

Former Government Nuclear Bunker, Cultybraggan Camp, Comrie, Perthshire

Cultybraggan Bunker, Cultybraggan Camp, Comrie, Perthshire PH6 2AB

On behalf of The Comrie Development Trust



Introduction

After the Soviet Union tested its first atomic bomb in 1949, the British government, between 1950 and 1955 ordered the construction or renovation of a network of over 100 bunkers to give protection to government ministers and civil servants from the Soviet nuclear threat. These were known as Regional Seats of Government (RSGs). A civil defence review under the Thatcher government recast and revitalised RSGs as Regional Government Headquarters (RGHQs) either in refurbished sub-regional control buildings or as entirely new purpose built bunkers such as this at Cultybraggan Camp, designed to accommodate up to 150 people

A purpose-built RGHQ was constructed at Cultybraggan Camp, within the camp security perimeter and was completed in 1990 and is thought to be one of the last and most technologically advanced structures ever built specifically in relation to the Cold War threat.

Thankfully, the bunker was never required and as the final touches were being added to finalise its construction, the Cold War was rapidly thawing out. Following devolution, it was passed to the Scottish Executive as a Regional Emergency Planning Headquarters and then soon after this sold to the Ministry of Defence at a fraction of the multi million pound construction costs. The Cultybraggan Camp was then sold to the newly formed Comrie Development Trust (CDT) in 2007 who set about breathing life into the redundant buildings on the site, which is now a thriving community focus.

Attention has now turned to the bunker; a fascinating structure awaiting someone to wake it from its slumber and serve a purpose; thankfully not the purpose it was designed for, but one which it is certainly equipped to perform; it is a vast structure; the upper level; of

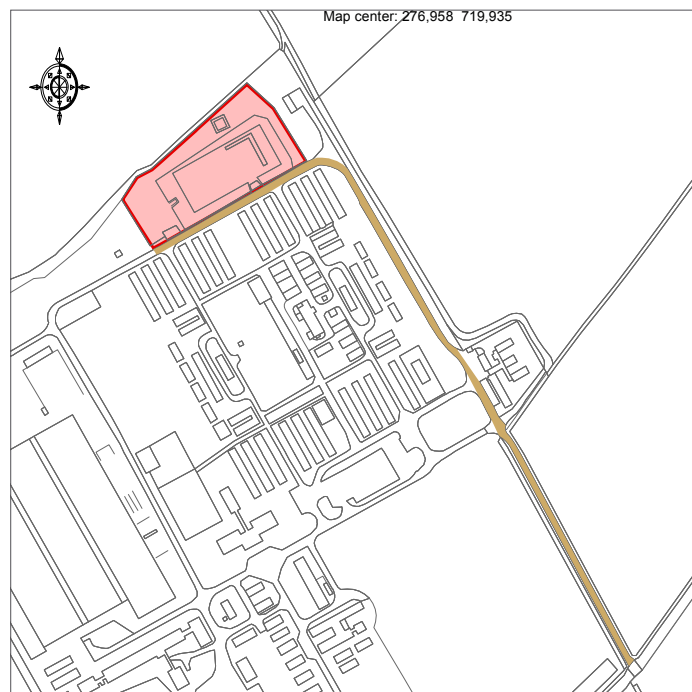
approximately 13,300ft² is dominated by a larger open plan room of 3,552 ft² with many smaller side rooms leading off. The lower level, circa 13,300ft² would have accommodated the living quarters; the original construction plans show dormitories, a hospital, a workshop, a large kitchen, and even a BBC recording studio. The bunker is served by an impressive array of life support systems, from air filtration plants, backup generators and water storage tanks.

The design of the bunker is impressive as it was constructed in such a way to facilitate easy upgrading; all of the plant from the lower plant room can be hoisted out via removable concrete flooring and replaced; something many previous bunkers were not designed to do. Call it clever engineering or an eerie glimpse back in time to when there was no end in sight for the Cold War.

The property would no doubt suit a range of potential uses (subject to planning) from a secure data facility, to an archive store, from a wine vault to even Dr No's new country retreat!

Location And Situation

The property is located to the North of the Cultybraggan Camp and is surrounded by a security fence. The camp is approximately 1.6 miles South of the centre of Comrie and 0.7 miles from the edge of the village, 27 miles West of Perth, 28 miles West of Dundee, and 62 miles North West of Edinburgh.



Accommodation

The bunker is located within its own dedicated compound as shown coloured pink on the site plan and extends to some 1.38Acres (0.56 Ha).

Although road access is a shared private road through the camp, there is potential for a dedicated, private road to be made available (as shown coloured brown on site plan)

The bunker is constructed over two floors with approximate Gross Internal Area (GIA) of 26,600ft² with brief details as follows:

The ground level consists of 27 rooms, with approximate GIA of 13,300ft².

The lower level consists of 22 rooms, with approximate GIA of 13,300ft².

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:

- Copper earth tape network providing full NEMP protection.
- Own stand-by generator system
- Lightning protection system across whole bunker

- PA system
- Decontamination showers
- Tempered air heating system
- Large air handling units with carbon filtration plant
- Chilled water pumps
- 20m radio mast suitable for income generation (subject to terms and planning)
- Electromechanical door locks to all external doors
- Underground dedicated sewerage tanks
- Intruder system fitted to gates and fences
- Compressed air system
- Air Handling Unit
- Mains electric to site – 3 phase with own substation 500kVA.
- Minimum 400mm reinforced concrete slab to upper level.
- Minimum 300mm reinforced concrete slab to floor of upper level

The Cultybraggan Camp is undergoing a major redevelopment project which will benefit the bunker in the future, including the potential for green energy supply; further details are available by visiting www.comriedevelopmenttrust.org.uk

Terms

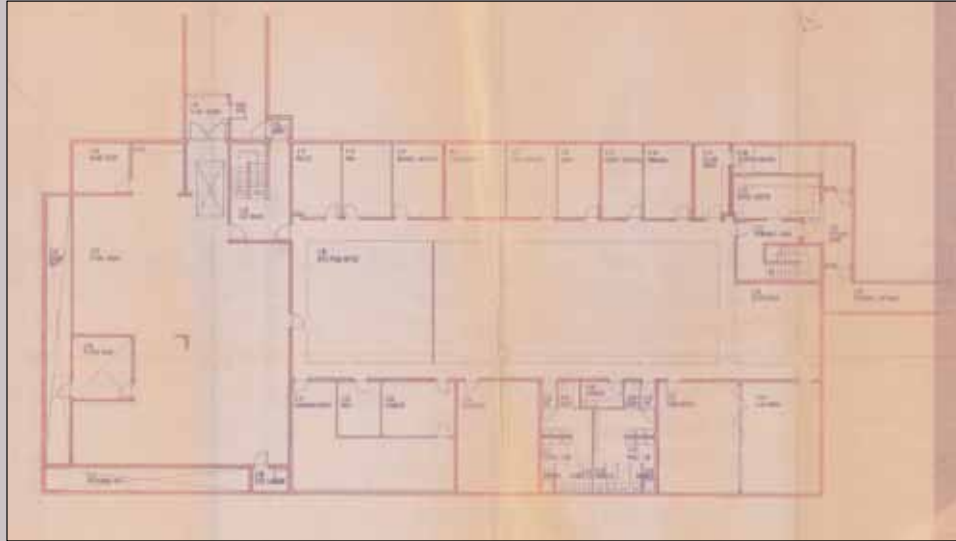
The property is to be offered for sale or to let as per attached covering letter

Viewing

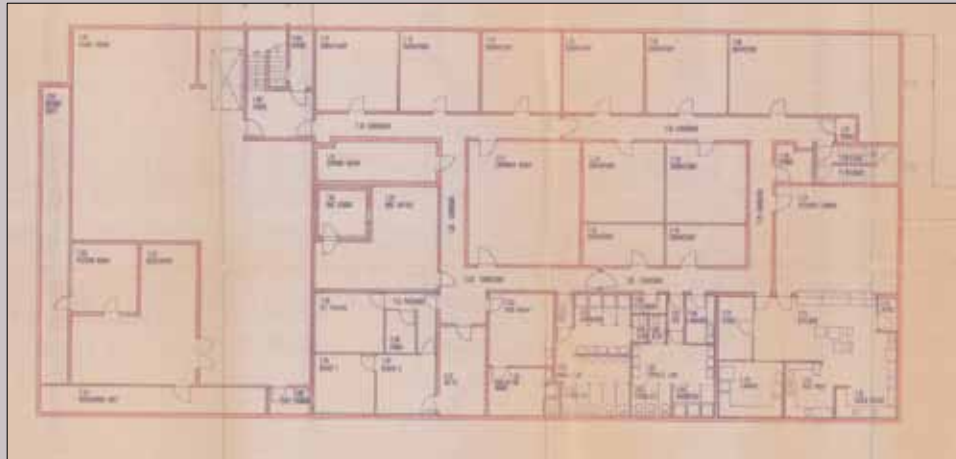
Strictly by appointment and as per instructions in the attached covering letter

Cultybraggan Bunker
Floor Plans (for indicative use only)

Ground Floor Level



Below Ground Level



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