

# Data from the 1910 Land Valuation Survey for the parish of Abberton



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**Front cover image:** St Eadburga's Church, Abberton in May 2011

<https://www.geograph.org.uk/photo/2403627> [accessed 4 December 2021]

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## Introduction

The Valuation Office Survey of 1910 resulted in the creation of a snapshot of land across the county of Worcestershire, in common with other counties in England. The associated Valuation Summary books are to be found at the Hive in Worcester: these books are of a large format, measuring 43cm by 34cm, cloth-bound with leather corners and the name of the Income Tax Parish (ITP) written on the spine. An ITP may cover just a single civil parish in the county, whilst some ITPs covered two or more parishes: for example, the ITP of Church Lench only contains records for the civil parish of Church Lench, whilst that of Abbots Lench covers the civil parishes of Fladbury, Hill & Moor, Throckmorton and Wyre Piddle, as well as Abbots Lench itself. In some cases, two or more ITPs can be found in the same Valuation Summary book: for example, Conderton and Overbury. The basic unit of valuation was a piece of land in separate occupation, although the application of this principle was not always straightforward.<sup>1</sup> The number of valuation assessments in each ITP ranges across the county from 7 (Kenswick) to 7,171 (Kidderminster Borough).

This series of booklets provides a transcription of the Valuation Summary books for each civil parish in the county of Worcestershire, along with a brief analysis of the transcribed data.

### 1. The Valuation Office Survey of 1910

The valuation of land in 1910 was initiated by the Finance (1909-1910) Act (10 Edw. VII, c.8 section 26(1)) which provided for the levy and collection of a duty on the increment value of all land in the United Kingdom. The main object of the Act was to tax that part of the capital appreciation of real property which was attributable to the site itself, excluding any benefit arising from crops, buildings or improvements paid for by the owners. In this way, private owners were required to pay part of the increase in the site value of their land which had resulted from the expenditure of public money on communal developments such as roads or public services.

Increment value duty was based on the difference between the amount of two valuations. The first was the site value as at 30 April 1909, as determined by the Valuation Survey, which constituted the 'datum line' for these purposes: a second site valuation was to be taken on the occasion of any subsequent sale or grant of a lease, transfer of interest in a piece of land, or the subsequent death of a land owner, in order to determine any potential payment of increment value duty. This second assessment formed part of the on-going role of the Valuation Office, until this duty was repealed by the 1920 Finance Act (10 and 11 Geo. V, c.18). Although this legislation was only in place for around ten years, it has left behind a comprehensive record of land in every county enabling an understanding of the ownership, occupation, extent and value of land. The data collected during the survey for the county of Worcestershire, which has been retained, is contained in four different sets:

- The Valuation Summary books (sometimes referred to as the Lloyd George Domesday books): these are held at the Hive in Worcester (WAAS: BA8585/1 series);
- Forms 37 – Land: these contain the provisional valuations, and are also held at the Hive in Worcester (WAAS: 8585/2-64 series);
- Two series of annotated Ordnance Survey maps: the Field Maps (used in the field during survey), some of which are now held at the Hive in Worcester; the Record Maps (originally kept in the Valuation Record office) now held at the National Archives at Kew (TNA: IR129 series);

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<sup>1</sup> See Brian Short, *Land and Society in Edwardian Britain* (Cambridge: Cambridge University Press, 1997), pp 131-132.

- The Field Books which contain a complete record of each valuation: again, these are held at the National Archives at Kew (TNA: IR58 series).

With regard to the Valuation Summary books, the first nine columns were compiled from the Rate Book for the parish and all of the books contain this information. Subsequent columns (10-40) were supposed to be completed by the staff of the District Valuation Offices after the initial valuation was complete: however, this was not carried out in a consistent fashion, and indeed, anyone interested in the mechanics and outcome of an individual valuation would be better served by the details contained in the Field Books.

This series of booklets provides a transcription of the first nine columns in that these record the ownership, occupation, extent, and basic valuation of each assessment. After a brief introduction to the parish, an analysis of the data will be presented examining the names of the major landowners and the extent of their property in the parish, along with an analysis of the main farms in the parish. Indexes of owners, occupiers and places appear in subsequent appendices and a final appendix will direct the reader to the appropriate references for the associated Forms 37, Record Maps and Field Books for the parish covered by the booklet.

The Valuation Summary for the Income Tax Parish of Abberton covers the civil parishes of Abberton and Bishampton: this booklet covers the parish of Abberton only.<sup>2</sup>

## 2. The parish of Abberton in 1910

The parish is located 11 miles east of Worcester and 6 miles north-north-east of Pershore on a mixed geology of mudstone and limestone, with some siltstone and sandstone, extending to 999 acres. The resulting soils are primarily clayey loam to silty loam, and the Whitsun Brook runs through the southern part of the parish.<sup>3</sup> Abberton Hall was the seat of Alline Bushell Esq in 1910 and it overlooks the Bredon Hills as well as the Vale of Evesham.<sup>4</sup>

When the census was carried out in 1911, the population of Abberton was 72 (39 males and 33 females): of the 20 properties recorded in the census, 17 were inhabited, two uninhabited and one was classed as a ‘building not used as dwelling’.<sup>5</sup> From an agricultural viewpoint in the same year, the total cultivated area of the parish was 988¾ acres, of which 284¼ were arable, 15¼ were orchards and the remaining 704½ (71%) were grassland (this includes 15¼ acres of the orchards which were classed as ‘under grass’). There were five agricultural holdings in the parish, two of which were tenanted properties occupying 703¾ acres (71% of the total). The main arable crops were wheat, beans and barley, whilst around 80% of the orchards were growing apples. Being a mainly pastoral parish, 212 cattle and 839 sheep were kept.<sup>6</sup>

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<sup>2</sup> WAAS: BA 8585/1/2, *Inland Revenue. Valuation Summary book for the parish of Abberton and Bishampton, 1909-10.*

<sup>3</sup> Kelly’s Directory 1912, p.21; British Geological Survey, *iGeology app – Abberton, Worcestershire* [accessed 14 February 2022]; Natural Environmental Research Council, *mySoil app – Abberton, Worcestershire* [accessed 14 February 2022].

<sup>4</sup> Kelly’s Directory 1912, p.21.

<sup>5</sup> TNA: RG78/1085. *1911 Census Enumerator’s Summary Books. Worcestershire. Pershore. Registration Sub-District: Pershore, including Civil Parish, Township or Place: Abberton.*

<sup>6</sup> TNA: MAF68/2489, *Ministry of Agriculture, Fisheries and Food and predecessors: Statistics Divisions: Parish Summaries of Agricultural Returns. Worcestershire, 1911.* Main acreages of arable as follows: Wheat, 122; Beans, 48; Barley, 24; Oats, 14; Mangolds, 10; Turnips and Swedes, 9; Lucerne, 8. Orchard acreages: Apples, 11¾; other kinds, 3½.

### 3. Land and property in 1910 in the parish of Abberton

Of the 22 assessments with owners recorded in the Valuation Summary, 11 were owned by Alline Bushell and these extended to 729 acres (74% of the parish total) making him the major landowner in the parish (see Table 1 and Table 2).<sup>7</sup> According to the 1911 Census, Bushell was born in 1860 at Knowle, Warwickshire: having left school, he entered banking working as a banker's clerk when he lived at Deritend, Birmingham in 1881.<sup>8</sup> By the age of 31, he had progressed to the position of bank manager, living and working in Hay-on-Wye: indeed, he had been there since at least 1884, when he had presided over a temperance meeting held in Hay, being described as *Alline Bushell of the Bank*.<sup>9</sup> He took an active part in the social life of the town, being treasurer of the Wye-side Horse Show and captain of the Hay Cricket and Lawn Tennis Club.<sup>10</sup> In 1897, he was treasurer of the Hay Dog Show and was described as *of Birmingham District and Counties Banking Company Ltd*.<sup>11</sup>

In 1901, a presentation was made to him on his departure to Derby: indeed, the 1901 Census records him living in that town, employed as bank manager.<sup>12</sup> In 1903 and 1904, he received the *ultimate residue* after legacies from two estates belonging to members of the Blissett family of Freshford in Wiltshire, and by June 1904 was described as *former manager of the Derby Branch of the Birmingham District County Banking Company*.<sup>13</sup> By 1906, he was living at Sunnyside, Freshford, the former residence of Rev. Blissett, but in 1909 the Abberton District Cottage Garden Society held its first show at Abberton Hall: Alline Bushell was president of the Society.<sup>14</sup> He died on 10 January 1915, aged 55 and his funeral took place at Crowle: he left an estate valued at £25,781.<sup>15</sup> A sale by auction of his estate was held on 3 June 1915 when Abberton Hall (with 26 acres) was offered along with three farms, Manor Farm (388a.), Lower Farm (252a.) and Glebe Farm (50a.): however, the estate was not sold and remained for sale by private treaty throughout June and July that year.<sup>16</sup>

Table 1: Number of assessments by landowner

Name	No. of assessments
Alline Bushell	11
E. W. Downs	4
6 others with 1 or 2 each <sup>17</sup>	7
TOTAL	22

Table 2 shows the acreage of land in the parish by landowner, determined by summing the entries in the Valuation Summary.

<sup>7</sup> This includes assessment no. 141, Cyder Mill, owned by A. Bushell, The Hall, Abberton.

<sup>8</sup> TNA: RG 14/17720, *1911 Census schedules: Worcestershire, RD: 380 Pershore, RS: 2 Pershore, Parish: Abberton ED 1*; TNA: RG 11/3022, *1881 Census returns: Warwickshire, RD: 387 Aston, RS: 1K Deritend; Parish: Aston, ED 56*.

<sup>9</sup> Brecon County Times, 24 October 1884.

<sup>10</sup> Brecon County Times, 19 September 1884, 1 April 1887.

<sup>11</sup> Brecon and Radnor Express & Carmarthen Gazette, 21 October 1897.

<sup>12</sup> Brecon County Times, 5 April 1901. TNA: RG12/4580, *1891 Wales Census returns: Brecknockshire, RD: 610 Hay, RS: 3 Hay; Parish: Hay, ED 1*. TNA: RG13/3215, *1901 Census returns: Derbyshire, RD: Derby, RS: Derby, Parish: Derby (CB), ED 17*.

<sup>13</sup> Will of Miss Jane Blissett of Freshford, Wiltshire, estate valued at £32,187 (Bushell was one of her executors), Morning Post, 26 October 1903; Will of Rev. George Blissett of Sunnyside, Freshford, Wiltshire, estate valued at £55,878, Morning Post, 13 May 1904; Sheffield Daily Telegraph, 28 June 1904.

<sup>14</sup> Clifton Society, 12 July 1906; Evesham Standard and West Midland Observer, 14 August 1909.

<sup>15</sup> Evesham Standard and West Midland Observer, 16 January 1915: it is likely that the funeral took place at Crowle because his daughter (died November 1914) was the wife of the vicar of Crowle. Western Daily Press, 24 April 1915.

<sup>16</sup> Birmingham Daily Post, 15 May 1915, 5 June 1915, 31 July 1915.

<sup>17</sup> This number includes one entry for E. D. W. Downs – could be E. W. Downs.

Table 2: Acreage of land by landowner

Name	Acreage		
	a	r	p
Alline Bushell	729	0	0
E. W. Downs	171	2	0
Jane Brookes	52	3	0
Brookes & Davis	33	0	0
TOTAL	986	1	0

All of the assessments with more than 20 acres of land are listed in Table 3: none of the farms are named in the Valuation Summary, therefore the situation (where given) is included in this table.

Table 3: Assessments in excess of 20 acres

Situation	Acreage		
	a	r	p
Not stated	394	0	0
Abberton	308	2	0
Abberton	171	2	0
Haseler	39	1	0
Abberton Hall	26	2	0
Abberton Mill	20	0	0

**Appendix 1.** Transcribed data from the Valuation Summary for the parish of Abberton.

NOTES:

1. This data has been transcribed as presented in the Valuation Summary without any standardisation of punctuation, abbreviation &c. However, all data presented as superscripts has been included as normal text in this transcription.

2. All entries have a letter ‘R’ in red in front of the No. of Assessment, except for entry numbers 13 and 14.

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
1	1	Brookes Jane	Jane Brookes Bishampton Persore	House		Haseler				6	0	0	4	15	0
1	2	Brookes Jane	Jane Brookes Bishampton Persore	Buildings		Haseler				5	0	0	4	0	0
1	3	Brookes Jane	Jane Brookes Bishampton Persore	Land		Haseler	39	1	0	22	0	0	19	17	0
1	3 <sup>a</sup>	Brookes Jane	Jane Brookes Bishampton Persore	Land		Haseler	13	2	0	14	0	0	13	10	0
2	4	Downs E. W.	E.W. Downs Abberton Persore	House		Abberton				8	0	0	6	7	0
2	5	Downs E. W.	E.W. Downs Abberton Persore	Buildings		Abberton				9	0	0	7	5	0
2	6	Downs E. W.	E.W. Downs Abberton Persore	Land		Abberton	171	2	0	56	0	0	50	7	0

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
3	7	Ankers John	Alline Bushell Abberton Hall Pershore	House		Abberton				15	0	0	12	0	0
3	8	Ankers John	Alline Bushell Abberton Hall Pershore	Buildings		Abberton				30	0	0	24	0	0
3	9	Ankers John	Alline Bushell Abberton Hall Pershore	Land		Abberton	308	2	0	137	10	0	123	15	0
4	10	Niblett Jane	Glebe	Cottage		Abberton				5	0	0	3	15	0
5 <sup>18</sup>	11	Ankers John	Alline Bushell	Cottage		Abberton				3	0	0	2	5	0
6	12	Paul A. A.	Alline Bushell Abberton Hall Pershore	House						20	0	0	16	0	0
6	13	Paul A. A.	Alline Bushell Abberton Hall Pershore	Buildings						40	0	0	32	0	0
6	14	Paul A. A.	Alline Bushell Abberton Hall Pershore	Land			394	0	0	265	0	0	238	10	0
7 <sup>19</sup>	15	Randall Jas	Alline Bushell Abberton Hall Pershore	Cottage		Abberton				3	0	0	2	5	0

<sup>18</sup> The note 'See No.3 Abberton' is written above this number in red ink.

<sup>19</sup> The note 'Included in No.6' is written above this number in red ink.

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
8 <sup>20</sup>	16	Hemming John	Alline Bushell Abberton Hall Pershore	Cottage		Abberton				3	0	0	2	5	0
9	17	Niblett Jas	E.W Downs Abberton Pershore	Cottage		Abberton				2	0	0	1	10	0
10	18	Foster James	E.W Downs Abberton Pershore	Cottage		Abberton				2	0	0	1	10	0
11	19	Bushell Alline	Alline Bushell	House		Abberton Hall				68	10	0	58	5	0
11	20	Bushell Alline	Alline Bushell	Land		Abberton Hall	26	2	0	38	0	0	34	5	0
12	21	Brookes Jane	Brookes & Davis Bishampton Pershore	House		Abberton Mill				8	5	0	6	12	0
12	22	Brookes Jane	Brookes & Davis Bishampton Pershore	Buildings		Abberton Mill				2	10	0	2	0	0
12	23	Brookes Jane	Brookes & Davis Bishampton Pershore	Mill		Abberton Mill				16	0	0	12	0	0
12	24	Brookes Jane	Brookes & Davis Bishampton Pershore	Land		Abberton Mill	20	0	0	18	0	0	16	5	0
13	25	Brookes Jane	Brookes & Davis	Buildings		Abberton				1	0	0		15	0

<sup>20</sup> The note 'Included in No.6' is written above this number in red ink.



No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
13	26	Brookes Jane	Brookes & Davis	Land		Abberton	13	0	0	5	0	0	4	10	0
14	27	Rea Revd Thos	Revd Thos Rea Flyford Flavell Worcester	Tithes		Abberton				118	0	0	100	5	0
15	28	Green John H.	E.W. Downs Abberton Pershore	Cottage		Abberton				3	2	0	2	7	0
16 <sup>21</sup>	29	Foster Geo	Alline Bushell Abberton Hall Pershore	Cottage						3	2	0	2	7	0
17	30	Hunt Emma	Alline Bushell Abberton Hall Pershore	Cottage						3	2	0	2	7	0
18	31	Cave Edward	Alline Bushell Abberton Hall Pershore	Cottage						3	2	0	2	7	0
19	32	Wilkes Albert J.	Alline Bushell Abberton Hall Pershore	Cottage						6	0	0	4	10	0
20	33	Scott Thos.	E. D W. Downs Abberton	Cottage						3	0	0	2	5	0
140			Vicar & Churchwardens	Parish Church		Abberton									
141			A Bushell The Hall Abberton	Cyder Mill		Abberton									

<sup>21</sup> The note 'Included in No.3' is written above this number in red ink.

## **Appendix 2.** Index of Owners

Brookes, Jane 1  
Brookes & Davis 12-13  
Bushell, A 141  
Bushell, Alline 3, 5-8, 11, 16-19  
Downs, E. D. W. 20  
Downs, E. W. 2, 9-10, 15  
Glebe 4  
Rea, Rev. Thos. 14  
Vicar & Churchwardens 140

## **Appendix 3.** Index of Occupiers

Ankers, John 3, 5	Hunt, Emma 17
Brookes, Jane 1, 12-13	Niblett, Jane 4
Bushell, Alline 11	Niblett, Jas. 9
Cave, Edward 18	Not stated 140-141
Downs, E. W. 2	Paull, A. A. 6
Foster, Geo. 16	Randall, Jas. 7
Foster, James 10	Rea, Rev. Thos. 14
Green, John H. 15	Scott, Thos. 20
Hemming, John 8	Wilkes, Albert J. 19

## **Appendix 4.** Index of places

Abberton 2-5, 7-10, 13-15, 140-141  
Abberton Hall 11  
Abberton Mill 12  
Haseler 1  
Not stated 6, 16-20

## **Appendix 5.** References to other Land Valuation resources for Abberton

TNA – The National Archives, Kew

WAAS – Worcestershire Archaeology and Archive Service, The Hive, Worcester

### Forms 37

WAAS: 009:5 BA 8585/2 *Forms 37 – Land, Abberley, Abberton, Abbots Lench [in Church Lench], 1910-15.*

### Field Books

TNA: IR58/93277, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Abberton. Assessment No.1-100, 1910.*

### Record Maps

TNA: IR129/3/846, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXV 5, 1910.*

TNA: IR129/3/847, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXV 6, 1910.*

TNA: IR129/3/850, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: XXXV 9, 1910.*

TNA: IR129/3/851, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXV 10, 1910.*

TNA: IR129/3/854, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXV 13, 1910.*

TNA: IR129/3/855, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXV 14, 1910.*