

Data from the 1910 Land Valuation Survey for the parish of Abbots Lench



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Contents

Introduction.....	2
1. The Valuation Office Survey of 1910.....	2
2. The parish of Abbots Lench in 1910.....	3
3. Land and property in 1910 in the parish of Abbots Lench	4
Appendix 1. Transcribed data from the Valuation Summary for the parish of Abbots Lench.	5
Appendix 2. Index of Owners	7
Appendix 3. Index of Occupiers	7
Appendix 4. Index of places	7
Appendix 5. References to other Land Valuation resources for Abbots Lench.....	8

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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.¹ 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);

¹ 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.

As seen above, the Valuation Summary for the Income Tax Parish of Abbots Lench covers the civil parishes of Abbots Lench, Fladbury, Hill & Moor, Throckmorton and Wyre Piddle: this booklet covers the parish of Abbots Lench only.² [NOTE: As well as being spelt Abbots Lench or Abbots Lench, the parish is also known as Ab Lench or Hob Lench].

2. The parish of Abbots Lench in 1910

Abbots Lench was a civil parish from 1866 to 1933, at which date it merged with Church Lench.³ Located around 5 miles north of Evesham and 7 miles north-east of Pershore, the geology is described as ‘Blue Lias Formation and Charmouth Mudstone Formation – Mudstone’ and ‘Mercia Mudstone Group -Mudstone’, extending to 884 acres. The soils are a mixture of clay to clayey loam, and sand to sandy loam.⁴

When the census was carried out in 1911, the population of Abbots Lench was 52 (28 males and 24 females): of the 13 properties recorded in the census, 12 were inhabited whilst one was uninhabited.⁵ From an agricultural viewpoint, in 1911 the statistics for the parish were in all likelihood recorded with those for the parish of Church Lench, where the main arable crops were wheat, beans and oats.⁶

² WAAS: BA 8585/1/3, *Inland Revenue. Valuation Summary book for the parishes of Abbots Lench [in Church Lench], Fladbury, Hill & Moor, Throckmorton, Wyre Piddle, 1909-10.*

³ A Vision of Britain through time, *Ab Lench Tn/CP* <https://www.visionofbritain.org.uk/unit/10335360> [accessed 9 March 2022].

⁴ Kelly’s Directory 1912, pp. 58-59. British Geological Survey, *iGeology app – Abbots Lench, Worcestershire* [accessed 9 March 2022]; Natural Environmental Research Council, *mySoil app – Abbots Lench, Worcestershire* [accessed 9 March 2022].

⁵ TNA: RG78/1082. *1911 Census Enumerator’s Summary Books. Worcestershire. Evesham. Registration Sub-District: Evesham, including Civil Parish, Township or Place: Abbots Lench.*

⁶ TNA: MAF68/2489, *Ministry of Agriculture, Fisheries and Food and predecessors: Statistics Divisions: Parish Summaries of Agricultural Returns. Worcestershire, 1911.*

3. Land and property in 1910 in the parish of Abbots Lench

All of the assessments in the Valuation Summary were owned by the Rev. W. K. W. Chafy: he lived at Rous Lench Court and was lord of the manor of both Church Lench and Abbots Lench.⁷ Those assessments with more than 50 acres of land are listed in Table 1: apart from Spitten Farm, none of the other farms are named in the valuation survey. As for Spitten Farm, there is a further 52¼ acres comprising 28 acres, 13½ acres and five pieces each less than three acres: for details, see Appendix 1.

Table 1: Assessments in excess of 50 acres

Situation	Acreage		
	a	r	p
Spitten Farm	236	0	0
Abbots Lench	168	2	0
Abbots Lench	139	1	0
Abbots Lench	123	2	0
Abbots Lench	98	2	0

⁷ Kelly's Directory 1912, pp. 58-59.

Appendix 1. Transcribed data from the Valuation Summary for the parish of Abbots Lench.

NOTE: 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.

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
316	1	Chafy W. K. W.	Revd W. K. W. Chafy Rous Lench Evesham	Woods		Abbots Lench	139	1	0	69	10	0	66	0	0
317	2	Chafy W. K. W.	Revd W. K. W. Chafy	Ag. Land		Abbots Lench	9	3	0	5	0	0	4	15	0
318	3	Mansell John	Revd W. K. W. Chafy	Ag. Land		Abbots Lench					10	0		10	0
319	4	Chafy W. K. W	Revd W. K. W. Chafy	Ag. Land		Wood Ground	12	1	0	5	0	0	4	15	0
320	5	Baldwin T.	Revd W. K. W. Chafy	Cottage		Abbots Lench				5	0	0	4	0	0
321	6	Sherwood John	Revd W. K. W. Chafy	Cottage		Abbots Lench				4	0	0	3	5	0
322	7	Sherwood Alice	Revd W. K. W. Chafy	Cottage		Abbots Lench				4	0	0	3	5	0
323	8		Revd W. K. W. Chafy	Cottage		Abbots Lench				4	0	0	3	5	0
324	9	Hathaway Thomas	Revd W. K. W. Chafy	House		Abbots Lench				10	0	0	8	10	0
324	10	Hathaway Thomas	Revd W. K. W. Chafy	Ag. Land		Abbots Lench	123	2	0	41	0	0	39	0	0
324	11	Hathaway Thomas	Revd W. K. W. Chafy	Buildings		Abbots Lench				10	0	0	8	10	0
325	12	Hathaway Thomas	Revd W. K. W. Chafy	Cottage		Abbots Lench				4	0	0	3	5	0
326	13	Curnock George	Revd W. K. W. Chafy	Ag. Land		Abbots Lench	98	2	0	55	10	0	52	15	0
326	14	Curnock George	Revd W. K. W. Chafy	Buildings		Abbots Lench				10	0	0	8	10	0
326	15	Curnock George	Revd W. K. W. Chafy	Cottage		Abbots Lench				2	10	0	2	0	0
327	16	Green Henry	Revd W. K. W. Chafy	House		Abbots Lench				10	0	0	8	10	0
327	17	Green Henry	Revd W. K. W. Chafy	Ag. Land		Abbots Lench	168	2	0	23	0	0	21	17	0
327	18	Bomford J. H.	Revd W. K. W. Chafy	Buildings		Abbots Lench				10	0	0	8	10	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
328	19	Groves Enoch	Revd W. K. W. Chafy	House		Spitten Farm				10	0	0	8	10	0
328	20	Groves Enoch	Revd W. K. W. Chafy	Ag. Land		Spitten Farm	236	0	0	80	0	0	76	0	0
328	21	Groves Enoch	Revd W. K. W. Chafy	Buildings		Spitten Farm				10	0	0	8	10	0
329	22	Davis George	Revd W. K. W. Chafy	Ag. Land		Spitten Farm	28	0	0	14	12	0	13	18	0
330	23	Lloyd David	Revd W. K. W. Chafy	Ag. Land		Spitten Farm	13	2	0	6	10	0	6	4	0
331	24	Fletcher Geo A.	Revd W. K. W. Chafy	Ag. Land		Spitten Farm		2	0		8	6		8	6
331	25	Kings W	Revd W. K. W. Chafy	Ag. Land		Spitten Farm	2	3	0	1	10	6	1	9	0
331	26	Blizard Chas	Revd W. K. W. Chafy	Ag. Land		Spitten Farm	2	3	0	1	6	0	1	5	0
331	27	Reeves Joseph	Revd W. K. W. Chafy	Ag. Land		Spitten Farm	1	1	0		14	0		14	0
331	28	Ballard Fred H.	Revd W. K. W. Chafy	Ag. Land		Spitten Farm		3	0		7	6		7	6
331	29	Skinner Walter	Revd W. K. W. Chafy	Ag. Land		Spitten Farm	1	2	0		10	0		10	0
331	30	Roads + Waste	Revd W. K. W. Chafy	Ag. Land		Spitten Farm	1	1	0						
332	31	Smith Revd	Revd W. K. W. Chafy	Tithes		Abbots Lench				80	0	0	60	0	0
333	32	Chafy Revd W. K. W	Revd W. K. W. Chafy	Shooting and Sporting rights over the whole Parish						35	0	0	33	5	0
476		William Bullock	Rev W. K. W Chafy D. D.	Field Ord No 108 adjoining Old Yew Hill Road											

Appendix 2. Index of Owners

Chafy, Rev. W. K. W. 316-333, 476

Appendix 3. Index of Occupiers

Baldwin, T. 320

Ballard, Fred H. 331

Blizard, Chas. 331

Bomford, J. H. 327

Bullock, William 476

Chafy, W. K. W. 316-317, 319, 333

Curnock, George 326

Davis, George 329

Fletcher, Geo. A. 331

Green, Henry 327

Groves, Enoch 328

Hathaway, Thomas 324-325

Kings, W. 331

Lloyd, David 330

Mansell, John 318

Not stated 323

Reeves, Joseph 331

Sherwood, Alice 322

Sherwood, John 321

Skinner, Walter 331

Smith, Rev. 332

Appendix 4. Index of places

Abbots Lench 316-318, 320-327, 332

Not stated 333, 476

Spitten Farm 328-331

Wood Ground 319

Appendix 5. References to other Land Valuation resources for Abbots Lench

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: IR58/93282, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Abbots Lench (Wyre Piddle). Assessment No. 301-400, 1910.*

TNA: IR58/93283, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Abbots Lench (Wyre Piddle). Assessment No. 401-497, 1910.*

Record Maps

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: IR129/3/852, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXV 11, 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.*

TNA: IR129/3/856, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXV 15, 1910.*

TNA: IR129/3/899, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XLII 2, 1910.*