

Gillingshill Reservoir & Nature Reserve

Arncroach, Anstruther, KY10 2RX

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Introduction

Gillingshill Reservoir has progressed from a vital Victorian-era water supply into a much loved local nature reserve. Once serving the surrounding communities until the early 2000s, the site was officially designated a Local Nature Reserve in 2005 and opened to the public the following year.

Managed by Fife Council, the reserve is a valued conservation area that supports a rich diversity of habitats and species. The landscape is naturally divided into three distinct zones. The upper section is dominated by the reservoir itself. The central area features a peaceful stretch of woodland, and the lower section is made up of regenerating scrub, young trees, and grassland.



Flowing through the heart of the reserve, the Dreel Burn connects these zones, enhancing the ecological richness of the site. Over recent years, significant improvements have been made to access the various parts of the reserve, including maintaining high water levels in the reservoir to attract waterfowl and other aquatic species.

The lower section is particularly striking in spring and summer, with extensive gorse scrub providing vibrant colour and shelter for a wide variety of resident and migratory birds. Along the banks of the Dreel Burn, willow adds to the natural charm and biodiversity.

Visitors can explore the reserve by means of a network of well-maintained footpaths that begin at the on-site car park. These trails offer access to the area's diverse habitats and wildlife, including the local swans, and lead to points of interest such as the reservoir overflow, where water cascades over a series of concrete steps.

Net Area
The combined area of the reservoir and reserve extends to approximately 7.24 hectares (17.89 acres).









Management Agreement

The successful purchasers of Gillingshill will be required to enter into a Management Agreement to ensure the ongoing preservation of the area, safeguarding its rich biodiversity and supporting the wide variety of wildlife that inhabits it while also maintaining its value as a place of enjoyment for both local residents and visitors.

Reservoirs Act

Interested parties must note that the reservoir is regulated by the Reservoirs (Scotland) Act 2011 and the successful purchaser will be responsible for adhering to the legislation and applying to SEPA to become the registered Reservoir Manager. This legislation provides that the reservoir musts be regularly inspected for health and safety purposes. The latest Section 47 and Section 50 Reports form part of the sales pack. The reservoir's major inspections are on a 10 year cycle and the next 10 year inspection under Section 47 is due not later than 13 November 2028.









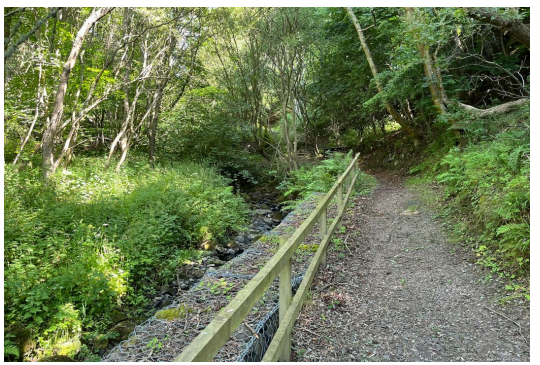
















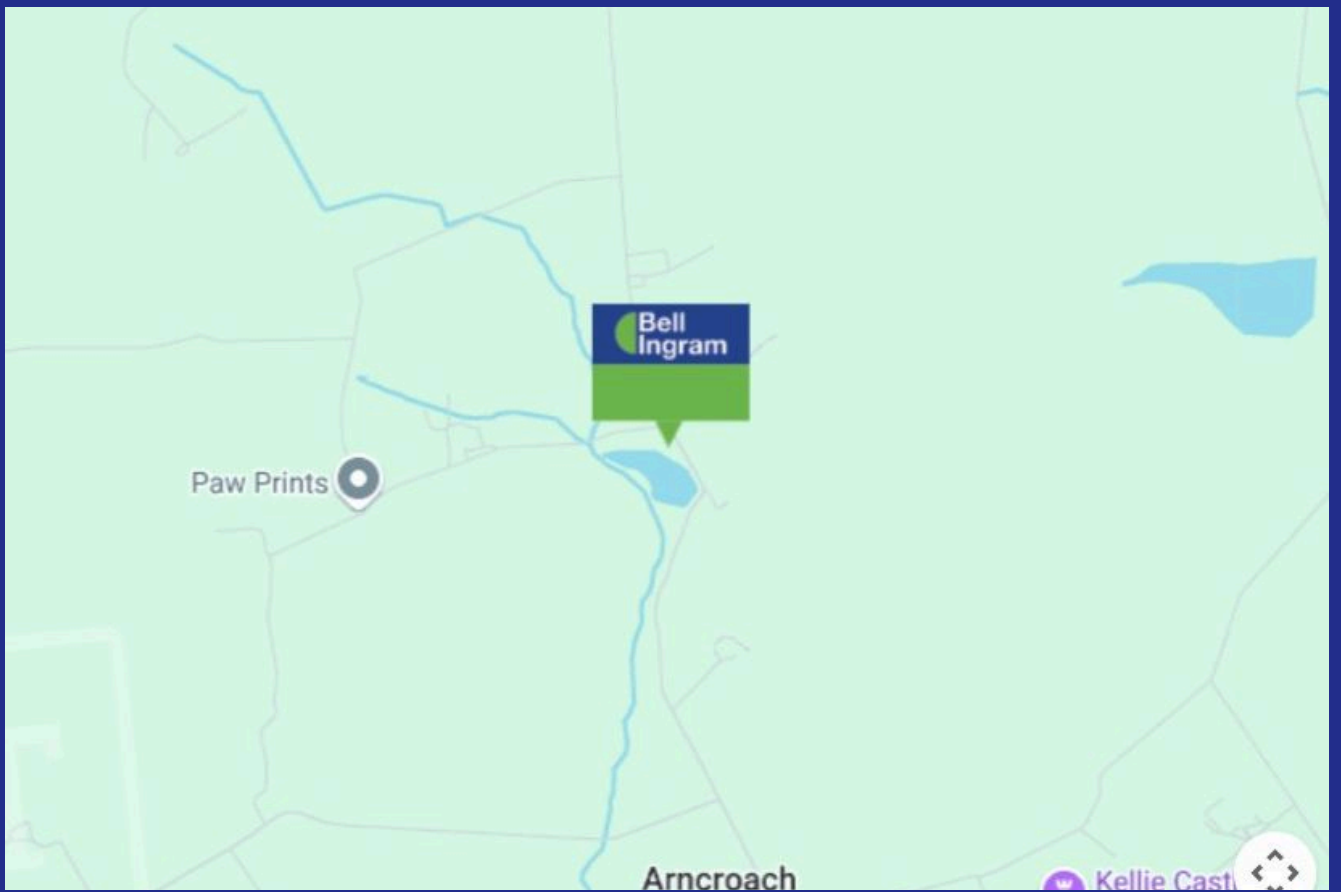




Location

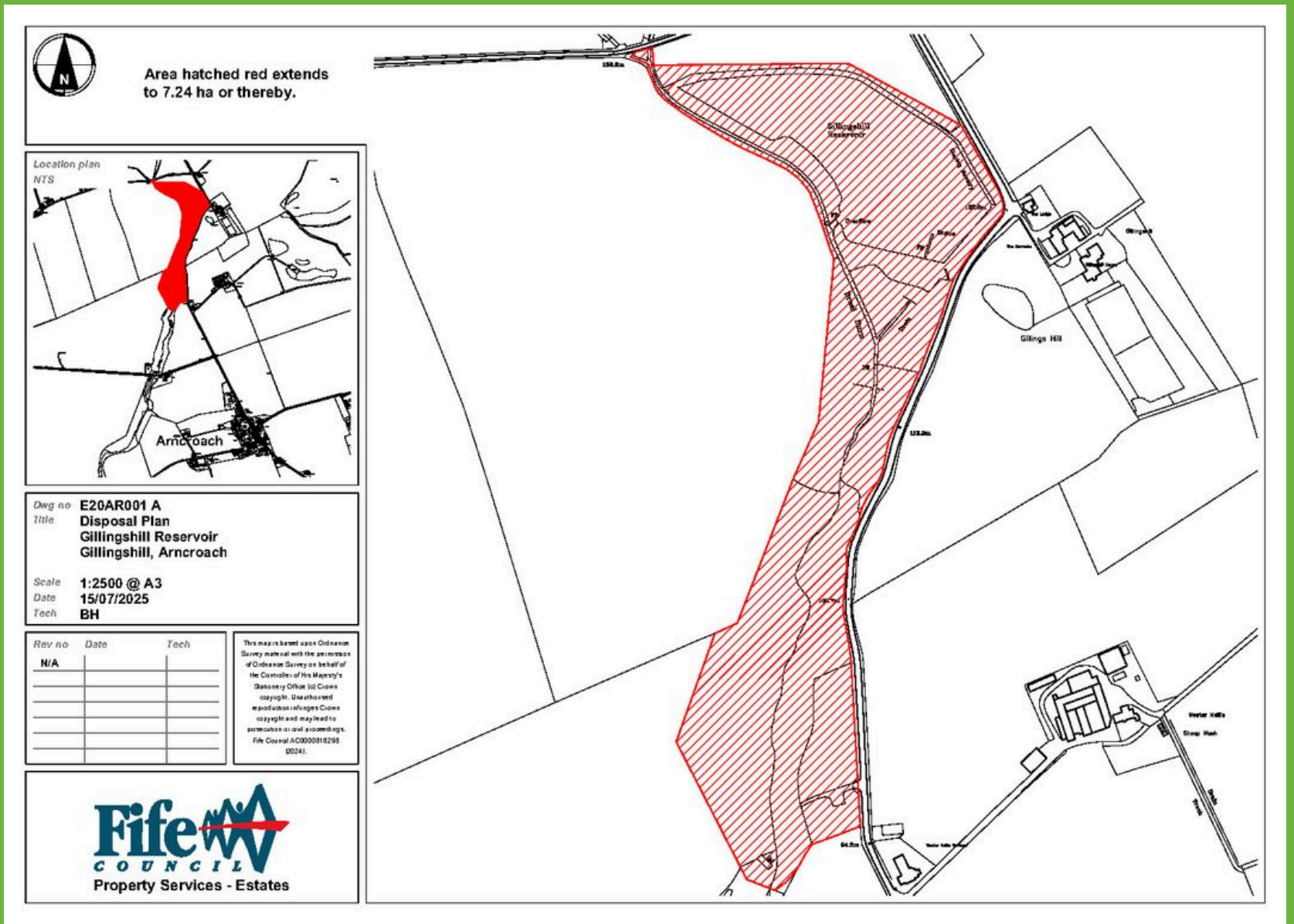
The Reservoir and Nature Reserve is located in the scenic East Neuk of Fife just north of Anstruther. The town is the largest community on the Firth of Forth's north-shore coastline. Founded as a fishing village, Anstruther is home to the Scottish Fisheries Museum. Sightseeing wildlife cruises operate from the harbour to the Isle of May, the UK's primary puffin location. An abundance of other wildlife, including seal colonies, also inhabit the island. The town has a small golf course and is also close to the Caves of Caiplie situated on the coastal path to Crail.

Close by, St Andrews has a wide variety of shops, hotels, restaurants, and recreational and cultural facilities. To the south, the East Neuk of Fife stretches along a spectacular coastline with fishing villages built around picturesque harbours and sandy unspoilt beaches. To the north, the Tay Road Bridge provides easy access to Dundee, Angus and Aberdeen.



Plans

7.24 ha (17.89 acres)



Details

Local Authority
Fife Council

Tenure
Freehold

Services & Additional Information

Directions:
Travel north west on the main road out of the village of Arncroach and after about 600 m, the car park entrance to the Nature Reserve is on the left.

For viewers using the 'what3words' app, the entrance and car park are at ///important.lighter.butchers

Servitude rights, burdens and wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

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Offers Over £30,000

Bell Ingram



Carl Warden

Perth

01738 621121

carl.warden@bellingram.co.uk

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Published: August 2025

Property Ref: PER250046

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