Comhairle Cathrach & Contae **Luimnigh**

Limerick City & County Council

29th October, 2026

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

Proposed Disposal of Properties at the following addresses to Limerick Twenty Thirty Strategic Development DAC:

- **Convent Road, Abbeyfeale, Co. Limerick.**
- **6 Colbert Terrace, Abbeyfeale, Co. Limerick.**
- **7 Colbert Terrace, Abbeyfeale, Co. Limerick.**
- **8 Old Church Street, Abbeyfeale, Co Limerick.**
- **Unit 1, The Bridge Inn, Abbeyfeale, Co. Limerick.**
- **Unit 2, The Bridge Inn, Abbeyfeale, Co. Limerick.**

1. Introduction

It is intended that the following proposed disposal of properties at:

- Convent Road, Abbeyfeale, Co. Limerick.
- 6 Colbert Terrace, Abbeyfeale, Co. Limerick.
- 7 Colbert Terrace, Abbeyfeale, Co. Limerick.
- 8 Old Church Street, Abbeyfeale, Co Limerick.
- Unit 1, The Bridge Inn, Abbeyfeale, Co. Limerick.
- Unit 2, The Bridge Inn, Abbeyfeale, Co. Limerick.

will be included on the Agenda for the November Full Council Meeting. The disposal of the above properties to Limerick Twenty Thirty Strategic Development DAC will be at market value in the total sum of €990,000 (inclusive of VAT).

The disposal to Limerick Twenty Thirty Strategic Development DAC will fulfil key objectives of the Directly Elected Mayoral Programme 2024-2029, particularly objectives ML14, ML15 and ML23 to deliver a targeted approach to provide a cost-recovery rental model with assets owned and income surpluses from rent retained on a not-for-profit basis for future housing purposes in the area.

The disposal also aligns with the Councils' adopted Annual Service Delivery Plan 2026 which seeks to involve Limerick Twenty Thirty Strategic Development DAC in the delivery and cost recovery not-for-profit asset retention of housing.

The proposed intervention is intended to diversify the local housing offer by providing opportunities for working households and key workers to access rental in Abbeyfeale. In doing so, it will support a more balanced tenure profile, increase disposable household incomes within the communities concerned, strengthen local spending power, and contribute to the long-term social and economic sustainability of Abbeyfeale.

Rather than relying solely on a once-off disposal to a private entity, the model seeks to retain control of the assets in long-term residential use through Limerick Twenty Thirty Strategic Development DAC with rental income supporting debt servicing, asset management and future surpluses directed to future housing reinvestment in the area. The objective is the gradual development of a revolving housing fund capable of supporting future acquisitions, refurbishment programmes and regeneration projects.

2. Description, Location and History of Properties:

The subject properties were derelict and in need of complete refurbishment works.

Statutory notices were served in accordance with the Derelict Sites Act 1990. The properties were entered on the Derelict Sites Register and Limerick City & County Council subsequently acquired the properties compulsorily.

Following on from the properties vesting into LCCC ownership, they then entered the RLHD development program. The sites were fully derisked and renovated to a modern standard with all services fully replaced within the property and renovated to an 'A' rated family home.

a) Convent Road, Abbeyfeale, Co Limerick.

Convent Road, Abbeyfeale, Co. Limerick V94 93C4	
BEFORE	**AFTER**
	

The site is comprised of a single storey detached house located at Convent Road, Abbeyfeale, Co Limerick with a total area of approximately 0.1416 acres/0.0573 hectares. This is a two-bedroom unit.

b) 6 Colbert Terrace, Abbeyfeale, Co. Limerick.

6 Colbert Terrace, Abbeyfeale, Co. Limerick. V94 H9P3	
BEFORE	**AFTER**
	

The site is comprised of a mid-terrace house located at Colbert Terrace, Abbeyfeale, Co. Limerick with a total area of approximately 0.0653 acres/0.0264 hectares. This is a three-bedroom unit.

c) 7 Colbert Terrace, Abbeyfeale, Co. Limerick.

7 Colbert Terrace, Abbeyfeale, Co. Limerick. V94 Y6H0	
BEFORE	**AFTER**
	

The site is comprised of a mid-terrace house located at Colbert Terrace, Abbeyfeale, Co. Limerick with a total area of approximately 0.0744 acres/0.0301 hectares. This is a three-bedroom unit.

d) **8 Old Church Street, Abbeyfeale, Co. Limerick.**

8 Old Church Street, Abbeyfeale, Co. Limerick. V94 262P	
BEFORE	**AFTER**
	

The site is comprised of an end of terrace former commercial premises with residential accommodation above and behind at Old Church Street, Abbeyfeale, Co. Limerick. It has a total area of approximately 0.038 acres/0.0154 hectares. This is a three-bedroom unit.

e) **Unit 1, The Bridge Inn, Abbeyfeale, Co. Limerick.**

Unit 1, The Bridge Inn, Abbeyfeale, Co. Limerick V94 AW22	
BEFORE	**AFTER**
	

The site is comprised of a mid-terrace former public house at Church Street, Abbeyfeale, Co. Limerick with a total area of approximately 0.0521 acres/0.0211 hectares. This is a four-bedroom unit.

f) Unit 2, The Bridge Inn, Abbeyfeale, Co. Limerick.

Unit 2, The Bridge Inn, Abbeyfeale, Co. Limerick. V94 EPC4	
BEFORE	**AFTER**
	

The site is comprised of a mid-terrace former public house at Church Street, Abbeyfeale, Co. Limerick with a total area of approximately 0.0114 acres/0.0046 hectares. This is a one-bedroom unit.

3. Executive Recommendation to Council

The proposal before the Members is to note the proposed disposal of six properties, namely:

- Convent Road, Abbeyfeale, Co. Limerick.
- 6 Colbert Terrace, Abbeyfeale, Co. Limerick.
- 7 Colbert Terrace, Abbeyfeale, Co. Limerick.
- 8 Old Church Street, Abbeyfeale, Co Limerick.
- Unit 1, The Bridge Inn, Abbeyfeale, Co. Limerick.
- Unit 2, The Bridge Inn, Abbeyfeale, Co. Limerick.

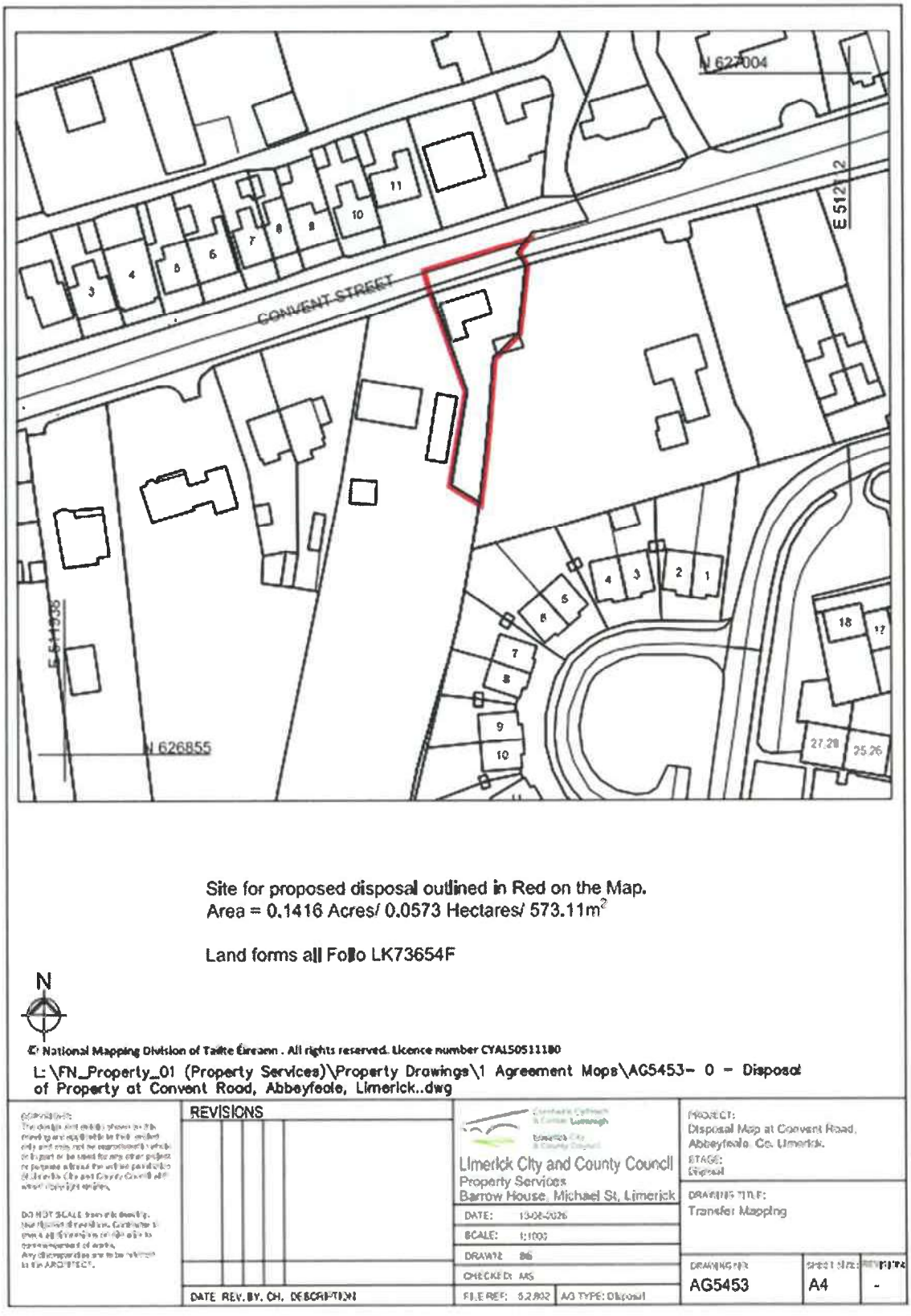
to **Limerick Twenty Thirty Strategic Development DAC** in the sum of €990,000 inclusive of VAT.

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

Appendix

Location Map – property marked in red

Convent Road, Abbeyfeale, Co. Limerick.



Site for proposed disposal outlined in Red on the Map.
Area = 0.1416 Acres/ 0.0573 Hectares/ 573.11m²

Land forms all Folio LK73654F

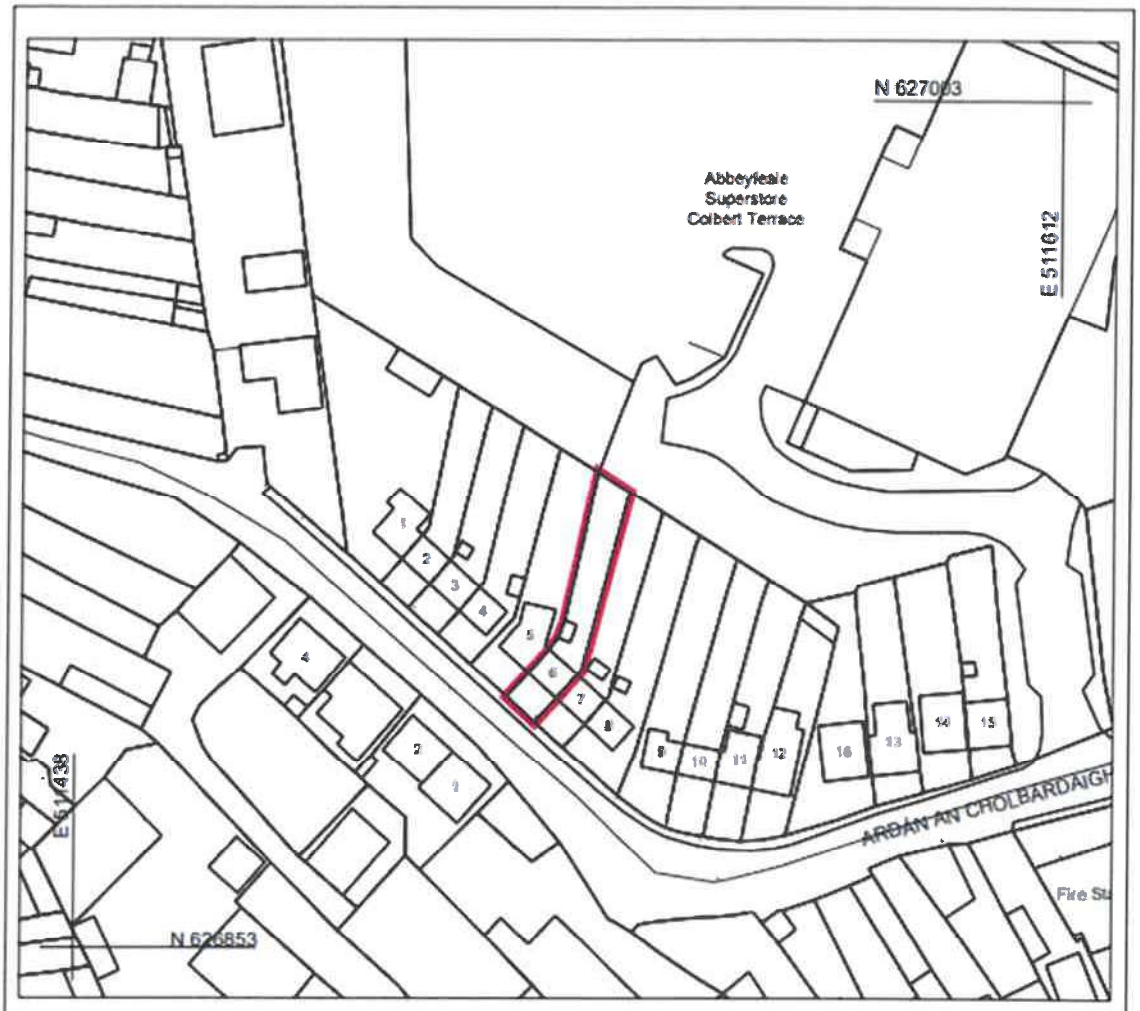
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REVISIONS	Limerick City and County Council Property Services Barrow House, Michael St, Limerick	PROJECT: Disposal Map at Convent Road, Abbeyfeale, Co. Limerick. STAGE: Disposal	
	DATE: 13-08-2026 SCALE: 1:1000 DRAWN: BB CHECKED: AS	DRAWING TITLE: Transfer Mapping	
DATE REV. BY. CH. DESCRIPTION	FILE REF: 52.802 AG TYPE: Disposal	DRAWING NO: AG5453	SHEET SIZE: A4 -

6 Colbert Terrace, Abbeyfeale, Co. Limerick.



Site for proposed disposal outlined in Red on the Map.
Area = 0.0653 Acres/ 0.0264 Hectares/ 264.345m^2

Land forms all Folio LK73646F

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REVISIONS

DATE REV BY. CH DESCRIPTION

Limerick City and County Council
Property Services
Barrow House, Michael St, Limerick

DATE 14-06-2024
SCALE 1:1000
DRAWN MS
CHECKED SH
FILE REF. 52 824 AG TYPE Disposal

PROJECT
Disposal of Property at 6 Colbert Terrace, Abbeyfeale Limerick
STAGE
Disposal

DRAWING TITLE
Disposal Map of Property at 6 Colbert Terrace, Abbeyfeale Limerick

DRAWING NO.	SHEET SIZE	REVISION
AG5456	A4	-

7 Colbert Terrace, Abbeyfeale, Co. Limerick.



Site for proposed disposal outlined in Red on the Map.
Area = 0.0744 Acres/ 0.0301 Hectares/ 301.30m²

Land forms all Folio LK74133F

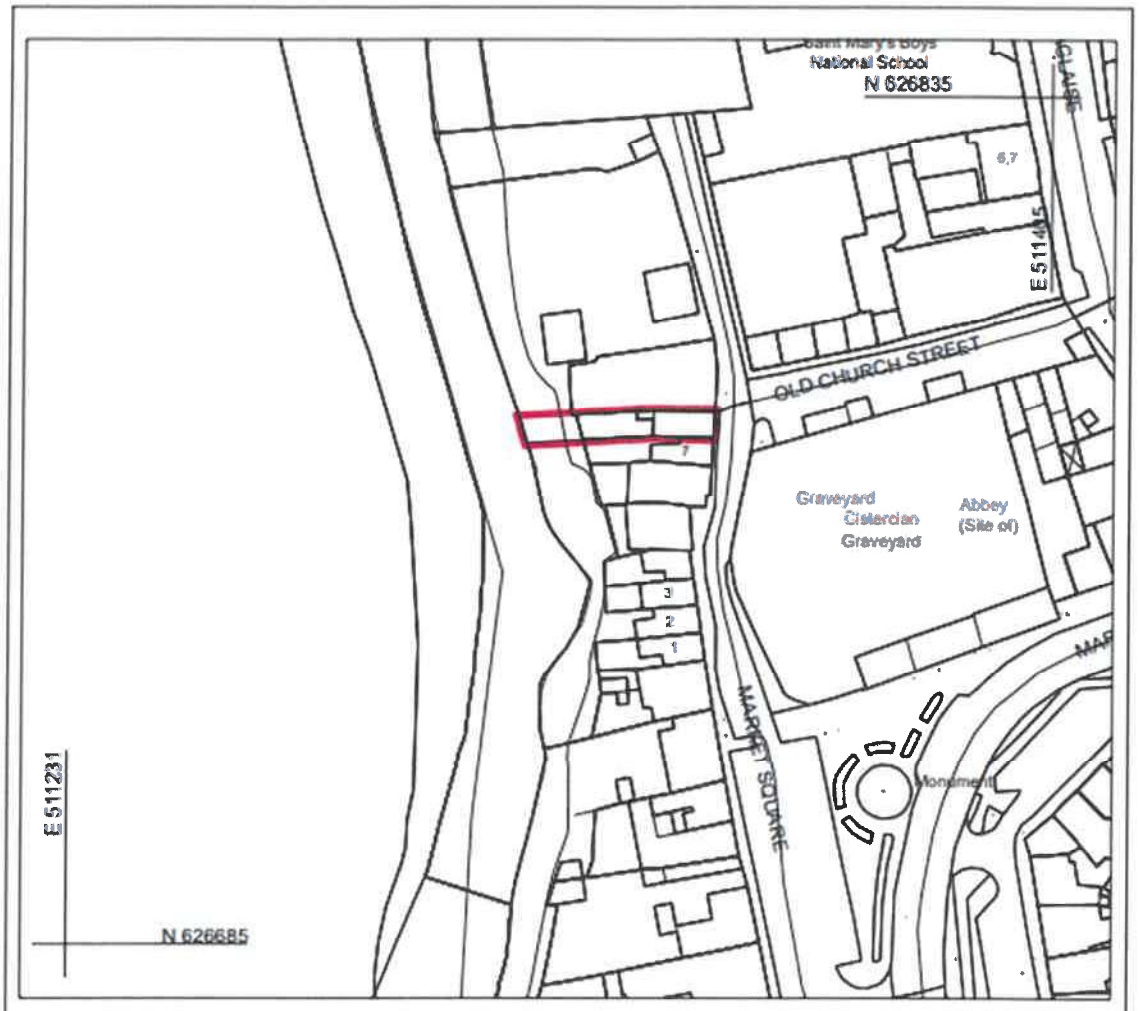
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8 Old Church Street, Abbeyfeale, Co Limerick.



Site for proposed disposal outlined in Red on the Map.
Area = 0.0380 Acres/ 0.0154 Hectares/ 154.006m^2

Land forms all Folio LK76151F

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Property Services
Barrow House, Michael St, Limerick

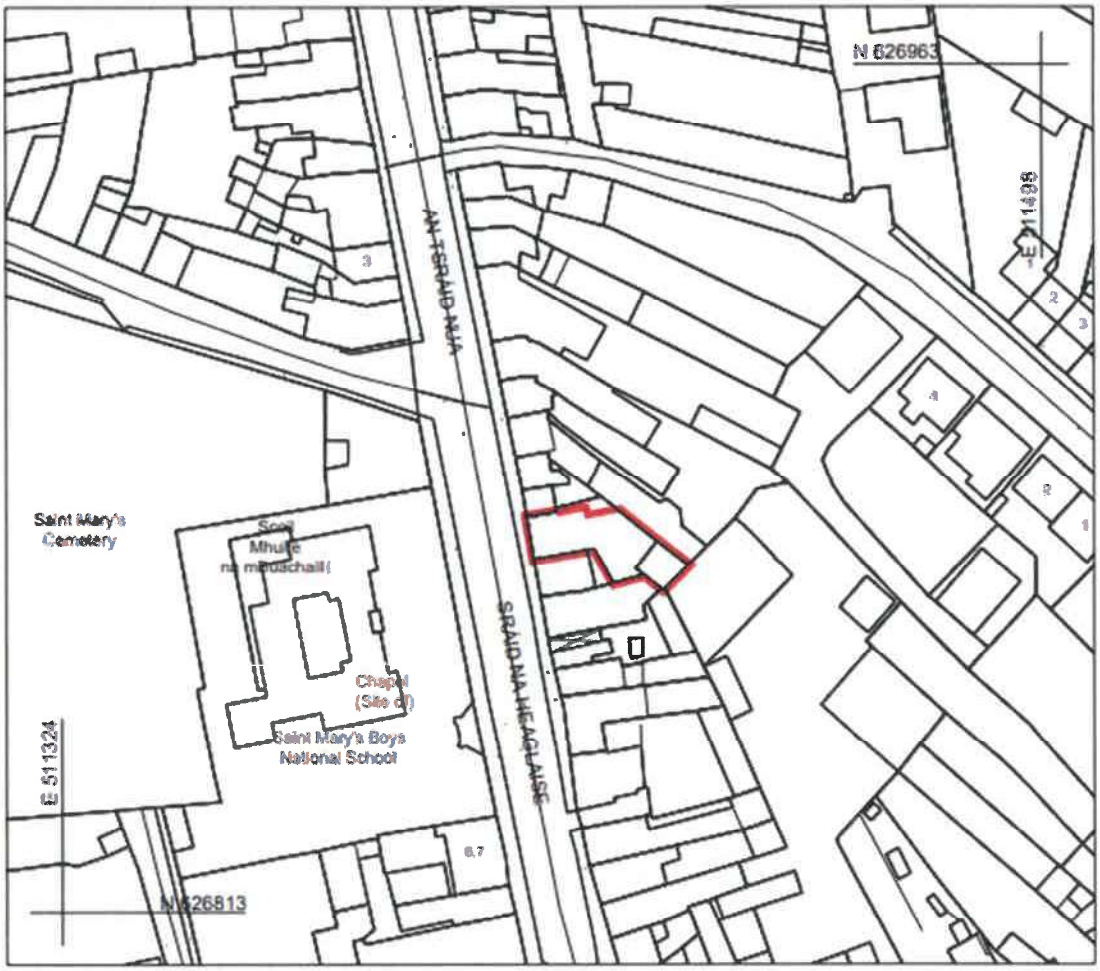
DATE 14-08-2026
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CHECKED BH
FILE REF. 52875 AC TYPE Disposal

PROJECT
Disposal of Property at 8 Old Church Street, Abbeyfeale Limerick
STAGE
Disposal

DRAWING TITLE
Disposal Map of Property at 8 Old Church Street, Abbeyfeale Limerick

DRAWING NO:	SHEET SIZE:	REVISION:
AG5457	A4	-

Unit 1, The Bridge Inn, Abbeyfeale, Co. Limerick.



Site for proposed disposal outlined in Red on the Map.
Area = 0.0521 Acres/ 0.0211 Hectares/ 211.020m^2

Land forms part of Folio LK76081F

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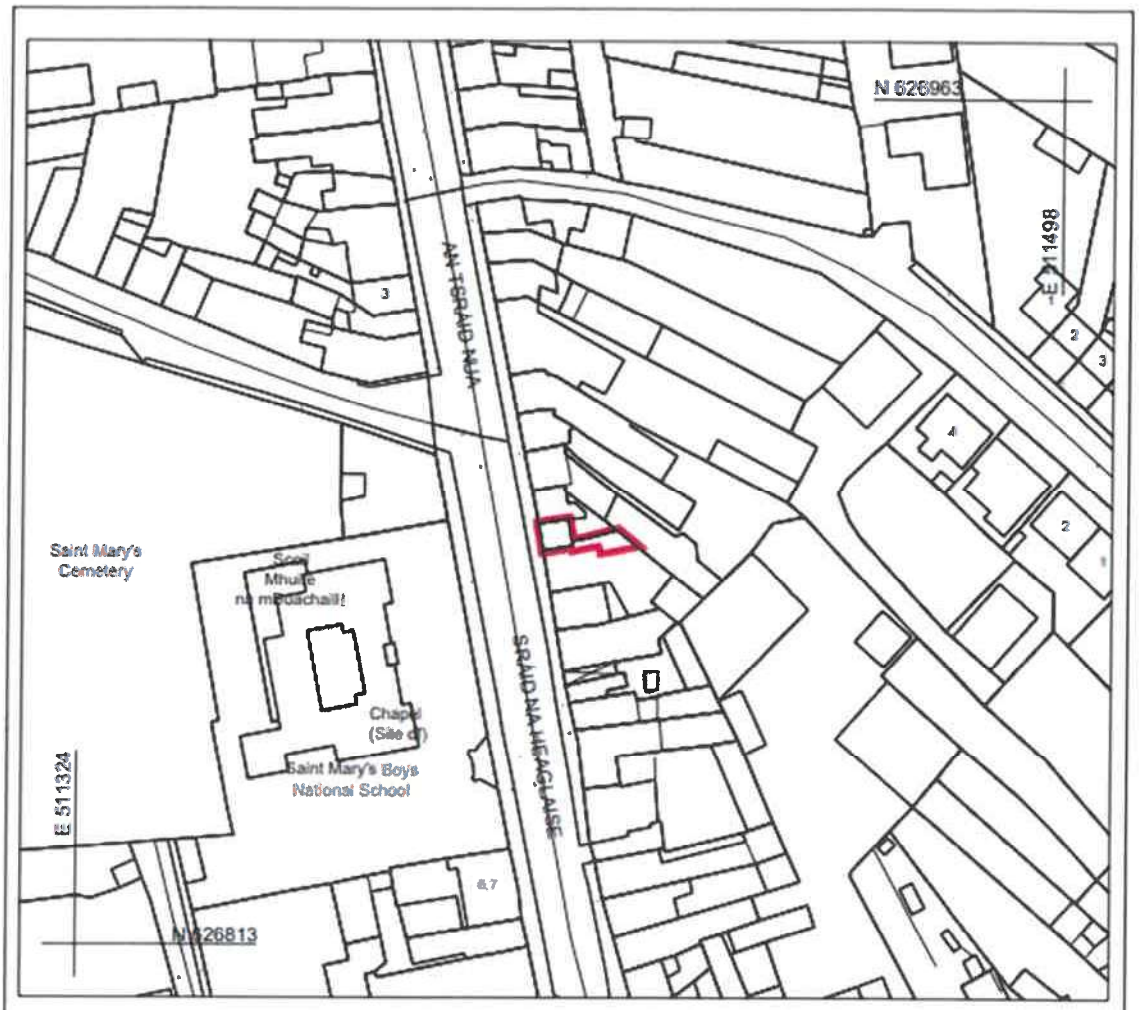
Limerick City and County Council
Property Services
Barrow House, Michael St, Limerick

DATE	17-06-2026
SCALE	1:1000
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CHECKED	BH
FILE REF	52.983
AG STYLE	Disposal

PROJECT
Disposal of Property at Unit 1, The Bridge Inn, Church Street, Abbeyfeale
STAGE
Disposal
DRAWING TITLE
Disposal Map of Property Unit 1, The Bridge Inn, Church Street, Abbeyfeale, Co Limerick

DRAWING NO.	SHEET SIZE	REVISION
AG5458	A4	-

Unit 2, The Bridge Inn, Abbeyfeale, Co. Limerick.



Site for proposed disposal outlined in Red on the Map.
Area = 0.0114 Acres/ 0.0046 Hectares/ 46.3085m^2

Land forms part of Folio LK76081F

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Property Services
Barrow House, Michael St, Limerick

DATE	17-06-2026
SCALE	1:1000
DRAWN	MB
CHECKED	BH
FILE REF	S 2 984
AG TYPE	Disposal

PROJECT
Disposal of Property at Unit 2, The Bridge Inn, Church Street, Abbeyfeale.
STAGE
Disposal
DRAWING TITLE
Disposal Map of Property Unit 2, The Bridge Inn, Church Street, Abbeyfeale, Co Limerick

DRAWING NO:	SHEET SIZE:	REVISION:
AG5460	A4	-