

FOR SALE CONSENTED RESIDENTIAL DEVELOPMENT
OPPORTUNITY EXTENDING TO 676 NEW HOMES

69.3 ACRES
(28.04 HECTARES)

NEW BRUNSTANE EDINBURGH

SOUTH EAST EDINBURGH EH15 2RG



EXECUTIVE SUMMARY

A PRIME DEVELOPMENT OPPORTUNITY
IN BRUNSTANE, LOCATED BETWEEN
PORTOBELLO, JOPPA AND NEWCRAIGHALL



DETAILED PLANNING
PERMISSION SECURED
FOR 676 NEW HOMES -
READY FOR IMMEDIATE
DEVELOPMENT



25% AFFORDABLE HOUSING
REQUIREMENT, RSL PRE-
AGREED TO PARTNER
PREFERRED BIDDER



FULL POWER SUPPLY
FROM DECEMBER 2025 -
FLEXIBILITY FOR HYBRID GAS
OR ALL ELECTRIC SOLUTION



EXCELLENT
CONNECTIVITY -
SUPERIOR ROAD AND
RAIL LINKS



TECHNICAL CONSENTS
IN PLACE FOR IMMEDIATE
SITE START



TRI-TENURE COMMUNITY
- IDEAL LOCATION FOR
SINGLE FAMILY HOUSING
RENTAL PRODUCT



DESIGN LED LIVING -
MASTERPLAN WITH HIGH
PROVISION OF OPEN
SPACE



LOCAL CENTRE AT HEART
OF DEVELOPMENT
OFFERING 20 MINUTE
NEIGHBOURHOOD



600 PUPIL PRIMARY AND
128 PUPIL NURSERY WITH
OUTDOOR SPORTS PITCH &
SENSORY GARDEN BUILT TO
PASSIVEHAUS STANDARD



EXCELLENT RETAIL &
LEISURE FACILITIES AT
FORT KINNAIRD

NEW BRUNSTANE

69.3 ACRES
(28.04 HECTARES)



CONNECTING BRUNSTANE

Portobello lies approximately 1 mile north-east of the site and Musselburgh lies about 1 mile east. Brunstane is popular with commuters and families due to the array of nearby amenities and convenient access to Edinburgh City Centre.

New Brunstane enjoys excellent transport connectivity. The site is located to the east of the A1 which provides a direct route between Edinburgh City Centre and City Bypass.



Walk to Portobello
Walk to Fort Kinnaird
Walk to Musselburgh High Street

20 mins
15 mins
30 mins



Bus to City Centre (113, 44, 124)
Bus to Musselburgh (30, 46, 48)
Bus to ERI via Fort Kinnaird (48)

30 mins
20 mins
24 mins



Brunstane Station to Waverley
Newcraighall Station to Tweedbank

8 mins
45 mins

Public transport from Brunstane is exceptional. Both Newcraighall Road and Milton Road are within walking distance and connect into an extensive network of bus routes, connecting the site to Edinburgh City Centre, nearby employment hubs and local leisure destinations.

The site is positioned between 3 train stations, all on the Edinburgh Waverley line. Both Newcraighall and Brunstane stations are located within 0.5 miles and provide a direct service to Edinburgh in under 10 minutes. Musselburgh station is located 1 mile from the site and provides a direct link to Edinburgh Waverley and North Berwick.

The site falls within the catchment of Newcraighall Primary School and St John's RC Primary School, however a new primary school will be delivered on site.

Secondary education is provided by Castlebrae High School and Holy Rood RC High School. Two higher education institutions are close by: Edinburgh College's Milton Road Campus and Queen Margaret University. Edinburgh has many quality private schools, including Loretto School which is located in Musselburgh approximately 1.5 miles from the site.



PORTOBELLO BEACH

NCR - ROUTE 10

MUSSELBURGH RACE COURSE

NCR - ROUTE 61

BRUNSTANE BURN FOOTPATH

LORETTO SCHOOL

BRUNSTANE TRAIN STATION

MUSSELBURGH HIGH STREET



PROPOSED NEW PRIMARY SCHOOL



PROPOSED LOCAL CENTRE

NCR - ROUTE 1

ASDA

FORT KINNAULD RETAIL PARK

NEWCRAIGHALL PRIMARY

QUEEN MARGARET UNIVERSITY

MUSSELBURGH GOLF CLUB

NEWCRAIGHALL TRAIN STATION

MUSSELBURGH TRAIN STATION

A1

LIVING IN BRUNSTANE

New Brunstane offers an ideal mix of city centre connectivity, local amenities and leisure facilities within an attractive suburban environment. (in bold?)

Numerous retail and leisure facilities are available within walking distance, including Fort Kinnaird Retail Park less than 1 mile away. Fort Kinnaird provides well-known retailers such as Argos, Boots, Primark, TK Maxx, and M&S, along with a cinema and restaurants including Pizza Express, Nando's, Five Guys and Wagamama.

Nearby leisure and sports amenities include Bannatyne's Health Club, Portobello Swim Centre, Musselburgh Sports Centre, Duddingston Golf Club, Musselburgh Golf Club, and Newcraighall Bowling Club.

There is a high provision of supermarkets locally, including ASDA, LIDL, Tesco, Aldi and M&S, all within 1.5 miles of the site.



Portobello is located approximately 1 mile to the north of the site and offers an attractive high street and beachfront promenade known for it's array of high quality independent boutiques, restaurants, bars and coffee shops.

Newhailes House & Gardens, a National Trust of Scotland property, is located adjacent to the site and provides attractive parkland, children's play facilities and café facilities.

THE SITE

New Brunstane Phase 1 extends to c. 69.3 acres of open space with mature trees at the site boundaries. The consented layout for 676 units centres around brunstane green, a circular open space focal point proposed as public realm and home to a scheduled monument (SAM no:4112).

The development follows a Design Code which evolves a set of urban design principles focusing on neighbourhood, movement and open space. There is particular focus on housing along the principal route extending from the site entrance at Benhar Road to Brunstane Green and on to the area allocated for a new primary school.



The layout has been thoughtfully designed to maximise the role of green spaces as well as attractive views west to Arthur's Seat and east over the Firth of Forth to North Berwick Law.

The site is accessed from 2 new vehicular access points at the south. A connection from Newcraighall Road at Benhar Road forms the primary entrance, with a secondary access via bauld Drive.

The East Coast Mainline trainline runs down the eastern boundary and a bridge link for agricultural uses connects to New Brunstane East (Phase 2). The site has excellent connectivity to Edinburgh's

network of pedestrian walkways, John Muir Way and cycle routes. To the north is the John Muir Way, a recreational footpath adjacent to the Brunstane Burn, and a Local Nature Conservation Site. This walkway provides a quick link to a range of amenity at Portobello.

The site's southern boundary abuts a disused railway line, now used as a footpath and cycleway National Cycle Route 1 (NCR1) connecting Edinburgh City Centre and extending out to East Lothian.

PLANNING

- Planning Permission in Principle for the full New Brunstane site of 55 hectares (Phase 1 & 2) was granted in November 2020. The proposal extends to c. 1,300 new homes, with 25% affordable housing. The site is bisected by the railway line into New Brunstane West (Subjects) and New Brunstane East. (REF: 16/04122/PPP)
- A subsequent application for New Brunstane East (Phase 1) was obtained in June 2024. The AMC extends to 676 residential units, a new primary school and commercial village centre (REF; 23/07343/AMC).



	PRIVATE UNITS	PROVISION	AFFORDABLE	PROVISION
1 BED APARTMENT	3	0.4%		
2 BED APARTMENT	55	8.1%	90	13.3%
2 BED HOUSE	51	7.5%	29	4.3%
3 BED APARTMENT	0	0.0%	28	4.1%
3 BED HOUSE	101	14.9%	22	3.3%
4 BED HOUSE	242	35.8%		
5 BED HOUSE	55	8.1%		
TOTAL	507	75.0%	169	25.0%
PARKING ALLOCATION	530 spaces		51 spaces	

SECTION 75 CONTRIBUTION SUMMARY

Affordable Housing (25% minimum)

- At least 25% of total housing units must be affordable housing
- Various tenure types including social rented, mid-rent, and low-cost home ownership
- Includes detailed “Golden Share Housing” provisions for discounted sale properties

Education Infrastructure

- Contributions: £3,569 per flat, £17,630 per house (indexed)
- Services: Developer must provide full infrastructure and remediate the school site

Transport Infrastructure

- Junction Works: £200,000 for Milton/Harry Lauder junction, £23,000 for Old Craighall junction
- Bus Infrastructure: Bus stop upgrades and driver facilities
- Traffic Orders: £6,000 for three Traffic Regulation Orders

Other Contributions

- Healthcare: £60 per residential unit
- Cycle Parking: £2,000 total
- Allotments: Free transfer of four allotment areas to the Council

Payment Structure

Contributions are paid in phases as development progresses, with initial payments required before commencement and subsequent installments triggered when residential units reach completion milestones.

TECHNICAL

Acquired by Dandara for an immediate site start, all technical consents are in place. As part of the sales process, Dandara technical team are available to take interested parties through their development programme and approach to construction.

The following information is available to support this approach:

AMC consent for 676 units with 25% affordable housing & Local Centre, Primary School to be delivered by CEC	Dandara have secured 4 Building Warrants under the 1 June 2022 to 31 January 2023 Regs (Provision for PV & Gas). The Building Warrants extend to 612 units across Phase 1 - 4
Signed Section 75 & S75A	RCCs - Infrastructure RCC available (No Bond required). RCC Masterplan pre-agreed with CEC Road
Planning Condition Tracker - All Pre Commencement Conditions discharged	Coal Authority Permit obtained for treatment of shallow mine workings by grouting and drilling
Site Investigation - Phase 2 Intrusive Investigation including Gas Addendum Reporting & Remediation Method Statements available	SEPA CAR Licence granted February 2024
Power - Off site infrastructure 70% complete. Site fully energised by December 2025	BAPA signed with Network Rail
Water - STA consent obtained for Phase 1. WTA consent for Phase 1 & 2 covering full development	Schedule Monument Consent - 2 SAMS consents Brunstane Green & Park



NEW BRUNSTANE EDINBURGH

OFFERS

JLL are seeking offers for the heritable interest in the development land at New Brunstane.

Offers are invited on an unconditional basis, not subject to obtaining planning permission.

Interested parties are advised to note their interest in writing to JLL. All parties who notify interest will be informed of any closing date arrangements. The Vendors are seeking Heritable (Freehold) offers for the whole site.

Offers should be submitted in HoTs format using the template provided by JLL. The purchaser will be responsible for their own legal costs and all taxes associated with the transaction.

Please note our Client reserves the right to not accept the highest or indeed any offer received in respect of the sale.

TECHNICAL INFORMATION

An extensive suite of technical information is available on request:

- Planning Documentation
- Accommodation Schedule
- Legal
- Technical
- Environmental
- Infrastructure
- CGIs

VAT

We understand the property is elected for VAT.

CONTACTS

For further information, please contact:



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