

# Data from the 1910 Land Valuation Survey for the parish of Church Honeybourne



**Prepared by Sarah McKenna and Alan Wadsworth**

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**Front cover image:** View from footpath between Honeybourne and Poden in September 2021  
<https://www.geograph.org.uk/photo/7337791> [accessed 18 January 2023]

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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

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

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 Church Honeybourne is contained in the summary book covering just the civil parish of the same name. This booklet covers the civil parish of Church Honeybourne.<sup>2</sup>

## 2. The parish of Church Honeybourne in 1910

The parish is located 5 miles east of Evesham on a geology described as ‘Blue Lias Formation and Charmouth Mudstone Formation’, extending to 1,339 acres. The resulting soils are primarily clay to clayey loam, with some clayey loam to sandy loam.<sup>3</sup>

When the census was carried out in 1911, the population of Church Honeybourne was 131 (70 males and 61 females): of the 30 properties recorded in the census, 27 were inhabited, two were uninhabited, and one was 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 1,212 acres, of which 313 were arable, and 899 acres (74% of the total) were grassland: this acreage included 35 acres of orchards. All three agricultural holdings in the parish were tenanted properties. The main arable crops were beans, wheat, oats, and mangolds, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 124 cattle and 885 sheep were kept.<sup>5</sup>

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<sup>2</sup> WAAS: BA 8585/1/23, Inland Revenue. Valuation Summary book for the parish of Church Honeybourne, 1909-10.

<sup>3</sup> Kelly’s Directory 1912, p. 58. British Geological Survey, *Geology Viewer – Church Honeybourne, Worcestershire* [geologyviewer.bgs.ac.uk](http://geologyviewer.bgs.ac.uk) [accessed 10 October 2022]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Church Honeybourne, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 10 October 2022].

<sup>4</sup> TNA: RG78/1083. *1911 Census Enumerator’s Summary Books. Worcestershire. Evesham. Registration Sub-District: Broadway, including Civil Parish, Township or Place: Church Honeybourne.*

<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: Beans, 92; Wheat, 79; Oats 31; Mangolds, 16. Orchard acreages: Apples, 25; Plums, 8; Other kinds, 2.

### 3. Land and property in 1910 in the parish of Church Honeybourne

In preparing the data for analysis, the following standardisations have been made:

- Two variations of owner and occupier names, *Philips, H. B.* and *Phillips, H. B.*, are shown in Appendix 1: all are taken to be H. B. Phillips as confirmed in the 1911 Census.<sup>6</sup> The listings in Appendices 2 and 3 show *Phillips, H. B.* for all variations;
- Two variations of owner and occupier names, *Ecclesiastical Comm* and *Eccles. Commissioners* are shown in Appendix 1: the listings in Appendices 2 and 3 show *Ecclesiastical Commissioners* for all variations;
- Two variations of situation, *Grove Farm* and *The Grove Farm* are shown in Appendix 1: the listing in Appendix 4 shows *The Grove Farm* for both of these variations.

Of the 24 assessments with owners recorded in the Valuation Summary, eight were owned by the Ecclesiastical Commissioners, the Great Western Railway Company held five, whilst H. B. Phillips owned four. With the Ecclesiastical Commissioners owning 65% of the parish land, as well as holding the manorial rights, the other major landowners were Messrs. T. & W. Sidebottom, cotton spinners of Hadfield near Glossop in Derbyshire, and Manchester.<sup>7</sup>

Table 1: Number of assessments by landowner

Name	No. of assessments
Ecclesiastical Commissioners	8
Great Western Railway Co.	5
H. B. Phillips	4
7 others with a single assessment	7
Not stated	2
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
Ecclesiastical Commissioners	832	3	1
Messrs. Sidebottom	401	2	0
Great Western Railway Company	26	1	0
6 others with 15 acres or less each	18	0	0
TOTAL	1278	2	1

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
Manor Farm	424	0	0
Poden Farm	401	0	0
The Grove Farm	398	3	0

<sup>6</sup> TNA: RG14/17709, General Register Office. 1911 Census schedules. Worcestershire. Registration District: Evesham. Registration Sub-District: Broadway. Parish: Church Honeybourne. ED 12.

<sup>7</sup> Kelly's Directory 1912, p. 58.

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

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	Coopland Rev. G. B	Coopland Rev. G. B	Vicarage House		Church Honeybourne	1	1	0	23	0	0	19	10	0
1	3	Coopland Rev. G. B	Coopland Rev. G. B	Buildings		Church Honeybourne				1	0	0		17	4
1	4	Coopland Rev. G. B	Coopland Rev. G. B	Land		Church Honeybourne	13	0	0	6	10	0	6	4	0
2	4	Coopland Rev. G. B	Ecclesiastical Comm.	Land		Church Honeybourne		2	0	1	10	0	1	9	0
3	5	Dyke, Arthur	Ecclesiastical Comm.	House & Garden		The Grove Farm		2	0	25	0	0	21	5	0
3	6	Dyke, Arthur	Ecclesiastical Comm.	Buildings		The Grove Farm				20	0	0	17	0	0
3	6	Dyke, Arthur	Ecclesiastical Comm.	Land		The Grove Farm	398	3	0	92	10	0	87	18	0
3	7	Dyke, Arthur	Ecclesiastical Comm.	Sporting Rights		The Grove Farm				20	0	0	19	0	0
3	8	Churchill, Albert	Ecclesiastical Comm.	Cottage		The Grove Farm				3	18	0	3	2	6
3	9	Selby, John	Ecclesiastical Comm.	Cottage		The Grove Farm				3	18	0	3	2	6
3	10	Coldicott, Isaac	Ecclesiastical Comm.	Cottage		The Grove Farm				3	18	0	3	2	6
3	11	Latham, David	Ecclesiastical Comm.	Cottage		The Grove Farm				3	18	0	3	2	6
3	12	Stowe, William	Ecclesiastical Comm.	Cottage		The Grove Farm		1	0	3	18	0	3	2	6
3	12	Batchelor, Chas.	Ecclesiastical Comm.	Cottage		The Grove Farm		1	0	3	18	0	3	2	6
3	14	Harris, Thomas	Ecclesiastical Comm.	Cottage		The Grove Farm		1	0	3	18	0	3	2	6
3	15	Lawley, Arthur	Ecclesiastical Comm.	Cottage		The Grove Farm		1	0	3	18	0	3	2	6
4	16	Tomlinson, Thos.	Ecclesiastical Comm.	Brickyard		Ch. Honeybourne	2	0	0	20	0	0	15	0	0
5	17	Tomlinson, Thos.	Ecclesiastical Comm.	House		Ch. Honeybourne				11	12	0	9	17	6
6	18	Parker, W. C.	Ecclesiastical Comm.	House & Garden		Manor Farm				25	0	0	21	5	0
6	19	Parker, W. C.	Ecclesiastical Comm.	Buildings		Manor Farm				20	0	0	17	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
6	19	Parker, W. C.	Ecclesiastical Comm.	Land		Manor Farm	424	0	0	100	0	0	95	0	0
6	20	Parker, W. C.	Ecclesiastical Comm.	Sporting Rights		Manor Farm				20	0	0	19	0	0
6	21	Sandford, Samuel	Ecclesiastical Comm.	Cottage		Manor Farm				3	18	0	3	2	6
6	22	Tye, Edward	Ecclesiastical Comm.	Cottage		Manor Farm				3	18	0	3	2	6
6	23	Hinchin, Chas.	Ecclesiastical Comm.	Cottage		Manor Farm				3	18	0	3	2	6
6	24	Dyer, Joseph	Ecclesiastical Comm.	Cottage		Manor Farm				3	18	0	3	2	6
6	25	Hughes, Henry	Ecclesiastical Comm.	Cottage		Manor Farm		1	0	3	18	0	3	2	6
6	26	Stretton, John	Ecclesiastical Comm.	Cottage		Manor Farm		1	0	3	18	0	3	2	6
6	27	Dyer, George	Ecclesiastical Comm.	Cottage		Manor Farm		1	0	3	18	0	3	2	6
6	28	Hyde, Albert	Ecclesiastical Comm.	Cottage		Manor Farm		1	0	3	18	0	3	2	6
7	29	Smith, Philip R.	Great Western Rly. Co	Railway		1 mile 22 chain				1784	0	0	1208	0	0
8	30	Smith, Philip R.	Great Western Rly. Co	Stratford Branch		1 ml. 43 chain				246	0	0	169	0	0
9	31	Smith, Seloin	Sidebottom, Messrs	House & Garden		Poden Farm		2	0	20	0	0	17	0	0
9	32	Smith, Seloin	Sidebottom, Messrs	Buildings		Poden Farm				15	0	0	12	15	0
9	32	Smith, Seloin	Sidebottom, Messrs	Land		Poden Farm	401	0	0	226	10	0	215	4	0
9	33	Smith, Seloin	Sidebottom, Messrs	Sporting Rights		Poden Farm				20	0	0	19	0	0
9	34	Smith, Seloin	Sidebottom, Messrs	Cottage		Poden Farm				2	10	0	2	0	0
9	35	Smith, Seloin	Sidebottom, Messrs	Cottage		Poden Farm				2	10	0	2	0	0
9	36	Smith, Seloin	Sidebottom, Messrs	Cottage		Poden Farm				2	10	0	2	0	0
10	37	Dowler, Walter	Dowler, Walter	Land		near railway		2	0	1	0	0	0	19	0
11	38	Sheppard	Eva. John	House & Garden		Station Rd.		2	0	20	0	0	17	0	0
12	39	Oldacre, Harry	Oldacre, Harry	House & Garden		Station Rd.		2	0	15	0	0	12	15	0
13	40	Willis, F. J	Willis, F. J.	House & Garden		Station Rd.		2	0	20	0	0	17	0	0
14	41	Phillips, H. B.	Phillips, H. B.	House & Garden		Station Rd.		2	0	20	0	0	17	0	0
15	42	Phillips, H. B.	Phillips, H. B.	Land		Station Rd.		3	0	1	16	0	1	15	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
16	43	Smith, Philip. R.	Great Western Rly. Co.	Honeybourne & Cheltenham		New Line	18	2	0	37	0	0	37	0	0
17	44	Smith. R. R.	Philips. H. B.	House & Garden		Station Rd		1	0	15	0	0	12	15	0
18	45	Hawkes. T.	Philips. H. B.	House & Garden		Station Rd		1	0	15	0	0	12	15	0
19															
19		Parker W. C.	G. W. R.	Land		Pt of Manor Farm	3	1	0	1	1	0			
20		Dyke Arthur	G. W. R.	Land		Pt of Grove Farm	4	2	0	2	5	0			
21		Eccles Commissioners	Eccles Commissioners	Plantation		Church Honeybourne									
22				Vicarage & Small Pasture field adjoining											
23				Church & Churchyard											
24 <sup>8</sup>			Eccles. Commissioners	pt The Grove Farm			3	3	1						
25 <sup>9</sup>			Eccles. Commissioners	pt The Grove Farm			1	0	2						
26		Pebworth R. D. C.	per E J. Wadhams Esq Union Offices Evesham	Storage reservoir for water supply											

<sup>8</sup> Note added: Included with particulars in 3.

<sup>9</sup> Note added: Included with particulars in 3.

## Appendix 2. Index of Owners

Coopland, Rev. G. B. 1	Oldacre, Harry 12
Dowler, Walter 10	Phillips, H. B. 14-15, 17-18
Ecclesiastical Commissioners 2-6, 21, 24-25	Sidebottom, Messrs. 9
Eva, John 11	Wadhams, E. J. 26
Great Western Railway Co. 7-8, 16, 19-20	Willis, F. J. 13
Not stated 22-23	

## Appendix 3. Index of Occupiers

Batchelor, Chas. 3	Not stated 22-25
Churchill, Albert 3	Oldacre, Harry 12
Coldicott, Isaac 3	Parker, W. C. 6, 19
Coopland, Rev. G. B. 1-2	Pebworth R. D. C. 26
Dowler, Walter 10	Phillips, H. B. 14-15
Dyer, George 6	Sandford, Samuel 6
Dyer, Joseph 6	Selby, John 3
Dyke, Arthur 3, 20	Sheppard 11
Ecclesiastical Commissioners 21	Smith, Philip R. 7-8, 16
Harris, Thomas 3	Smith, R. R. 17
Hawkes, T. 18	Smith, Seloin 9
Hinchin, Chas. 6	Stowe, William 3
Hughes, Henry 6	Stretton, John 6
Hyde, Albert 6	Tomlinson, Thos. 4-5
Latham, David 3	Tye, Edward 6
Lawley, Arthur 3	Willis, F. J. 13



## Appendix 4. Index of Places

Church Honeybourne 1-2, 4-5, 21	Poden Farm 9
Grove Farm, The 3	Railway 7
Grove Farm, The, Pt. of 20, 24-25	Railway, New Line 16
Manor Farm 6	Railway, Nr. 10
Manor Farm, Pt. of 19	Railway, Stratford Branch 8
Not stated 22-23, 26	Station Rd. 11-15, 17-18

## Appendix 5. References to other Land Valuation resources for Church Honeybourne

TNA – The National Archives, Kew

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

### Forms 37

WAAS: 009:5 BA 8585/12 *Forms 37 – Land, Conderton, Cow Honeybourne, Church Honeybourne, Church Lench, North Claines, 1910-15.*

### Field Books

TNA: IR58/93356, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Church Honeybourne. Assessment No. 1-26, 1910.*

### Record Maps

TNA: IR129/3/921, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIII 10, 1910.*

TNA: IR129/3/922, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIII 11, 1910.*

TNA: IR129/3/925, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIII 14, 1910.*

TNA: IR129/3/926, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIII 15, 1910.*

TNA: IR129/3/927, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLIII 16, 1910.*

TNA: IR129/3/986, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire L 3, 1910.*

TNA: IR129/3/989, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire L 7, 1910.*