There is a vision for Shawfair

Shawfair will create an entirely new, self-sufficient community with modern high quality homes, schools, offices, leisure and amenity facilities, retail outlets and extensive landscaped outdoor space. A thriving place where people can live, work and play within an entirely new urban setting.

As the largest urban expansion project within Edinburgh and Midlothian, Shawfair will revitalise the South East Wedge of the City, delivering around 4,000 new homes, business space, public amenities within a landscaped environment around a new town centre and railway station.

There is a commitment to deliver heating and power solutions for the homes and businesses that will be efficient, innovative, yet cost-effective.

Danderhall South has been selected as the initial phase of residential development measuring 32.71 acres/13.22 ha, offering first class connectivity by newly built roads through Shawfair Park, linking to existing local amenities and a new urban community set in green and landscaped surroundings.

Edinburgh City Centre is 15 minutes away by train.
Location

01 Newton Church
02 Railway Links

Scale 1:25,000

Danderhall South Phase 1
Danderhall South Phase 2
Land zoned for commercial use
Future Development Land

Location

Danderhall

Danderhall South

Shawfair Park

Phase 2

Phase 1
Location

Connectivity:
- 5 miles South East of Edinburgh City Centre
- 1 Mile from Edinburgh City Bypass
- 15 minutes by rail to Edinburgh Waverley
- Bus Park & Ride at the adjacent Shawfair Park
- 8 miles of cycle paths, community woodland, and landscaped green space
Shawfair is a new community with a unique degree of accessibility. At the centre of the settlement is the brand new Shawfair Station. The third stop on the newly launched Borders Railway Line, the journey time from Shawfair to Edinburgh’s Waverley Station is 15 minutes. Add to this the extensive existing road network, public transport and Park & Ride, that will be linked to the new settlement, and residents will have a fantastic range of transport options to get them to the City, its surroundings and further afield.

A new settlement requires new schools and Shawfair will benefit from both a new secondary school and two new primary schools.
Infrastructure

01 Rail links
02 Public footpath / Cycleway
03 Train station signage
04 Shawfair Park
05 Rail links
06 Shawfair signage
07 Borders Railway

Shawfair is a new community with a unique degree of accessibility. At the centre of the settlement is the brand new Shawfair Station. The third stop on the newly launched Borders Railway Line, the journey time from Shawfair to Edinburgh’s Waverley Station is 15 minutes. Add to this the extensive existing road network, public transport and Park & Ride, that will be linked to the new settlement, and residents will have a fantastic range of transport options to get them to the City, its surroundings and further afield.
A new community, a new rail station, a new name in Edinburgh. Buccleuch Property and Mactaggart & Mickel are committed to delivering a development to meet the high standards of design that reflect the vision shared with Midlothian Council. The materials, streetscapes, the landscaping and the open space will set Shawfair apart from other new-build developments.
Shawfair LLP, the joint venture partnership delivering Shawfair, between Buccleuch Property and Mactaggart & Mickel, is seeking like-minded delivery partners who share its vision of creating something unique.

**Delivery Partners**

Buccleuch Property represents the commercial property interests of the wider Buccleuch Group. The core of its business operates in the investment and development markets, together with significant interests in the strategic land and residential sectors. Buccleuch have had major land interests in the surrounding area for hundreds of years, and an active involvement in the project since 2002.

Mactaggart & Mickel has been handcrafting homes since 1925 and is a multi-award winning family-owned group of companies with divisions in timber systems, contracts, commercial property and strategic land. The company is active across central Scotland, from Edinburgh to Glasgow and the Ayrshire Coast. Mactaggart & Mickel has a long-term involvement in the Shawfair project and is committed to its successful delivery.
The Phase 1 land release at Shawfair comprises 20.95 acres immediately to the south-east of the existing settlement of Danderhall.

The new tree lined access road to Phase 1 has been constructed providing an excellent sense of arrival through Shawfair Park.

The Phase 2 land release comprises 11.76 acres largely to the east of Danderhall accessed from the upgraded Newton Church Road.

The test layout shown opposite indicates approximately 435 dwellings which complies with the density parameters of the Design Guide (20-35 per ha/8-14 per acre). This layout has been produced in conjunction with Midlothian Council.
NB – The hatched areas indicate the Affordable Housing locations which have been agreed with Midlothian Council in principle.
Situated to the south-east of Danderhall and east of Shawfair Park, the site will be easily accessed from a new direct link to the A7, providing a main arterial route linking the City Centre to the City Bypass.

The delivery of this first phase will set the tone for the entire development and is therefore considered important to the vision and long term success of Shawfair.

The layout has been designed to maximise the green space that is available for residents, local community and visitors with large parks and smaller areas, characterised by woodland planting and quality landscaping. In addition to this, there will be designated cycle and pedestrian footpaths through the residential and woodland areas.
Delivery

Services

It is intended that the seller provides:

- Gas, water, electricity, and telecoms to the agreed Points of Connection (POC) along Newton Church Road for the Phase 1 and Phase 2 subjects. This work includes the provision of a new gas line and the management of other key services in this corridor including a fibre optic cable.
- Adequate capacity at the POC locations for the Phase 1 and 2 developments.
- Surface Water and Foul Drainage outlets at specified locations generally to the east / south east of the Phase 1 and 2 subjects. The Drainage Impact Assessment (DIA) requires an element of off line foul storage which shall be provided by the seller to the east of the subjects.
- Two strategic SUDS basins to the east of Danderhall South providing one level of treatment. The Purchaser shall also provide one level of treatment within the red line site area in a form to be agreed with Midlothian Council.

The Seller is committed to delivering a sustainable settlement at Shawfair and is investigating the delivery of heat and power from the proposed Zero Waste Plant.

Planning

Outline Planning Permission (Planning reference 02/00660/OUT) was granted in August 2014 for residential, industrial and commercial floor space, community facilities (including new schools), associated landscaping with provision for sport and recreation and new transport facilities.

The Design Brief for Danderhall South was approved by Midlothian Council in April 2015 and provides a guide to the key design principles which would form the basis for any application for Approval of Matters Specified in Condition (AMC) within Danderhall South, including:

- Land Use and density
- Access and connectivity
- Block Edges
- Built Form
- Street Design
- Open Space
- Building Materials
- Landscape Materials
The Danderhall South phase requires the delivery of an upgraded Newton Church Road and significant Structural Landscaping out with the Phase 1 and 2 areas.

The seller will seek to:

- Procure the delivery of the key upgrades, alterations and works to Newton Church Road as generally indicated in the Design Brief, or such other works as Midlothian Council may require, including the delivery of services and drainage where appropriate along this key route.

- Deliver Structural Landscaping in line with Midlothian Council requirements and the Landscaping Framework prepared by OPEN and managed by the Seller.

- Maintain the strategic cycle and footpath network and associated lighting and drainage in accordance with planning requirements.

- Prepare a Deed of Conditions to confirm the responsibilities of the Seller outwith the Danderhall South area covering all of the matters noted above.
Delivery

Ground Conditions / Works

A Site Investigation has been undertaken on the Danderhall South subjects a copy of which is in the data room. The Purchaser will be responsible for their own foundation solutions taking account of the findings in the Site Investigation report.

The Seller has engaged Mason Evans in relation to site stabilisation works and shall undertake the grouting and shaft capping works (2 known shafts) required within the Phase 1 and Phase 2 areas.

Section 75

The Section 75 legal agreement relating to the Outline Planning Consent describes the works, contributions and key trigger points for the Shawfair development.

Responsibility lies with The Seller for all works and financial contributions, with one exception; the Purchaser will be responsible for the delivery of 20% Affordable Housing within each phase in accordance with the Affordable Housing guidance in the legal agreement.

The Affordable Housing locations (north-west) have been agreed with Midlothian Council in principle.
CBRE Limited/Justin Lamb Associates on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Whilst CBRE Limited/Justin Lamb Associates uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited/Justin Lamb Associates as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars.
3. No person in the employment of CBRE Limited/ Justin Lamb Associates has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Site Information

This document is available online at: [www.shawfair.co.uk/data-room](http://www.shawfair.co.uk/data-room)

The data room containing the planning and technical information pack is accessible via this website. Access to this information will be made available to parties who have expressed interest and been provided with a password.

The Sale Process

Interested parties will be notified of a closing date or if further information is available.

For further information please contact the selling agents:

**CBRE**

**Stewart Taylor**

Direct Dial: 0131 243 4180  
Mobile: 07979 516 512  
Email: stewart.taylor@cbre.com

**Beverley Mortimer**

Direct Dial: 0131 243 4179  
Mobile: 07833 404 761  
Email: beverley.mortimer@cbre.com

**Justin Lamb Associates**

**Justin Lamb**

Direct Dial: 0131 225 9816  
Mobile: 07776 161 682  
Email: justin@jlaland.co.uk

**Kate Narro**

Direct Dial: 0131 225 7555  
Mobile: 07585 117 308  
Email: kate@jlaland.co.uk

CBRE Limited/Justin Lamb Associates on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Whilst CBRE Limited/Justin Lamb Associates uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited/Justin Lamb Associates as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars.
3. No person in the employment of CBRE Limited/ Justin Lamb Associates has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.