

# FOR SALE

**Newcraighall**  
Edinburgh, EH21 8RY

INDUSTRIAL / BUSINESS DEVELOPMENT SITE



FORT KINNAIRD  
SHOPPING CENTRE

MUSSELBURGH  
TRAIN STATION

TESCO EXTRA

QUEEN MARGARET  
UNIVERSITY

MUSSELBURGH  
GOLF CLUB

A1

NEW JUNCTION  
DUE TO OPEN  
Q2 2023

SHAWFAIR  
TRAIN STATION

THE CITY OF  
EDINBURGH  
BYPASS

**Up to 15 acres (6.07 Ha)**  
Adjacent to new junction on the A1  
offering excellent access & visibility



# Location

The subject site lies less than **1 mile southeast of Fort Kinnaird, currently the second largest retail park in the UK.**

Once completed, works to the junction at Queen Margaret University will provide excellent access to the A1 in all directions, allowing easy access to Edinburgh City Centre, East Lothian, Midlothian and southern Scotland as well as the Scottish central belt via the

City of Edinburgh Bypass, which is located approximately 0.5 miles, to the south. There are many local bus services operating within the vicinity in addition to Newcraighall Park & Ride Train Station, providing access to the national rail network.





## Description and Area

The subject comprises a square shaped development site of c.15 acres (6.07 Ha). Access will be via a roundabout halfway along the southern side of the site with the western side bound by the Scotrail Millerhill Depot.

## Planning and Proposal

Planning Permission in Principle for the whole Newcraighall site was granted by East Lothian Council in October 2019 (18/00485/PPM). That permission allowed for a 'Mixed Use Development comprising residential development, education, business, industry, storage and distribution, innovation hub (including Class 2,3,4,5 and 6), employment uses, community facilities, residential neighbourhood centre (including Class 1,2,3 and 10), playing fields, changing facilities, public park(s) and associated works'. Persimmon Homes are currently building out land between the A1 and the East Coast rail line south of the Queen Margaret University buildings for 473 new homes. Further residential development opportunities are being progressed to the north within the City of Edinburgh administrative area.

The subject site, comprising c. 15 acres (6.07 Ha), is identified as employment land within this Masterplan. Adjacent land will be developed for new housing with a primary school, proposed on land to the south east and a new junction onto the A1 immediately east of the subject site due for completion in Q3 2023.

## Terms

Offers are invited for our client's Heritable interest in the site. Consideration will also be given to disposal of the site in part.







### Anti-Money Laundering

To comply with our legal responsibilities for Anti- Money Laundering, it will be necessary for the Purchaser to provide information on agreement of terms and prior to the completion of the transaction.

#### This will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Purchaser

### Legal Costs

Each party will be responsible for their own legal costs, with the purchaser liable for any Land and Buildings Transaction Tax.

### VAT

VAT will be payable on the purchase price.

### Viewing & Further Information

Strictly by appointment through the sole selling agent:

**Lewis Pentland**  
07748 704 734  
lewis.pentland@colliers.com



**0131 240 7500**  
[colliers.com/uk/industrial](https://colliers.com/uk/industrial)

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. March 2023.