

Black Isle View

Inverness

A STUNNING COLLECTION
OF 2, 3 AND 4 BEDROOM HOMES

**Homes designed for
a modern lifestyle**



Welcome to **Black Isle View**

Look forward to the best of modern rural living at Black Isle View in Stratton, an attractive new development set in stunning surroundings just three miles from vibrant Inverness.

Choose from an impressive range of two, three and four-bedroom houses, thoughtfully designed with contemporary layouts and generous living space that adapt perfectly to entertaining, working, family time or simply kicking back in comfort — however you wish to live your life.

Each stylish, energy-efficient home has been built to a high specification, from the sleek, modern kitchens and bathrooms to the superior finishes throughout. Thanks to features such as abundant storage, allocated parking and energy-saving technology, you can be confident your new home offers every comfort and convenience while costing less to run.

Perfect for those wishing to gain a foothold on the housing ladder, Black Isle View offers the chance to put down roots in a blossoming Community close to excellent amenities, with more on the way as part of Stratton's exciting 'new town' masterplan.



A great place to live

You couldn't ask for a better place to call home than Black Isle View at Stratton. Situated by the beautiful Moray Firth, this blossoming development enjoys an enviable setting with a growing range of amenities and the vibrant attractions of Inverness close by.

Surrounded by spectacular highland scenery and within easy reach of local towns, Black Isle View perfectly combines the best of rural tranquillity and modern convenience. Excellent local facilities range from a nearby retail park to a doctor's surgery, schools, and a library in neighbouring Culloden, while Stratton's exciting 'new town' masterplan is set to bring even more amenities. Plans include a lively town centre with shops, cafes and local businesses, alongside a new school and improved transport links connecting directly with Inverness.

Families will be pleased to learn that there is already a good selection of schools locally. Smithton Primary and Balloch Primary schools are both within three miles of Black Isle View, while Culloden Academy — one of the top five schools in the Highlands — is just 1.5 miles away.

For a broader choice of shops, restaurants and entertainment, Inverness is only three miles by car or bus. The city offers everything from independent boutiques and high-street favourites to traditional pubs, acclaimed dining and a rich cultural offer at Eden Court Theatre.

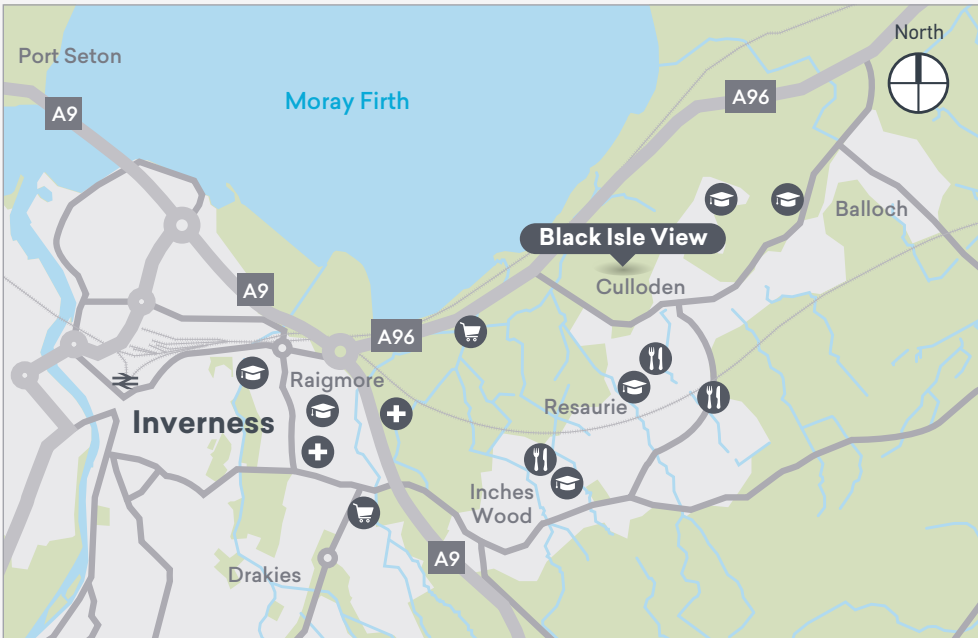
Steeped in history and outstanding beauty, this area offers endless opportunities for exploring. Visit Cawdor Castle or Culloden Battlefield, hike in Cairngorms National Park, or unwind on the Blue Flag registered beach at Nairn. Nature lovers will love the chance to spot dolphins at Chanonry Point — an unforgettable sight!

Blending scenic splendour with modern convenience, Black Isle View offers a lifestyle that's both inspiring and practical — the perfect choice for families, first-time buyers and everyone in between.



A place to call home

Black Isle View’s stunning location and excellent transport links make it a highly desirable place to live. For commuters, Inverness is just three miles away, offering direct trains to Aberdeen, Edinburgh and Glasgow.



Travel times by car
(Estimate only)
Inverness – 8 mins
Fraserburgh – 2 hrs 19 mins
Aberdeen – 2 hrs 28 mins
Glasgow – 3 hrs 10 mins
Edinburgh – 3 hrs 11 mins

- Airport
- School/College
- Supermarket
- Medical
- Restaurant



Greig Street Bridge



Urquhart Castle



High-specification and energy-efficient 2 and 3-bedroom family homes, generously sized with a contemporary layout that you can adapt to suit your unique lifestyle.



A thriving new Community overlooking the spectacular Moray Firth, within easy reach of local towns together with convenient health and education facilities in nearby Culloden.



Plans for a lively town centre offering shops, cafes and local businesses, alongside a new school and improved transport links connecting with Inverness.



Ideal for commuting to Inverness and beyond, the city is an 8-minute car journey away, where direct trains run regularly to Aberdeen, Edinburgh and Glasgow.



Inverness airport is just 5.3 miles away, offering regular domestic and international flights connecting to major UK cities as well as European destinations.



For families, a good selection of local schools, including two primary schools within three miles of the development and Culloden Academy 1.5 miles away.



Enjoy a wealth of city attractions in Inverness, from riverside cafes and boutique shopping to acclaimed restaurants and cultural venues, all just three miles away.



Nearby attractions include Cawdor Castle, Culloden Battlefield, Cairngorms National Park, Nairn beach and last but by no means least, dolphin watching at Chanonry Point!

Why buy new?

Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.

placesforpeople.co.uk/blackisreview



Research by the Home Builders Federation (HBF)* shows that new homes are much more environmentally friendly than older equivalent properties, emitting on average just 1.22 tonnes of carbon a year, compared to the 3.51 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes pay on average 50% less a year for their heating, hot water and lighting costs

compared to owners of older properties, saving them a total of £780. Buyers of new-build houses save even more at around £979 annually.

When you buy your new Places for People home, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

*Home Builders Federation Watt a Save report Jan 2025.





Images from a similar Places for People development

Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving measures along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Black Isle View is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



Car charging points
One for every house, encouraging greener travel.



Forward-thinking fabric design
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



Energy-efficient lighting
LED light fittings and bulbs lower energy use as well as your bills.



Water-saving devices
Our kitchen and bathroom fittings save both water and money.

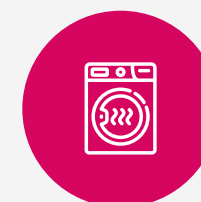
Enjoy a more comfortable home that costs less to run, with everything you need close by.



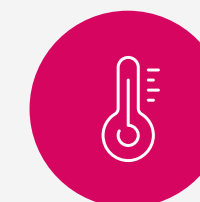
Good ventilation
Our homes come with good ventilation for a comfortable environment.



Double glazed windows
Benefit from a reduction in heat loss, noise and energy payments.



Eco-appliances
Most of our fitted appliances are A rated so cheaper to run.



Seasonally efficient
Our homes reduce the risk of overheating in the warmer months.



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Computer Generated Image — Whistle Wood

When you buy a home from Places for People, you know you're in safe hands...

What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.





steps to secure your dream home

Here's what your home buying
journey looks like...

Purchasing a Places for People home has never been easier. Whether you're buying for the first time or you're an existing homeowner looking to move up the ladder, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced sales executives will be right by your side, supporting and guiding you every step of the way.

Book a viewing

Arrange an appointment to come and see us in person. That way you can explore our Community and quality products first-hand, to discover for yourself why it's the perfect place to put down roots.

Determine your budget

You should apply for a 'mortgage in principle', which confirms how much you can borrow — and — more importantly — how much you can afford. We can refer you to an Independent Financial Advisor (IFA).

Instruct a solicitor

Now you've reserved your new home, it's important to instruct a solicitor to handle the legal aspects of the purchase. We can recommend independent solicitors or you can choose your own.

Conclude Missives

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and arrange a completion date to move into your new home.

Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration — a great opportunity to get to know your new home and understand how everything works before you move in.

Get expert advice

Whether you need support with mortgages, selling your existing property or stepping onto the property ladder, our sales team will guide you through the different ways to purchase your dream home.

Reserve your home

Once you're happy you've found the home of your dreams, you can reserve your chosen plot! Our team will guide you through the reservation process and all aspects of your home buying journey.

Apply for a mortgage

If you're purchasing your new home with a mortgage, now is when you should contact your mortgage lender or IFA to let them know they can proceed with your mortgage application.

Get ready to move

Now is the time to organise buildings and contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

Complete and move in

Legal completion is that happy moment when you take ownership of your new home! Your mortgage lender will transfer the funds, you pay any outstanding costs and we arrange handover of your keys!

“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”

Christian, Places for People Customer



“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”

Ellie, Places for People Customer



**We create homes where
Community matters. We improve
our Customers’ lives every day
through the homes we build and
the Communities we manage.**



Because Community Matters
#WeAreCommunity
Proud to be creating sustainable
Communities for the long term



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