

FOR SALE OFF-PLAN



Off-Grid Luxury Home with Spacious Survival Shelter

For sale off-plan (with full planning approval, ready to start) in a rural setting near Fivemiletown in Northern Ireland close to the border with the Republic of Ireland, this is a specially designed luxury home featuring a spacious subterranean fallout and security shelter that can accommodate up to 8 persons.

Key features:

- Located away from large urban areas yet a mere 15 minute drive from the main dual carriageway leading to Belfast and 15 minutes from the open border with the Republic of Ireland.
- Spring water available via borehole (if required).
- Highly efficient solar energy system included using lithium iron phosphate battery banks, plus backup emergency dual fuel generator (with noise attenuator) for electricity independence. Solar panels would be mounted on the roof of the garage block, away from habitable areas of the home so as to minimise the risk of any impact on health from the low level radiation emitted by substantial solar panel arrays.
- Total aboveground habitable floor area of ca. 4,800 sqft (446 m2), incorporating large vaulted hallway with mezzanine landing, mezzanine study, ground floor master bedroom suite opening onto patio, upstairs bedroom with en suite, two additional downstairs bedrooms, large bathroom, vaulted lounge, formal dining room, open plan kitchen-living area with informal dining area, utility room and double garage of 400 sq ft (37 m2).
- Comes with a spacious underground survival shelter and a special aboveground annex that contains essential support services for the shelter (illustrated below).



REAR ELEVATION



FRONT ELEVATION



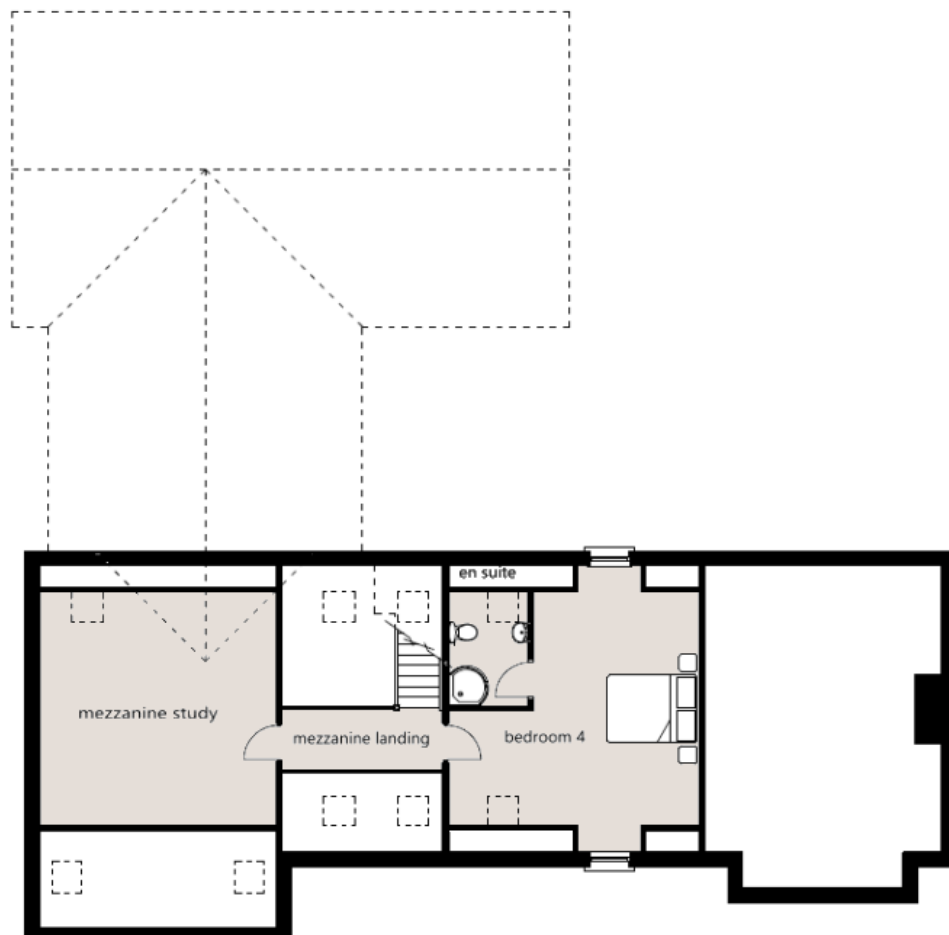
SIDE ELEVATION



SIDE ELEVATION



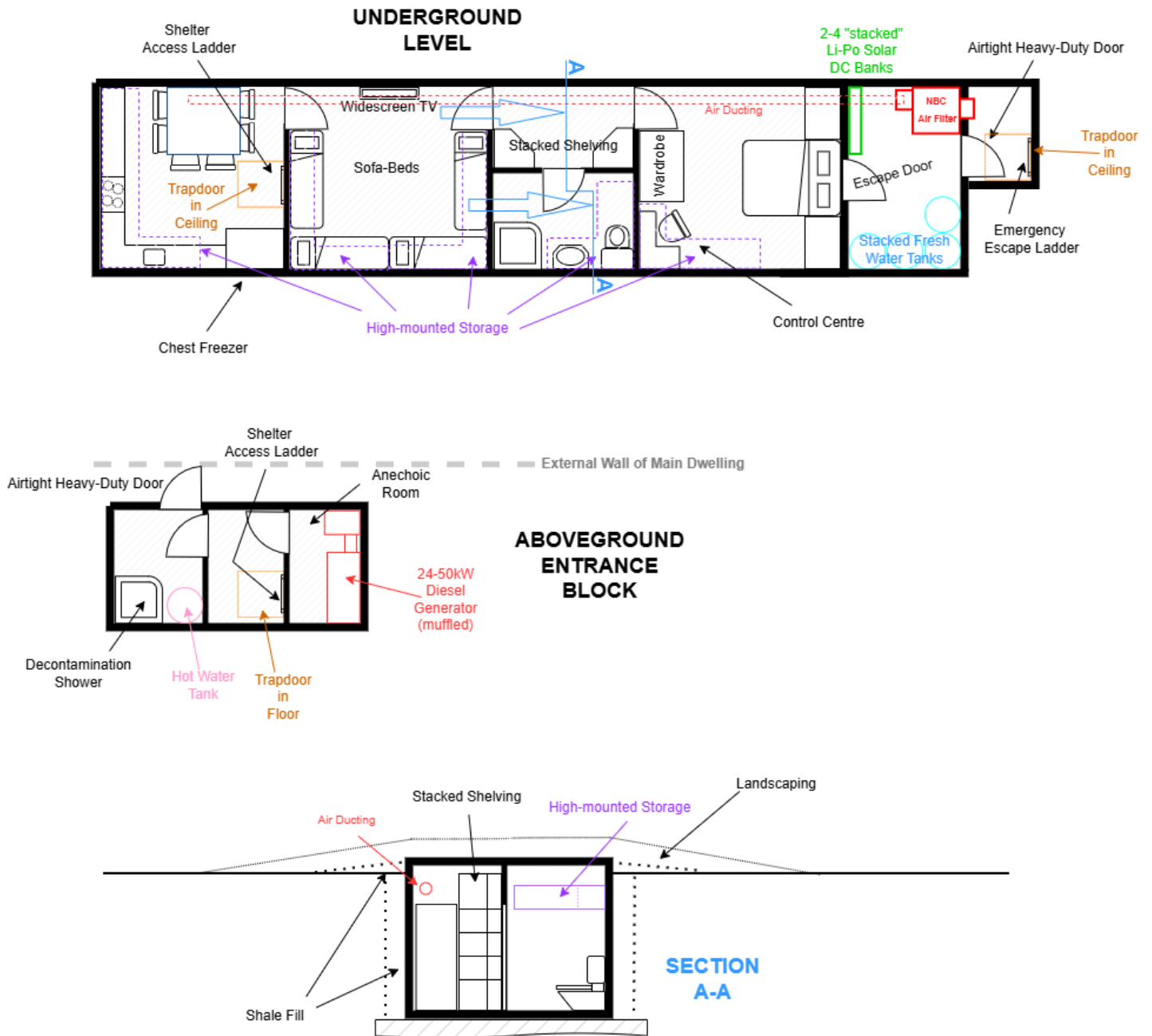
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Survival Shelter

(For Fallout Protection)



NOTES for the Survival Shelter

(specification can be customised to buyer's requirements):

Aboveground support services annex

1. Anechoic chamber housing an autonomous diesel-fuelled electricity generator (24-50kW).
2. A Tesla Power Wall (or similar) to store DC generated by the solar panels.
3. Separate solar-powered (using solar thermal panels) hot water feeding an autonomous hot water tank.
4. Vertically stackable heavy duty fresh water storage tanks (BPA-free), such as the large blue tanks from [WaterPrepared](#).
5. A Swiss-made NBC air filtration unit and shelter-wide dehumidifying system as part of an airtight life-support arrangement.
6. A concealed (disguised) entrance to the underground shelter.

Underground shelter

1. Full kitchen-diner, with large fridge-freezer, autonomous propane gas-powered cooker, with wide range of high- and low-level storage space.
2. Lounge with wraparound sofa-style seating, wall-mounted TV (for emergency broadcasts and for videos), and a range of high- and low-level storage spaces.
3. Bathroom with shower, flush toilet, vanity unit, overhead storage space.
4. Fully fitted master bedroom with three wardrobes with overhead storage space and alcoved command station linked to external sensors (radiation monitor, weather instruments, security cameras, etc.).
5. Fully shelved pantry for additional long-life foods and bottled water, and an airtight emergency escape chamber.

Eventually, these structures could be converted for non-emergency use, for example, as a two level entertainment complex.

Benefits of Buying Off-Plan

1. The buyer gets to choose kitchen fittings and equipment, bathroom suites and shower types.
2. The buyer also gets to choose interior decor and floor coverings on room-by-room basis.
3. Ownership of the site, the house and the survival bunker will be built on, transfers to the buyer up-front.
4. The buyer pays for construction in stages. as each section of work is approved by the architect and, apart from the initial deposit (which includes land purchase), all stage payments are made retrospectively, after the works have been signed off.

Quality Control

1. The architect, who is an RIBA member, carries out a series of site visits to ensure that he construction is proceeding in accordance with British Standards, and certifies each stage upon completion.
2. A fully qualified engineer manages the project from pre-works to completion, insures the site in respect of public liability claims, and checks contractors' insurance policies, etc., to confirm that adequate insurance cover is in place in respect of employer's liability and contract works.
3. An independent Building Control inspector periodically visits the site and confirms that all works are completed to British Standards.

Map of Ireland Showing Projected Primary & Secondary Nuclear War Targets

(Based on OSINT materials and known Russian nuclear war doctrine concerning the need to prevent NATO appropriation of Irish ports and airports).

