

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



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Front cover image: Kedges Wood, to the north-east of Kedges Farm, Kenswick looking north-north-west from the B4204 road in September 2005 <https://www.geograph.org.uk/photo/58552> [accessed 22 February 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.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 Kenswick covers the civil parishes of Kenswick and Wichenford: this booklet covers the parish of Kenswick only.²

2. The parish of Kenswick in 1910

The parish is located 4½ miles north-west of Worcester on a geology of mudstone, extending to 371 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 Laugherne Brook which runs through the parish.³ Kenswick was the seat of the Hon. Mrs Britten in 1910: located on a formerly moated medieval site, the present manor house is probably of 17th century origin, extensively remodelled for Rear-Admiral Richard Britten in 1893.⁴

When the census was carried out in 1911, the population of Kenswick was 29 (10 males and 19 females): of the eight properties recorded in the census, five were inhabited whilst three were uninhabited.⁵ From an agricultural viewpoint in the same year, the total cultivated area of the parish was 377¼ acres, of which 87 were arable and 290¼ (77%) were grassland (this included 30 acres of orchards which were all classed as ‘under grass’). There were two agricultural holdings in the parish, one of which was a tenanted property occupying 338 acres (90% of the total). The main arable crops were oats, wheat and beans, whilst all of the orchards were growing apples. Being a mainly pastoral parish, 145 cattle and 109 sheep were kept.⁶

² WAAS: BA 8585/1/59, *Inland Revenue. Valuation Summary book for the parish of Kenswick, 1909-10*. At the time, Kenswick was a civil parish, having formerly been an extra-parochial liberty: however, it was part of the ecclesiastical parish of Broadheath (formed in 1910). Kelly’s Directory 1912, p.42.

³ Kelly’s Directory 1912, p.42. British Geological Survey, *iGeology app – Kenswick, Worcestershire* [accessed 14 February 2022]; Natural Environmental Research Council, *mySoil app – Kenswick, Worcestershire* [accessed 14 February 2022].

⁴ Kelly’s Directory 1912, p.42. Brooks, Alan and Nikolaus Pevsner, *The Buildings of England: Worcestershire* (New Haven and London: Yale University Press, 2007), pp. 393-394.

⁵ TNA: RG78/1078. *1911 Census Enumerator’s Summary Books. Worcestershire. Martley. Registration Sub-District: Leigh, including Civil Parish, Township or Place: Kenswick*.

⁶ 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, 41; Wheat, 22; Beans, 14; Mangolds, 5; Turnips and Swedes, 4½. Orchard acreages: Apples, 30.

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

All of the seven assessments in the Valuation Summary were recorded as owned by the Hon. Mrs Britten and extended to 371½ acres.⁷ The Hon. Blanche Cecile Britten was the wife of the late Rear-Admiral Richard Frederick Britten, daughter of Charles John, ninth Baron and first Viscount Colville of Culross.⁸ Rear-Admiral Britten was a well-respected breeder and exhibitor of pedigree Hereford cattle: he died on 3 February 1910, aged 67, and was buried at Broadheath church. His estate was valued at £277,381 and within that, he left his real estate in Worcester to his wife, the Kenswick Manor estate to his son Forester Cecil and the Wichenford Court property to his son Charles Richard.⁹

The two assessments with land are listed in Table 1.

Table 1: Assessments with land in the parish of Kenswick

Situation	Acreage		
	a	r	p
Kenswick	36	0	0
Kedges	335	2	0

⁷ It would appear that the compiler of the information was aware that Rear-Admiral Britten had died and assumed that the property was owned by his wife.

⁸ London Evening Standard, 17 August 1903.

⁹ Hereford Times, 12 February 1910, Illustrated London News, 20 March 1910. The Kenswick Manor herd of 192 pedigree Hereford cattle was sold at auction on 13 October 1910, Hereford Times, 1 October 1910.

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

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
99	1	Britten Honble Mrs	Britten Honble Mrs	Land		Kenswick	36	0	0	76	10	0	68	17	0
99	2	Britten Honble Mrs	Britten Honble Mrs	Ho: Bldgs & Land		Kenswick				110	0	0	88	0	0
100	3	Britten Honble Mrs	Britten Honble Mrs	Woodlands		Kenswick				15	0	0	14	5	0
101	4	Betteridge James	Britten Honble Mrs	Sporting Right		Kedges & Kenswick Farms				25	15	0	25	0	0
102	5	Betteridge James	Britten Honble Mrs	Ho & Bldgs		Kedges				40	0	0	32	0	0
102	6	Betteridge James	Britten Honble Mrs	Land		Kedges	335	2	0	220	0	0	198	0	0
103	7	Carpenter Wm	Britten Honble Mrs	Cott: & Gdn		Kenswick				4	0	0	3	0	0
104	8	Hiams Chas:	Britten Honble Mrs	Cott: & Gdn		Kenswick				4	0	0	3	0	0
105	9	Masters Thos:	Britten Honble Mrs	Cott: & Gdn		Kenswick				6	10	0	4	17	0

Appendix 2. Index of Owners

Britten Hon. Mrs. 99-105

Appendix 3. Index of Occupiers

Betteridge, James 101-102

Britten Hon. Mrs. 99-100

Carpenter, Wm. 103

Hiams, Chas. 104

Masters, Thos. 105

Appendix 4. Index of places

Kedges 102

Kedges & Kenswick Farms 101

Kenswick 99-100, 103-105

Appendix 5. References to other Land Valuation resources for Kenswick

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/26 *Forms 37 – Land, Ipsley (cont'd), Kenswick, Kemerton, 1910-15.*

Field Books

TNA: IR58/93574, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Kenswick. Assessment No.1-100, 1910.*

TNA: IR58/93575, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Kenswick. Assessment No.101-110, 1910.*

Record Maps

TNA: IR129/3/757, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXVIII 9, 1910.*

TNA: IR129/3/758, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXVIII 10, 1910.*

TNA: IR129/3/761, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXVIII 13, 1910.*

TNA: IR129/3/762, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: XXVIII 14, 1910.*