

LAND NEAR SHAWFAIR STATION

Approx. 11.7 acre (4.7 ha) development site located near to Shawfair Railway Station, in Shawfair, Midlothian on behalf of the Mining Remediation Authority

Shawfair, Midlothian, EH22 1SB




Mining
Remediation
Authority

AVISON
YOUNG

SUMMARY

Site extending to approx. 11.7 acre (4.7 ha) near Shawfair Railway Station

Opportunity for a range of uses including commercial and residential, subject to the necessary consents

Designated as a Committed Development site within the Midlothian Local Plan

Proposals sought for either purchase of the Heritable Interest (both conditional and unconditional); promotion / option agreement; or joint venture

On behalf of the Mining Remediation Authority



LOCATION

The site is located within the emerging new suburb / village of Shawfair, Midlothian, around 8km south east of Edinburgh city centre. Edinburgh is Scotland's capital city with a population of around 523,250 residents (NRS, 2023), with the Midlothian local authority area home to around 98,260 residents (NRS, 2023). The nearest Midlothian settlement is Dalkeith (approx. 3km south of the site) which has a population of around 15,145 (Census, 2022).

Local amenities include Fort Kinnaird shopping centre; the Royal Infirmary of Edinburgh; Edinburgh BioQuarter; Dobbies Garden Centre; and Queen Margaret University. Shawfair Park, around 1.5km south west of the site, is home to a David Lloyd health centre; Co-op shop; pub / restaurant; Spire Hospital; office accommodation; and Sheriffhall Park & Ride.

Shawfair Railway Station is located around 200 metres west of the entrance to the site, providing regular train services to Edinburgh Waverley in around 15 minutes. The City of Edinburgh Bypass (A720) can be accessed via the Sheriffhall Roundabout to the south of the site (approx. 2km), while road access into Edinburgh city centre is available via the A7 (Old Dalkeith Road) from Danderhall.

The site is in the catchment area of the following schools:

- Non-denominational Primary Education: Danderhall Primary School
- Denominational Primary Education: St David's RC Primary School (Dalkeith)
- Non-Denominational Secondary Education: Dalkeith High School
- Denominational Secondary Education; St David's RC High School (Dalkeith)



SHAWFAIR

The site is part of Shawfair, a residential-led new suburb / village extending to around 710 ha. It is located to the south east of Edinburgh, with The City of Edinburgh Bypass (A720) running to the south and east. The towns of Dalkeith (south east) and Musselburgh (north east) are beyond this major road. To the north is the A1 from which Queen Margaret University and Fort Kinnaird Shopping Centre are directly accessed.

The original Shawfair masterplan was approved in 2014 and the wider area is now home to completed housing developments by Bellway, Dandara and MacTaggart & Mickel. While residential led, there are plans for Shawfair to also deliver commercial, educational, leisure and amenity uses. Completed / proposed developments include:

Shawfair Education Campus: The land to the north of the subject site is proposed as an Education Campus by Shawfair LLP, including primary school; secondary school; sports; and community facilities.

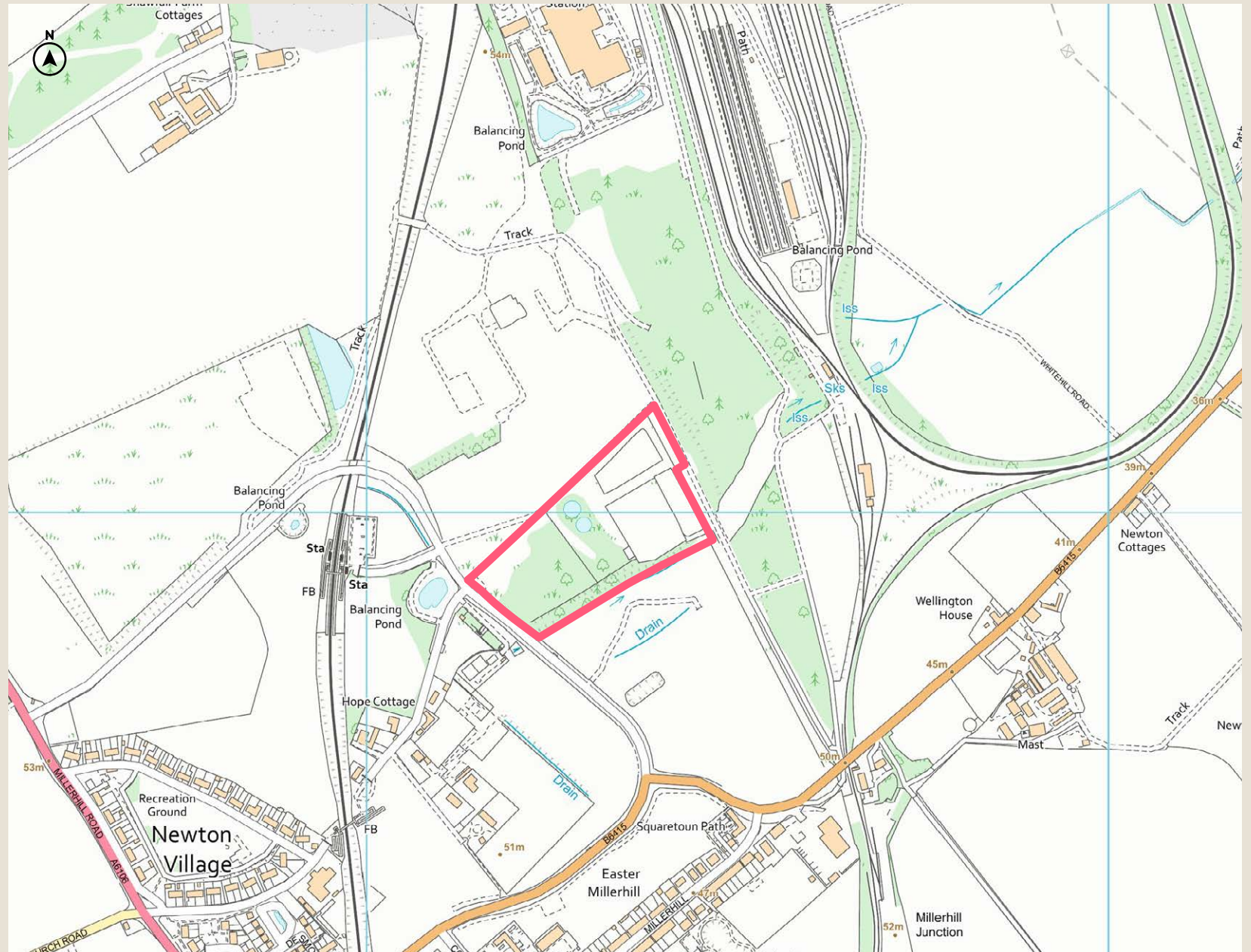
Midlothian Energy Project Ltd (MEP): A low-carbon district heating network facility has been established to the north west of Shawfair, with plans to service new residential developments in the area. MEP is a joint venture between Vattenfall and Midlothian Council. The Mining Remediation Authority has reserved appropriate rights to allow connection into the district heating network – further details are available from the selling agent.

Current housing developments close to the site include:

- Cruden Homes: Longthorn Gardens
- Miller Homes: Shawfair
- Robertson Homes: Cockerow Gardens
- Cala: Craighall Village

Future developments close to the subject site include:

- Lovell Homes: Planning ref – 25/00438/MSC (awaiting decision)
- MacTaggart & Mickel Homes: Planning ref – 25/00438/MSC (awaiting decision)





SITE DESCRIPTION

The site is positioned within the central area of Shawfair, to the east of Shawfair Railway Station, extending to an approximate area of 11.7 acre (4.7 ha). Access is from a new road to the south west of the site (planning permission has been lodged for a new junction servicing the site). The land is currently vacant comprising a mix of hardstanding; made ground soils; disused settlement ponds (mine water treatment); a former depot; and trees / light vegetation cover. It is gently undulating with several embanked and lowered areas associated with the former settlement ponds. The southern boundary of the site comprises a raised embankment treeline. An artificial stream borders the site south of the embanked treeline, culverted to the south-west and the south-east.

To the north is open undeveloped scrubland under the ownership of Shawfair LLP. The owner is progressing proposals for an Education Campus on this area in association with Midlothian Council. Further north is a district heating facility under the ownership of Midlothian Energy Ltd.

To the north east is Millerhill Electric Train Depot.

To the east is a wooded area then railway infrastructure providing access to / from the depot.

To the south is open space / SUDS infrastructure associated with Cruden Homes' Longthorn Gardens development, which is positioned immediately south of this area.

To the west is Shawfair Station, while to the south west are residential properties historic to the area. The surrounding open ground to the west is the proposed location for development of Shawfair Town Centre and to the south west development of new homes (Lovell Homes).

A dataroom containing site information is available to interested parties, including:

- Title Information
- Topographical Survey
- Indicative Constraints Plan
- Indicative Layout
- Phase I Desk Study Report and Coal Mining Risk Assessment
- Mine Entry Interpretive Report
- Scottish Water Capacity / Network Assessment
- Preliminary Feasibility Report





PLANNING

Local Development Plan: The site is designated as a Committed Development (Policy STRAT 1) site within the Midlothian Local Plan (adopted 2017). Its specific designation is part of the wider e25 Millerhill Marshalling Yards site, designated for Business / General Industry / Storage or Distribution uses. Appendix 2B of the LDP sets guidance for when residential development and other commercial uses may be supported.

Emerging Local Development Plan: As part of preparations for the Midlothian Local Development Plan 2, the Council has set out a shortlist of potential sites to meet the Local Housing Land Requirement. The site (ref: Shawfair Coal Authority / SUB086) was selected to this shortlist with an indicative capacity of 150 residential units in June 2025. The most recent shortlist (November 2025) has not selected the subject site. Representations are being made on behalf of the owner of the site for its reselection.

Planning Application:

Ref: 25/00351/MSC

Description: Approval of matters specified in conditions 8...and 21 attached to planning permission 17/00650/S42 (relating to access, landscaping, ground investigations and drainage works).

Validated: 08/07/2025

Status: Awaiting Decision

Comment: A vehicular access into the site (with associated infrastructure) has been proposed by this planning application – full details of the application and junction construction works are available from the selling agent.

The site does not contain any listed buildings nor is within a Conservation Area.



METHOD OF SALE

Full offer requirements are available from the selling agent.

Offers sought for either the purchase of the Heritable Interest (both conditional and unconditional); promotion / option agreement; or joint venture.

Only indicative boundaries are provided within this sales brochure and should not be relied upon.

The owner reserves the right to sell the property without reference to any other party.



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FURTHER INFORMATION

Parties should note interest with Avison Young in the first instance to receive access to the dataroom; the Closing Date Letter (outlining offer requirements); and any updates to the sales process.

The site may be viewed out-with the landholding from the adjacent road or to access the site please contact the selling agent to arrange.

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners
3. Satisfactory proof of the source of funds for the buyers / funders / lessee

March 2026