

Modern country living



Welcome to **Tornagrain**

Close to the beautiful city of Inverness, Tornagrain is much more than a new housing development. It is a long-term vision to create a new sustainable town, which builds on the architectural and planning traditions of the Highlands and the rest of Scotland.

The masterplan by Moray Estates was to create a thriving diverse, resilient community where residents can live, work and find services that they need in their daily lives. Tornagrain is designed with quality of life as the overarching consideration. The plan includes everything from schools and doctors' surgeries through to job opportunities and space for new businesses.

Inspired by historic towns such as Nairn, Grantown-on-Spey, Cromarty, Dunkeld and Forres, Tornagrain will be a community comprising nearly 5,000 homes across four neighbourhoods.

If you are looking for a new home, Tornagrain offers enviable country living with everything you could need close at hand.

A SUSTAINABLE NEW COMMUNITY
AND WAY OF LIFE

Everything your community needs to thrive

There is much more to communities than just homes. They are places that feel connected and accessible and where you can work, play, meet, and enjoy nature.

We know how to make places where everyone is welcome and has what they need – places people are proud to call home. From shops, schools and leisure services through to parks and transport links, we make sure local communities have all the facilities they need to thrive.

New homes will be sympathetically developed across three walkable neighbourhoods and there will be a primary school, high street, pharmacy and cafe. Existing landscape features such as forests and burns will also be incorporated into the town to help wildlife thrive and prosper.

At Tornagrain, we are building the foundations for a thriving community with beautiful streets, networks of scenic paths, village parks, tennis courts and allotments.

A network of pathways and green spaces connects everything together and encourages walking and cycling around the town. Tornagrain's many parks will also give residents somewhere to relax, stroll or simply enjoy nature.



**We create homes for
people that they can't
get anywhere else.**



Perfectly placed for the good things in life


As a developing and sustainable town, Tornagrain is set to offer a vast range of local amenities. Public transport links also mean that surrounding towns and Inverness city centre are within easy reach.


As a Tornagrain resident, you can enjoy open green spaces, local shops and neighbourhood squares. Key community facilities are located within walking distance of your home, including a nursery, convenience store and pharmacy. There is a community space as well as community tennis courts and allotments. Village parks will also be created.


Many more shops and facilities will follow in the coming years to ensure that local services grow along with the town.

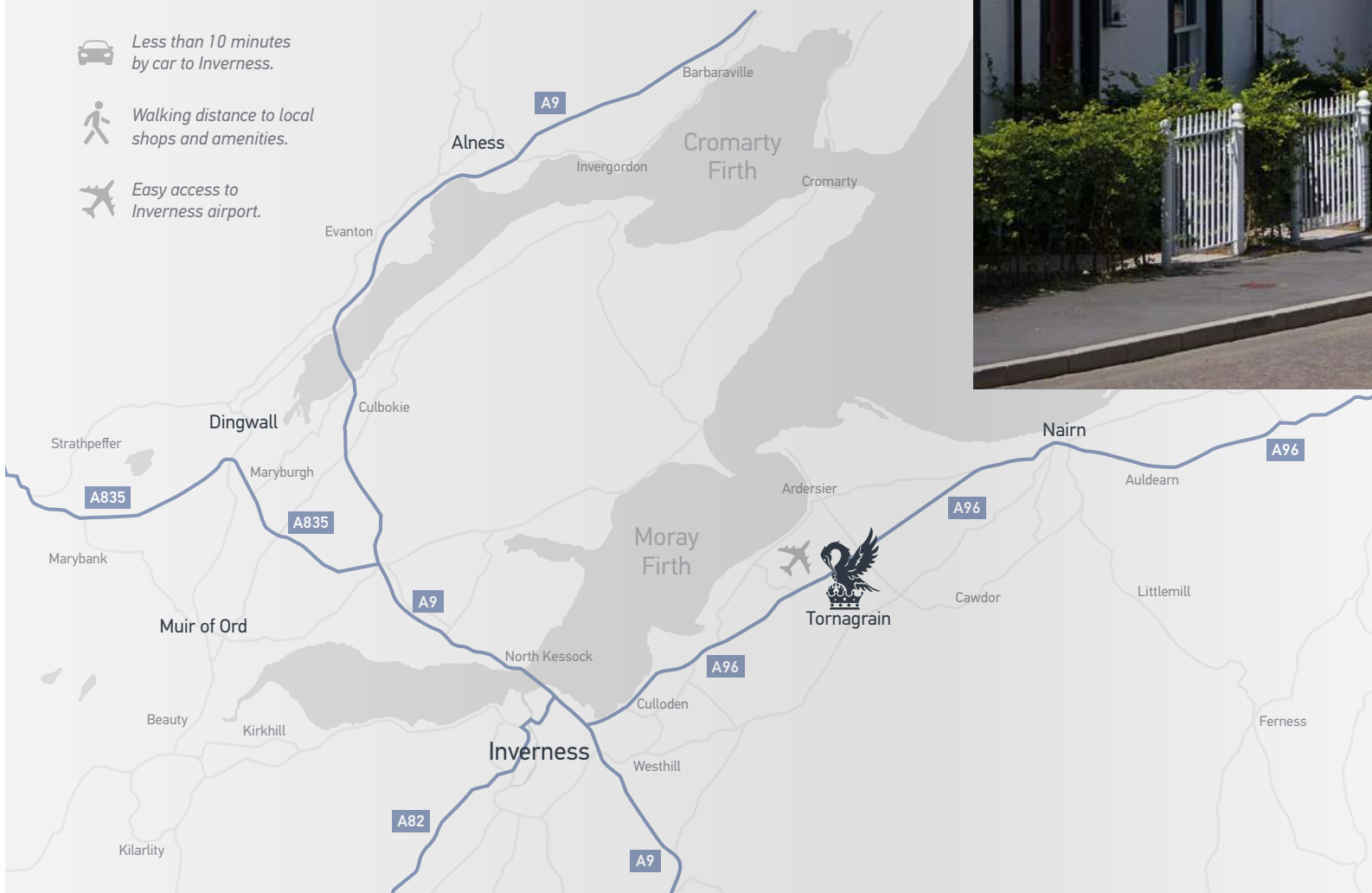
Inverness is less than 10 minutes away in the car and public transport in Tornagrain helps to keep residents connected to surrounding towns and cities with regular buses to Inverness, Nairn and Aberdeen.

Inverness' Dalcross International Airport is easily accessible and due to start scheduling holiday flights in the coming years. A railway station is currently under construction at the airport.

 Less than 10 minutes by car to Inverness.

 Walking distance to local shops and amenities.

 Easy access to Inverness airport.



A community with all
the right connections

**A host of amenities are on your
doorstep and Inverness is located
just seven miles away, within easy
reach by car and public transport.**

Your new home

We take a different approach to designing and building homes, which you can see in Tornagrain. A creative use of architecture combines attractive period features with all the conveniences you need for modern living.

Housing choice at Tornagrain is vast. Each home has been designed to pay homage to the established buildings of north Scotland. Inspired by local architecture, materials such as slate and stone feature on all properties as well as timber windows and smooth render with coloured detailing.

We know how important it is for a home to feel welcoming and spacious. That is why all our homes are larger than the average new build.

Each property offers plenty of indoor space with generous room sizes that are perfect for relaxation and spending time with family and friends.

Many homes offer good-sized gardens providing a tranquil and private place to relax as well as parking, including car ports and garages. You will also be able to enjoy safe and welcoming public open spaces, which are tastefully landscaped around walkways and cycle paths throughout the town.



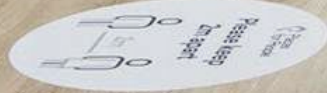


Step inside a Tornagrain home and you will find modern country styling at its best. Our trademark architectural style includes period features such as sash and case windows, high ceilings and chimneys.

The same attention to detail is reflected in the beautiful interiors which offer high quality fixtures and fittings. Designer kitchens combine traditional features such as our optional coloured shaker range, Belfast sinks and elegant stone worktops, while the bathrooms are fitted with high-quality tiles and stylish sanitaryware.

Some of the larger homes have a log burning stove as standard providing a beautiful focal point, and a cosy garden room creates the perfect space for working from home or entertaining.

Whether you're a first time buyer or a downsizer, in Tornagrain, we have homes to buy and homes to rent. You may be able to rent your home through our affordable mid-market rent scheme. For further details please contact one of our team.



A stunning rural location

Tornagrain is located in an area steeped in history and outstanding natural beauty. It is the perfect place for cyclists, hikers and dog walkers, with forest walks on the doorstep and all the benefits of the Cairngorms close at hand.



Tornagrain provides the perfect blend of rural and modern life.

As a Tornagrain resident, you are perfectly placed to explore the great outdoors and lots of green spaces that could make you happier and healthier. Whether you want to take a walk through the woodland, or simply enjoy nature and beautiful countryside views, there are plenty of ways to make the most of Tornagrain's stunning location.

Nearby attractions include Cawdor Castle, best known for its literary connection to William Shakespeare's tragedy Macbeth, and Castle Stuart Golf Links, a championship links course and resort set amid rugged natural beauty and overlooking the Moray Firth.

You can also visit Nairn's beautiful, blue-flag registered beach as well as the historic Culloden battlefield, just five miles away. Entire days can be spent watching the dolphins at Chanonry Point, and then there is the annual Belladrum Tartan Heart Festival which brings music and fun every August. Tornagrain itself is part of the Moray Estates, owned and managed by the Earl of Moray and his family since 1562.



We're an award-winning developer

The Places for People Group is a family of award-winning companies all focused on placemaking.

We build homes and communities where everyone is welcome and can thrive. We listen to people and re-invest in our places to make sure they offer the same quality of life in 10 or 20 years' time as they do now.



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are like nowhere else.
Because no one else makes
places the way we do.**

Because Community Matters
Proud to be creating sustainable
communities for the long term



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