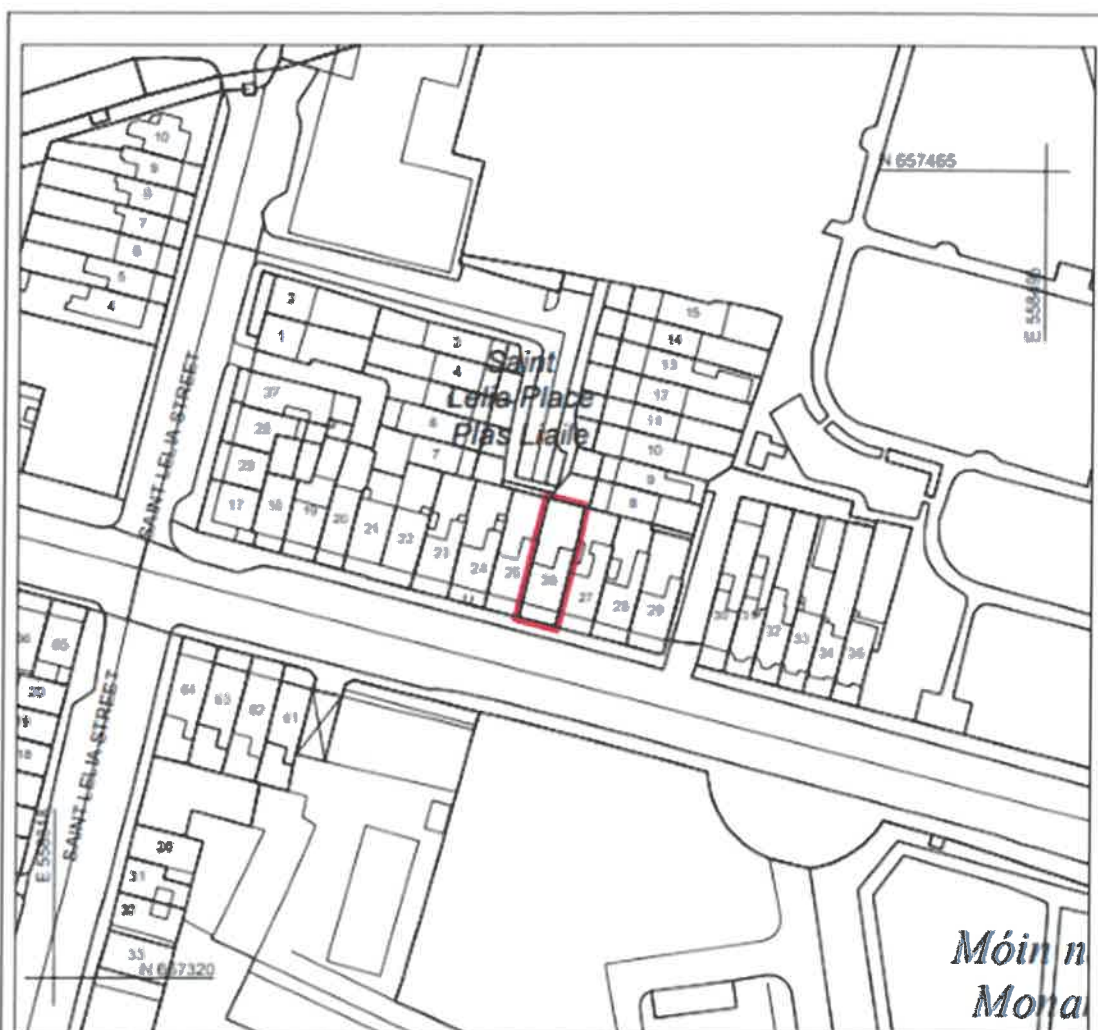
The proposal before the Members is to note the proposed disposal of the property at 26 Clare Street, Limerick to Emma Varley in the sum of €220,000.

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

**Jayne Leahy**  
**Head of Property Services**  
**Economic, Tourism, Culture, Property & Corporate Buildings Directorate**  
**Limerick City & County Council**

## Appendix

Location Map – property marked in red



Area to be disposed outlined in Red on the Map.  
Area = 0.0369 Acres/ 0.0149 Hectares/ 149.3145M<sup>2</sup>

Lands are currently unregistered



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### REVISIONS

| DATE | REV | BY | LN | DESCRIPTION |
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**Limerick City and County Council**  
Property Services  
Barrow House, Michael St, Limerick

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**PROJECT**  
Disposal of property at 26 Clare Street  
Limerick  
**STAGE**  
Design  
**DRAWING TITLE**  
Disposal Map at 26 Clare Street  
Limerick

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