

By direction of the Personal Representative of W. A. Bishop-Culpeper-Clayton deceased.

# **CARBROOKE MANOR ESTATE**

**NORFOLK**

**Improprate Tithe Rent Charges commuted  
at £454 per annum**

**AND**

## **TWO COTTAGES**

**In SAHAM TONEY**

**TO BE SOLD BY AUCTION**

**AT THE WAYLAND HALL, WATTON**

**On WEDNESDAY, July 8th, 1931**

**At 4 o'clock in the Afternoon.**

*Auctioneers :*

**W. S. HALL & PALMER,  
Watton and Wymondham,  
Norfolk.**

*Solicitors :*

**Messrs. MORGAN, PRICE, MARLEY & RUGG,  
33, Old Broad Street,  
London, E.C. 2.**

PARTICULARS, CONDITIONS, and PLAN

OF

The Freehold, Sporting, and Agricultural Estate

KNOWN AS

# CARBROOKE MANOR

EXTENDING TO AN AREA OF ABOUT

**800 Acres**

AND

## TWO COTTAGES

In SAHAM TONEY

**Improprate Tithe Rent Charges, commuted at  
£454 per annum**

Arising out of land in the parishes of Carbrooke,  
Watton, and Griston (West Hall) Lands, Norfolk,

To be offered for Sale by Public Auction, unless previously sold privately, by

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MESSRS. W. S. HALL & PALMER

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In Three or Six Lots

AT THE WAYLAND HALL, WATTON

**On Wednesday, July 8th, 1931**

At 4 o'clock in the Afternoon.

*Auctioneers' Offices :*

Watton and Wymondham,  
Norfolk.

*Solicitors :*

Messrs. Morgan, Price, Marley and Rugg,  
33, Old Broad Street,  
London, E.C. 2.

## NOTES AND GENERAL REMARKS

(Which shall be deemed to form part of the Conditions of Sale).

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**ORDER OF SALE.** Lots 1 to 4 included in these Particulars will first be offered as a whole, and if unsold will be put up separately.

**LOTS 1, 2, 3, and 4** comprise a good Agricultural Estate in the occupation of good tenants. The Shooting on it is good, and is capable of considerable development, if kept and rearing is undertaken.

**THE TENURE.** The Property offered for sale is of Freehold Tenure.

**OUTGOINGS.** TITHE FREE with the exception of a small Vicarial Tithe on Lots 2 and 3.

**INSPECTION.** Intending purchasers may inspect the property with an "order to view" from the Auctioneers, or upon the production of these Particulars, with the permission of the occupiers.

**TIMBER AND UNDERWOOD.** The whole of this (except felled timber) will be included in the purchase money paid for the respective lots.

**FIXTURES.** All Landlord's Fixtures will be included in the Sale, but no fixtures, fittings, or temporary buildings, that may be proved to belong to any tenant, are included in the Sale.

**LOTING.** The Vendor reserves the right to alter the mode of Loting, to amalgamate any two or more lots, or to withdraw any lot or lots at or before the Sale.

**PARTICULARS AND PLANS.** These have been carefully prepared, the plans and quantities are based upon the Ordnance Survey with the consent of the Controller of His Majesty's Stationery Office, and with various descriptions, are believed to be and shall be taken as correct, by both Vendor and Purchaser, and no claim can be admitted for errors or discrepancies.

Nos. 202 and 225 (Lot 1) on Plan should read 282 and 275.

**POSSESSION.** The Property is sold subject to existing tenancies as regards lots 2 and 6, and with **Vacant Possession Michaelmas, 1931**, as to lots 1, 3, and 4.

**CULTIVATION.** The Cultivations given in the Schedules are believed to be correct, as at present existing, but the purchaser must satisfy himself as to their correctness.

**DISPUTES.** Should any Dispute arise between the Vendor and Purchaser as to any matter arising out of the Particulars of Sale, the same shall be referred to the Auctioneers, whose decision shall be conclusive and binding on both parties.

**THE BUNGALOW** costing £420, now in course of erection on Lot 3, will be completed according to Specification by the Vendors. Plans and Specification can be inspected at the Auctioneers' Offices at WATTON.

Lots 1, 2, 3, and 4 will be offered as a whole, and, if unsold, will be submitted separately.

The Valuable Freehold

*Sporting and Agricultural Property*

KNOWN AS

**CARBROOKE MANOR ESTATE**

**NORFOLK**

EXTENDING TO AN AREA OF

**800 Acres**

OR THEREABOUTS, AND INCLUDING

**Two Good Arable Farms, a Small Holding, and Cottages (Lots 1, 2, 3, and 4)**

**Mostly TITHE FREE**

**AS MORE FULLY DESCRIBED AS FOLLOWS.**

# LOT 1

(Coloured Yellow on 6-in. Plan).

## The MANOR FARM, Carbrooke

Well situated adjoining the Wood Farm, and containing an area of about

**246.843 Acres**

Of Good Tithe-Free Arable and Pasture Land, including

### A USEFUL FARM HOUSE

Built of Brick and Tile, and contains on the Ground Floor: Living Room, Drawing Room, Kitchen; Scullery with Sink, Copper, and Oven; Store Room, Cellar, and Large Dairy; and on the First Floor, approached by front and back staircases: 4 Bedrooms, 3 Store Rooms, and 2 Attics.

The Outhouses comprise: Stick, Coal, Oil, and Meal Shed; and E.C.; Flower, Kitchen Garden, and Orchard; Good Well of Water, with Pump.

### THE AGRICULTURAL PREMISES

Mostly built of Clay Lump and Brick, with Tiled Roofs, include Large Corn Barn, Cart Horse Stable for 8, with Harness and Chaff Houses, Horse Yard with 2 Shelter Sheds and Loose Box, 2 Loose Boxes, Cow House for 5, Root House, Cow Yard with Shelter Shed, 4-bay Cart Lodge, Bullock Yard with Shelter Shed and Large Turnip House, 3 Piggeries, and Small Yard with Loose Box and Granary, with Waggon Lodge and Trap House under. At the opposite end of the Farm is another set of useful Premises, built of Clay and Tile and Corrugated Iron, consisting of Large Barn, Bullock Yard with Sheds, and 3 Loose Boxes.

Close to the Home Premises, on the Shipdham-Carbrooke Roads, are Three Clay and Tiled

### 4-ROOMED COTTAGES

With Sheds and good Gardens, and Well of Water.

The Land, which is Good Mixed Soil, is divided as shown on the Plan, and more fully described in the following

#### SCHEDULE.

No. on Ordnance Survey Map.	Description.	Acreage.
462	Pasture ... ..	18.220
467	Arable ... ..	18.792
469	Ditto ... ..	6.235
481	Ditto ... ..	14.356
483	Ditto ... ..	25.113
482	Pond ... ..	.090
485	Buildings ... ..	.480
466	Pasture ... ..	6.626
465	Arable ... ..	8.252
464	Pasture ... ..	1.073
487	Arable ... ..	6.320
583	Ditto ... ..	19.319
548	Ditto ... ..	12.571
547	Ditto ... ..	7.428
546	Pasture ... ..	12.514
463	Arable ... ..	9.453
453	Ditto ... ..	8.392
495	Ditto ... ..	4.717
496	Pasture ... ..	12.593
497	Buildings and Stackyard ... ..	.963
394	House and Cottages, &c. ... ..	.960
395	Pond and Yard... ..	1.265
348	Pasture ... ..	.318
357	Ditto ... ..	.359
544	Ditto ... ..	14.474
545	Arable ... ..	13.359
275	Pasture ... ..	2.833
276	Ditto ... ..	5.775
396	Arable ... ..	10.565
		243.415
Plantations.		Acreage.
282	... ..	.448
468	... ..	2.980
		3.428
Total Acreage		246.843

In the occupation of Mr. Geo. Barrell.

Tenure - FREEHOLD.

TITHE FREE.

OUTGOINGS:—Land Tax (as assessed).

With Vacant Possession Michaelmas Next.

## LOT 2

(Coloured Red on 6-in. Plan).

### The WOOD FARM, Carbrooke

Well situated in the centre of the Parish, and within 3 miles of the Market Town of Watton, and covering an area of about

**477.137 Acres**

Including **Productive Corn-growing Arable and Sound Pasture Land**; together with a Good Brick, Clay, and Tiled Creeper-clad

#### FARM HOUSE

Containing on the Ground Floor: Tiled Hall, Dining Room, Drawing Room with French Casement Windows, Breakfast Room, Kitchen, Scullery with Pump and Sink, Gun Room, Store Room, and Dairy.

Front and Back Staircases leading to

#### 7 BED AND DRESSING ROOMS

Bathroom and W.C.

In the Garden and Back Yard are Two Privies, and 4 Wood, Coal, and Fowl Houses. Orchard, Kitchen Garden, and Small Flower Garden. Well Water Supply.

#### THE FARM BUILDINGS

Principally built Brick, Clay, and Tile, include the following accommodation: Corn Barn, Trap House or Garage, Loose Box, Yard with Loose Box, Bullock Yard with Open Shelter Shed, Nag Stable with 3 Loose Boxes, Stall and Harness Room, Cow Yard with 4 Loose Boxes, Horse Yard with 2 Shelter Sheds and 2 Loose Boxes, Cart Horse Stable for 10 with Harness House and Chaff Barn, Cow House for 4, Root Shed, Cake House, Loose 6-Bay Waggon Lodge, Carpenter's Shop, etc.

In the centre of the Farm is a

#### PAIR OF COTTAGES

Clay and Tile Built, containing 3 Rooms each, with Outhouses, E.C., Good Gardens, and Well of Water. Close to which is a range of Clay and Tiled

#### OFF PREMISES

Including Large Corn Barn, Turnip House, Granary, 2 Large Yards with Shelter Sheds and 3 Loose Boxes, Cart and Implement Shed, with Stackyard adjoining.

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Let to Mr. E. Leonard on a yearly Michaelmas tenancy, together with Lot 4, at the Rent of £424 per annum, and re-let as from Michaelmas, 1931, at the Rent of £313/16/- per annum. The Rent for this lot has been apportioned for the purpose of Sale at £286/6/- per annum, including the Sporting Rights.

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#### Tenure - FREEHOLD

**TITHE FREE**, with the exception of the Vicarial Tithe Rent Charge (commuted) of £1; Land Tax (as assessed).

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The Bath and Fittings in the house, the Greenhouse in the garden, the Wood and Tiled Shed at the end of Nag Stable, the Corrugated Iron Roof to Shelter Shed in yard, the Corrugated Roof over the Carpenter's Shop at the end of Cart Lodge, and set of Wood Piggeries are claimed by Tenant, and are not included in the Sale.

In 1920, the late Mr. W. A. Bishop-Culpeper-Clayton conveyed about 1 rood of field No. 334 to increase the Churchyard of St. Peter's and St. Paul's Church. This is not included in the Sale, although the whole of field No. 334 is shown on the plan.

# THE LAND

Which is mostly Good Mixed Soil with plenty of body, is divided into convenient enclosures, as shown on Plan, and more fully described in the following

## SCHEDULE

No. on Ordnance Survey Map.	Description.					Acreage.
480	Pasture	...	...	...	...	9'824
479	Pond	...	...	...	...	'118
477	Arable	...	...	...	...	22'876
478	Pond	...	...	...	...	'111
476	Arable	...	...	...	...	21'950
475	Ditto	...	...	...	...	15'872
475A	Pond	...	...	...	...	'970
474	Arable	...	...	...	...	18'920
472	Ditto	...	...	...	...	12'540
470	Pasture	...	...	...	...	6'373
471	Arable	...	...	...	...	14'388
473	Ditto	...	...	...	...	9'092
459	Pasture	...	...	...	...	4'574
458	Arable	...	...	...	...	20'712
461	Ditto	...	...	...	...	7'330
460	Pasture	...	...	...	...	5'257
456	Buildings and Stackyard	...	...	...	...	'861
455	Cottages and Gardens	...	...	...	...	'516
452	Ditto	...	...	...	...	14'876
451	Pasture	...	...	...	...	12'800
454	Arable	...	...	...	...	16'533
443	Ditto	...	...	...	...	18'031
341	Ditto	...	...	...	...	17'237
450	Ditto	...	...	...	...	11'446
449	Ditto	...	...	...	...	17'800
445	Ditto	...	...	...	...	8'726
441	Pasture	...	...	...	...	16'931
442	Pond	...	...	...	...	'103
440	Arable	...	...	...	...	9'640
434	Ditto	...	...	...	...	18'630
433	Ditto	...	...	...	...	7'857
432	Pasture	...	...	...	...	1'808
430	Ditto	...	...	...	...	4'727
439	Pasture	...	...	...	...	9'630
435	Pond	...	...	...	...	'131
423	Pasture	...	...	...	...	8'455
424	Ditto	...	...	...	...	8'338
339	Ditto	...	...	...	...	4'485
338	House, Buildings, Yards, and Stackyards	...	...	...	...	2'195
340	Pasture	...	...	...	...	5'836
337	Garden	...	...	...	...	'530
252	Pasture	...	...	...	...	4'250
336	Ditto	...	...	...	...	3'353
334 PART	Ditto	...	...	...	...	13'417
289	Ditto	...	...	...	...	17'636
317	Ditto	...	...	...	...	6'027
237	Arable	...	...	...	...	25'875
209	Ditto	...	...	...	...	8'639
457	Pond	...	...	...	...	'149
Woodlands and Plantations.						468'375
444	...	...	...	...	...	1'467
446	...	...	...	...	...	'214
447	...	...	...	...	...	'371
448	...	...	...	...	...	'118
431	...	...	...	...	...	2'901
436	...	...	...	...	...	1'595
438	...	...	...	...	...	'706
213	...	...	...	...	...	1'390
Total Acreage						8'762
						477'137

### LOT 3

(Coloured Green on 6-in. Plan).

A Brick and Asbestos Tiled

### BUNGALOW

(Now in course of erection),

### OLD THATCHED COTTAGE

With Brick and Tiled Lean-to Stable, Lean-to Open Shed, Coal Shed, E.C., Well of Water, and Small Piece of Pasture, two enclosures of Arable Land.

#### SCHEDULE.

No. on Ordnance Survey Map.	Description.					Acreage.
499	Arable	...	...	...	...	2.770
356	Ditto	...	...	...	...	.828
327	Ditto	...	...	...	...	8.743
498	Pasture	...	...	...	...	.308
Total Acreage						12.649

As let to Mr. C. Robinson.

The Wood and Corrugated Shed, and boarded front and door to Open Shed, and Fowl House are the property of the tenant.

Tenure - FREEHOLD.

OUTGOINGS:—Vicarial Tithe Rent Charge £2 7s. od.; Land Tax (as assessed).

With **Vacant Possession Michælmass, 1931.**

### LOT 4

(Coloured Blue on Plan).

Six Enclosures of

### ARABLE and PASTURE LAND

Situated adjoining the Shipdham Road on the opposite side of the road to Lots 1 and 3; containing in all 54.878 acres, as per the following

#### SCHEDULE.

No. on Ordnance Survey Map.	Description.					Acreage.
500	Arable	...	...	...	...	10.924
505	Pasture	...	...	...	...	6.368
541	Ditto	...	...	...	...	9.309
542	Arable	...	...	...	...	9.943
552	Ditto	...	...	...	...	9.556
554	Ditto	...	...	...	...	8.778
Total Acreage						54.878

In the occupation of Mr. E. Leonard.

Tenure - FREEHOLD.

**TITHE FREE.**

Land Tax (as assessed).

With **Vacant Possession Michælmass, 1931.**

# LOT 5

## The Improprate Tithe Rent Charges

Commuted at the sum of £454 11s. 7d. per Annum

Arising out of Lands in the Parishes of Carbrooke, Griston (West Hall), and Watton (West Hall), Norfolk, as specified in the Apportionment Schedule and Tithe Map for the said Parish.

The Owner of the Tithe Rent Charge is responsible for the maintenance and repair of the Chancel in Carbrooke Church.

## Schedule of the Present Tithe Payers

<b>Carbrooke.</b>		£	s.	d.			£	s.	d.
Adcock, T. E., Watton	...	1	13	0	Brought forward		312	1	5
Bullard & Sons, Anchor Brewery, Norwich	...	1	0	10	Tolman, H. A., Alexander Farm, Hingham	...	0	0	9
Taylor, H. I. (Hall & Palmer, Watton)	...	1	13	0	Chenery, Carbrooke	...	0	2	0
Buscall, Miss K. M., Manor House, Griston	...	23	0	3	Tolman, W. H. (H. A. Tolman)	...	0	1	5
The Carbrooke Hall Estate Co. (Miss Buscall)	...	131	13	1	Wace, L. J., Exors.	...	123	8	11
Banham, Mrs. (G. W. Trollope, Watton)	...	0	5	2	Wace, Miss O. N., Norwich Road, Watton	...	1	1	0
Marsh, F. Carbrooke	...	0	8	5	Warman, Miss, Oak Villa, Cromer Road, Aylsham	...	0	9	10
Brooke, Mrs., Oak Cottage, Cromer Road, Aylsham	...	0	7	6	Garner, P. E., Old Hall Farm, Griston	...	0	15	0
Harrison, J., Drapers Hill, Gt. Ellingham	...	4	1	2	Johnson, C., Bush Farm, Ovington	...	8	4	0
Minns, H. W., Carbrooke Mill	...	19	4	11			£446	4	4
Church Lands (J. E. Bond, The Stores, Carbrooke)	...	5	13	8	<b>Griston West Hall Lands.</b>				
Dunnett, Mrs. (T. W. Adcock, Watton)	...	1	10	9	Buscall, Miss K. M., Griston	...	0	7	8
Godfrey, F., Carbrooke	...	0	10	2	Garner, P. E., Griston	...	0	15	0
Chambers, Rev. G. B., Carbrooke	...	4	14	3			£1	2	8
Goff, W. V. B., Loch House, Watton	...	21	1	3	<b>Watton West Hall Lands.</b>				
Harvey, Wm., Carbrooke	...	39	8	11	The Carbrooke Hall Estate Co.	...	1	7	2
Haylock, John, Carbrooke	...	0	1	0	Buscall, Miss K. M.	...	0	13	1
Meek, Mrs. J. E., 31, Croxton Road, Thetford	...	1	18	0	George, S. S., Saham Toney	...	0	1	0
Morgans Brewery Co., Ltd., King Street Old Brewery, Norwich	...	1	14	0	Griffin, C. E., 21, Kingsfield Road, Watford	...	0	0	11
Wayland R.D.C.	...	0	2	8	Lincoln, R.G., Harford Manor, Ipswich Road, Norwich	...	1	5	11
Murrell, Robert, Carbrooke	...	0	4	5	Meek, Mrs. J. E.	...	0	1	0
Murrell, Miss, North View, Carbrooke	...	0	7	4	Stokes, J. W., Norwich Road, Watton	...	0	2	6
Murrell, Harry, Carbrooke	...	0	10	9	Garner, P. E.	...	0	8	11
Page, Mrs. L. M. A., Carbrooke	...	2	9	0	Garner, W. E., Church Farm, Saham Toney	...	0	4	6
Stobbs, S. N., Scoulton	...	21	19	0	Goddard, F. W., The Green, Watton	...	2	19	7
Harding Bros., Ovington	...	6	8	5			£7	4	7
Playle, B. H., Carbrooke	...	0	1	0	<b>Summary.</b>				
Reeve, Miss, Watton	...	0	4	3	Carbrooke	...	446	4	4
Abbey, J. B. V., Watton	...	1	10	10	Griston West Hall Lands	...	1	2	8
Pettitt, Charles, Carbrooke	...	16	7	10	Watton West Hall Lands	...	7	4	7
Sayer, Mrs. Ed., Norwich Road, Thurton	...	0	5	11			TOTAL	£454	11 7
Surveyors of Highways	...	0	14	8					
Robinson, C., Manor House, Watton	...	0	16	0					
Carried forward		312	1	5					

The above Schedule is inserted merely for the information of intending purchasers.

Some of the apportionments are informal apportionments based on the original field apportionments.

In addition to the purchase money, the purchaser shall pay to the Vendor the sum of £ representing the arrears due at the day of the sale, less any sums received by the Vendor between the date of the sale and the date fixed for completion.

The purchaser will be entitled to the half-year's tithe rent-charge due on the 1st October next, and shall pay the Vendor in addition to the purchase money the sum of £238/14/10 representing one half-year's rent-charge, the Vendor paying the rates in respect thereof up to that date.

**LOT 6**

**A Pair of Well Built Brick, Flint, Clay, and Tiled  
4-ROOMED COTTAGES**

*Known as "Flint Cottages," Saham Toney,*

With Outhouses, E.C.'s, Front and Back Gardens, and Well of Water. Situated facing the main Watton to Swaffham Road, as now let to

Mrs. Fisher at an Annual Rental of £7 16s. od.

Mr. Oxborough, ditto ... £7 16s. od.

The Landlord paying rates.

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Tenure - FREEHOLD.

OUTGOINGS:—Land Tax, as assessed.

## CONDITIONS OF SALE.

1. The property is sold subject to the following Special Conditions and to the General Conditions known as "The Golden Rule Conditions of Sale" (a print of which will be produced at the sale and annexed hereto), the Special Conditions prevailing in case of conflict. The said Conditions (so far as the context admits) shall apply to each lot.

2. The deposit to be paid by the purchaser shall be 10% of his purchase money and shall be paid to Messrs. W. S. Hall and Palmer, the Auctioneers, as stakeholders.

3. The Vendor's Solicitors are Messrs. Morgan, Price, Marley & Rugg and the purchase shall be completed at their offices at No. 33, Old Broad Street, E.C.2, on the 11th day of October, 1931.

4. The Vendor is selling as personal representative of William Alleyne Bishop-Culpeper-Clayton deceased and shall not be required to give any covenant for title except such as are implied by her conveying as such.

5. The property offered for sale forms part of the Settled Estate now comprised in and subject to the Settlement created by the Will of Sir William Robert Clayton (5th) Bart. who died in the year 1866. The property comprised in lots 1—5 inclusive passed under a devise in his Will dated the 13th day of September, 1848 and proved in the Principal Registry on the 13th day of May, 1867 but the property comprised in lot 6 has been subsequently acquired by purchase under the statutory powers in that behalf. The title to lots 1—5 inclusive shall commence with the said Will and no proof of the seisin or ownership of the Testator shall be required and the purchaser shall not require the production of or investigate or make any objection or requisition in respect of the prior title. The title to lot 6 shall commence with a Conveyance on Sale dated the 11th day of October, 1900 and made between George Robert Clark and Edward Robert George of the first part George Albert Brasnett of the second part and Henry Drew of the third part. The Vendor shall not be required to furnish any evidence of identity of the present with any former description of the property beyond what may be afforded by the muniments themselves nor to reconcile differing descriptions but the purchaser shall be entitled if he so requires to a Statutory Declaration to be made at his own expense that the property purchased by him has been held in conformity with the title as deduced for twelve years or upwards prior to the date of sale or (in the case of the property comprised in lot 6) since the date of its acquisition.

6. The property comprised in lots 1—4 inclusive was formerly subject to a Rent Charge created by Sir Peter Le Maire and Sir Francis Crane in or about the year 1660 for the benefit of the Military Knights of Windsor. This Rent Charge has been redeemed under the provisions of the Charitable Trusts Acts 1853—1925 and the purchaser shall accept the Charity Commissioners Order dated the 22nd October, 1926 as conclusive evidence that such Rent Charge has been redeemed and shall assume (as the fact is) that such Order refers to all the property comprised in the said lots.

7. The Counterpart Lease and Tenancy Agreements relating to the property comprised in lots 2 and 6 respectively can be inspected at the offices of the Auctioneers at any time during the usual office hours for a week before the date of sale and will be produced at the sale and the purchaser shall be deemed to purchase with full knowledge of the contents thereof.

8. The Purchaser of each of lots 1, 3 and 4 shall pay over and above and in addition to his purchase money according to a valuation made in a manner customary in the County of Norfolk for the hay, roots, farmyard manure and seeds and sowing of new layers and for any matter or thing as usually forms the subject of a valuation of covenants between outgoing and ingoing tenants and shall pay for the threshing and dressing of the present year's crops of corn and grain and carry out the same to any distance not exceeding ten miles and bring back the empty sacks being allowed the straw, chaff and colder arising therefrom and will allow the vendor the use of the barn and usual stacking places until the 1st of May, 1932 for the purpose of such threshing and dressing.



OF THE

# CARBROOKE MANOR ESTATE,

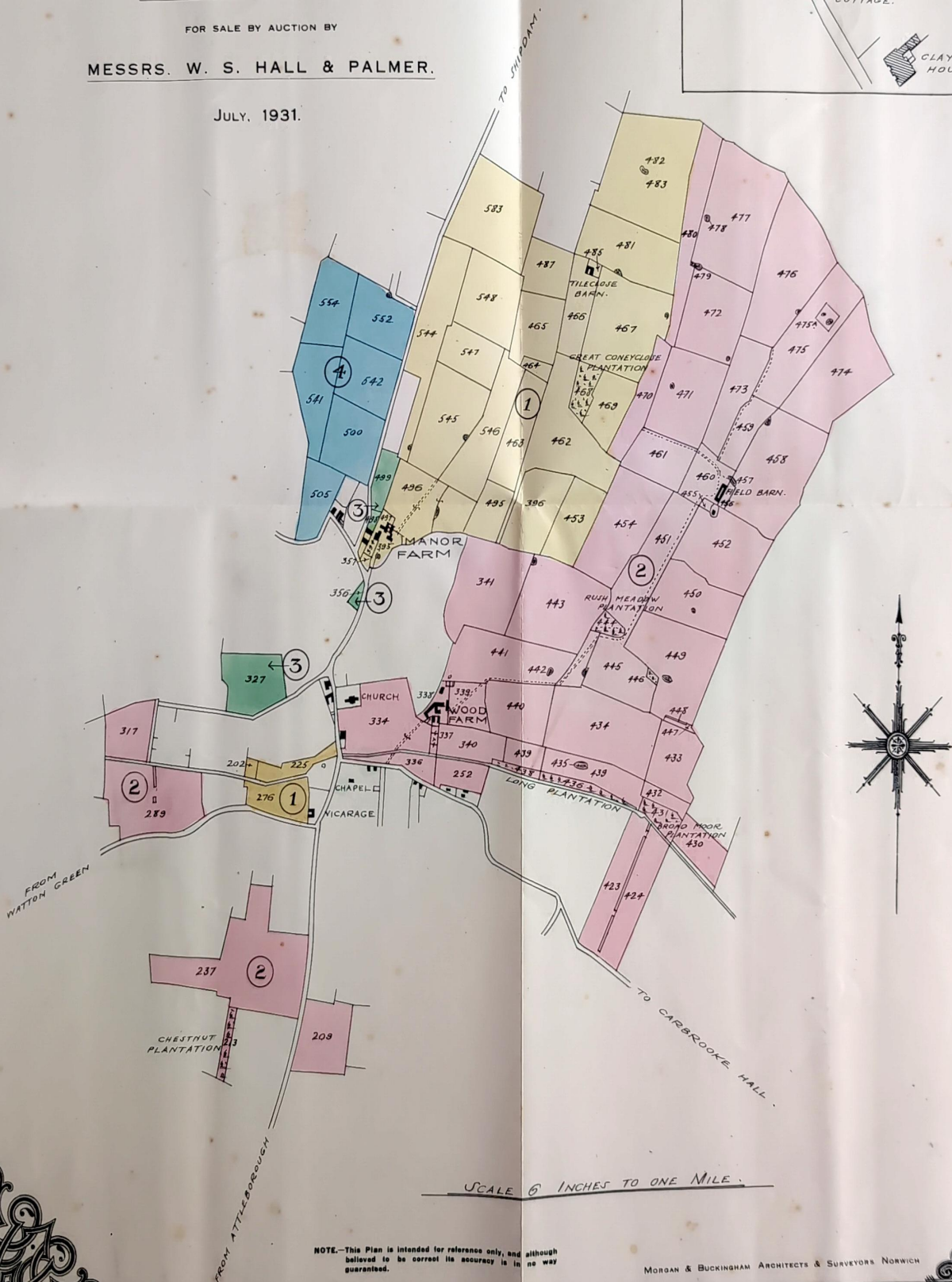
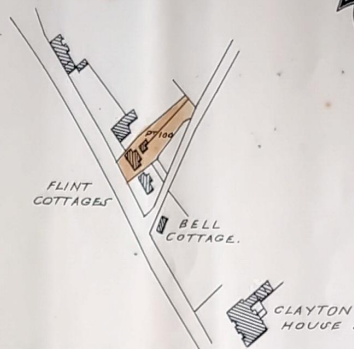
NEAR WATTON, NORFOLK.

FOR SALE BY AUCTION BY

MESSRS. W. S. HALL & PALMER.

JULY, 1931.

IN SAHAM TONEY.  
Lot 6



NOTE.—This Plan is intended for reference only, and although believed to be correct its accuracy is in no way guaranteed.

MORGAN & BUCKINGHAM ARCHITECTS & SURVEYORS NORWICH