

Data from the 1910 Land Valuation Survey for the parish of Broughton Hackett



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Contents

Introduction.....	2
1. The Valuation Office Survey of 1910.....	2
2. The parish of Broughton Hackett in 1910.....	3
3. Land and property in 1910 in the parish of Broughton Hackett.....	4
Appendix 1. Transcribed data from the Valuation Summary for the parish of Broughton Hackett.	5
Appendix 2. Index of Owners	9
Appendix 3. Index of Occupiers	10
Appendix 4. Index of Places	11
Appendix 5. References to other Land Valuation resources for Broughton Hackett.....	12

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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);

¹ 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 Broughton Hackett only.²

2. The parish of Broughton Hackett in 1910

The parish is located 5 miles east of Worcester and 6 miles south-east of Droitwich on a geology of mudstone and limestone, extending to 386 acres. The resulting soils are predominantly clayey loam to silty loam, with some sand to sandy loam near the centre of the village.³

When the census was carried out in 1911, the population of Broughton Hackett was 133 (68 males and 65 females): of the 40 properties recorded in the census, 36 were inhabited whilst three were uninhabited and one was classed as a 'building not used as dwelling'.⁴ From an agricultural viewpoint in the same year, the total cultivated area of the parish was 432½ acres, of which 133½ were arable, and 299 acres (69% of the total) were grassland: there were 44 acres of orchards, of which 43 were counted under permanent grassland. Of the seven agricultural holdings in the parish, six were tenanted properties covering 429½ acres (99% of the total). The main arable crops were oats, hops, wheat, beans and mangolds, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 81 cattle and 183 sheep were kept.⁵

² 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.*

³ Kelly's Directory 1912, p.53. British Geological Survey, *iGeology app – Broughton Hackett, Worcestershire* [accessed 26 May 2022]; Natural Environmental Research Council, *mySoil app – Broughton Hackett, Worcestershire* [accessed 26 May 2022].

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

⁵ 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: Oats, 29½; Hops, 24; Wheat 19½; Beans 14½; Mangolds, 9. Orchard acreages: Apples, 23½; Plums, 6; Other kinds, 14½.

3. Land and property in 1910 in the parish of Broughton Hackett

Of the 52 assessments with owners recorded in the Valuation Summary, R. V. Berkeley owned the largest acreage of just over 100 acres, but this was distributed across only three assessments, with 72½ acres at North Farm and 27¾ acres at Kitts Lane. The land owned by Robert Valentine Berkeley formed part of the Spetchley Estate, and he was also lord of the manor. With regard to the largest number of assessments, John Tarran was the owner of eight assessments but only 7 acres of land: described as ‘fruit dealer & farmer’ in the 1912 Kelly’s directory, he occupied both North Farm and the land at Kitts Lane. The second largest landowner in acreage terms was the Earl of Coventry with seven properties and a total of 86½ acres.⁶

The Rev. Walter N. Thompson held the living (rectory) at St. Leonard’s, Broughton Hackett and was also the vicar of St. Aidan’s, Crowle where he resided. Whilst Charles Purser was listed as both owner and occupier of the Manor House, with land extending to 56¼ acres, his address as owner was given as ‘Cradley, Nr. Malvern’ and in 1912, he was employing James Jones as his farm bailiff.⁷

Table 1: Number of assessments by landowner

Name	No. of assessments
John Tarran	8
Earl of Coventry	7
16 others with 4 or less assessments	37
TOTAL	52

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	100	1	0
Earl of Coventry	86	2	0
Rev. W. N. Thompson	63	0	0
Charles Purser	56	1	0
Mrs. W. Castle	38	0	0
7 others with less than 10 acres each	18	2	0
TOTAL	362	2	0

Those 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
Land nr. Church	86	2	0
North Farm	72	2	0
Rectory Farm	58	1	0
Manor House	56	1	0
Mill Corner	38	3	0
Kitts Lane	27	3	0

⁶ Kelly’s Directory 1912, p.53.

⁷ Kelly’s Directory 1912, p.53.

Appendix 1. Transcribed data from the Valuation Summary for the parish of Broughton Hackett.

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
27	1	Tarran John	R. V. Berkeley Spetchley Park	Farm House		North Farm				15	0	0	12	0	0
27	2 ⁸	Tarran John	R. V. Berkeley Spetchley Park	Land		North Farm	72	2	0	52	10	0	47	5	0
27	3	Tarran John	R. V. Berkeley Spetchley Park	Buildings		North Farm				5	0	0	4	0	0
28	4	Tarran John	R. V. Berkeley Spetchley Park	Farm House		Kitts Lane				12	0	0	9	12	0
28	5 ⁹	Tarran John	R. V. Berkeley Spetchley Park	Land		Kitts Lane	27	3	0	20	5	0	18	5	0
28	6	Tarran John	R. V. Berkeley Spetchley Park	Buildings		Kitts Lane				4	10	0	3	12	0
29	7	Tarran John	Mrs. W. Castle	Farm House		Mill Corner				12	0	0	9	12	6
29	8	Tarran John	Mrs. W. Castle	Land		Mill Corner	38	3	0	37	10	0	33	15	0
29	9	Tarran John	Mrs. W. Castle	Buildings		Mill Corner				3	0	0	2	7	6
30	10	Tarran John	Churchwardens	Warehouse		Kitts Lane				1	10	0	1	5	0
31	11	Tarran John	John Tarran	Land		Rye Hill	1	0	0	2	0	0	1	15	0
32	12	Tarran John	John Tarran	Land		Innings Close	5	2	0	22	0	0	19	15	0
33	13	Pike Alfred	John Tarran	House & Build		Innings Close				12	0	0	9	12	0
34	14	Lane Joseph	Pike Alfred	Cottage & Garden		Innings Close				6	0	0	4	10	0

⁸ Acreage crossed out and replaced with 74A 2R, written in green ink.

⁹ Acreage crossed out and replaced with 28A 2R; Gross Annual Value crossed out and replaced with £21; Rateable Value value in shillings column changed from 5 to 15, all written in green 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
35	15	Read & others	Churchwardens Broughton Hackett	Allotment Land		Village	2	1	0	4	10	0	4	0	0
36	16	Moule James	Churchwardens Broughton Hackett	Cottage		Kitts Lane				3	0	0	2	5	0
37	17	Sanders Herbert	Churchwardens Broughton Hackett	Cottage		Kitts Lane				1	10	0	1	2	0
38	18	Purser Charles	Charles Purser Cradley Nr. Malvern	Farm House		Manor House				15	0	0	12	0	0
38	19	Purser Charles	Charles Purser Cradley Nr. Malvern	Land		Manor House	56	1	0	86	0	0	77	10	0
38	20	Purser Charles	Charles Purser Cradley Nr. Malvern	Buildings		Manor House				23	0	0	18	10	0
39	21	Brant Rebecca	Charles Purser Cradley Nr Malvern	Cottage & Garden		Village				4	0	0	3	0	0
40	22	Void	Charles Purser Cradley Nr Malvern	Cottage & Garden		Nr Manor Hou				4	0	0	3	0	0
41	23	Clarke Harriet	Charles Purser Cradley Nr Malvern	Cottage & Garden		Nr Manor Hou				4	0	0	3	0	0
42	24	Taylor Joseph	Charles Purser Cradley Nr Malvern	Cottage & Garden		Nr Manor Hou				4	0	0	3	0	0
43	25	Thompson Rev. W.	Revnd. W. Thompson	Land		Pt Rectory Farm	4	3	0	9	10	0	8	10	0
44	26	Salisbury Edwin	Revnd. W. Thompson	House		Rectory Farm				12	0	0	9	12	0
44	27	Salisbury Edwin	Revnd. W. Thompson	Land		Rectory Farm	58	1	0	56	0	0	50	10	0
44	28	Salisbury Edwin	Revnd. W. Thompson	Buildings		Rectory Farm				12	0	0	9	10	0
45	29	Holt Thomas	Thomas Holt	House & Garden New Inn		Village				28	0	0	22	7	0
46	30	Holt Thomas	Thomas Holt	Land		Village		1	0	3	12	0	3	5	0
47	31	Holt Thomas	Thomas Holt	Land		Village				1	10	0	1	7	0
48	32	Holt Thomas	W. C. Bellers 14 Ferndale Rd Clapham London S.W	Land		Horn Hill	1	1	0	2	10	0	2	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
49	33	Hughes John	Earl of Coventry Croome Court Nr Upton on Severn	Land		Nr. Church	86	2	0	71	0	0	64	0	0
50	34	Hughes John	Earl of Coventry Croome Court Nr Upton on Severn	Stone Quarries		Nr. Church				5	0	0	4	15	0
51	35	Bird Fredrick	H. Blake	House & Buildg		Kitts Lane				14	0	0	12	0	0
51	36	Bird Fredrick	H. Blake	Land		Kitts Lane		3	0	4	0	0	3	10	0
52	37	Till J. Hy	J. Hy Till	House Garden & Shop		Village				12	0	0	10	5	0
53	38	Bourne Wm	Wm Barley	Cottage & Gard		Horn Hill		1	0	7	0	0	5	5	0
54	39	Hitchens Sarah	James Hitchens	Cottage		Paster Leys				3	0	0	2	5	0
54	40	Hitchens Sarah	James Hitchens	Land		Paster Leys		3	0	4	10	0	4	0	0
55	38a	Hughes John	Earl of Coventry Croome Court	Buildings		Nr Church				3	0	0	2	10	0
56	41	Hitchens James	James Hitchens	Cottage		Paster Leys				3	0	0	2	5	0
56	42	Hitchens James	James Hitchens	Land		Paster Leys		3	0	4	10	0	4	0	0
57	43	Hitchens James	James Hitchens	Cottage		Paster Leys				3	0	0	2	5	0
57	44	Hitchens James	James Hitchens	Land		Paster Leys		3	0	4	10	0	4	0	0
58	45	Burford Wm	Earl of Coventry	Cottage & Garden		Nr Church				6	0	0	4	10	0
59	46	Bullock Charles	Earl of Coventry	Cottage & Garden		Nr Church				6	0	0	4	10	0
60	47	Tarran Charlotte	Earl of Coventry	Cottage & Garden		Nr Church				6	0	0	4	10	0
61	48	Hartwell Thomas	Earl of Coventry	Cottage & Garden		Nr Church				6	0	0	4	10	0
62	49	Bullock Margaret	Margaret Bullock	Cottage & Garden		Kitts Lane				6	0	0	4	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
63	50	Tansell John Wm	J. Hy Till	Cottage & Garden		Village				5	0	0	3	15	0
64	51	Read Sarah	J. Hy Till	Cottage & Garden		Village				5	0	0	3	15	0
65	52	Smith Ann	R. V. Berkeley	Cottage & Garden		Old Turnpike				6	0	0	4	10	0
66	53	Stephen Wm	John Tarran	Cottage & Garden		Innings Close				6	0	0	4	10	0
67	54	Tarran John	John Tarran	Land		Nr Church				2	2	0	1	17	0
68	55	Read John	James Oliver Sansome Walk Worcester	Cottage & Gard		The Park				6	10	0	4	17	0
69	56	Davis George	James Oliver Sansome Walk Worcester	Cottage & Gard		The Park				6	10	0	4	17	0
70	57	Taylor Jas. B.	John Tarran	Cottage & Gard		Rye Hill				6	0	0	4	10	0
71	58	Wormington Arthur	John Tarran	Cottage & Gard		Rye Hill				6	0	0	4	10	0
72	59	Sherwood Ann	John Tarran	Cottage & Gard		Rye Hill		2	0	8	10	0	7	5	0
73	60	Read Hannah	H. Blake	Cottage & Gard		Kitts Lane				6	0	0	4	10	0
74	61	Moule Wm	W. C. Bellers	Cottage & Garden		Horn Hill				4	0	0	3	0	0
75	62	Holt Thomas	W. C. Bellers	Land		Horn Hill	1	1	0	2	12	0	2	5	0
76	63	Richardson Jas.	W. C. Bellers	Cottage & Garden		Horn Hill				5	0	0	3	15	0
76	64	Richardson Jas.	W. C. Bellers	Land		Horn Hill	1	1	0	3	0	0	2	15	0
77	65	Shephard Joseph	W. C. Bellers	Cottage & Garden		Horn Hill				4	0	0	3	0	0
77	66	Shephard Joseph	W. C. Bellers	Land		Horn Hill	1	1	0	3	0	0	2	15	0
360		Broughton Hackett Church	Vicar of Crowle												

Appendix 2. Index of Owners

Alfred, Pike 34
Barley, Wm. 53
Bellers, W. C. 48, 74-77
Berkeley, R. V. 27-28, 65
Blake, H. 51, 73
Bullock, Margaret 62
Castle, Mrs. W. 29
Churchwardens 30
Churchwardens, Broughton Hackett 35-37
Coventry, Earl of 49-50, 55, 58-61
Crowle, Vicar of 360
Hitchens, James 54, 56-57
Holt, Thomas 45-47
Oliver, James 68-69
Purser, Charles 38-42
Tarran, John 31-33, 66-67, 70-72
Thompson, Rev. W. 43-44
Till, J. Hy. 52, 63-64

Appendix 3. Index of Occupiers

Bird, Fredrick 51
Bourne, Wm. 53
Brant, Rebecca 39
Broughton Hackett Church 360
Bullock, Charles 59
Bullock, Margaret 62
Burford, Wm. 58
Clarke, Harriet 41
Davis, George 69
Hartwell, Thomas 61
Hitchens, James 56-57
Hitchens, Sarah 54
Holt, Thomas 45-48, 75
Hughes, John 49-50, 55
Lane, Joseph 34
Moule, James 36
Moule, Wm. 74
Pike, Alfred 33
Purser, Charles 38
Read & others 35
Read, Hannah 73
Read, John 68
Read, Sarah 64
Richardson, Jas. 76
Salisbury, Edwin 44
Sanders, Herbert 37
Shephard, Joseph 77
Sherwood, Ann 72
Smith, Ann 65
Stephen, Wm. 66
Tansell, John Wm. 63
Tarran, Charlotte 60
Tarran, John 27-32, 67
Taylor, Jas. B. 70
Taylor, Joseph 42
Thompson, Rev. W. 43
Till, J. Hy. 52
Void 40
Wormington, Arthur 71

Appendix 4. Index of Places

Church, Nr. 49-50, 55, 58-61, 67

Horn Hill 48, 53, 74-77

Innings Close 32-34, 66

Kitts Lane 28, 30, 36-37, 51, 62, 73

Manor House 38

Manor House, Nr. 40-42

Mill Corner 29

North Farm 27

Not stated 360

Old Turnpike 65

Park, The 68-69

Paster Leys 54, 56-57

Rectory Farm 44

Rectory Farm, Pt. 43

Rye Hill 31, 70-72

Village 35, 39, 45-47, 52, 63-64

Appendix 5. References to other Land Valuation resources for Broughton Hackett

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: IR129/3/828, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 3, 1910.*

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

TNA: IR129/3/832, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 7, 1910.*