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Outhmuir Uniter Bunker, Carnegie Drive, Nr Dumfermline KY12 9TF

This above-ground reinforced bunker is located close to the Knockhill Racing Circuit and was constructed in 1992 to facilitate a secure RAF network. It was transferred from the RAF to private ownership and is a superb example of a high specification bunker which has the benefit of full detailed planning permission for conversion to a futuristic 3 bedroom residential property.



Following a general overview of RAF Communications requirements in the late 1980's, it was assessed that a new system was required to integrate all communications traffic into a single, survivable network. The new system, designed by Marconi Communications Ltd, which took over 10 years to develop was the RAF Fixed Telecommunication System (RAFFTS) and at its core was project UNITER, which provided the system framework, terminal equipment and digital switches. UNITER is not an acronym, but a name chosen to reflect the original project's aim of providing a united system which would have been robust if war had broken out.

The new system was designed to be housed in state-of-the-art, maximum security installations such as this bunker at Outhmuir and indeed approximately 10-15 of these were built in the UK in the early 1990's.

The bunker was designed to resist a missile attack and was also heavily shielded against nuclear, biological, EMP and physical incursion. Internally,

most of the space is given up to the plant areas containing the necessary equipment to have allowed the building to be completely self-sufficient in an operational lock-down mode. The vast majority of this plant remains, in particular the impressive generator, air conditioning systems and air filtration systems.

There are two access points to the building; two pedestrian doors and one door to allow the maintenance of plant. All doors are heavy duty and feature both high security locking systems and secondary (internal) doors which can only be opened from the inside.

The end of the Cold War prompted a strategic defence review of the resources of all three services and as a result, a number of these bunkers were sold-off, however many still remain in operational use by the armed forces.

Internally, the bunker is in good condition and has the benefit of full detailed planning permission for conversion to a three bedroom spacious property. This planning permission was secured by Icosis Architects (www.icosis.co.uk) in 2008 (see www.fifedirect.org). Alternatively, the bunker would lend itself (subject to planning) to high security data server storage (for the purposes of space planning we are advised by Data Centre Engineers Sudlows (www.sudlows.co.uk) the property could support and accommodate approximately 70 server cabinets).

The bunker is located within a tranquil woodland clearing of circa 5.18 acres, surrounded by a secure perimeter fence.

As mentioned above, the bunker is of a very high specification design and, unlike many similar structures offered for sale, retains the majority of the plant required to operate the bunker under sealed conditions.

Although any potential purchaser should rely on their own enquiries and no guarantees whatsoever are offered for the condition of any of the systems, plant and structural integrity of the building, the bunker still retains the following features:

- Full EMP Shielding systems and inner 'vault' protected by copper lock and hinge linings

- Stand-by Generator system (Dawson Keith) 375KVA at 300KW, 415volts, 50 Hz, 3 phase
- Lightening protection
- Air handling system
- Underground septic tank
- Underground diesel storage (circa 55,000l capacity – currently filled with inert foam)
- Connected to mains electricity via dedicated transformer located adjoining the property.
- Minimum 600mm thick reinforced walls and ceiling slab
- Large areas of false flooring to accommodate cabling



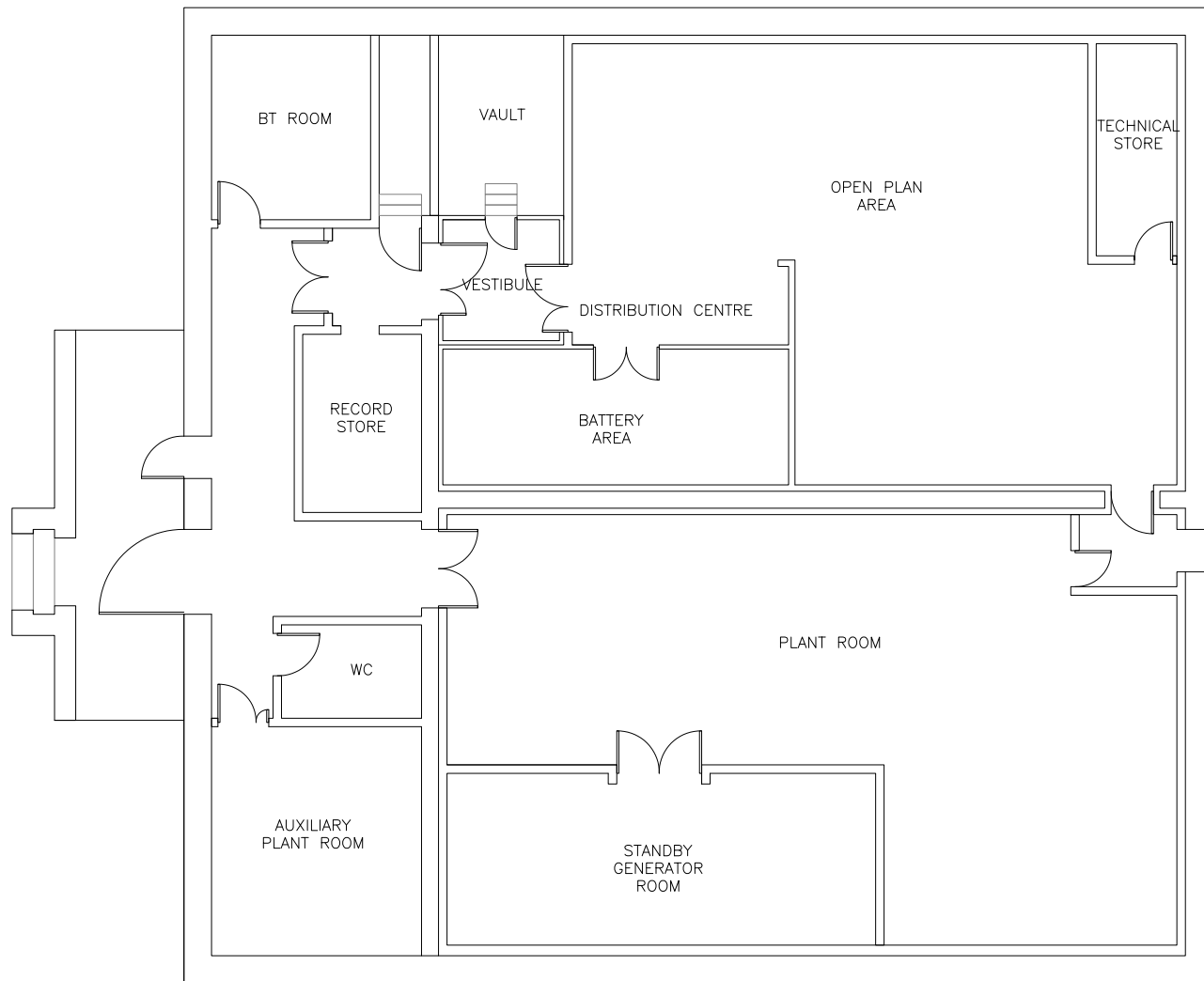
Additional information

Location	The bunker is located approximately 5 miles from Dunfermline and 7 miles from Edinburgh.
Nearest Town	Kelty
Size	The Approximate GIA of the bunker is 5,100 ft2.
Conversion to Data Centre	Initial technical drawings and budget costs have been prepared by leading Data Centre design and build specialists Sudlows (www.sudlows.co.uk). Full details are available from the selling Agents.
Layout	The bunker is predominantly single storey however there is a small area of first floor containing air handling facilities.
Accommodation	<p>The bunker comprises approximately 9 rooms on the ground floor level, with an upper level of 3 rooms accessed via metal staircase.</p> <p>There is a heavy concrete trapdoor located above the plant room doors, which is raised via a hand winch.</p> <p>Externally there is a small outbuilding containing a water tank and borehole pumping equipment.</p>
Services	The bunker is serviced by private septic tank drainage, bore hole water and mains electricity.
Tenure	Freehold
Local Planning Authority	Fife Council
Viewing	Strictly by appointment and accompanied at all times T: 01939 210171.

Important information

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Source: Sudlows



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