

Part of The Clayland Collection



Shrubland Drive

BEAUTIFULLY CRAFTED NORFOLK HOMES



Welcome to Shrubland Drive

Exceptional new homes in the prime Norfolk setting of Beetley.

Discover a collection of beautifully crafted new homes by Clayland Land & Country Homes, one of Norfolk's most trusted developers, offering a lifestyle of comfort, elegance, and space. A low density development with open green spaces, set within generous, well-proportioned plots rarely seen in new developments, these properties provide a refreshing alternative to other modern housing schemes and offer a perfect blend of refined design and relaxed living.

The three detached houses, with four bedrooms and multiple reception rooms, impress with their striking architecture and thoughtfully planned layouts, centred around spacious open-plan kitchen, dining, and sitting areas which flow effortlessly onto private gardens. Separate sitting rooms and studies add flexibility, while bedrooms and bathrooms have been carefully positioned to maximise views of the surrounding countryside and woodland.

The three bedroom bungalows offer a variety of sizes and layouts, all finished to a lavish specification designed to enhance everyday living.

Outside, each home offers ample driveway parking and garaging with electric doors, and some further benefiting from Clayland's signature oak cart lodges, alongside beautifully landscaped front gardens featuring distinctive estate fencing. The extensive rear gardens are completed with elegant porcelain tile patios and block paved edgings.

The homes at Shrubland Drive are the first to be released as part of The Clayland Collection. These eight exceptional properties offer levels of specification and scale rarely seen; magnificent plots, bespoke hand-crafted kitchens and thoughtful refinements throughout. As the beginning of The Clayland Collection, Shrubland Drive sets a tone which any buyer would find hard to ignore.

The Clayland Collection

“The Clayland Collection is a result of our vision to create homes of unparalleled timeless luxury. We have always been proud of what we do, and felt it was the moment to give our homeowners even more to cherish. We hope you enjoy our Clayland Collection homes as much as we enjoy building them for you.”

Mel & Chris Tilley, Directors

The Exteriors: From the moment you arrive, the expanse of open space is unlike that of other new home developments. Shrubland Drive, designed by Clayland’s in-house team of architects, is a triumph in delivering a wonderfully spacious plot to every home. The gardens need to be seen to be appreciated - both for their positioning and their sheer size. Each home benefits from its own expansive driveway, suitable for numerous vehicles. All properties have garages - some with double garages - and many feature Clayland’s signature oak cart lodge. The lawns are further enhanced with block paved edgings which are not just attractive but assist where owners may want to use automated mowers. Landscaping throughout the development is beautifully thought out and includes another of the developer’s signature finishes: handmade estate fencing.

Signature Touches: The Clayland Collection difference continues through to the finer details. The Bryan Turner kitchens will be furnished with stunning quartz worktops as standard, while appliances are high-end, from Siemens and Bora Pure. That level of luxury even extends to the

utility rooms, where you’ll again find Bryan Turner units, quartz worktops and porcelain butler sinks. Flooring is included throughout every home and a distinctive herringbone finish is used to enhance rooms with hard flooring. All windows are flush casements, while exterior doorways offer flush thresholds. Garage doors are electric, and electric vehicle charging points are installed as standard. The generous patios are finished with beautiful porcelain tiling. There is so much more to see when you visit Shrubland Drive – some of which are plot-specific, such as boot room facilities in the utilities and Quooker boiling water taps.

Porcelanosa: Porcelanosa is a name synonymous with timeless elegance and exceptional quality in the world of luxury interiors. Renowned for its beautifully crafted tiles, kitchens, bathrooms, and innovative surfaces, the brand combines cutting-edge design with meticulous attention to detail. With Spanish roots and a strong international presence, Porcelanosa has built a reputation for creating sophisticated spaces that are both functional and visually striking.



Bryan Turner Kitchens: Bryan Turner Kitchens has been a hallmark of luxury in bespoke British kitchen design for over 35 years. Celebrated for exceptional craftsmanship and thoughtful innovation, each kitchen is exclusively and carefully tailored to reflect the individual style and needs of the client.

The brand is known for its commitment to quality, using the finest materials and expert joinery to create spaces that are both elegant and functional, such as the breakfast cupboards with integrated lighting and sockets to each plot.

With a long-standing reputation for excellence, Bryan Turner Kitchens continues to set the benchmark for luxurious, hand-crafted kitchens that bring timeless sophistication to the heart of the home.



Images are of plot 6, the show home.




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Hollyhock House

(Plot 1)



Detached House
2,284 sq. ft.




Garage and
Cart Lodge



4



3



531m²



- Four Double Bedrooms
- Open-Plan Kitchen, Dining and Family Room
- Bi-Folding Doors to Garden
- Two Further Reception Rooms
- Spacious Utility Boot Room
- Two En-Suites and a Family Bathroom
- South-West Facing, Spacious Garden
- Garage and Oak Cart Lodge
- Generous Private Driveway

Hollyhock House is a traditional double-fronted property with Clayland’s signature oak porch. The ground floor offers hallway entrance with the magnificent open-plan kitchen, dining and family area forming the heart of the home, and bi-folding doors onto the patio. The sitting room features a fireplace, while the snug/tv room sits to the front of the house. Additionally there is a separate study, spacious utility boot room with access to the exterior, and a WC. The first floor has four double bedrooms complemented by two en-suites and a family bathroom.

The exterior has a spacious private driveway, garage with adjoining oak cart lodge, and wonderful south-west facing rear garden with woodland views.

Shrubland Drive



GROUND FLOOR

Kitchen	7.1m x 4.1m (23'3" x 13'5")
Dining/Family Area	6.8m x 3.5m (22'3" x 11'5")
Sitting Room	5.2m x 4.1m (17'0" x 13'5")
Snug	3.7m x 3.0m (12'1" x 9'10")
Study	4.1m x 2.7m (13'5" x 8'10")
Utility Boot Room	3.9m x 2.6m (12'9" x 8'8")




FIRST FLOOR


Bedroom One	4.1m x 3.9m (13'5" x 12'9")
Bedroom Two	4.1m x 3.8m (13'5" x 12'5")
Bedroom Three	3.8m x 3.6m (12'5" x 11'9")
Bedroom Four	3.5m x 3.2m (11'5" x 10'5")

Aster Lodge

(Plot 2)



Detached House
2,114 sq. ft.




Integral Garage and
Cart Lodge



4



3



514m²



- Four Double Bedrooms
- Open-Plan Kitchen, Dining and Sitting Room
- Bi-Folding Doors to Garden
- Large Utility Boot Room
- One Further Reception Room and a Study
- Two En-Suites and a Family Bathroom
- South-West Facing, Spacious Garden
- Garage and Signature Oak Cart Lodge
- Generous Private Driveway

Aster Lodge is a traditionally designed home, boasting a bold and beautiful brick and hand-picked flint façade. The ground floor offers hallway entrance, an incredible open-plan kitchen, dining, family room with fireplace and bi-folding doors onto the patio. A separate sitting room is located to the front of the home, and a study offers flexibility. A spacious utility boot room with access to the exterior and a WC complete the ground floor. The first floor has four bedrooms complemented by two en-suites and a family bathroom.

The exterior has a spacious private driveway, garage with adjoining oak cart lodge, and wonderful south-west facing rear garden with woodland views.



GROUND FLOOR

Kitchen/Family Area	7.8m x 7.1m (25'7" x 23'3")
Dining Area	5.0m x 3.4m (16'4" x 11'1")
Sitting Room	4.5m x 4.0m (14'9" x 13'1")
Study	2.8m x 2.1m (9'2" x 6'10")
Utility Boot Room	3.2m x 2.2m (10'5" x 7'2")



FIRST FLOOR


Bedroom One	3.9 x 3.5m (12'9" x 11'5")
Bedroom Two	3.6m x 3.5m (11'9" x 11'5")
Bedroom Three	4.5m x 4m (14'9" x 13'1")
Bedroom Four	3.5m x 2.3m (11'5" x 7'6")

Marigold Rise


(Plot 3)



Detached House
2,284 sq. ft.



Double Garage and
Cart Lodge



4



3



619m²



- Four Double Bedrooms
- Open-Plan Kitchen, Dining and Family Room
- Bi-Folding Doors to Garden
- Large Utility Boot Room
- Two Further Reception Rooms
- Two En-Suites and a Family Bathroom
- South-West Facing, Spacious Garden
- Double Garage and Signature Oak Cart Lodge
- Generous Private Driveway

Set on the largest plot, Marigold Rise is the second traditional double-fronted property at Shrubland Drive, with Clayland’s signature oak porch and open-space views to the front. The ground floor offers a hallway entrance, stunning open-plan kitchen, dining and family room with bi-folding doors onto the patio. The sitting room is complete with brick fireplace, whilst a snug is located to the front. There is a study, spacious utility boot room with access to the exterior, and a WC. The first floor has four double bedrooms complemented by two en-suites and a family bathroom.

There is a spacious private driveway, double garage with adjoining oak cart lodge, and incredible south-west facing rear garden with woodland and field view.



GROUND FLOOR

Kitchen	7.1m x 4.1m (23'3" x 13'5")
Dining/Family Area	6.8m x 3.5m (22'3" x 11'5")
Sitting Room	5.2m x 4.1m (17'0" x 13'5")
Snug	3.7m x 3.0m (12'1" x 9'10")
Study	4.1m x 2.7m (13'5" x 8'10")
Utility Boot Room	3.9m x 2.6m (12'9" x 8'8")



FIRST FLOOR

Bedroom One	4.1m x 3.9m (13'5" x 12'9")
Bedroom Two	4.1m x 3.8m (13'5" x 12'5")
Bedroom Three	3.8m x 3.6m (12'5" x 11'9")
Bedroom Four	3.5m x 3.2m (11'5" x 10'5")

Cherry Blossom Cottage

(Plot 4)



Detached Bungalow
1,575 sq. ft.



Garage and
Cart Lodge



3



3



376m²



- Three Double Bedrooms
- The Largest Bungalow at Shrubland Drive
- Separate Sitting Room
- Open-Plan, Dual Aspect Kitchen and Dining Room
- Two En-Suites and a Family Bathroom
- Spacious Rear Garden
- Garage and Signature Oak Cart Lodge
- Generous Private Driveway

Cherry Blossom Cottage is the largest of the five bungalows available at Shrubland Drive and situated on a corner plot. At the heart of the home is the kitchen dining room, featuring a fabulous central island and a breakfast cupboard, with large sliding doors to the garden. There are three double bedrooms, two of which offer en-suites in addition to the bathroom. The sitting room is at the front of the property, whilst the utility has access to the exterior.

The garden is a wonderful canvas on which to create a dream home complete with porcelain tiled patio. The front of the property offers a spacious driveway, garage and oak cart lodge. Views from the property are of open fields to the west.




GROUND FLOOR


Kitchen/Dining Room	6.3m x 5.5m (20'8" x 18'0")	Bedroom One	5.1m x 3.4m (16'8" x 11'1")
Sitting Room	5.1m x 3.8m (16'8" x 12'5")	Bedroom Two	5.1m x 5.2m (16'8" x 17'0")
Utility	2.5m x 1.8m (8'2" x 5'10")	Bedroom Three	3.8m x 3.2m (12'5" x 10'5")

Rose Cottage


(Plot 5)




Detached Bungalow
1,180 sq. ft.




Garage and
Cart Lodge



3



2



457m²



- Brick and Flint Façade
- Three Double Bedrooms
- Dual Aspect Kitchen/Dining Room
- Separate Sitting Room with Garden Views
- One En-Suite and a Family Bathroom
- Largest Rear Garden of the Bungalows
- Garage and Signature Oak Cart Lodge
- Generous Private Driveway

Rose Cottage is a delightful three bedroom bungalow featuring brick and flint façade. The kitchen dining room is dual aspect with views front and rear and central island. There are three double bedrooms, en-suite to the principal bedroom and an additional bathroom. The sitting room is at the rear of the property with french doors onto the porcelain tiled patio. A hidden door leads to the superbly finished utility, which has access to the exterior.

Like all others in the Clayland Collection the garden is of a substantial size. The front of the property offers a spacious driveway, garage and signature oak cart lodge.



GROUND FLOOR

Kitchen/Dining Room	5.7m x 3.8m (18'8" x 12'5")	Bedroom One	4.0m x 3.6m (13'1" x 11'9")
Sitting Room	4.7m x 4.1m (15'5" x 13'5")	Bedroom Two	4.2m x 2.7m (13'9" x 8'10")
Utility	3.5m x 2m (11'5" x 6'6")	Bedroom Three	4.2m x 2.7m (13'9" x 8'10")

Lavender Lodge

(Plot 6)



Detached Bungalow
1,474 sq. ft.



Integral Garage



3



3



388m²



- Three Double Bedrooms
- Kitchen/Dining Room with Garden Views
- Sitting Room
- Two En-Suites and a Family Bathroom
- Utility Room with Garage Access
- Turfed, Spacious Rear Garden
- Generous Private Driveway
- Integral Garage

Lavender Lodge is the show home at Shrubland Drive - a three bedroom detached bungalow showcasing the Clayland Collection difference. The kitchen dining room opens into the sitting room and stretches across the rear, overlooking the garden. There are three double bedrooms two of which have en-suites, plus an additional bathroom. The utility has access to the garage and again is superbly finished.

The garden, like all the gardens at Shrubland Drive, is truly remarkable for a new build property and comes complete with porcelain tiled patio. The landscaped front of the property offers a spacious driveway leading to the integral garage.



GROUND FLOOR

Kitchen/Dining Area	7.3m x 5.4m (23'11" x 17'8")	Bedroom One	4.2m x 3.9m (13'9" x 12'9")
Sitting Room	5.1m x 3.9m (16'8" x 12'9")	Bedroom Two	4.6m x 3.7m (15'1" x 12'1")
Utility	2.3m x 2.3m (7'6" x 7'6")	Bedroom Three	3.7m x 3.0m (12'1" x 9'10")

Crocus Cottage

(Plot 7)



Detached Bungalow
1,474 sq. ft.



Integral Garage



3



3



373m²



- Three Double Bedrooms
- Kitchen/Dining Room with Garden Views
- Sitting Room
- Two En-Suites and One Bathroom
- Separate Utility Room with Garage Access
- Overlooking Open Space to the Front
- Spacious Rear Garden
- Generous Private Driveway and Integral Garage
- Beautiful Flint Façade

Crocus Cottage is a three bedroom bungalow with beautiful flint façade. The kitchen dining room opens into the sitting room and features a spacious central island. There are three double bedrooms, two of which have en-suites, plus an additional bathroom. The utility room is of the same wonderful finish and provides access to the garage.

Like all the gardens in the Clayland Collection again you will find one that is truly remarkable for a new build property, and comes complete with the porcelain tiled patio. The landscaped front of the property offers a spacious driveway leading to the integral garage.



GROUND FLOOR

Kitchen/Dining Area	7.3m x 5.4m (23'11" x 17'8")	Bedroom One	4.2m x 3.9m (13'9" x 12'9")
Sitting Room	5.1m x 3.9m (16'8" x 12'9")	Bedroom Two	4.6m x 3.7m (15'1" x 12'1")
Utility	2.3m x 2.3m (7'6" x 7'6")	Bedroom Three	3.7m x 3.0m (12'1" x 9'10")

Delphinium Lodge

(Plot 8)



Detached Bungalow
1,241 sq. ft.



Double Garage
(STPP)



3



2



390m²



- Three Double Bedrooms
- Situated on a Corner Plot
- Kitchen/Dining Room with Garden Views
- Separate Sitting Room with Garden Views
- One En-Suite and a Family Bathroom
- Overlooking Open Space to the Front
- Fabulous Rear Garden
- Generous Private Driveway
- Detached Double Garage (STPP)

Delphinium Lodge is located in the corner of Shrubland Drive. It features a spacious kitchen dining room complete with central island. A separate sitting room also overlooks the garden. There are three double bedrooms, with the principal having an en-suite, and an additional further bathroom. There is also a separate beautifully finished spacious utility room to match the kitchen.

The fabulous garden is the perfect blank canvas. The landscaped front of the property offers a private driveway and a detached double garage is proposed, subject to planning.



GROUND FLOOR

Kitchen/Dining Room	6.5m x 4.6m (21'3" x 15'1")	Bedroom One	3.6m x 4.0m (11'9" x 13'1")
Sitting Room	4.2m x 3.8m (13'9" x 12'5")	Bedroom Two	4.3m x 2.7m (14'1" x 8'10")
Utility	3.0m x 1.8m (9'10" x 5'10")	Bedroom Three	4.3m x 2.7m (14'1" x 8'10")

The Details

Construction

- Traditional brick, pantile roof, black wood rafter feet and soffits
- Unique Clayland blend of bricks
- Black downpipes/guttering
- Concrete floor to ground floors with timber to upper floors
- Low maintenance flush uPVC casement windows
- Composite external doors
- Flush thresholds to all exterior doorways

External Finishes

- Generous sized gardens to all plots
- Electric garage doors
- Outside lighting and tap
- Close board fencing and metal ‘estate style’ fencing
- Front lawns turfed, seeded to rear
- Bordered flowerbeds
- EV chargers
- Large gardens
- Generous sized shingle driveways
- Generous sized porcelain tiled patios with block edging

Internal Finishes

- Panasonic air source heat pump & zoned under floor heating – providing exceptional energy savings
- Luxury oak veneered interior doors with brushed stainless steel ironmongery
- Oak and glass staircases with carpeted treads and risers
- High quality LVT flooring laid in herringbone style to kitchen, hallway, utility room and all bathrooms
- Energy efficient downlighters and LED lamps throughout
- Carpet to stairs, landing, reception rooms and bedrooms

Kitchen

- Handmade bespoke units by local kitchen specialist, Bryan Turner Kitchens
- Quartz worktops
- Siemens multi-function oven
- Siemens multi-function oven and microwave
- Bora Pure PURA Induction hob with integrated extractor

- Siemens fridges and freezers
- Miele integrated dishwasher
- Undermounted stainless steel 1.5 bowl sink
- Integrated waste bins
- Quooker boiling water taps - plot specific
- Breakfast cupboards with integrated lighting

Utility Room

- Handmade bespoke kitchens by renowned local specialist, Bryan Turner Kitchens
- Quartz worktops
- Single bowl ceramic butler sink with mixer tap
- Space provided for washing machine and tumble dryer
- Boot room shoe & coat storage - plot specific

Bathroom

- Porcelanosa sanitary ware and furniture
- Porcelanosa large format tiles
- Heated towel rails
- Illuminated mirrors with shaving points

General Information

- Freehold tenure
- Mains water, electricity, and drainage.
- 10 year Build-Zone new home warranty
- The properties will have a SAP assessment carried out as part of building regulations when completed.
- What3words: ///skills.laser.punctuate
- Management fees will apply, please enquire with branch.

Agent's Notes

- All specifications, floorplans, CGIs, plot sizes and measurements are provided for guidance only and may be subject to change during the build process. Kitchen and bathroom layouts are illustrative; detailed plans are available on request. Purchasers should refer to the actual built house prior to exchange of contracts.
- Some non-CGI images are from previous Clayland developments



Heart, Heritage & Charm

Leafy lanes, friendly faces and all the makings of modern village living – just minutes from market town bustle.

Nestled in the Brecklands at the heart of Norfolk, Beetley is a village where the pace feels gentler and the sense of belonging comes naturally.

Here, neighbours know each other by name, and days are measured by woodland walks, coffee mornings at the Methodist church, and after-school adventures in the village play park. There's a pub on the edge of the green, and easy footpaths that lead to nearby Gressenhall – home to the much-loved Museum of Rural Life.

Local produce and everyday essentials are just a short drive away in Dereham, where Georgian charm meets modern convenience, including free parking and two weekly markets.

And when the coast calls, Wells and Cromer are less than an hour away for beach picnics, crabbing or simply watching the sky turn pink over the sea. Beetley isn't just somewhere to live – it's somewhere to truly belong.



The Developer

Founded in 1998, Clayland Homes have built a reputation for quality and craftsmanship. Traditional design meets modern innovation to create bespoke built executive houses.

What sets a Clayland home apart is the way it feels to live in. Generously proportioned and thoughtfully planned, these are homes that offer both comfort and longevity. Underfloor heating and air source heat pumps come as standard, enhancing everyday living while reducing environmental impact.

Each development is approached with fresh eyes, ensuring a strong sense of place and individuality. High-quality materials, carefully selected finishes, and a commitment to build integrity result in homes that are as practical as they are beautiful.

At the heart of it all is a close-knit, family-run team. Clayland is led by Chris and Mel Tilley, with their sons Aaron and Ollie continuing the legacy. Many of the wider team have been with the company for years, sharing the same pride and hands-on ethos that define everything they do.



SOWERBYS

Land & New Homes Specialists



Contact our Dereham team

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These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. Some non-CGI photographs featured in this brochure are from previous Clayland Developments. The bungalows have been designed to appeal to buyers of 55 years and over as they offer subtle quality upgrades such as a continuous level throughout the entire property, all designed to future proof day to day living requirements.





For more information on our other developments visit
www.clayland.co.uk

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