

# Data from the 1910 Land Valuation Survey for the parish of Madresfield



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**Front cover image:** Madresfield Court in September 2019  
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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 Madresfield is contained in the summary book covering the civil parishes of Madresfield and Newland. This booklet covers the civil parish of Madresfield only.<sup>2</sup>

## 2. The parish of Madresfield in 1910

The parish is located 7 miles south-west of Worcester and 7 miles north-west of Upton-on-Severn, on a geology described as ‘Sidmouth Mudstone Formation’, extending to 881 acres. The resulting soils are a mixture of clayey loam to silty loam, and silty loam to silt, with clay to sandy loam, alongside the Madresfield Brook and Whiteacres Brook.<sup>3</sup>

When the census was carried out in 1911, the population of Madresfield was 193 (78 males and 115 females): of the 46 properties recorded in the census, 43 were inhabited, one was uninhabited, and two were 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 824¾ acres, of which 158¼ were arable, and 666½ acres (81% of the total) were grassland: the acreage included 57 acres of orchards. Of the 8 agricultural holdings in the parish, 7 were tenanted properties covering 432½ acres (52% of the total): the sole owner-occupied farm extended to 392¼ acres. The main arable crops were wheat, hops, oats, mangolds and beans, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 197 cattle and 637 sheep were kept.<sup>5</sup>

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<sup>2</sup> WAAS: BA 8585/1/65, *Inland Revenue. Valuation Summary book for the parish of Madresfield, Newland, 1909-10.*

<sup>3</sup> Kelly’s Directory 1912, pp. 174-175. British Geological Survey, *Geology Viewer – Madresfield, Worcestershire* [geologyviewer.bgs.ac.uk](http://geologyviewer.bgs.ac.uk) [accessed 10 November 2022]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Madresfield, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 10 November 2022].

<sup>4</sup> TNA: RG78/1080A. *1911 Census Enumerator’s Summary Books. Worcestershire. Upton-on-Severn. Registration Sub-District: Malvern, including Civil Parish, Township or Place: Madresfield.*

<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: Wheat, 40; Hops, 28¾; Oats, 27; Mangolds, 16; Beans 14. Orchard acreages: Apples, 43; Pears, 9; Plums, 3; Cherries, 2.

### 3. Land and property in 1910 in the parish of Madresfield

Of the 74 assessments in the Valuation Summary, 65 were owned by Earl Beauchamp: see Table 1. Earl Beauchamp resided at Madresfield Court and as well as being the principal landowner in terms of acreage (see Table 2), he was lord of the manor of Madresfield.

Table 1: Number of assessments by landowner

Name	No. of assessments
Earl Beauchamp	65
Rev. H. H. Williams	5
4 others with a single assessment	4
<b>TOTAL</b>	<b>74</b>

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
Earl Beauchamp	918	2	8
Rev. H. H. Williams	19	2	30
<b>TOTAL</b>	<b>938</b>	<b>0</b>	<b>38</b>

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
Penn Farm	347	2	0
Hayswood Farm	115	1	39
Penn Farm	100	0	0
Madresfield Court	59	2	21
Madresfield (Woods)	56	0	31
Newpool	55	2	0
Hayswood Farm	38	1	39
Part Fakeners Farm	35	0	0

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

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	Beauchamp Earl	Beauchamp Earl	Mansion &c		Madresfield Court	59	2	21	500	0	0	425	0	0
2	2	Beauchamp Earl	Beauchamp Earl	Woods		Madresfield	56	0	31	26	0	0	24	15	0
3	3	Beauchamp Earl	Beauchamp Earl	Land		Penn Farm	347	2	0	373	0	0	336	0	0
4	4	Rowberry C H	Beauchamp Earl	Land		Newpool	55	2	0	56	0	0	50	0	0
5	5	Beauchamp Earl	Beauchamp Earl	Ho. Bldgs Dairy &c		Penn Farm				75	0	0	63	15	0
6	6	Beauchamp Earl	Beauchamp Earl	Land		Penn Farm	100	0	0	105	10	0	95	0	0
7	7	Beauchamp Earl	Beauchamp Earl	Land		Upper Woodsfield	21	0	0	22	5	0	20	0	0
8	8	Crump Wm.	Beauchamp Earl	Gardeners House		Madresfield Court				15	0	0	12	10	0
9	9	Love Fredk A.	Beauchamp Earl	Butlers Ho & Gdn.		Madresfield Court				18	0	0	15	5	0
10	10	Selwyn Mary	Beauchamp Earl	North Lodge		Madresfield Court				8	0	0	6	0	0
11	11	Short Frank	Beauchamp Earl	Gate House		Madresfield Court				10	0	0	8	10	0
12	12	Giffard Miss	Beauchamp Earl	Gate House		Madresfield Court				10	0	0	8	10	0
13	13	Vincent Emily S.	Beauchamp Earl	Industrial School		Madresfield Court			10	30	0	0	25	10	0
14	14		Beauchamp Earl	Estate Office		Madresfield Court				25	0	0	21	10	0
15	15	Woodward Mrs	Beauchamp Earl	Cottage & Garden		Madresfield Court			25	4	15	0	3	10	0
16	16	Dance Wm.	Beauchamp Earl	Cottage & Garden		Madresfield Court			11	4	0	0	3	0	0
17	17	Staunton Fredk	Beauchamp Earl	Cottage & Garden		Madresfield Court			18	4	15	0	3	10	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
18	18	Beale Louisa	Beauchamp Earl	Cottage & Garden		Madresfield Court			10	4	15	0	3	10	0
19	19	Troughton Geo Moore	Beauchamp Earl	Cottage & Garden		Madresfield Court			6	5	0	0	3	15	0
20	20	Hart	Beauchamp Earl	School House		Madresfield Court				5	0	0	3	15	0
21	21	Collins Edward	Beauchamp Earl	Cottage & Garden		Madresfield			3	4	0	0	3	0	0
22	22	West Rose	Beauchamp Earl	Cottage & Garden		Madresfield				4	0	0	3	0	0
23	23	Aspey Thos.	Beauchamp Earl	Cottage & Garden		Madresfield			24	4	0	0	3	0	0
24	24	Goodman Wm.	Beauchamp Earl	Cottage & Garden		Madresfield			13	4	15	0	3	10	0
25	25	Lewis Albert	Beauchamp Earl	Cottage & Garden		Madresfield			26	4	15	0	3	10	0
26	26	Hickling Mary	Beauchamp Earl	Cottage & Garden		Madresfield				4	0	0	3	0	0
27	27	Harrison Robert G.	Beauchamp Earl	Cottage & Garden		Madresfield				4	15	0	3	10	0
28	28	Kitching Joseph	Beauchamp Earl	Cottage & Garden		Madresfield				4	15	0	3	10	0
29	29	Vincent Emily S.	Beauchamp Earl	Cottage & Garden		Madresfield		2	15	18	0	0	15	5	0
30	30	Eacock Mrs.	Beauchamp Earl	Cottage & Garden		Madresfield			10	5	0	0	3	15	0
31	31	Chance Henry	Beauchamp Earl	Land		Madresfield			28		10	0		10	0
32	32	Collins E.	Beauchamp Earl	Cottage & Garden		Madresfield				4	15	0	3	10	0
33	33	Twinberrow Wm.	Beauchamp Earl	Cottage & Garden		Madresfield			24	4	15	0	3	10	0
34	34	Griffiths Joseph	Beauchamp Earl	Cottage & Garden		Madresfield			13	4	15	0	3	10	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
35	35	Hurren Chas.	Beauchamp Earl	Cottage & Garden		Madresfield			14	4	15	0	3	10	0
36	36	Chance Wm. Hy Jr.	Beauchamp Earl	Cottage & Garden		Madresfield			27	5	0	0	3	15	0
37	37	Warner Eliza	Beauchamp Earl	Cottage & Garden		Madresfield				4	15	0	3	10	0
38	38	Chance Wm. Hy Senr.	Beauchamp Earl	Cottage & Garden		Madresfield				5	0	0	3	15	0
39	39	Tilt Ed. Bowcott	Beauchamp Earl	House & Bldgs		Hayswood Farm				40	0	0	34	0	0
39	40	Tilt Ed. Bowcott	Beauchamp Earl	Land		Hayswood Farm	115	1	39	114	10	0	103	0	0
40	41		Beauchamp Earl	House & Buildings		Madresfield	1	2	29	100	0	0	85	0	0
41	42		Beauchamp Earl	Land		Madresfield	7	2	32	9	10	0	8	10	0
42	43	Various	Beauchamp Earl	Allotments		Madresfield	2	2	0	3	5	0	2	15	0
43	44	Brown John	Beauchamp Earl	Cottage & Garden		Madresfield			36	4	15	0	3	10	0
44	45	Kings Mrs. E	Beauchamp Earl	Cottage & Garden		Madresfield			27	12	0	0	10	5	0
45	46	Williams Rev H H	Williams Rev H H	House Garden &c		The Rectory	1	1	13	65	0	0	55	5	0
46	47		Williams Rev H H	Land		The Rectory	17	1	17	21	0	0	19	0	0
47	48	Knowles Robert	Williams Rev H H	Cottage & Garden		Glebe Cottage	1	0	0	12	10	0	10	0	0
48	49	McCann Jas.	Beauchamp Earl	Land		Sewage Farm	16	0	28	33	0	0	29	15	0
49	50	McCann Jas.	Beauchamp Earl	Land		Hayswood Farm	38	1	39	64	0	0	57	10	0
50	51	McCann Jas.	Beauchamp Earl	Land		Madresfield	13	0	0	13	0	0	11	15	0
51	52	Meek Jas.	Beauchamp Earl	Land		Madresfield	13	2	12	25	0	0	22	10	0
52	53	Meek Jas.	Beauchamp Earl	Land		Madresfield	19	0	38	20	0	0	18	0	0
53	54	Lea Geo	Beauchamp Earl	Land	Pt.	Fakeners Farm	35	0	0	35	0	0	31	10	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
55	56	Beauchamp Earl	Beauchamp Earl	Sporting Rights		Penn Farm	359	1	8	18	0	0	16	10	0
54	55	Oliver George	Beauchamp Earl	Land		Madresfield	11	2	37	12	0	0	11	0	0
56	57	Beauchamp Earl	Beauchamp Earl	Sporting Rights		Newpool	38	2	19	2	0	0	2	0	0
57	58	Tilt Ernest Bowcott	Beauchamp Earl	Sporting Rights		Hayswood	149	1	18	8	10	0	7	10	0
58	59	McCann Jas.	Beauchamp Earl	Sporting Rights		Hayswood	38	1	18	2	0	0	2	0	0
59	60	Meek Jas.	Beauchamp Earl	Sporting Rights		Hayswood	13	2	12	1	0	0	1	0	0
60	61	Meek Jas.	Beauchamp Earl	Sporting Rights		Hayswood	19	0	38	1	0	0	1	0	0
61	62	Oliver Geo	Beauchamp Earl	Sporting Rights		Madresfield	11	2	37	1	0	0	1	0	0
62	63	National Telephone Co.	National Telephone Co.	Elec. Wires & Cable		Madresfield				2	10	0	2	0	0
63	64	Beauchamp Earl	Beauchamp Earl	Elec. Wires & Cable		Madresfield				8	0	0	6	15	0
64	65	Malvern U D. Council	Malvern U D. Council	Filter Beds & Pipes		Madresfield				10	0	0	8	10	0
65	66	Williams Rev H H.	Williams Rev H H	Tithe Rent Charge attached to Benefice		Madresfield				146	0	0	130	0	0
66	67	Meek Jas.	Beauchamp Earl	Land		Madresfield	1	2	2	1	10	0	1	5	0
67	68	Lea Geo	Beauchamp Earl	Sporting Rights		Madresfield	35	0	0	2	0	0	2	0	0
68	69	McCann Jas.	Beauchamp Earl	Sporting Rights		Madresfield	13	0	0	1	0	0	1	0	0
69	70	Beauchamp Earl	Beauchamp Earl	Sporting Rights			121	0	0	6	0	0	5	10	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	
143			The Rector & Churchwardens	Church		Madresfield										
144		Underhill	Malvern Charity Trustees per W. Lambert Esq. Solicitor, Malvern	Paddock ord No. 160		Woodsfield Nr. Madresfield										
145 <sup>6</sup>		Oliver	The Rev H H Williams Madresfield Rectory Malvern	Field Ord No. 31		adjoining Madresfield Rectory										
146 <sup>7</sup>		Bedford R.	Earl Beauchamp	Cottage & garden		Madresfield										
147 <sup>8</sup>		Gibbs Wm.	Earl Beauchamp	Cottage & garden		Madresfield										

<sup>6</sup> Note added: returned in Form 4 No. 46.

<sup>7</sup> Note added: (No. 247).

<sup>8</sup> Note added: (No. 248).

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## **Appendix 5. References to other Land Valuation resources for Madresfield**

TNA – The National Archives, Kew

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

### Forms 37

WAAS: 009:5 BA 8585/34 *Forms 37 – Land, Madresfield, Norton-juxta-Kempsey, North Piddle, Naunton Beauchamp, Norton and Lenchwick, 1910-15.*

### Field Books

TNA: IR58/93581, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Madresfield. Assessment No. 1-100, 1910.*

TNA: IR58/93582, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Madresfield. Assessment No. 101-148, 1910.*

### Record Maps

TNA: IR129/3/870, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XL 5, 1910.*

TNA: IR129/3/871, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XL 6, 1910.*

TNA: IR129/3/872, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XL 7, 1910.*

TNA: IR129/3/874, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XL 9, 1910.*

TNA: IR129/3/875, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XL 10, 1910.*