



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

3<sup>rd</sup> July, 2026.

**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 Sean Lynch in the sum of €47,500.

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

The subject property is derelict and in need of complete refurbishment works. The site comprises of a terraced two-storey residential property with a total area of approximately 0.0161 Acres (0.0065 Hectares). The land forms all of Folio LK78362F.

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. The property previously went sale agreed in 2025 but that sale fell through.

## **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 onsite 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 8 bids (3 bidders) made in total (all in person) for the property culminating in a final bid of €47,500.

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

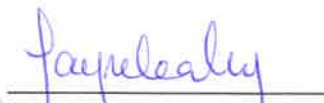
It is intended the property will be refurbished by the purchaser for rental use.

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 Sean Lynch in the sum of €47,500.



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

## Appendix

Location Map – property marked in red

