

Data from the 1910 Land Valuation Survey for the parish of Churchill



Prepared by Ken MacDonald and Alan Wadsworth

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Front cover image: Cart shed at Churchill Farm in April 2023 (Photo: Alan Wadsworth)

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

¹ 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 Bredicot covers the civil parishes of Bredicot, Broughton Hackett, Churchill, Stoulton, White Ladies Aston and Spetchley: this booklet covers the parish of Churchill only.²

2. The parish of Churchill in 1910

The parish is located 5½ miles east of Worcester on a mixed geology of mudstone, limestone and sandstone extending to 670 acres: the resulting soils are formed of clayey loam to silty loam³

When the census was carried out in 1911, the population of Churchill was 65 (35 males and 30 females): of the 14 properties recorded in the census, 10 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 457½ acres, of which 201¾ were arable, the remaining 255¾ acres (56% of the total) was grassland, including 11¾ acres of orchards classed under 'permanent grass'. There were four agricultural holdings in the parish, all but one of which were tenanted properties: the single owned property extended to just two acres. The main arable crops were wheat, beans and oats, whilst the orchards were growing a range of top fruit. With pasture land in the majority, 89 cattle and 265 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, pp. 59-60. British Geological Survey, *iGeology app – Churchill, Worcestershire* [accessed 22 March 2022]; Natural Environmental Research Council, *mySoil app – Churchill, Worcestershire* [accessed 22 March 2022].

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

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: Wheat, 73; Beans, 39; Oats, 20: there was also 45 acres of bare fallow included in the arable acreage. Orchard acreages: Apples, 4; Other kinds, 7¾.

3. Land and property in 1910 in the parish of Churchill

Of the 24 assessments with owners recorded in the Valuation Summary, 20 were owned by Robert Valentine Berkeley of Spetchley Park and these extended to 498¼ acres (74% of the parish total) making him the largest landowner in the parish (see Table 1 and Table 2). 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 1940.⁶

The living was a rectory with residence in the gift of Robert Valentine Berkeley, but *pro hac vice* [for this occasion] the University of Oxford, and at this time was held by the Rev. Raymond Cooper Bates of Keble College, Oxford: as a result, Rev. Bates owned most of the remainder of the land in the parish.⁷

Table 1: Number of assessments by landowner

Name	No. of assessments
R.V. Berkeley	20
Rev. R. C. Bates	3
Charles Purser	1
TOTAL	24

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	498	1	0
Rev. R. C. Bates	164	3	0
Charles Purser	9	0	0
TOTAL	672	0	0

The assessments with more than 10 acres of land are listed in Table 3.

Table 3: Assessments in excess of 10 acres

Situation	Acreage		
	a	r	p
Upper Town Farm	122	0	0
Churchill Wood Farm	122	0	0
Lower Town Farm	118	0	0
Pt of Glebe	94	0	0
Churchill Glebe	67	2	0
Churchill Wood	51	1	0
Mill Farm	34	2	0
Pt of Mill Farm	18	2	0
Stone Pitt Ground	12	1	0

⁶ Pers. comm. Karen Davidson, 11 June 2018.

⁷ Kelly's Directory 1912, p. 60.

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

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
78	1	Berkeley R. V.	R. V. Berkeley	Woodland		Churchill Wood	51	1	0	25	15	0	24	10	0
79	2	Berkeley R. V.	R. V. Berkeley	Osier Beds		Pt of Wood Farm	2	0	0	2	0	0	1	18	0
80	3	Bourne John	R. V. Berkeley	House		Mill Farm				8	0	0	6	16	0
80	4	Bourne John	R. V. Berkeley	Buildings		Mill Farm				6	0	0	4	16	0
80	5	Bourne John	R. V. Berkeley	Land		Mill Farm	34	2	0	38	0	0	34	5	0
80	6	Bourne John	R. V. Berkeley	Water Mill		Churchill Mill				18	0	0	13	10	0
81	6a	Clarke F. S.	R. V. Berkeley	Land		Pt of Mill Farm	18	2	0	19	0	0	17	0	0
82	7	Clarke F. S.	R. V. Berkeley	Farm House		Lower Town Farm				20	0	0	16	0	0
82	8	Clarke F. S.	R. V. Berkeley	Buildings		Lower Town Farm				20	0	0	16	0	0
82	9	Clarke F. S.	R. V. Berkeley	Land		Lower Town Farm	118	0	0	66	7	0	59	10	0
83	10	Clarke F. S.	Rev. R. C. Bates	Land		Churchill Glebe	67	2	0	61	0	0	54	18	0
84	10a	Berkeley R. V.	R. V. Berkeley	Land		Pt of Lower Town Farm	7	1	0	3	10	0	3	5	0
85	11	Bates R. C. Revd.	Rev. R. C. Bates	House		The Rectory				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
85	12	Bates R. C. Revd.	Revd. R. C. Bates	Buildings		Pt of The Rectory				2	5	0	1	15	0
85	13	Bates R. C. Revd.	Revd. R. C. Bates	Land		Pt of The Rectory	3	1	0	7	15	0	7	0	0
86	14	Jackson G Ed.	Revd. R. C. Bates	Land		Pt of Glebe	94	0	0	84	15	0	76	5	0
87	15	Jackson G Ed.	R. V. Berkeley	Farm House		Upper Town Farm				20	0	0	16	0	0
87	16	Jackson G Ed.	R. V. Berkeley	Buildings		Upper Town Farm				15	10	0	12	8	0
87	17	Jackson G Ed.	R. V. Berkeley	Land		Upper Town Farm	122	0	0	81	15	0	73	11	0
88	18	Tarran John	R. V. Berkeley	Farm House		Churchill Wood Farm				10	0	0	8	0	0
88	19	Tarran John	R. V. Berkeley	Buildings		Churchill Wood Farm				15	10	0	12	8	0
88	20	Tarran John	R. V. Berkeley	Land		Churchill Wood Farm	122	0	0	81	15	0	73	11	0
89	21	Tarran John	R. V. Berkeley	Land		Stone Pitt Ground	12	1	0	12	10	0	11	5	0
89a	22	Webb William	R. V. Berkeley	Cottage & Garden		Village				4	10	0	3	7	0
90	23	Void	R. V. Berkeley	Cottage & Garden		Village				3	10	0	2	12	0
91	24	Haughty Saml.	R. V. Berkeley	Cottage & Garden		Village				3	10	0	2	12	0
92	25	Mitchell George	R. V. Berkeley	Cottage		Village				5	0	0	3	15	0
92	26	Mitchell George	R. V. Berkeley	Land		Village		1	0	2	0	0	1	16	0
93	27	Berkeley R. V.	R. V. Berkeley	Right of Sporting		Pt of Parish				36	0	0	36	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
94	28	Flexmin Walter	R. V. Berkeley	House & Garden		The Common		1	0	20	0	0	17	0	0
94	29	Flexmin Walter	R. V. Berkeley	House & Garden		The Common									
95	30	Bennett Andrew	R. V. Berkeley	Cottage & Garden		Village				2	15	0	2	2	0
96	31	Summerton W.	R. V. Berkeley	Garden		Nr Rectory		1	0	1	0	0		18	0
97	32	Smith & others	R. V. Berkeley	Allotment Land		Old Hill	9	1	0	13	2	0	11	15	0
98	33	Badger George	R. V. Berkeley	Cottage		Village				5	0	0	3	15	0
98	34	Badger George	R. V. Berkeley	Land		Village		1	0	2	0	0	1	16	0
99	35	Haughty Mrs S	R. V. Berkeley	Cottage & Garden		Village		1	0	2	0	0	1	10	0
100	36	Purser Charles	Charles Purser	Land		Stocking Orchard	9	0	0	20	15	0	18	14	0
361						Churchill Church ⁸									

⁸ In the original, this information was written in the Occupier column.

Appendix 2. Index of Owners

Bates, Rev. R. C. 83, 85-86
Berkeley, R. V. 78-82, 84, 87-89, 89a, 90-99
Not stated 361
Purser, Charles 100

Appendix 3. Index of Occupiers

Badger, George 98	Jackson, G. Ed. 86-87
Bates, Rev. R.C. 85	Mitchell, George 92
Bennett, Andrew 95	Not stated 361
Berkeley, R. V. 78-79, 84, 93	Purser, Charles 100
Bourne, John 80	Smith & others 97
Clarke, F. S. 81-83	Summerton, W. 96
Flexmin, Walter 94	Tarran, John 88-89
Haughty, Mrs S. 99	Webb, William 89a
Haughty, Saml. 91	Void 90

Appendix 4. Index of Places

Churchill Church 361	Old Hill 97
Churchill Glebe 83	Parish, Pt. of 93
Churchill Mill 80	Rectory, Nr. 96
Churchill Wood 78	Rectory, The 85
Churchill Wood Farm 88	Rectory, The, Pt. of 85
Common, The 94	Stocking Orchard 100
Glebe, Pt. of 86	Stone Pitt Ground 89
Lower Town Farm 82	Upper Town Farm 87
Lower Town Farm, Pt. of 84	Village 89a, 90-92, 95, 98-99
Mill Farm 80	Wood Farm, Pt. of 79
Mill Farm, Pt. of 81	

Appendix 5. References to other Land Valuation resources for Churchill

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Churchill.

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: IR129/3/831, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: 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: XXXIV 7, 1910.*

TNA: IR129/3/835, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXIV 10, 1910.*

TNA: IR129/3/836, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXXIV 11, 1910.*