

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



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Front cover image: Country road approaching Knightwick with Ankerdine Hill in the background in September 2020 <https://www.geograph.org.uk/photo/6640283> [accessed 1 August 2022] © Philip Halling and licensed for reuse under [creativecommons.org/licenses/by-sa/2.0.](https://creativecommons.org/licenses/by-sa/2.0/)

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 Acton Beauchamp covers the civil parishes of Acton Beauchamp, Alfrick, Knightwick and Suckley: this booklet covers the parish of Knightwick only.²

2. The parish of Knightwick in 1910

The parish is located 9 miles west of Worcester and 4 miles south-west of Martley on a geology of primarily siltstone and mudstone (Raglan Mudstone formation), extending to 857 acres. The resulting soils are predominantly clayey loam to silty loam, with a small quantity of sand to sandy loam, and clay to sandy loam.³

When the census was carried out in 1911, the population of Knightwick was 172 (77 males and 95 females): of the 38 properties recorded in the census, 34 were inhabited whilst four were 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 760¼ acres, of which 239¾ were arable, and 507½ acres (67% of the total) were grassland: this included 111½ acres of orchards. Of the 9 agricultural holdings in the parish, 8 were tenanted properties covering 679¼ acres (89% of the total). The main arable crops were hops, wheat, beans, mangolds, turnips & swedes, and oats, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 169 cattle and 207 sheep were kept.⁵

² WAAS: BA 8585/1/5, *Inland Revenue. Valuation Summary book for the parish of Acton Beauchamp, Alfrick, Knightwick, Suckley, 1909-10.*

³ Kelly's Directory 1912, pp. 164-165. British Geological Survey, *iGeology app – Knightwick, Worcestershire* [accessed 2 August 2022]; Natural Environmental Research Council, *mySoil app – Knightwick, Worcestershire* [accessed 2 August 2022].

⁴ TNA: RG78/1078. *1911 Census Enumerator's Summary Books. Worcestershire. Martley. Registration Sub-District: Leigh, including Civil Parish, Township or Place: Knightwick.*

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: Hops 82½; Wheat, 64; Beans, 35½; Mangolds, 16; Turnips & Swedes, 14; Oats 10½. Orchard acreages: Apples, 34; Cherries, 34; Plums, 8; Pears, ½; Other kinds, 35.

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

In preparing the data for analysis, the following standardisation has been made. Two variations of owner names, *T. Lawson Walker* and *T. L. Walker* are shown in Appendix 1: further *T. Lawson Walker* is named as an occupier. All are taken to be Thomas Lawson Walker of Manor House, Knightwick. The listings in Appendices 2 and 3 show *Walker, Thomas Lawson* for both variations.⁶

Of the 49 assessments with owners recorded in the Valuation Summary, 23 were owned by F. W. G. Williams. Although resident at Bredenbury Court in Herefordshire, Francis Wigley Greswolde Greswolde-Williams Esq was the lord of the manor of Knightwick, and according to Kellys 1912 directory, was the principal landowner: as well as holding the largest number of assessments, he also held the majority of the acreage in the parish (see Table 1 and Table 2).⁷

Table 1: Number of assessments by landowner

Name	No. of assessments
F. W. G. Williams	23
Thomas Lawson Walker	5
13 others with 4 or less assessments	20
Not stated	1
TOTAL	49

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
F. W. G. Williams	641	0	27
Mrs Childe Freeman	82	3	30
Sir Richard Harington	34	1	0
E. H. Hill	29	1	0
T. Lawson Walker	22	1	0
8 others with less than 15 acres each	24	1	15
TOTAL	834	0	32

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
Knightwick Mann	364	1	0
Brick Hall	135	3	0
Knightwick	97	0	0
The Grove & Dales	82	3	0
Highfields	29	1	0

⁶ Kelly's Directory 1912, pp. 164-165.

⁷ Kelly's Directory 1912, pp. 164-165.

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

NOTE:

1. 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.

2. All entries have a letter ‘R’ in red in front of the No. of Assessment, except for entry numbers 187, 193, 196-199, 213-216, 218-220, 222-224, 229, and 231-233.

3. Where the compiler of the return has entered two lines, and then joined them together with a curly bracket, then the assessment number, occupier and owner have been copied down from the first line: this applies to assessment numbers 188, 200, 203 and 205. Where there is no such curly bracket, the occupier and owner are left blank as presented: this applies to assessment numbers 201, 204, 211 and 212.

No. of assessment ⁸	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
187	1	Collins Robert	Mrs Childe Freeman	Cottage		The Dale			30	2	0	0	1	10	0
188	2	Hyde John Alan F Partridge	Sir Rd Harington Bart Whitbourne Court Worcester	House & Mill		Knightwick Mill ⁹				39	0	0	29	5	0
188		Hyde John Alan F Partridge	Sir Rd Harington Bart Whitbourne Court Worcester	Land		Knightwick Mill	1	2	0	1	0	0	0	18	0
189 ¹⁰	3	Crank Mrs	Mrs Crank	House & Premises		The Grange		2	0	25	0	0	21	5	0
190	4	Walker T Lawson	T Lawson Walker	Land		Teme Side	22	1	0	48	1	0	43	5	0
191	5	Pullen George	Mrs Mary Harriet Childe Freeman 43 St Charles Square Notting Hill London	Pt Pasture		Crab Orchard	2	0	0	6	0	0	5	8	0

⁸ All of the following Assessment Numbers are preceded by ‘R’, written in red ink: 188-192, 194-195, 200-212, 217, 221, 225-228, 230.

⁹ Original values crossed through and revised values added in green ink: Gross Annual Value, £24; Rateable Value, £18.

¹⁰ Note added in red ink: Included in Ankerdine Farm, Doddenham Parish.

No. of assessment ⁸	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
192	6	Warman Henry	Mrs Jones	House & Land		Woodbine Cott			33	9	0	0	7	13	0
192	7	Inland Revenue	Inland Revenue	Tythe rent charge		Rectory ¹¹				101	5	0	83	11	0
192	7a	Rev J. B Wilson Rev Floyde-Radcliffe	Inland Revenue	Tythe rent charge		Rectory									
193	8	Rev J. B Wilson Rev Floyde-Radcliffe	Inland Revenue	House & Land		Rectory	1	1	0	35	0	0	29	15	0
194	9	Mrs Childe Freeman	Mrs Mary Harriet Childe Freeman	Wood		Grove	6	3	0	6	0	0	5	14	0
195	10	Gardner Mrs	F W G Williams	Cottage		Old Brickyard				6	0	0	4	10	0
196	11	Great Western Rly	Great Western Rly	Length of line		Knightwick				510	0	0	214	0	0
197 ¹²		Great Western Rly	Great Western Rly	Land Bldgs & Sidings		Suckley Station									
198	12	Davies	Great Western Rly	Ho & Garden		Suckley Station				10	0	0	8	10	0
199	13	Caswell R John	Mrs Smith	Cottage & Garden		Holly Bank			13	3	0	0	2	5	0
200	14	Lewis H M	F W G Williams	Buildings		Flying Horse				23	15	0	19	0	0
200		Lewis H M	F W G Williams	Land		Flying Horse	10	1	0	20	10	0	18	9	0
201	15	Lewis Stanley	Sir Rd Harington Bart	House & Buildings		Holly Bush				20	0	0	16	0	0
201				Land		Holly Bush	21	2	0	50	0	0	45	0	0
202	16	Adams Mrs N Potter N	Mrs Mary Harriet Childe Freeman	Pt Pasture		Crab Orchard ¹³	4	0	0	11	0	0	9	18	0

¹¹ Original values crossed through and revised values added in green ink: Gross Annual Value, £128 10s 0d; Rateable Value, £120 15s 0d.

¹² This line is bracketed with the previous line: it is likely that the valuation applies to both lines.

¹³ Original values crossed through and revised values added in green ink: Gross Annual Value, £6; Rateable Value, £5 10s 0d.

No. of assessment ⁸	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
203	17	Davenport E (late)	F W G Williams	House & Buildings		The Hoo				28	2	0	22	10	0
203		Davenport E (late)	F W G Williams	Land		The Hoo	9	1	0	18	17	0	16	19	0
204 ¹⁴	18	Porter George	[F W G Williams] Mrs Childe Freeman	House & Buildings		The Grove & Dales				12	0	0	9	12	0
204				Land		The Grove & Dales	82	3	0	73	5	0	65	18	0
205	19	Porter G C	[F W G Williams] F W G Williams	House & Buildings		Brick Hall				19	0	0	15	5	0
205		Porter G C	[F W G Williams] F W G Williams	Land		Brick Hall	135	3	0	109	0	0	98	2	0
206	20	Perkins Henry Mrs F M.	Henry Mrs F M. Perkins Old School House Whitbourne Worcester	Cottage & Garden		School House		1	0	6	0	0	4	10	0
207	21	Foulkes	Mrs Jones Lamberts Solr Malvern for Miss Bick Africa	House & Land		Woodford House	2	2	0	32	10	0	27	12	0
208 ¹⁵	22	Sir Rd Harington George Porter	Sir Rd Harington Bart	Land		Teme Side	11	1	0	20	10	0	18	10	0
209	23	Lewis Clarke & Co	T L Walker	Land		Teme Side	6	1	0	15	8	0	13	17	0
210 ¹⁶	24	Corbett Henry	F W G Williams	Cottage & Garden		The Puddle			24	6	0	0	4	10	0
211	25	Williams John	E H Hill	House. Building		Highfields				20	0	0	16	10	0
211				Land		Highfields	29	1	0	26	10	0	23	17	0
212	26	Walker T Lawson	F W G Williams	House Building		Knightwick Mann				90	0	0	72	0	0

¹⁴ Note added in red ink: Included in No. 205.

¹⁵ Note added in red ink: Included in return for Talbot Hotel, Doddington parish.

¹⁶ Note added in red ink: Included in P. R. Ass.: 202 Suckley.

No. of assessment ⁸	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
212				Land		Knightwick Mann	364	1	0	369	0	0	332	2	0
213	27	Walker T Lawson	F W G Williams ¹⁷	Glebe Land		Knightwick Mann	20	2	0	34	0	0	30	12	0
214	28	Tyler Herbert	F W G Williams	Cottage & Garden		Suckley Row			34	2	10	0	1	17	0
215	29	Albert Oliver	F W G Williams	Cottage & Garden		Old House			17	2	10	0	1	17	0
216	30	Williams Mrs	T L Walker	Cottage & Garden		Suckley Row			31	2	0	0	1	10	0
217 ¹⁸	31	Lewis Thomas	F W G Williams	Cottage Garden		New Rectory		2	0	2	10	0	1	17	0
218	32	Taylor Edward	F W G Williams	Cottage Garden		Lenches			31	2	0	0	1	10	0
219	33	Andrews John	F W G Williams	Cottage Garden		Lenches			34	3	0	0	2	5	0
220	34	Rowberry William	F W G Williams	Cottage Garden		Glebe			28	2	0	0	1	10	0
221 ¹⁹	35	Walker Thos	F W G Williams	Cottage Garden		Pipers		1	0	2	10	0	1	17	0
222	36	Mason William	F W G Williams	Cottage Garden		Old House			30	2	10	0	1	17	0
223	37	Garbutt William	T L Walker	Cottage Garden		Suckley Row			30	2	0	0	1	10	0
224	38	James John	T L Walker	Cottage Garden		Suckley Row			34	2	10	0	1	17	0
225 ²⁰	39	Jones	F W G Williams	Cottage Garden		Grove Cottages		1	0	3	0	0	2	5	0
226 ²¹	40	Chater Edward	F W G Williams	Cottage Garden		Grove Cottages		1	0	3	0	0	2	5	0
227 ²²	41	Tompkins Wm	F W G Williams	Cottage Garden		Grove Cottages		1	0	3	0	0	2	5	0
228	42	Williams F W G	F W G Williams	Woods		Knightwick	97	0	0	75	0	0	71	5	0

¹⁷ Faint pencil note added: ?Floyde Radcliffe.

¹⁸ Note added in red ink: Included in No. 302.

¹⁹ Note added in red ink: Included in No. 302.

²⁰ Note added in red ink: Included in No. 302.

²¹ Note added in red ink: Included in No. 302.

²² Note added in red ink: Included in No. 302.

No. of assessment ⁸	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
229	43	Cartwright	F W G Williams	Cottage		Coronation Cotts				6	0	0	4	10	0
230	44	Williams F W G	F W G Williams	Woods		The Hoo	1	1	0	1	10	0	1	9	0
231	45	Mathews	Sir Rd Harington	Cottage		Lodge				4	0	0	3	0	0
232	46	Nadin & Co	Great Western Rly	Office		Suckley Station				4	0	0	3	0	0
233	47	Davenport E	F W G Williams	Cottage		Yew Tree			23	2	0	0	1	10	0
401 ²³		Mrs H. M. C. Freeman	E H. Hill	Land		Nr Suckley Station									
439		Knightwick Chapel													

²³ Note added in pencil: Not rated.

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Appendix 5. References to other Land Valuation resources for Knightwick

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Knightwick

Field Books

TNA: IR58/93286, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Acton Beauchamp. Assessment No. 101-200, 1910.*

TNA: IR58/93287, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Acton Beauchamp. Assessment No. 201-300, 1910.*

TNA: IR58/93289, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Acton Beauchamp. Assessment No. 401-440, 1910.*

Record Maps

TNA: IR129/3/746 *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXVII 14, 1910.*

TNA: IR129/3/797, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXII 2, 1910.*

TNA: IR129/3/798, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXII 3, 1910.*

TNA: IR129/3/800, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXII 6, 1910.*

TNA: IR129/3/801, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXII 7, 1910.*