

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



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**Front cover image:** Bredicot Court Farm in August 2020

<https://www.geograph.org.uk/more.php?id=6567301> [accessed 21 March 2022]

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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);

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

- 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);
- 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 Bredicot covers the civil parishes of Bredicot, Broughton Hackett, Churchill, Stoulton, White Ladies Aston and Spetchley: this booklet covers the parish of Bredicot only.<sup>2</sup>

## 2. The parish of Bredicot in 1910

The parish is located 4 miles east of Worcester on a geology of Branscombe Mudstone, extending to 399 acres. The resulting soils are a mixture of clayey loam to silty loam, and silty loam to silt, with clay to sandy loam found alongside the tributaries of Bow Brook which run through the parish.<sup>3</sup>

When the census was carried out in 1911, the population of Bredicot was 45 (19 males and 26 females): of the 15 properties recorded in the census, 11 were inhabited whilst two were uninhabited and two were classed as a 'building not used as dwelling'.<sup>4</sup> From an agricultural viewpoint in the same year, the total cultivated area of the parish was 336¾ acres, of which 104¾ were arable (including 1 acre of orchards classed under 'small fruit'), 231 acres (69% of the total) were grassland (including 30¾ acres of orchards classed under 'permanent grass') with a further acre of orchards, making a total of 32¾ acres of orchards (10%). There were 6 agricultural holdings in the parish, all of which were tenanted properties. The main arable crops were wheat, oats and peas, whilst the orchards were growing a range of top fruit. Being a mainly pastoral parish, 34 cattle and 133 sheep were kept.<sup>5</sup>

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<sup>2</sup> WAAS: BA 8585/1/18, *Inland Revenue. Valuation Summary book for the parish of Bredicot, Broughton Hackett, Churchill, Stoulton, White Ladies Aston, Spetchley, 1909-10.*

<sup>3</sup> Kelly's Directory 1912, p.39. British Geological Survey, *iGeology app – Bredicot, Worcestershire* [accessed 21 March 2022]; Natural Environmental Research Council, *mySoil app – Bredicot, Worcestershire* [accessed 21 March 2022].

<sup>4</sup> TNA: RG78/1085. *1911 Census Enumerator's Summary Books. Worcestershire. Pershore. Registration Sub-District: Pershore, including Civil Parish, Township or Place: Bredicot.*

<sup>5</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, 26½; Oats, 20¾; Peas, 20½; Barley 10½; Beans 7½; Mangolds, 7½. Orchard acreages: Apples, 22½; Pears, 6; Plums, 3; Other kinds, 1¼.

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

Of the 26 assessments with owners recorded in the Valuation Summary, 12 were owned by Robert Valentine Berkeley of Spetchley Park and these extended to 297¼ acres (78% of the parish total) making him the largest landowner in the parish (see Table 1 and Table 2): the major farm was Bredicot Court Farm extending to 242 acres. When Robert Martin Berkeley died in 1897, his son Robert Valentine Berkeley inherited the Spetchley Park Estate. Robert Valentine retired from running the estate in about 1924, when his son Robert George Wilmot Berkeley took over: however, Robert Valentine didn't die until 1940.<sup>6</sup>

Table 1: Number of assessments by landowner

| Name                            | No. of assessments |
|---------------------------------|--------------------|
| R.V. Berkeley                   | 12                 |
| Chas. W. Day <sup>7</sup>       | 3                  |
| Revd. H. E. E. Arthure          | 2                  |
| Mary Knight                     | 2                  |
| 7 others with single assessment | 7                  |
| TOTAL                           | 26                 |

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

Table 2: Acreage of land by major landowner

| Name                                  | Acreage |   |   |
|---------------------------------------|---------|---|---|
|                                       | a       | r | p |
| R. V. Berkeley                        | 297     | 1 | 0 |
| Revd. H. E. E. Arthure                | 55      | 3 | 0 |
| 9 others with less than 10 acres each | 28      | 3 | 0 |
| TOTAL                                 | 381     | 3 | 0 |

The two assessments with more than 25 acres of land are listed in Table 3.

Table 3: Assessments in excess of 25 acres

| Situation              | Acreage |   |   |
|------------------------|---------|---|---|
|                        | a       | r | p |
| Bredicot Court Farm    | 242     | 0 | 0 |
| Bredicot Rectory Glebe | 55      | 3 | 0 |

<sup>6</sup> Pers. comm. Karen Davidson, 11 June 2018.

<sup>7</sup> Includes one owned by Charles W. Day (assessment number 16), in all probability the same person.

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

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 |
| 1                 | 1                | Arthure, Revd. H. E. E | Revd H. E. E. Arthure Tibberton Droitwich | Tithe Rent Charge |    | Bredicot                    |                  |   |   | 49                 | 0  | 0 | 41             | 10 | 0 |
| 2                 | 2                | Kingsmill E. & N.      | Revd H. E. E. Arthure Tibberton Droitwich | House             |    | Bredicot Rectory Glebe      |                  |   |   | 9                  | 4  | 0 | 7              | 7  | 0 |
| 2                 | 3                | Kingsmill E. & N.      | Revd H. E. E. Arthure Tibberton Droitwich | Buildings         |    | Bredicot Rectory Glebe      |                  |   |   | 6                  | 13 | 0 | 5              | 5  | 0 |
| 2                 | 4                | Kingsmill E. & N.      | Revd H. E. E. Arthure Tibberton Droitwich | Land              |    | Bredicot Rectory Glebe      | 55               | 3 | 0 | 28                 | 0  | 0 | 25             | 5  | 0 |
| 3                 | 5                | Dorrell. J. G.         | R. V. Berkeley, Spetchley Worcester       | Land              |    | Bredicot Court Farm         | 242              | 0 | 0 | 215                | 0  | 0 | 193            | 10 | 0 |
| 3                 | 6                | Dorrell. J. G.         | R. V. Berkeley, Spetchley Worcester       | Buildings         |    | Bredicot Court Farm         |                  |   |   | 17                 | 5  | 0 | 13             | 15 | 0 |
| 3                 | 7                | Dorrell. J. G.         | R. V. Berkeley, Spetchley Worcester       | House             |    | Bredicot Court Farm         |                  |   |   | 18                 | 0  | 0 | 14             | 10 | 0 |
| 4                 | 8                | Dorrell. J. G.         | R. V. Berkeley, Spetchley Worcester       | Cottage & Garden  |    | Village                     |                  |   |   | 4                  | 10 | 0 | 3              | 7  | 0 |
| 5                 | 9                | Dorrell. J. G.         | R. V. Berkeley, Spetchley Worcester       | Cottage & Garden  |    | Village                     |                  |   |   | 4                  | 10 | 0 | 3              | 7  | 0 |
| 6                 | 10a              | Berkeley, R. V.        | R. V. Berkeley, Spetchley Worcester       | Woodland          |    | Bredicot Rough & Pt Tadpole | 7                | 3 | 0 | 4                  | 3  | 0 | 4              | 0  | 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 |
| 7                 | 11               | Dorrell. J. G. | R. V. Berkeley, Spetchley Worcester    | Buildings        |    | Upper & Lower Stockings |                  |   |   | 1                  | 0  | 0 | 0              | 15 | 0 |
| 8                 | 12               | Berkeley R. V. | R. V. Berkeley, Spetchley Worcester    | Woodland         |    | Kinnersley Wood         | 10               | 3 | 0 | 6                  | 15 | 0 | 6              | 10 | 0 |
| 9                 | 13               | Berkeley R. V. | R. V. Berkeley, Spetchley Worcester    | Woodland         |    | Bredicot Coppice        | 11               | 3 | 0 | 8                  | 16 | 0 | 8              | 10 | 0 |
| 10                | 14               | Berkeley R. V. | R. V. Berkeley, Spetchley Worcester    | Land             |    | Pt Spetchley Farm       | 2                | 2 | 0 | 2                  | 10 | 0 | 2              | 5  | 0 |
| 11                | 15               | Berkeley R. V. | R. V. Berkeley, Spetchley Worcester    | Land             |    | Pt Spetchley Farm       | 5                | 1 | 0 | 4                  | 7  | 0 | 4              | 0  | 0 |
| 12                | 16               | Tarran John    | R. V. Berkeley, Spetchley Worcester    | Land             |    | Lower & Upper Stockings | 15               | 0 | 0 | 10                 | 0  | 0 | 9              | 0  | 0 |
| 13                | 17               | Hemming F. J.  | R. V. Berkeley, Spetchley Worcester    | Land             |    | Bredicot Rough          | 2                | 1 | 0 | 2                  | 15 | 0 | 2              | 10 | 0 |
| 14                | 18               | George Edward  | Edward George                          | Land             |    | Village &               | 6                | 3 | 0 | 5                  | 5  | 0 | 4              | 15 | 0 |
| 14                | 19               | George Edward  | Edward George                          | House & Building |    | Village                 |                  |   |   | 5                  | 0  | 0 | 3              | 15 | 0 |
| 15                | 20               | White. W. S.   | Lord of the Manor & others Spetchley   | Land             |    | Pt of Spetchley Farm    | 7                | 1 | 0 | 7                  | 7  | 0 | 6              | 10 | 0 |
| 15                | 21               | White. W. S.   | Lord of the Manor & others Spetchley   | Buildings        |    | Bredicot Common         |                  |   |   | 1                  | 10 | 0 | 1              | 5  | 0 |
| 16                | 22               | Smith Henry    | Charles. W. Day Pinvin Nr. Pershore    | Orchard Land     |    | Village                 | 1                | 0 | 0 | 3                  | 10 | 0 | 3              | 5  | 0 |
| 16                | 23               | Smith Henry    | Charles. W. Day Pinvin Nr. Pershore    | Buildings        |    | Village                 |                  |   |   | 1                  | 0  | 0 | 0              | 15 | 0 |
| 17                | 24               | Hemming Fredk  | Harriet Hartwright Tibberton Droitwich | House & Build    |    | Bredicot Rough          |                  |   |   | 7                  | 0  | 0 | 5              | 5  | 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 |
| 17                | 25               | Hemming Fredk      | Harriet Hartwright Tibberton Droitwich | Land                |    | Bredicot Rough               | 5                | 1 | 0 | 11                 | 0  | 0 | 10             | 0  | 0 |
| 18                | 26               | Phillips J. P.     | Rector & Trustees                      | Building            |    | Bredicot Rough               |                  |   |   | 0                  | 10 | 0 | 0              | 10 | 0 |
| 18                | 27               | Phillips J. P.     | Rector & Trustees                      | Orchard Land        |    | Bredicot Rough               |                  | 2 | 0 | 1                  | 10 | 0 | 1              | 5  | 0 |
| 19                | 28               | Phillips J. P.     | School Trustees                        | House & Garden      |    | National School              | 1                | 1 | 0 | 7                  | 0  | 0 | 5              | 5  | 0 |
| 20                | 29               | Bendall Geo        | Chas. W. Day Pinvin Nr. Pershore       | Cottage & Garden    |    | Village                      |                  |   |   | 5                  | 10 | 0 | 4              | 2  | 0 |
| 21                | 30               | Turner John        | Chas. W. Day Pinvin Nr. Pershore       | Cottage & Garden    |    | Village                      |                  |   |   | 5                  | 10 | 0 | 4              | 2  | 0 |
| 22                | 31               | Knight Mary        | Mary Knight                            | Cottage & Garden    |    | Village                      |                  |   |   | 3                  | 0  | 0 | 2              | 5  | 0 |
| 23                | 32               | Turner Aron        | Mary Knight                            | Cottage & Garden    |    | Village                      |                  |   |   | 2                  | 0  | 0 | 1              | 10 | 0 |
| 24                | 33               | Midland Ry Co      | Midland Ry Co                          | Railway 68 Chains   |    | Bredicot                     | 6                | 3 | 0 | 876                | 0  | 0 | 687            | 0  | 0 |
| 25                | 34               | Postmaster General | Postmaster General                     | Telegraph           |    | Bredicot                     |                  |   |   | 3                  | 10 | 0 | 1              | 15 | 0 |
| 26                | 35               | Berkeley R. V.     | R.V. Berkeley                          | Shooting, 141 Acres |    | Bredicot                     |                  |   |   | 7                  | 0  | 0 | 7              | 0  | 0 |
| 26                | 36               | Berkeley R. V.     | R.V. Berkeley                          | Shooting, 63 Acres  |    | Bredicot                     |                  |   |   | 3                  | 10 | 0 | 3              | 10 | 0 |
| 362               |                  |                    |  |                     |    | Bredicot Church <sup>8</sup> |                  |   |   |                    |    |   |                |    |   |

<sup>8</sup> In the original, this information was written in the Occupier column.

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

|                            |  |
|----------------------------|--|
| Arthure, Rev. H. E. E. 1-2 | Midland Railway Co. 24                   |
| Berkeley, R. V. 3-13, 26   | Not stated 362                           |
| Day, Charles W. 16         | Postmaster General 25                    |
| Day, Chas. W. 20-21        | Rector & Trustees 18                     |
| George, Edward 14          | School Trustees 19                       |
| Hartwright, Harriet 17     | Spetchley, Lord of the Manor & others 15 |
| Knight, Mary 22-23         |  |

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

|                             |                        |
|-----------------------------|------------------------|
| Arthure, Rev. H. E. E. 1    | Midland Railway Co. 24 |
| Bendall, Geo. 20            | Not stated 362         |
| Berkeley, R. V. 6, 8-11, 26 | Phillips, J. P. 18-19  |
| Dorrell, J. G. 3-5, 7       | Postmaster General 25  |
| George, Edward 14           | Smith, Henry 16        |
| Hemming, F. J. 13           | Tarran, John 12        |
| Hemming, Fredk 17           | Turner, Aron 23        |
| Kingsmill, E. & N. 2        | Turner, John 21        |
| Knight, Mary 22             | White, W. S. 15        |

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

|                          |                                |
|--------------------------|--------------------------------|
| Bredicot 1, 24-26        | Bredicot Rough & Pt. Tadpole 6 |
| Bredicot Church 362      | Kinnersley Wood 8              |
| Bredicot Common 15       | Lower & Upper Stockings 12     |
| Bredicot Coppice 9       | National School 19             |
| Bredicot Court Farm 3    | Spetchley Farm, Pt. 10-11, 15  |
| Bredicot Rectory Glebe 2 | Upper & Lower Stockings 7      |
| Bredicot Rough 13, 17-18 | Village 4-5, 14, 16, 20-23     |



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

TNA – The National Archives, Kew

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

### Forms 37

WAAS: 009:5 BA 8585/8 *Forms 37 – Land, Bredicot, Broughton Hackett, Bredon's Norton, Broadway, Doddenham, Cotheridge, 1910-15.*

### Field Books

TNA: IR58/93329, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Bredicot (Stoulton). Assessment No. 1-100, 1910.*

TNA: IR58/93332, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Bredicot. Assessment No. 301-369, 1910.*

### Record Maps

TNA: IR129/3/827, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXIV 2, 1910.*

TNA: IR129/3/831, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXIV 6, 1910.*