

Development site For Sale – Available Immediately

CBRE

Site A, Old Craighall Road Musselburgh

c. 12.50 acres (5.06 Ha)

Prime commercial development

Available immediately

EH21 8RE



Development site For Sale – Site A, Old Craighall Road, Musselburgh, EH21 8RE



Location

Musselburgh is a commuter town 6 miles to the east of Edinburgh, Scotland's capital city and a world-renowned tourist destination.

Musselburgh, East Lothian's largest town, has a population of approximately 21,500 people. The site is located adjacent to the Old Craighall Interchange - which connects the Edinburgh bypass (A720) and A1 - witnesses approx. 50,000 daily vehicle numbers. Musselburgh is immediately to the north, with the town centre a 5-minute drive from the site.

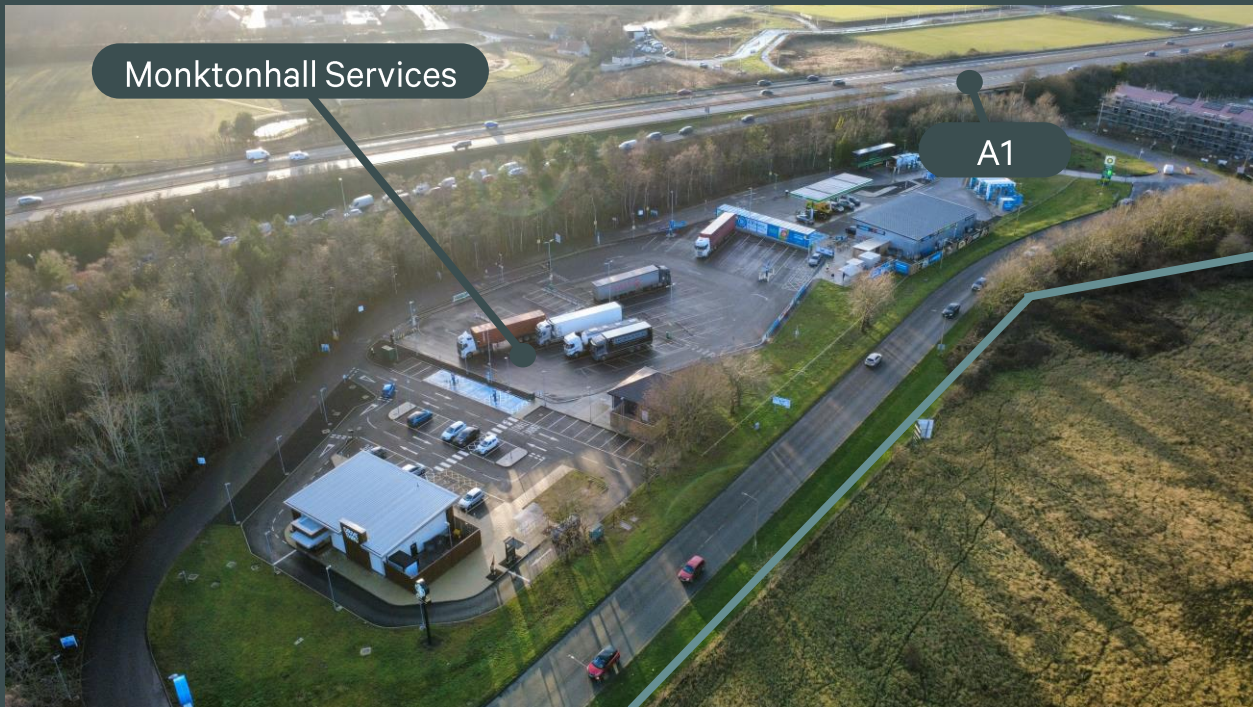
Local occupiers within the MFG Monktonhall Services Station include Greggs, Starbucks, Londis and EV charging provision. The site lies half a mile from Queen Margaret University, which hosts over 6,500 students. Adjacent to this, the flagship £40 million Edinburgh Innovation Hub opened in Q4 2025. The Joint Venture between East Lothian Council and Queen Margaret University provides high-quality laboratory, office and ICT space for SMEs. To the West of the site lies Burgh gate, Persimmon Homes' residential development that has built 79 homes so far.

Description

The land is a regular shaped development site. A new access point is to be constructed off Old Craighall Road (B6415) which has full planning consent – further detail on request. The site borders MFG Monktonhall Services to the south-west, the A1 to the south-east while the Old Musselburgh golf course traces the northern boundary.



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Disposal Terms

Heritable interest (Scottish Equivalent of freehold).

VAT

VAT will be charged on the price and all other costs associated with the sale.

Viewing and Further Information

By arrangement with the sole selling agents.

Legals

Each party will be responsible for their own legal costs incurred.

Contact Us

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Size

Up to 12.5 acres are available. Detailed plans are available on request.

Planning

The site is allocated in the local plan as employment use and would suit a number of commercial uses subject to planning. Interested parties should make their own enquiries with East Lothian Council.

AML/KYC

To comply with Anti-Money Laundering legislation the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.

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