



SHAWFAIR

NORTH

FOR SALE

SHAWFAIR NORTH

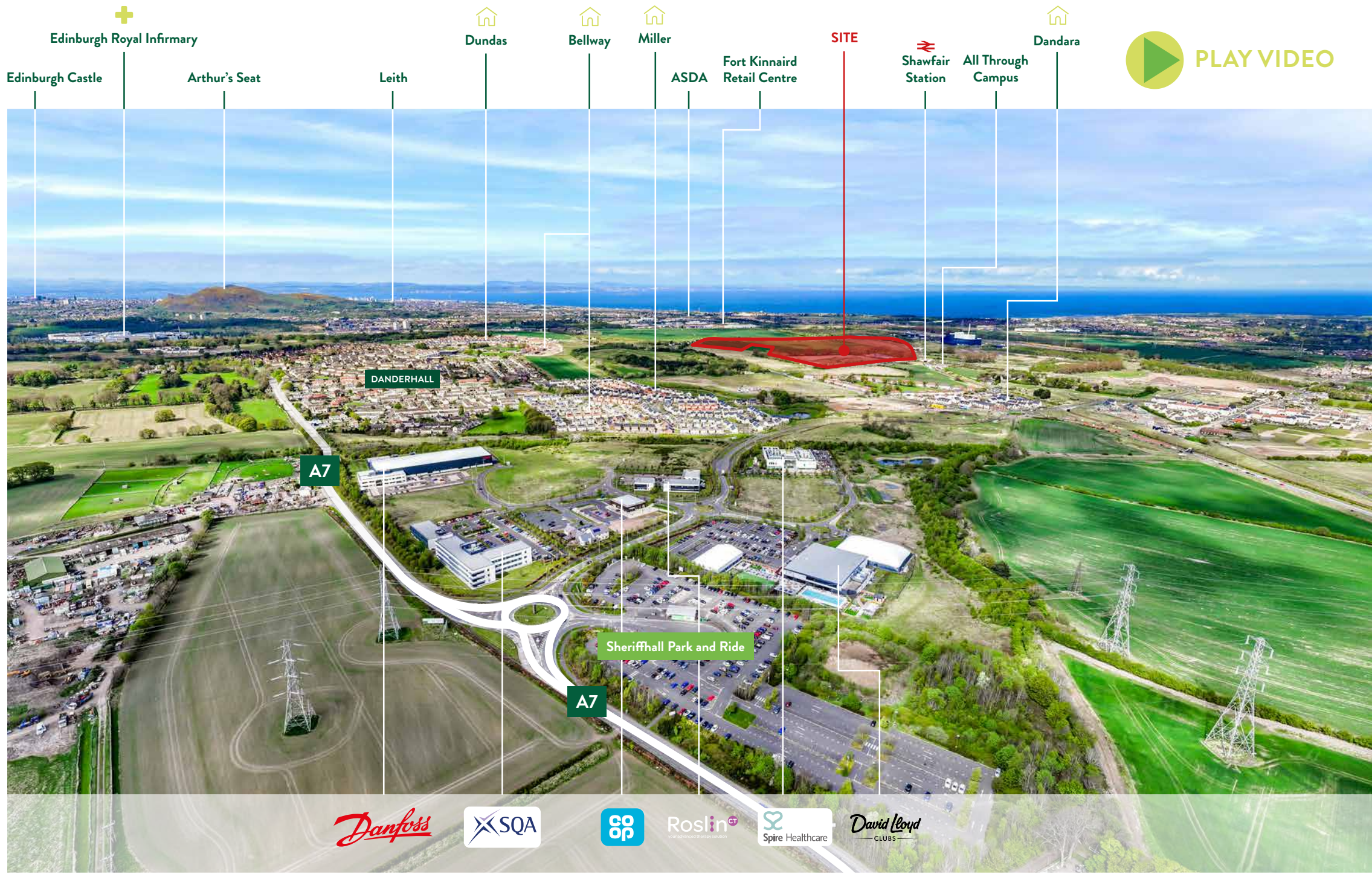
Site Area - 28.85 Ha (71.29 acres)

Unique opportunity for development of 900 - 1,000 new homes

Final phase of consented, popular master-planned new town

With rail station and excellent connections, just 15 minutes from Edinburgh city centre





SHAWFAIR: Edinburgh's Newest Connected Community

Shawfair is a major new town five miles from Edinburgh, offering exceptional access, opportunity, and quality of life.

Over 1,500 of 3,990 homes are complete or committed.

Shawfair's rail station connects to Edinburgh Waverley in 15 minutes, with numerous buses and unrivalled new road links across the region.

Education is a priority. Danderhall Primary School expanded in 2021 to add 210 places. A major all-through campus, covering nursery to vocational education with sports facilities, is due to open in 2028.

Amenities include the Old Colliery pub, a new Co-op, and a David Lloyd health club. A new town centre for retail, leisure, and community uses will complete within five years.

Shawfair's location offers direct access to employment in Edinburgh, Midlothian, and beyond.

Backed by Shawfair LLP—Buccleuch Property and Mactaggart & Mickel—this sustainable community is supported by parkland, integrated path network, and a low-carbon District Heating network delivered with Vattenfall.

With Edinburgh's energy, East Lothian's coastline, and Midlothian's countryside nearby, Shawfair balances connectivity, opportunity, and lifestyle.

The final significant phase is launched. Delivery partners are invited to help shape Shawfair's future.



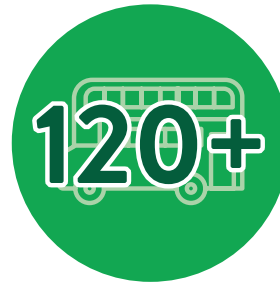
HOMES
DELIVERED
TO DATE



CAPACITY
ON SUBJECT
SITE



COMMITTED/
IN PLANNING



BUS DEPARTURES
PER DAY SERVING
6 ROUTES



OF SCOTLAND'S
POPULATION IS WITHIN
A 90 MINUTE DRIVE



TRAINS PER DAY INTO
EDINBURGH
(15MINS JOURNEY TIME)



ACRES OF PLANNED
PARKLAND

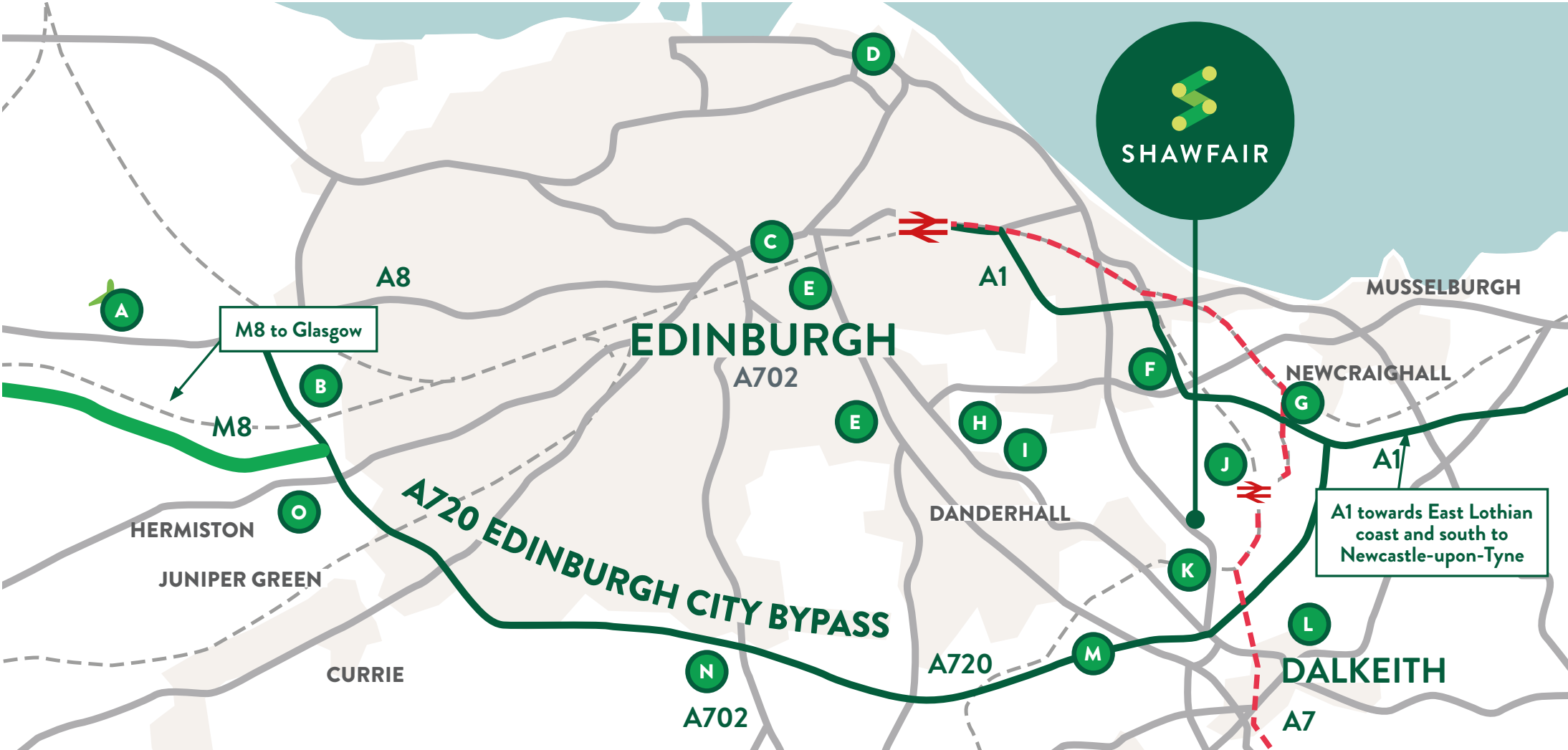


JOB'S WITHIN 20
MINUTE COMMUTE



NEW ALL THROUGH
CAMPUS DUE 2028

SHAWFAIR: LOCATION



DEMAND DRIVERS

Education | Employment | Amenity | Accessibility



EDUCATION

Edinburgh's world-class universities
4 universities serve 80,000 students.

New All Through Campus due 2028
Early years to tertiary education, right on the doorstep.

Danderhall Primary and Community Campus
A modern school and community facility since 2021.

University of Edinburgh top 30 globally
A global leader in research, especially life sciences.



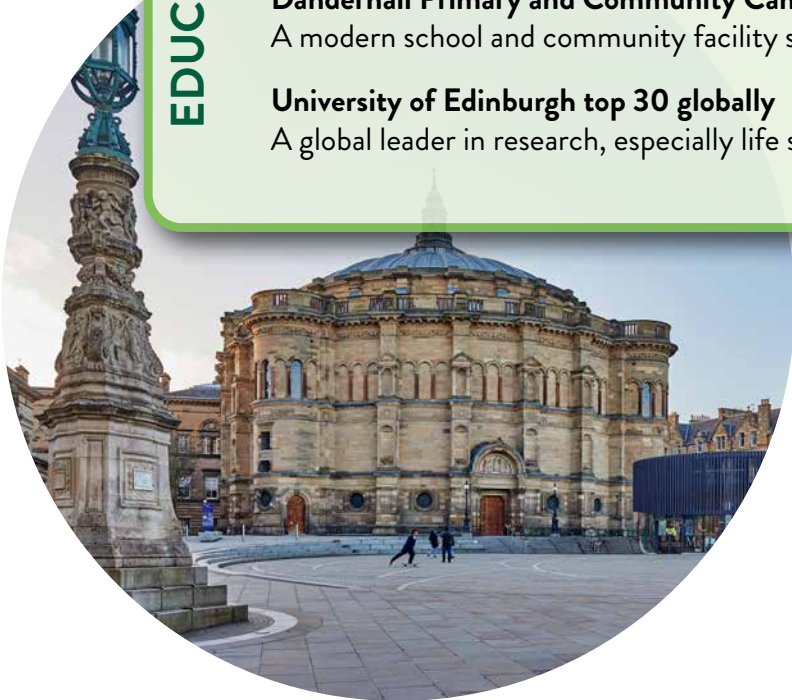
AMENITY

Cycle paths, walking routes and green space delivered
Parkland and active travel built into the masterplan.

David Lloyd Leisure club at Shawfair
Extensive fitness and wellbeing facilities, minutes from home.

New Co-op supermarket opened in 2024
Everyday convenience without leaving the neighbourhood.

Close to country parks and coastal escapes
Dalkeith Country Park & East Lothian's beaches and more nearby.



DEMAND DRIVERS

Education | Employment | Amenity | Accessibility

EMPLOYMENT

- 50,000 + jobs within 20-minute commute**
Local and citywide jobs are easily accessible.
- Royal Infirmary and BioQuarter just 2 miles away**
A fast-growing life sciences hub with global reach.
- High-value workforce in professional roles**
66.2% in managerial and professional employment.
- Midlothian is Scotland's fastest growing economy**
GDP rising at 4.9% – Scotland's strongest.



ACCESSIBILITY

- 15 minutes by train to Edinburgh Waverley**
Fast, half-hourly links from Shawfair Station
- Minutes from A7, A720, A1 & M8**
A key junction for travel in all directions.
- Sheriffhall Park & Ride**
Simple commuting to the city & beyond
- 70% of Scotland's population within 90-minute drive**
Reach major cities and regions quickly and easily.



MASTERPLAN



KEY

- 1. Danderhall Primary School
- 2. Shawfair Railway Station
- 3. District Heating - Energy Centre
- 4. New Primary School Site
- 5. New All Through Campus
- 6. Valley Park

- Residential - LAND FOR SALE (900 - 1,000 units)
- Residential - Under Offer / In Planning Process (951 units)
- Residential - Selling / Under Construction (981 units)
- Residential - Sold Out (690 units)
- Shawfair Town Centre



THE OPPORTUNITY

The subjects for sale represent the remaining significant scale development phase of the Shawfair masterplan. The sites offer a combined opportunity for the delivery of 900 - 1,000 new homes (subject to product choice and design), set within a fully master-planned and partially completed community of scale.

Shawfair benefits from outline planning permission for 3,990 homes. Midlothian Council is supportive of a broad mix of tenures and development forms.

The masterplan provides for predominantly low to medium-density family housing with areas of higher density accommodation, which will include a mix of tenures including BTR / Single Family Homes, Private Housing and Affordable Housing. Within the higher density areas there will be provision for retail, office and a mix of other town centre uses complimenting the all through education campus, Shawfair Business Park and new housing.

SITE SUMMARY

The Masterplan densities and areas are shown below; however are flexible within the site both in terms of density and mix, tenures and types of housing, with the majority of site proposed as low to medium density family style homes with an element of higher-density flatted / housing units concentrated in the southern portion of the site north of the rail halt. Both Shawfair LLP and Midlothian Council are supportive of a broad range of residential development tenures, supporting delivery of a diverse and inclusive new community.

SITE	INDICATIVE SITE NDA (Ha/acres)	INDICATIVE CAPACITY (can be increased)
B1	3.70 / 9.15	111
B2	6.88 / 16.99	206
C	4.57 / 11.29	183
G	1.17 / 2.76	67
H	1.10 / 2.71	99
I	5.54 / 13.71	250
TOTAL	22.96 / 56.61	916

This summary table shows 916 units of accommodation, however we believe a capacity of between 900-1000 units may be appropriate and can be accommodated within the planning consent unit numbers.

PLANNING

The subjects form part of the wider Shawfair masterplan which has outline planning consent for 3990 units. The suggested capacity of 900 to 1000 units can be accommodated within the overall consented unit numbers.

The planning consent stipulates 20% Affordable Housing, please provide for this within your proposal.

Key planning documentation and analysis is available via a comprehensive dataroom.

SITE CONDITIONS

A site constraints plan has been provided in the dataroom which seeks to highlight the key site conditions. There are no known site conditions that cannot be mitigated through site design / works including grouting for example.

SUSTAINABILITY & ENERGY INFRASTRUCTURE

Shawfair is at the forefront of delivering sustainable new communities. Like much of the wider development, the subject site will be connected to a low-carbon district heating network operated by Midlothian Energy Limited—a joint venture between Midlothian Council and Vattenfall one of Europe’s largest and most progressive green energy providers.

This reliable and future-focused heat network already serves homes by major developers including Miller Homes, CALA Homes, Cruden Homes [JV with MacMic] and Robertson Homes, and will extend to serve the remaining phases of Shawfair.

Further enabling infrastructure already delivered or programmed includes:

- An approved Primary Substation with full capacity to serve the site
- An approved Drainage Strategy
- Construction of connecting spine roads, programmed within the next 12 months, to ensure seamless access and integration with surrounding parcels and the wider transport network

LEGAL / TITLE

The site is owned wholly by Shawfair LLP and an opportunity to review the title will be provided at the appropriate time. There are no known constraints to the title that should impact the preparation of offer.

THE PROPOSAL

Shawfair LLP has worked hard over a number of years to secure planning and technical consents and instal services creating this unique large, serviced site for 900-1000 units.

On behalf of our client, we are seeking Greenfield offers with limited conditionality, reflecting the planning status, the amount of infrastructure installed serving the site, and capacity for services and drainage that is either in place or underway. It is appreciated that this is a significant opportunity, a phased payment profile will be considered. See bid information letter for the full requirements of offer.

The site has been formally launched to market and a closing date for offers will be set in due course.

Following the closing date, it is expected that the bids will be reported to clients and short listed with interviews where necessary. The Stage 2 bid process will seek to look at the net position having regard to planning gain and abnormal costs before selecting a Preferred Partner.

A full dataroom will be made available (on request) to interested parties during this period, including all technical, legal, and planning documents.

Enquiries should be directed to the selling agents.



Dandara at Shawfair



Bellway and Dundas Estates at Shawfair

FOR FURTHER INFORMATION PLEASE CONTACT:



JUSTIN LAMB ASSOCIATES

JUSTIN LAMB

Mobile:
07776 161 682

Email:
justin@jllaland.co.uk

IAIN MACPHAIL

Mobile:
07780 583 100

Email:
iain@jllaland.co.uk

CBRE

CBRE

STEVEN HENDRY

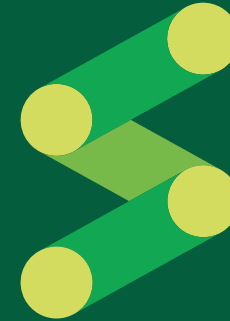
Mobile:
07950 926129

Email:
steven.hendry@cbre.com

JACK CHANDLER

Mobile:
07770 835 328

Email:
jack.d.chandler@cbre.com



SHAWFAIR



PLAY VIDEO

DISCLAIMER

The agents for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a generally outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of either agent has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

APRIL 2025.

Produced by Designworks.