

Data from the 1910 Land Valuation Survey for the parish of Grafton Manor



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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 Grafton Manor is contained in the summary book covering the civil parishes of Grafton Manor and Upton Warren. This booklet covers the civil parish of Grafton Manor only.²

2. The parish of Grafton Manor in 1910

The parish is located 1½ miles south-west of Bromsgrove on a geology described as ‘Sidmouth Mudstone Formation’, extending to 1,510 acres. The resulting soils are primarily clayey loam to silty loam, with small areas of clay to sandy loam, and sand to sandy loam.³

When the census was carried out in 1911, the population of Grafton Manor was 52 (25 males and 27 females): all of the 10 properties recorded in the census were inhabited.⁴ From an agricultural viewpoint in the same year, the total cultivated area of the parish was 1,541 acres, of which 376 were arable, and 1165 acres (76% of the total) were grassland: the latter included 13½ acres of orchards. All 10 agricultural holdings in the parish were tenanted properties. The main arable crops were wheat, oats, mangolds, beans, peas, and turnips and swedes, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 260 cattle and 888 sheep were kept.⁵

² WAAS: BA 8585/1/41, *Inland Revenue. Valuation Summary book for the parish of Grafton Manor, Upton Warren, 1909-10.*

³ Kelly’s Directory 1912, p. 122. British Geological Survey, *Geology Viewer – Grafton Manor, Worcestershire* geologyviewer.bgs.ac.uk [accessed 13 December 2022]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Grafton Manor, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 13 December 2022].

⁴ TNA: RG78/1088. *1911 Census Enumerator’s Summary Books. Worcestershire. Bromsgrove. Registration Sub-District: Bromsgrove, including Civil Parish, Township or Place: Grafton Manor.*

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, 127; Oats, 83; Mangolds, 41; Beans, 30½; Peas, 21; Turnips & Swedes, 18. Orchard acreages: Apples, 8; Plums, 3; Pears, 1½; Other kinds, 1.

3. Land and property in 1910 in the parish of Grafton Manor

Of the 17 assessments with owners recorded in the Valuation Summary, 13 were owned by the Earl of Shrewsbury whilst Lord Edmund Talbot held two: the other two were owned by the Bromsgrove Gas Co. and the National Telephone Co. Ltd. Table 1 shows the acreage of land in the parish by major landowner, determined by summing the entries in the Valuation Summary and again, the Earl of Shrewsbury owned the majority (96%) of the land: he was also lord of the manor.

Table 1: Acreage of land by major landowner

Name	Acreage		
	a	r	p
Earl of Shrewsbury	1379	1	0
Lord Edmund Talbot	62	0	0
TOTAL	1441	1	0

Those assessments with more than 50 acres of land are listed in Table 2.

Table 2: Assessments in excess of 50 acres

Situation	Acreage		
	a	r	p
Foxwalks	317	0	0
Warridge Lodge	266	0	0
West Lodge	224	3	0
Bowling Green	181	1	0
East Lodge	180	0	0
Park Farm	111	2	0

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

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	Bradley Benjamin	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford. ⁶	Land		Nr. Grafton Lane	4	2	0	12	0	0	10	10	0
1	1	Bradley Benjamin	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	Buildings		Nr. Grafton Lane				1	3	0	1	0	0
2	2	Jackson George	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	House		Bowling Green				30	0	0	25	10	0
2	2	Jackson George	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	Buildings		Bowling Green				13	10	0	11	10	0
2	2	Jackson George	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	Land		Bowling Green	181	1	0	224	10	0	196	10	0
3		Evans Robert	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	Cottage		Nr. Rock Hill				5	0	0	4	0	0
4	3	Mrs Barham	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	House & prems		The Priests House	1	2	0	40	0	0	34	0	0
5	4	Lloyd Howard	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	Land		Nr. The Priests House	8	0	0	16	0	0	14	0	0

⁶ Walter Charles Towers Mynors, agent & steward to the Earl of Shrewsbury & Talbot, Ingestre, Staffs. Kelly's Directory 1912, Staffordshire, p. 236.

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
5		Lloyd Howard	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	House		Nr. The Priests House				8	0	0	6	10	0
5		Lloyd Howard	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	House & prem		Manor House	16	1	0	120	0	0	102	0	0
6	5	Key Thomas Hewitt	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	House		Foxwalks				25	0	0	21	5	0
6		Key Thomas Hewitt	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	Buildings		Foxwalks				18	0	0	15	6	0
6		Key Thomas Hewitt	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	Land		Foxwalks	317	0	0	277	0	0	242	7	0
7	6	Bate George Wm.	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	House		West Lodge				15	0	0	12	15	0
7		Bate George Wm.	Earl of Shrewsbury. W C T Mynors. Agent Ingestre, Stafford.	Buildings		West Lodge				7	10	0	6	7	0
7	7	Bate George Wm.	Earl of Shrewsbury	Land		West Lodge	224	3	0	168	15	0	147	13	0
8	7	Earl of Shrewsbury	Earl of Shrewsbury	Woods		Cobblers Coppice	41	2	0	20	0	0	19	10	0
9	8	Cook Thomas/ J G Bacon	Earl of Shrewsbury	House		East Lodge				15	0	0	12	15	0
9		Cook Thomas/ J G Bacon	Earl of Shrewsbury	Buildings		East Lodge				10	0	0	8	10	0
9		Cook Thomas/ J G Bacon	Earl of Shrewsbury	Land		East Lodge	180	0	0	155	0	0	135	10	0
9		Cook Thomas/ J G Bacon	Earl of Shrewsbury	Land		The Tickeridge	23	3	0	23	15	0	20	15	0
10	9	Honeybourne Wm.	Earl of Shrewsbury	House		Warridge Lodge				25	0	0	21	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
10		Honeybourne Wm.	Earl of Shrewsbury	Buildings		Warridge Lodge				20	0	0	17	0	0
10		Honeybourne Wm.	Earl of Shrewsbury	Land		Warridge Lodge	266	0	0	288	0	0	252	0	0
11	10	Baker James	Earl of Shrewsbury	Land		The Coachhouse	3	1	0	3	10	0	3	0	0
12	11	Green Amos Wm.	Earl of Shrewsbury	Land		The Coachhouse				11	12	0	11	7	0
13	12	Honeybourne Wm.	Lord Edmund Talbot A D Russon. Agent. Battle Fields. Nr. Bromsgrove ⁷	Land		The Coachhouse	44	0	0	44	0	0	38	15	0
14	13	Robinson Harry	Lord Edmund Talbot A D Russon. Agent. Battle Fields. Nr. Bromsgrove	Land		Timberhonger	18	0	0	18	0	0	15	15	0
15	14	Green Amos Wm.	Earl of Shrewsbury	House		Park Farm				15	0	0	12	15	0
15		Green Amos Wm.	Earl of Shrewsbury	Buildings		Park Farm				10	0	0	8	10	0
15		Green Amos Wm.	Earl of Shrewsbury	Land		Park Farm	111	2	0	119	0	0	104	2	0
16	15	Bromsgrove Gas Co.	Bromsgrove Gas Co.	Gas Mains, &c		Grafton Manor				8	0	0	6	0	0
17	16	National Telephone Co Ltd.	National Telephone Co Ltd	Posts, wires, &c		Grafton Manor				2	0	0	1	0	0

⁷ Lt. Col. Lord Edmund Bernard Talbot, MP, MVO, DSO was a principal landowner of Bromsgrove. Kelly's 1912 Directory, Worcestershire, p. 45. Arthur Dudley Russon, surveyor, lived at Battlefield, Bromsgrove and was a partner in the firm Smith & Russon, auctioneers and receivers of vicarial tithes, 78 High Street, Bromsgrove. Kelly's 1912 Directory, Worcestershire, pp. 49, 52.

Appendix 2. Index of Owners

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Mynors, W. C. T. (agent) 1-7
National Telephone Co. Ltd. 17
Russon, A. D. (agent) 13-14
Shrewsbury, Earl of 1-12, 15
Talbot, Lord Edmund 13-14

Appendix 3. Index of Occupiers

Bacon, J. G. 9	Green, Amos Wm. 12, 15
Baker, James 11	Honeybourne, Wm. 10, 13
Barham, Mrs. 4	Jackson, George 2
Bate, George Wm. 7	Key, Thomas Hewitt 6
Bradley, Benjamin 1	Lloyd, Howard 5
Bromsgrove Gas Co. 16	National Telephone Co. Ltd. 17
Cook, Thomas 9	Robinson, Harry 14
Evans, Robert 3	Shrewsbury, Earl of 8

Appendix 4. Index of Places

Bowling Green 2	Park Farm 15
Coachhouse, The 11-13	Priests House, Nr. The 5
Cobblers Coppice 8	Priests House, The 4
East Lodge 9	Rock Hill, Nr. 3
Foxwalks 6	Tickeridge, The 9
Grafton Lane, Nr. 1	Timberhonger 14
Grafton Manor 16-17	Warridge Lodge 10
Manor House 5	West Lodge 7

Appendix 5. References to other Land Valuation resources for Grafton Manor

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/20 *Forms 37 – Land, Feckenham (cont'd), Grimley, Grafton Manor, Elmbridge, Elmley Lovett, 1910-15.*

Field Books

TNA: IR58/93487, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Grafton Manor. Assessment No. 1-100, 1910.*

Record Maps

TNA: IR129/4/158, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XV 11, 1910.*

TNA: IR129/4/162, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XV 15, 1910.*

TNA: IR129/4/163, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XV 16, 1910.*

Missing at TNA, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XXII 2, 1910.*

TNA: IR129/4/188, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XXII 3, 1910.*

TNA: IR129/4/189, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XXII 4, 1910.*