

# THE HEUGH WATER TANK

The Heugh, North Berwick, EH39 5NP

## RESIDENTIAL DEVELOPMENT OPPORTUNITY



**GILSON GRAY**

LAW • PROPERTY • FINANCE







**SET ON AN ELEVATED  
HALF-ACRE PLOT,**  
the site commands  
sweeping views over  
the town, coastline and  
surrounding landscape







## Unique residential DEVELOPMENT

A truly rare opportunity to acquire an exceptional piece of North Berwick's heritage, this former water reservoir offers a unique residential development opportunity. Set on an elevated half-acre plot, the site commands sweeping views over the town, coastline and surrounding landscape, and benefits from full planning permission to create a remarkable, architect-designed home.

### FEATURES

Unique residential development opportunity

Full planning permission for conversion to a single dwelling

Planning for 6-bedroom house with 3 reception rooms

Planning for double garage supported by a long drive

Secure, fenced site with gated access

Exceptional views over North Berwick's land and seascapes

Approximately 9,686 sq ft (900 sq m) of internal space

Elevated 0.5-acre plot with outstanding privacy

B-listed former water tank dating from 1905 with distinctive dodecagonal roof

Just one mile from the High Street and town amenities

Service connection quotes for water, drainage and electricity available

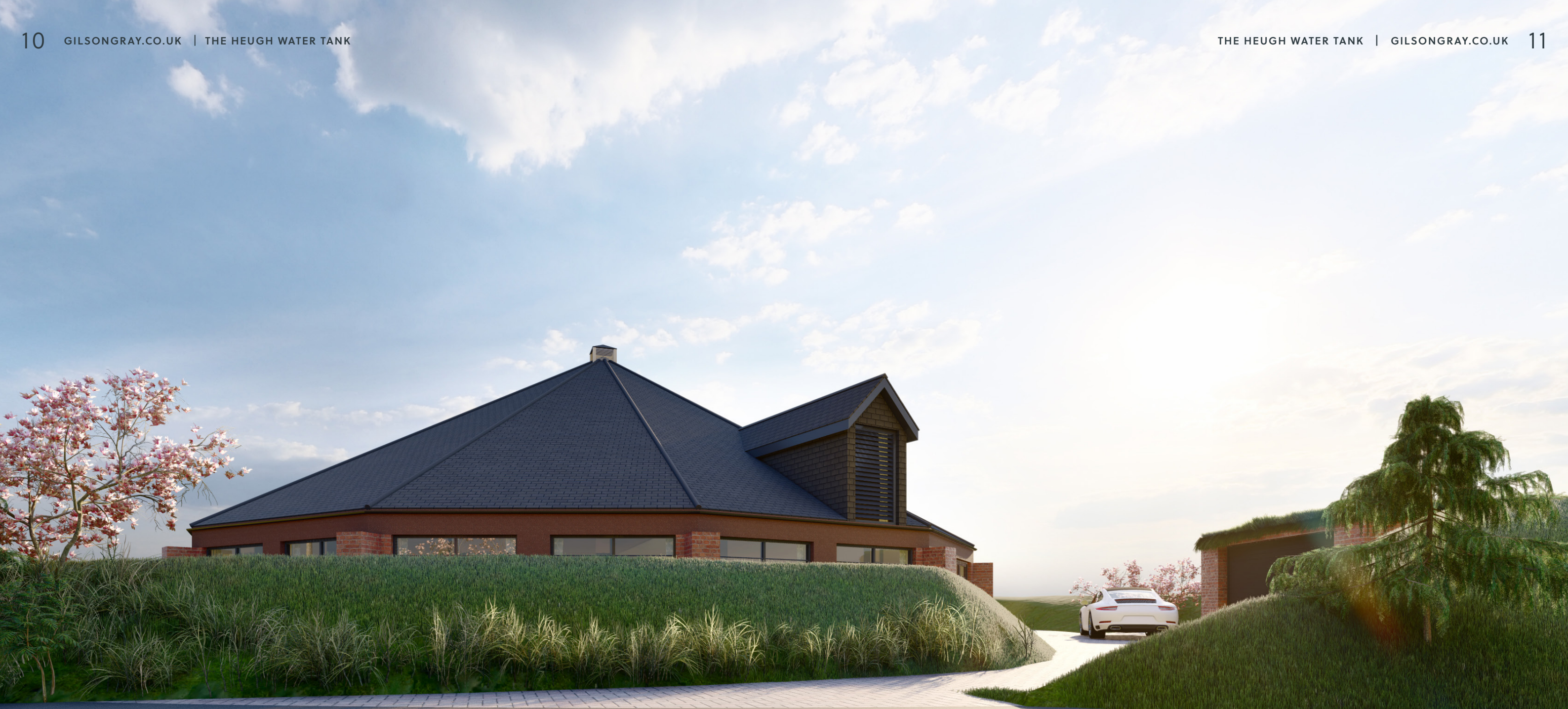




## Planning for a 6-bedroom house with 3 reception rooms

The approved planning, dating from April 2020 (Ref: 19/00700/P), showcases a proposal that blends bold architectural vision with the integrity of the original structure. The proposed plans include a double-storey house with the main reception rooms on the ground floor - most leading directly to the gardens via French doors, with the bedrooms situated on the upper floor. The positioning of the property ensures outstanding privacy, with further planning in place for a double garage and ample parking space.





The current structure comprises a large, circular tank of brick and concrete, surmounted by a striking twelve-sided pitched and slated roof, which is B-listed in recognition of its historical and architectural significance.

The site is enclosed by secure fencing, with gated access. It commands outstanding views stretching to Bass Rock, North Berwick Law, Tantallon Castle, and the surrounding hills.

Although the plot is not currently serviced, the vendor holds quotations for water, drainage and electricity connections.





**SECURE, FENCED SITE**  
with gated access



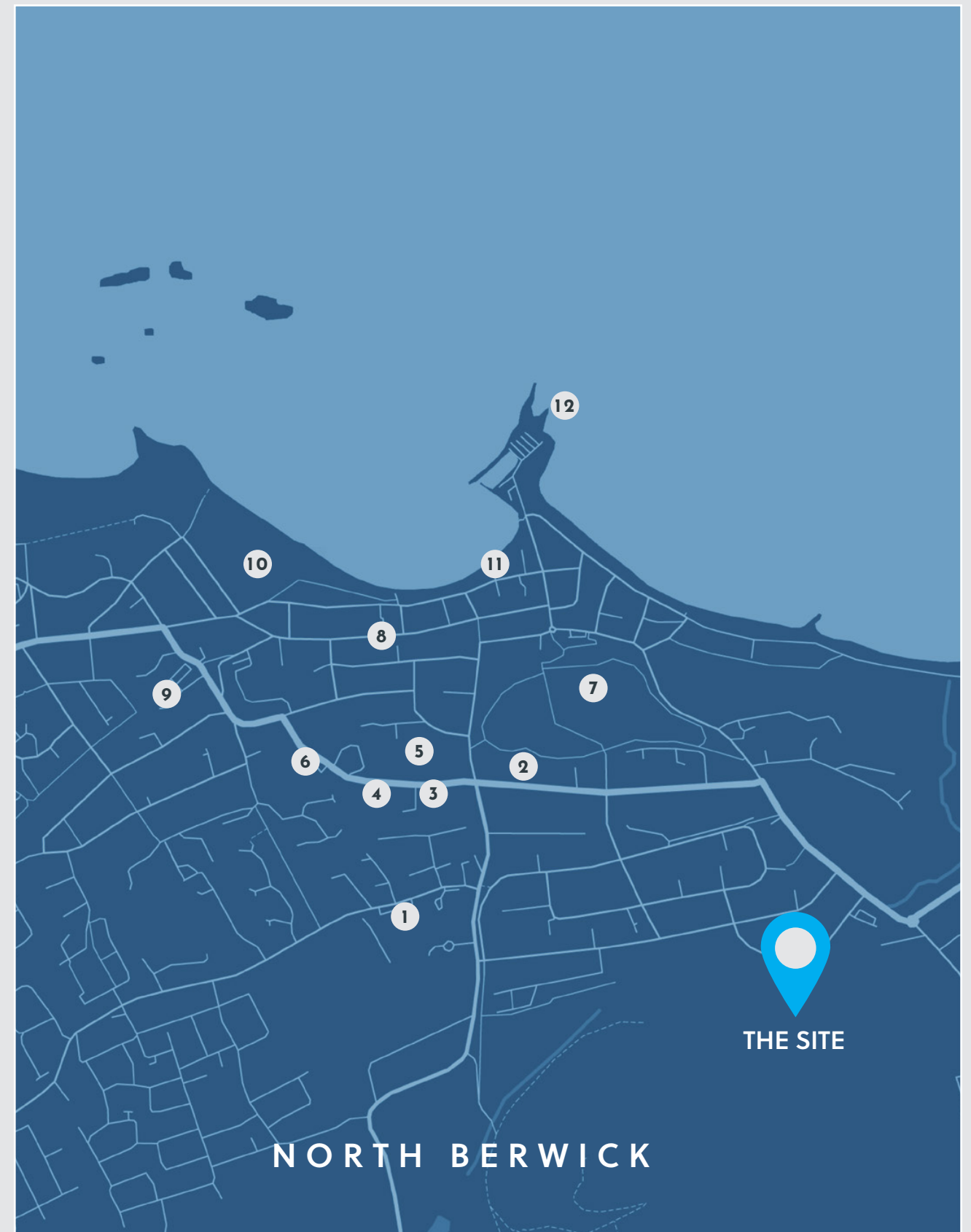
# NORTH BERWICK AND SURROUNDS



"... one mile from the High Street and town amenities"

- NORTH BERWICK HIGH SCHOOL
- GROUP MEDICAL PRACTICE
- NORTH BERWICK SPORTS CENTRE
- NORTH BERWICK BOWLING CLUB
- NORTH BERWICK COMMUNITY CENTRE
- KINGS KNOLL BUS STOP
- LODGE GROUNDS
- HIGH STREET
- NORTH BERWICK TRAIN STATION
- NORTH BERWICK GOLF CLUB
- NORTH BERWICK YOUTH CLUB
- SEA BIRD CENTRE

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# NORTH BERWICK

A highly sought-after coastal town in East Lothian



Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre hosts many independent shops, boutiques, and galleries. There is a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. The town also has two large supermarkets. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes, and a sports centre with a swimming pool, fitness classes, and a gym. For golf enthusiasts, there are several fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.





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