Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

2nd November, 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 47 Windmill Street, Limerick.



1. Introduction

It is intended that the following proposed disposal of property will be included on the Agenda for the January Full Council Meeting:

Disposal of derelict property at 47 Windmill Street, Limerick to B&A Technical Ltd T/A Sextons Bar in the sum of €160,000.

2. Description and Location of Property

The subject property is derelict for a considerable period of time and in need of complete refurbishment works. The property is a street front, two-storey mid-terrace property and there are other residential/commercial properties in the area. It has a total area of approximately 0.0128 Acres (0.0051 hectares).

The property is located on Windmill Street, which is just off Henry Street.

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 December, 2024. Limerick City & County Council subsequently acquired the property compulsorily in May, 2026.

4. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 28th August, 2026. The property was fully exposed to the market including the use of internet advertising and an on-site For Sale sign.

There were a number of enquiries on the subject property and one viewing took place. None of the subsequent interested parties submitted an offer. This was due to the level of expenditure required to make the property habitable.

5. Key Elements of Proposal

The offer is subject to contract, survey and satisfactory title. The highest bidder is a cash buyer, and he has provided proof of these funds. It is intended that the house will be incorporated into the business premises adjacent t/a Sextons Bar.

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.

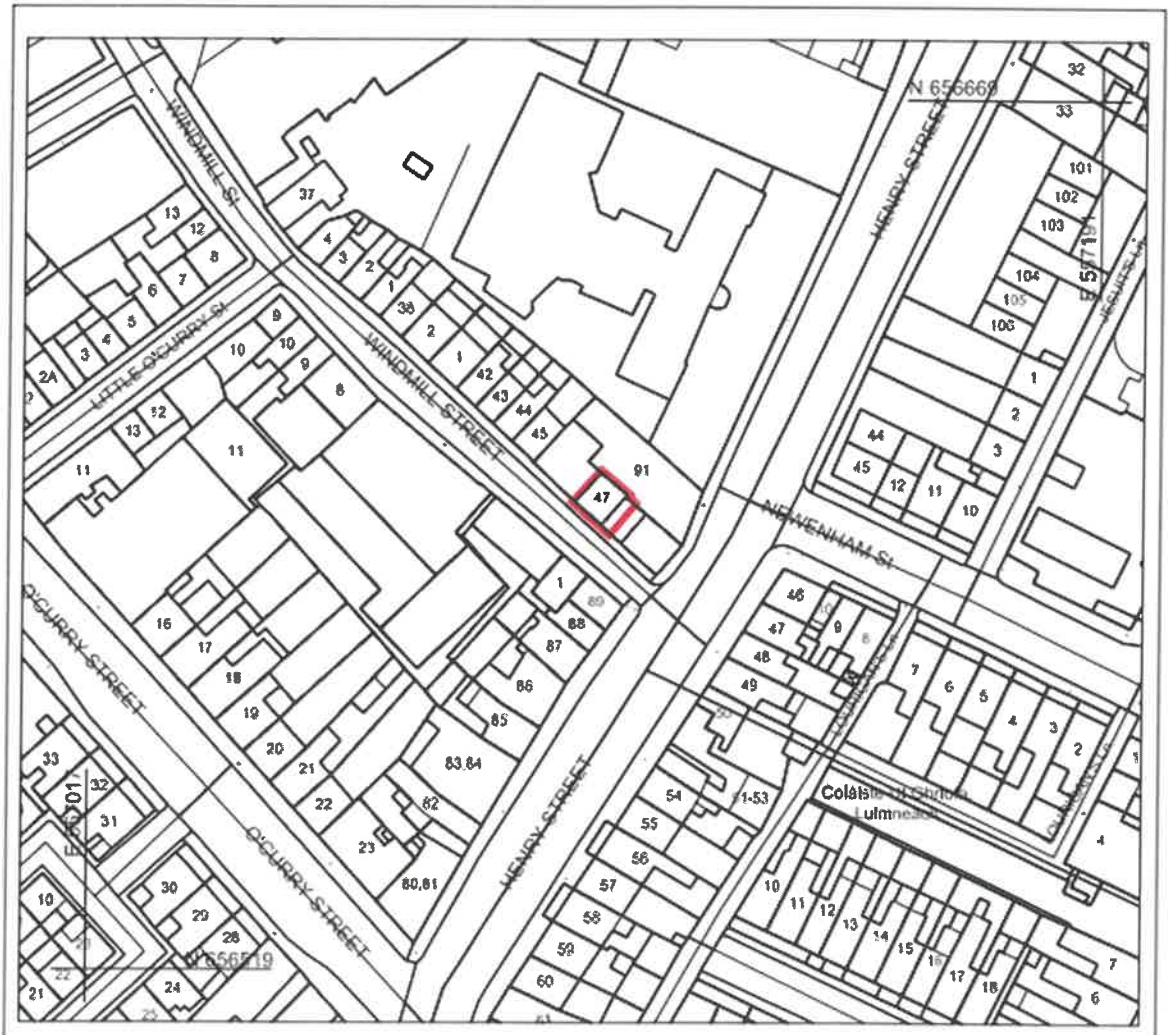
6. Executive Recommendation to Council

The proposal before the Members is to note the proposed disposal of the property to B&A Technical Ltd T/A Sextons Bar in the sum of €160,000.

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 = 0.0128 Acres/ 0.0051 Hectares/ 51.87m^2

Land forms all of Folio LK72862F

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