



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

12th August, 2026.

To: The Cathaoirleach and each Member of the Municipal District of Newcastle West.

Proposed Disposal of Property on 0.5969 Acres (0.2415 Hectares) of Land acquired compulsorily under the Derelict Sites Act, 1990 at Churchtown, Newcastle West, Co. Limerick.



1. Introduction

It is intended that the following proposed disposal of property (aerial photo and map attached in the report) will be included on the Agenda for the September Full Council Meeting:

Disposal of derelict property at Churchtown, Newcastle West, Co. Limerick to Newkeale Property Limited in the sum of €110,000.

2. Description and Location of Property

The subject property is derelict and in need of complete refurbishment works. The site previously comprised of two mid-terrace single storey cottages on 0.5969 Acres (0.2415 Hectares) which were subsequently fire damaged.

The property is located at Churchtown, Newcastle West, Co. Limerick. Located close to the site are many residential and commercial properties which are well maintained.

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 August, 2024. Limerick City & County Council subsequently acquired the property compulsorily in April, 2025.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Auction on 28th 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 number of enquiries on the subject property. The auction of the property took place on 1st July, 2026 and was live streamed for online bidders. There were 11 bids (3 bidders) made in total (2 in person / 1 online) for the property culminating in a final bid of €110,000.

5. Key Elements of Proposal

The purchaser intends to build on the site and offer to the rental market.

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

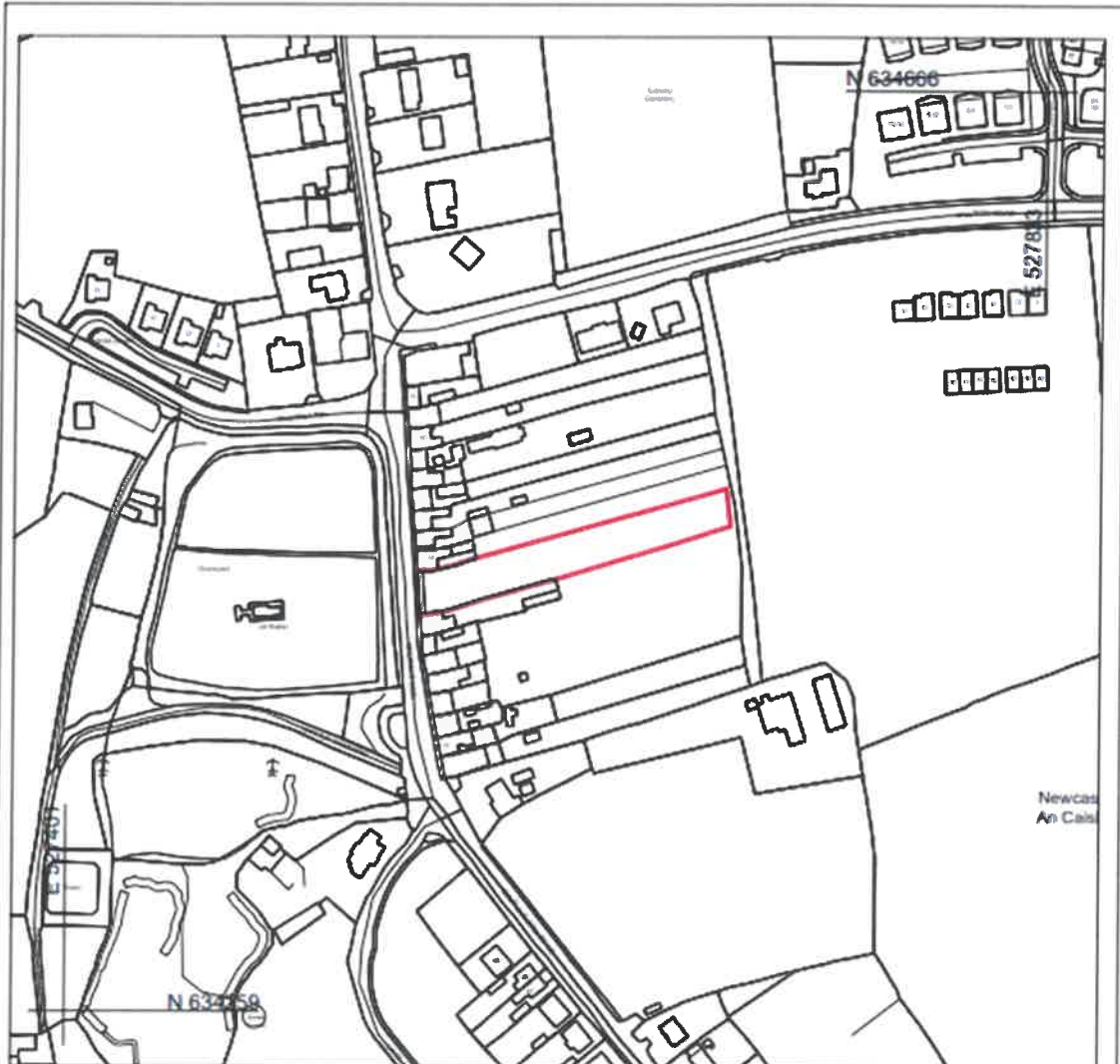
The proposal before the Members is to note the proposed disposal of the property at Churchtown, Newcastle West, Co. Limerick to Newkeale Property Limited in the sum of €110,000.



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

Appendix

Location Map – property marked in red



Site for proposed Disposal outlined in Red on the map.
Area: 0.5969 Acres/ 0.2415 Hectares/ 2415.42 M².

Lands form all of Folio LK78866F



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L: \FN_Property_01 (Property Services)\Property Drawings\1 Agreement Maps\AG5336 – A – Disposal of Land
at Churchtown, Newcastlewest, Co.Limerick.dwg

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	21/03/2018	A	MS BH	Site Folio number	DATE	03-10-2023
DATE REV BY CH DESCRIPTION				SCALE	1:2500	STAGE Disposal
				DRAWN	MS	DRAWING TITLE Disposal of Land at Churchtown, Newcastle West, Co. Limerick
				CHECKED	BH	DRAWING NO. AG5336
				FILE REF	52901	SHEET SIZE A4
				AG TYPE	Disposal	REVISION A