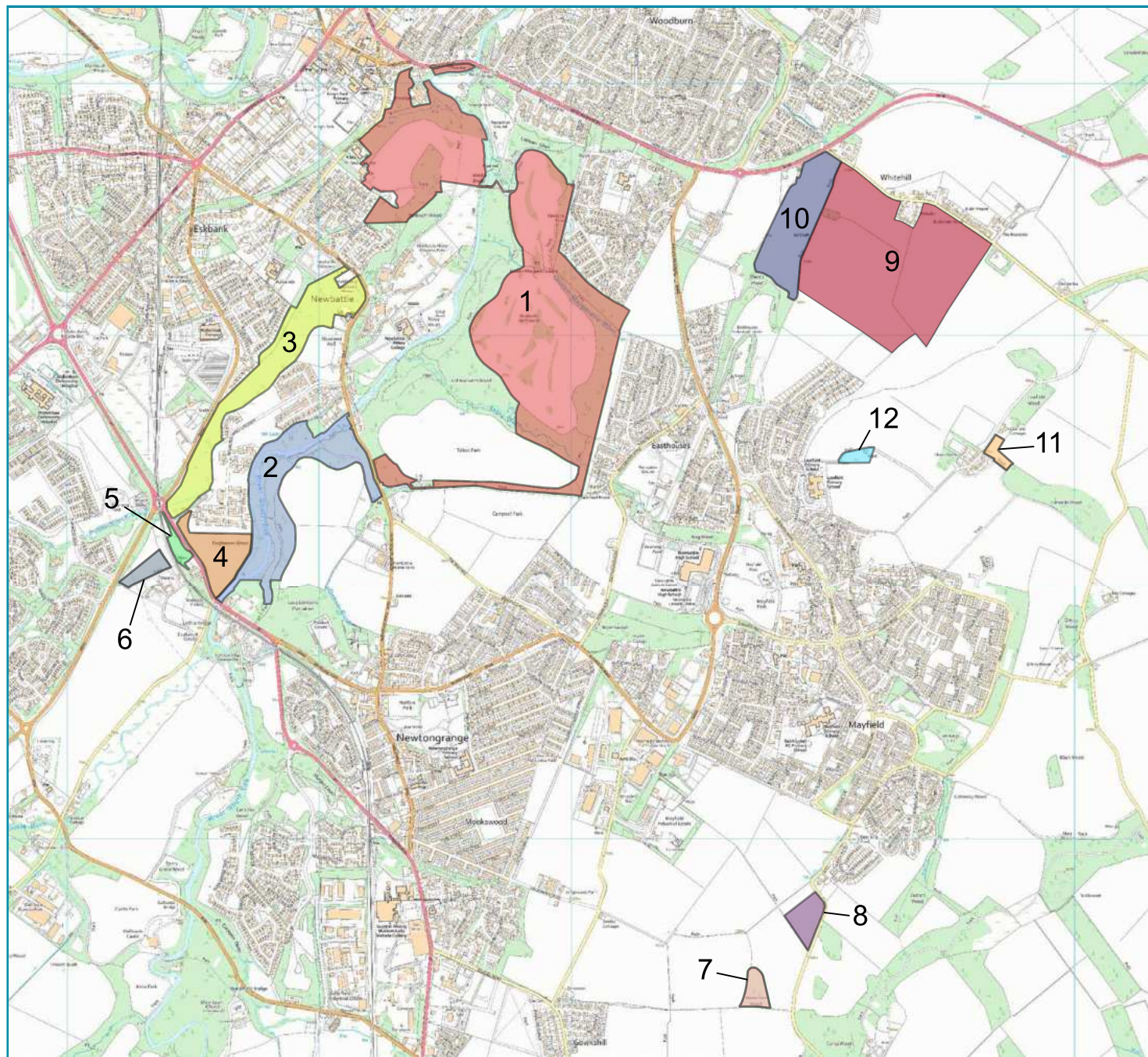


Lawfield Estate • Midlothian

Strategic Land Portfolio



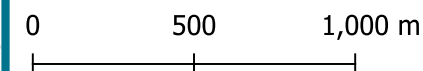
SITE PLAN

Land at Lawfield
Midlothian
Dalkeith
EH22
Scotland

Legend

- Lot 1 Newbattle Golf Course
- Lot 2 Lady Lothian's Wood
- Lot 3 Kirkbank Wood
- Lot 4 Kingsgate
- Lot 5 Dalhousie Mains Mast Field
- Lot 6 Dalhousie Mains
- Lot 7 Masterton Wood - Lingerwood
- Lot 8 Below Cushat
- Lot 9 Lawfield Farm
- Lot 10 Lawfield West
- Lot 11 Lawfield Steading Strip
- Lot 12 Lawfield Mast Site

A4 - Scale - 1:20,000



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Lawfield Estate Strategic Land Portfolio

Dalkeith, Midlothian

This exceptional portfolio of strategic land presents a rare and forward-looking opportunity in a highly desirable area of Midlothian. Offered for sale as a whole or in up to 12 lots, the land comprises a substantial area with strong potential for phased development, subject to planning.

Newbattle Golf Course, extending to 103 acres (42 ha) & 50 acres (20 ha) of woodland

106 acres (43 ha) of prime arable land with development potential.

72 acres (29 ha) of mixed native woodland

14 acres (6 ha) of grazing

Good access to the A720 Edinburgh bypass



For sale as a whole or in 12 lots

Selling agents

Davidson & Robertson

The Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

Tel: 0131 449 6212

Email: sales@drrural.co.uk

Web: www.drrural.co.uk



Situation

The various lots have excellent transport links as they are located just 2 miles to the south of the A720 (Edinburgh Bypass) with land predominantly between the A7 and A68 trunk roads.

Edinburgh (City Centre) - 6 miles

Newtongrange Railway Station - Approximately 0.7 miles from Kingsgate Field

Eskbank Railway Station – Approximately 1.2 miles from Newbattle Golf Course

Description

The land extends in total to approx. 346.28 acres (140.14 ha) including a 153 acre (62 ha) golf course and ancillary woodland, 106 acres (43 ha) of prime arable land, 72 acres (29 ha) of amenity woodland and 14 acres (6 ha) of grazing. Part of the portfolio currently generates rental income, offering valuable holding return while strategic options are explored. With the region experiencing continued economic and population growth, this portfolio presents a compelling opportunity for those seeking a long-term investment in one of Scotland's most dynamic growth corridors.





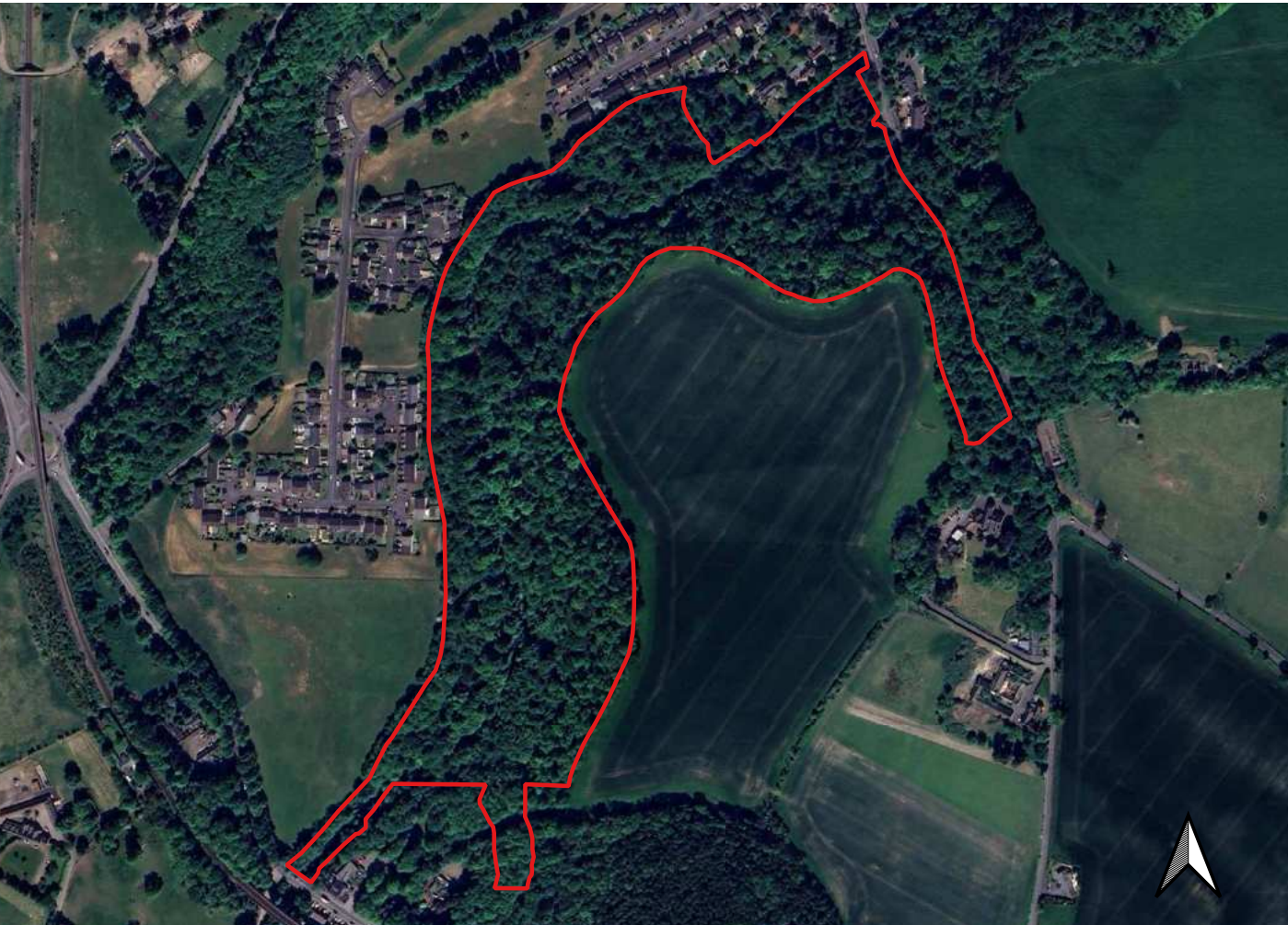
Lot 1 – Newbattle Golf Course

A unique opportunity to acquire the land rented to Newbattle Golf Club, an established and well-landscaped 18-hole golf course and practice area spanning approximately 105 acres bounded by 50 acres of amenity woodland.

Located on the south edge of Dalkeith, the course is highly accessible, just 8 miles from Edinburgh city centre, attractive to both local and visiting golfers across the region.

The course operates a successful members club with established local reputation, consistent visitor income with opportunities to develop further. Further information, including lease terms are available on request.

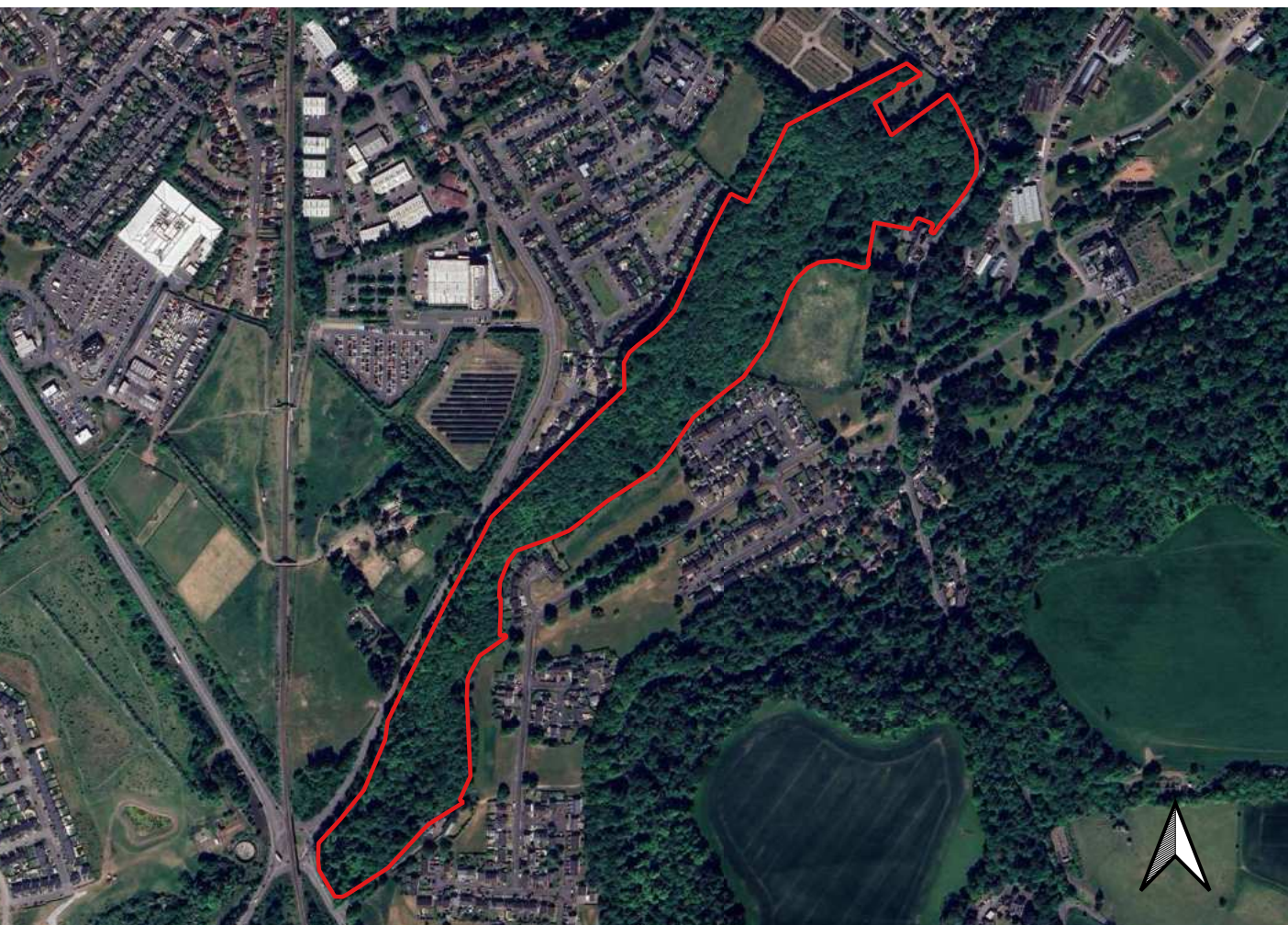




Lot 2 – Lady Lothian's Wood

Lady Lothian's Wood enjoys an excellent location in the Newbattle area of Dalkeith, extending to approximately 34.28 acres, the woodland is partially bounded by stone walls between the A7 and B703 and straddles the River South Esk. There is a core path that runs through the woodland. A great opportunity to acquire a woodland which can be enjoyed for amenity purposes. Main access from A70 (Southwest of plan).





Lot 3 – Kirkbank Wood

Kirkbank Wood is a mature mixed woodland extending 30.62 acres through the heart of Newbattle. Bounded by traditional stone walls and intersected by a designated core path, the woodland offers a peaceful amenity asset with conservation value. Access from A7 (from South) or B703 (from North)





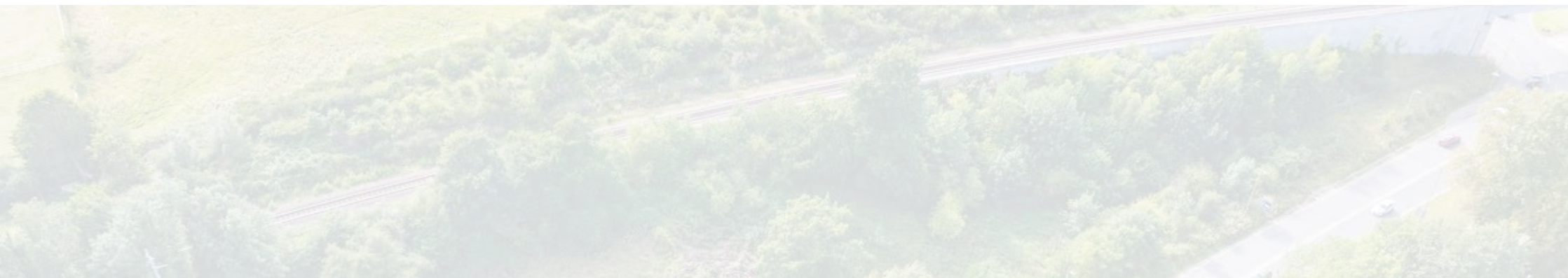
Lot 4 – Kingsgate Field

An attractive parcel of grazing land extending to approximately 10.47 acres, Kingsgate Field is located on the edge of Dalkeith, offering gently sloping, well enclosed grassland suitable for livestock or equestrian use. Within close reach of local settlements, the field presents good opportunity for agricultural and smallholding purposes. Access is taken from the A7. The field is currently let on an annual grazing license. Access from north by Kingsgate track.



Lot 5 – Dalhousie Mains Mast Field

A compact and strategically located field extending to 1.82 acres, situated on the fringes of Dalkeith. The site presents long-term development potential, benefitting from road frontage and a semi-rural setting. Access off A7 along private track.

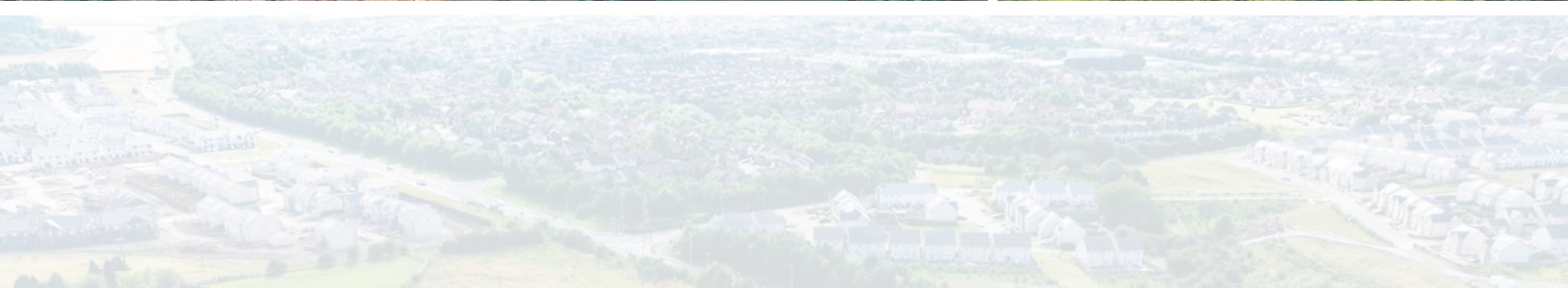




Lot 6 – Dalhousie Mains Field

A productive parcel of permanent pasture extending to approximately 2.87 acres, located with desirable access between the settlements of Dalkeith, Bonnyrigg and Newtongrange. Graded 3.1 by the James Hutton Research Institute, the field offers both agricultural and amenity appeal, well suited for grazing and equestrian use. Northwestern boundary is unfenced. Accessed via track by Station Cottage.

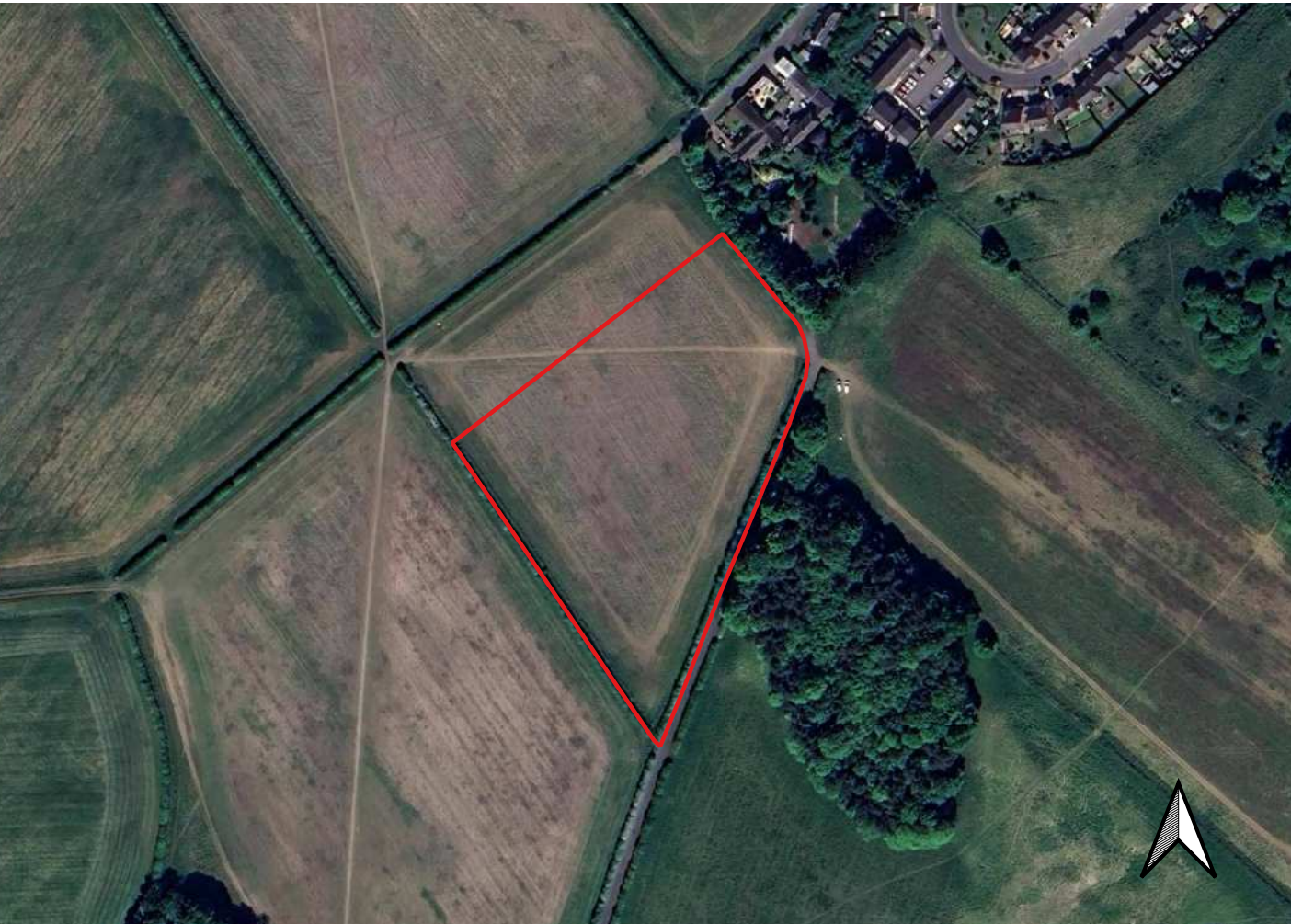
Lot 6 has been promoted for residential development through Midlothian Council's emerging Local Development Plan.





Lot 7 – Masterton Wood

A compact and scenic area of broadleaf woodland extending to approximately 3.04 acres on the outskirts of Mayfield. This attractive and naturally regenerating woodland offers amenity use and a peaceful rural setting. Access is taken by foot from the public road.



Lot 8 – Lower Cushat

A well-positioned arable field extending to approximately 4.66 acres, located just south of Mayfield. Considered Grade 3.2 by the James Hutton Institute, the land is productive and suited for cropping, grazing, or smallholding use with convenient access and good rural fringe location. There is a right of access in favour of the neighbouring landowner across a section of this field. This lot is unfenced along the north-west boundary. Access is taken from the adjacent public road.



Lot 9 – Lawfield Farm

An extensive block of productive arable land extending to approximately 80.59 acres, forming part of Lawfield Farm, located in Whitehill, east of Dalkeith. Classified predominantly as Grade 3.1 by the James Hutton Institute, the land is well suited to a wide range of arable and rotational cropping, benefitting from good access and favourable topography in a well-established farming area with long term development potential. Access from Edgehead Road.





Lot 10 – Lawfield West

Located to the west of Lawfield Farm, this lot offers productive arable farmland, extending to approximately 21.11 acres, strategically located between Dalkeith and Whitehill. Access from Edgehead Road.





Lot 11 – Lawfield Steading Strip

A compact 1.63-acre, L-shaped strip of arable land located adjacent to the traditional Lawfield Steading, offering excellent small-scale amenity use for paddock and equestrian use. The land benefits from an elevated location with views across the Lothians. Access via private road to Lawfield Farm Steading.



Lot 12 – Lawfield Mast Site

A small parcel containing a strategic telecommunications mast site, currently let under agreement with the operator. The site offers a secure income stream, lease details available on request. Access via Lawfield Steading by private track to the East.

Lot Number	Acres	Hectares	Asking Price (Offers over)
1 - Newbattle Golf Course	103.58	42	£1,100,000
1 - Woodlands	50.00	20	***
2 - Lady Lothian's Wood	34.28	13.87	£60,000
3 - Kirkbank Wood	30.62	12.39	£55,000
4 - Kingsgate Field	10.47	4.24	£120,000
5 - Dalhousie Mains Mast Field	1.82	0.73	£25,000
6 - Dalhousie Mains Field	2.87	1.16	£45,000
7 - Masterton Wood	3.04	1.23	£10,000
8 - Lower Cushat	4.66	1.89	£90,000
9 - Lawfield Farm	80.59	32.61	£700,000
10 - Lawfield West	21.11	8.54	£400,000
11 - Lawfield Steading Strip	1.63	0.66	£25,000
12 - Lawfield Mast Site	1.61	0.65	£40,000
Total	346.28	140.14	£2,670,000

VAT

All of the lots described in this brochure have Opted to Tax and therefore VAT is chargeable on any purchase price at the standard rate.

Overage

All of the lots described in this brochure will be sold subject to an overage of 35% of the uplift in value created by any non-agricultural or non-arboricultural use over a period of 30 years from the date of sale. This will be secured by way of standard security.

IACS

There are no entitlements included in this sale.

Sporting & Mineral Rights

Any sporting or mineral rights are included in the sale in so far as they are owned and included within the vendor's title.

Ingoing Valuations

The Purchaser, in addition to the purchase price will be obliged to take on and pay for an independent valuation of all growing crops if the date of entry is prior to harvest. The purchaser is also obliged to take on any crop.

Local Authority

Midlothian Council
Midlothian House
40-46 Buccleuch St
Dalkeith
EH22 1DN
Tel - 0131 561 5444
E - contactcentre@midlothian.gov.uk

Plans, Areas and Schedules

Plans, Areas and Schedules These are based on the IACS, Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the Selling Agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Access / services

There is reserved the ability to lay services and take access for development purposes, subject to compensation being payable.

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Rural. Telephone 0131 449 6212 or via email sales@drrural.co.uk

Solicitor

Grierson Dunlop & Andrew Nicholson
Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
+44 (0)131 228 8111

Date of Entry

By mutual agreement.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

Offers and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) and carry out their own further due diligence.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

DAVIDSON & ROBERTSON THE RURAL EXPERTS

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