

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



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Front cover image: Beauchamp Charity Almshouses, Newland in July 2009
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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 Madresfield is contained in the summary book covering the civil parishes of Madresfield and Newland. This booklet covers the civil parish of Newland only.²

2. The parish of Newland in 1910

The parish is located two miles north-east of Great Malvern and six miles south-west of Worcester, on a geology described as ‘Sidmouth Mudstone Formation’, extending to 800 acres. The resulting soils are primarily clayey loam to silty loam, with some silty loam to silt, and some clayey loam to sandy loam.³

When the census was carried out in 1911, the population of Newland was 211 (96 males and 115 females): of the 64 properties recorded in the census, 61 were inhabited, two 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 904½ acres, of which 317¼ were arable, and 587¼ acres (65% of the total) were grassland: this included 136½ acres of orchards. All 10 agricultural holdings in the parish were tenanted properties. The main arable crops were hops, wheat, oats, beans and peas, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 177 cattle and 232 sheep were kept.⁵

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

³ Kelly’s Directory 1912, p. 201. British Geological Survey, *Geology Viewer – Newland, Worcestershire* geologyviewer.bgs.ac.uk [accessed 7 January 2023]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Newland, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 8 January 2023].

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

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, 84¼; Wheat, 70½; Oats, 46; Beans, 24½; Peas, 23½; Turnips and swedes, 18; Barley, 16½; Mangolds, 11¼. Orchard acreages: Apples, 92; Pears, 36¾; Cherries, 4½; Plums, 2¼; Other kinds, 1.

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

In preparing the data for analysis, the following standardisations have been made:

- Two variations of occupier names, *Hall Fredk Hy* and *Hall Fredk Henry*, are shown in Appendix 1: the listing in Appendix 3 shows *Hall, Fredk. Henry* for both variations;
- Two variations of occupier names, *Meek Jas.* and *Meek James*, are shown in Appendix 1: the listing in Appendix 3 shows *Meek, James* for both variations.

Of the 74 assessments with owners recorded in the Valuation Summary, 62 were owned by Earl Beauchamp, who was also lord of the manor: he was also the principal landowner, with 98% of the acreage (see Table 2). The Trustees of the Beauchamp Charity were the second-largest in terms of the number of assessments, owning seven properties but with no attached land: the Trustees held the gift of the living which was an endowed vicarage occupied at the time by the Rev. Robert Wylde who occupied the Wardens Lodge at the Charity's almshouses (Assessment number 73).

Table 1: Number of assessments by landowner

Name	No. of assessments
Earl Beauchamp	62
Beauchamp Charity Trustees	7
3 others with 3 or less assessments	5
TOTAL	74

Table 2 shows the acreage of land in the parish by 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	722	1	38
Mrs. Pedlingham	28	1	28
Great Western Railway Co.	5	2	32
Exors of Thos. Holland	0	2	19
Rev. Robert Wylde	0	2	18
TOTAL	757	3	15

Those assessments (not Sporting Rights) with more than 50 acres of land are listed in Table 3.

Table 3: Assessments in excess of 50 acres

Situation	Acreage		
	a	r	p
Grange Farm	203	1	10
Newland Court	168	2	11
Monksfield	88	1	18
Lodge Farm	62	1	32

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

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
70	1	King Emma	Beauchamp Earl	Land		Newland			8	2	0	0	2	0	0
71	2	Beauchamp Charity	Beauchamp Charity Trustees	Almshouses &c		Newland				116	0	0	98	10	0
72	3	Beauchamp Charity	Beauchamp Charity Trustees	Lygon Almshouses		Newland				17	0	0	14	10	0
73	4	Wylde Rev. Robert.	Beauchamp Charity Trustees	Wardens Lodge		Newland				50	0	0	42	10	0
74	5	Clarke Rev T H	Beauchamp Charity Trustees	House		Newland				25	0	0	21	5	0
75	6	Compton Rev T. Hyde	Beauchamp Charity Trustees	House		Newland				25	0	0	21	5	0
76	7	Dawes Rt Rev. Bishop	Beauchamp Charity Trustees	House		Newland				25	0	0	21	5	0
77	8		Beauchamp Charity Trustees	House		Newland				25	0	0	21	5	0
78	9	Beauchamp Earl	Beauchamp Earl	Nursery		Nr. Almshouses		1	8	1	0	0		15	0
79	10	Todd John	Beauchamp Earl	Cottage & Garden		Newland				10	0	0	8	10	0
80	11	Brown Gilbert Geo	Beauchamp Earl	Cottage & Garden		Newland		1	38	10	0	0	8	10	0
81	12	Thomas John	Beauchamp Earl	Cottage		Newland				15	10	0	13	5	0
82	13	Thomas John	Beauchamp Earl	Land		Newland		3	17	1	10	0	1	5	0
83	14	Cross Eleanor	Beauchamp Earl	House & Buildings		Newland Swan		3	15	25	0	0	21	5	0
84	15	Hall Fredk Hy	Beauchamp Earl	Land		Newland	3	2	0	10	10	0	9	5	0
85	16	Summers Annie	Beauchamp Earl	Cottage & Garden		Newland			34	9	0	0	7	5	0
86	17	Hall Fredk Henry	Beauchamp Earl	Cottage & Garden		Stocks Lane			29	9	12	6	7	15	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
87	18	Crump Geo	Holland Exors of Thos.	Cottage & Garden		Stocks Lane			23	7	10	0	5	15	0
88	19	Hooper Wm.	Holland Exors of Thos.	Cottage & Garden		Stocks Lane		1	36	7	10	0	5	15	0
89	20	Saunders A R. H	Great Western Railway Co.	Line of Railway		Newland	5	2	32	123	0	0	927	0	0
90	21	Crump Wm.	Beauchamp Earl	Cottage & Garden		Stocks Lane			20	5	0	0	3	15	0
91	22	Powell Joseph	Beauchamp Earl	Cottage & Garden		Stocks Lane			1	5	0	0	3	15	0
92	23	King Ellen	Beauchamp Earl	Cottage & Garden		Newland		1	14	5	0	0	3	15	0
93	24	Tummey John	Beauchamp Earl	Cottage & Garden		Newland		1	2	6	0	0	4	10	0
94	25	Meek Jas.	Beauchamp Earl	Cottage & Garden		Newland			34	4	0	0	3	0	0
95	26	Crump Ernest	Beauchamp Earl	Cottage & Garden		Newland			8	5	0	0	3	15	0
96	27	Oakley Ann	Beauchamp Earl	Cottage & Garden		Newland			8	5	0	0	3	15	0
97	28	Crump Victor	Beauchamp Earl	Cottage & Garden		Newland		1	39	4	0	0	3	0	0
98	29	Pantall Geo	Beauchamp Earl	House Buildings &		Newland				30	0	0	25	10	0
98	30	Pantall Geo	Beauchamp Earl	Land		Newland	168	2	11	157	0	0	142	0	0
99	31	Pantall Geo	Holland Exors. Of Thos. Pedlingham Mrs. Newland Court Malvern	Land		Stocks Lane	28	1	28	40	0	0	36	0	0
100	32	Gibbons	Beauchamp Earl	Cottage & Garden		Newland			1	6	0	0	4	10	0
101	33	Knight Herbert	Beauchamp Earl	Cottage & Garden		Newland		1	8	5	0	0	3	15	0
102	34	Spilsbury John	Beauchamp Earl	Cottage & Garden		Stocks Lane			36	5	0	0	3	15	0
103	35	Nash Wm.	Beauchamp Earl	House		Pins Green				12	0	0	10	5	0
103	36	Nash Wm.	Beauchamp Earl	Land		Pins Green			11	10	0	0	9	0	0
104	37	McCann J.	Beauchamp Earl	House & Bldgs		Lodge Farm				25	0	0	21	5	0
104	38	McCann J.	Beauchamp Earl	Land		Lodge Farm	62	1	32	89	0	0	80	0	0
105	39	Summers R W.	Beauchamp Earl	Building		Nr. Monksfield				10	0	0	7	10	0
105	40	Summers R W.	Beauchamp Earl	Land		Nr. Monksfield	43	3	39	43	0	0	39	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
106	41	Summers R W.	Beauchamp Earl	Cottage & Garden		Nr. Monksfield			11	5	0	0	3	15	0
107	42	Turner Albert.	Beauchamp Earl	Cottage & Garden		Nr. Monksfield			11	5	0	0	3	15	0
108	43	Deeley Fredk	Beauchamp Earl	House & Bldgs		Monksfield				30	0	0	25	10	0
109	44	Pedlingham Samuel	Beauchamp Earl	Land		Monksfield	88	1	8	122	10	0	110	10	0
110	45	Taylor	Beauchamp Earl	Cottage & Garden		Lunborough		1	26	6	0	0	4	10	0
111	46	Taylor	Beauchamp Earl	Cottage & Garden		Lunborough			30	5	0	0	3	15	0
112	47	Bryan Alfred	Beauchamp Earl	Cottage & Garden		Newland				4	0	0	3	0	0
113	48	Phillips Eliz.	Beauchamp Earl	Cottage & Garden		Newland			25	4	0	0	3	0	0
114	49	Campbell Helena	Beauchamp Earl	House		Hawthorn Villa				20	0	0	17	0	0
114	50	Campbell Helena	Beauchamp Earl	Land		Hawthorn Villa	4	1	21	6	0	0	5	0	0
115	51	Rawlings Noel	Beauchamp Earl	Cottage & Garden		Newland			36	6	0	0	4	10	0
116	52	Boulton Edward	Beauchamp Earl	Land		Newland	12	2	30	17	5	0	15	10	0
117	53	Beauchamp Earl	Beauchamp Earl	Allotments		Newland	3	0	2	8	15	0	8	0	0
118	54	Beauchamp Earl	Beauchamp Earl	Ashbeds		Newland	17	0	3	16	5	0	14	0	0
119	55	Meek James	Beauchamp Earl	House & Bldgs		Grange Farm	6	3	11	40	0	0	34	0	0
119	56	Meek James	Beauchamp Earl	Land		Grange Farm	203	1	10	180	0	0	162	0	0
120	57	Smith Henry	Wylde Rev Robert	Cottage & Garden		Newland		2	18	4	0	0	3	0	0
121	58	McEwan Col	Beauchamp Earl	House & Garden		The Fairfields		2	2	32	10	0	27	10	0
122	59	Troughton G. M.	Beauchamp Earl	Land		Newland		2	4	1	10	0	1	10	0
123	60	Arnold. Graham	Beauchamp Earl	Land		Newland	45	0	0	57	10	0	53	0	0
124	61	Boulton Edward	Beauchamp Earl	Land		Newland	12	0	17	15	0	0	12	0	0
125	62	Tilt Ernest Bowcott	Beauchamp Earl	Land		Newland	5	0	0	7	0	0	6	15	0
126	63	Betteridge A. W.	Beauchamp Earl	Land		Newland	2	0	10	2	10	0	2	5	0
127	64	Pantall Geo	Beauchamp Earl	Land		Stocks Lane				9	0	0	6	15	0
128	65	Guest Henry	Beauchamp Earl	Land		Stocks Lane	1	2	3	3	0	0	2	15	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
129	66	Tilt Ernest Bowcott	Beauchamp Earl	Land		Stocks Lane	10	0	0	15	10	0	14	0	0
130	67	Jelf Thos.	Beauchamp Earl	Cottage Bldgs &c		School House				7	0	0	7	5	0
131	68	Beauchamp Earl	Beauchamp Earl	Sporting Rights		Ashbeds	20	2	3	1	5	0	1	0	0
132	69	Creswell Arthur	Beauchamp Earl	Sporting Rights		Woodsfield	62	0	17	4	0	0	3	0	0
133	70	Tilt Ernest	Beauchamp Earl	Sporting Rights		Newland	10	0	0		10	0		10	0
134	71	Pedlingham S.	Beauchamp Earl	Sporting Rights		Monksfield	88	1	18	4	10	0	3	10	0
135	72	Owen Thos.	Beauchamp Earl	Sporting Rights		Pins Green	6	3	11		10	0		10	0
136	73	Meek Jas.	Beauchamp Earl	Sporting Rights		Grange Farm	203	1	10	10	0	0	8	10	0
137	74	Boulton Edward	Beauchamp Earl	Sporting Rights		Hawthorn Villa	8	2	30		10	0		10	0
138	75	Pantall Geo	Beauchamp Earl	Sporting Rights		Newland Court	168	2	11	8	10	0	8	0	0
139	76	Pantall Geo	Beauchamp Earl	Sporting Rights		Stocks Lane	21	1	8	1	0	0	1	0	0
140	77	Summers R W.	Beauchamp Earl	Sporting Rights		Nr. Monksfield	49	3	39	2	10	0	2	0	0
141	78	Leeke J & W H	Beauchamp Earl	Sporting Rights		Lodge Farm	62	1	32	3	0	0	2	10	0
142	79	Day Rev Archd.	Beauchamp Earl	Tithe Rent Charge		Newland				89	0	0	79	0	0
148		In hand	Earl Beauchamp			Newland Green, Nr Malvern	25	2	5						

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Appendix 5. References to other Land Valuation resources for Newland

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Newland.

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: IR129/3/822, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIII 13, 1910.*

TNA: IR129/3/823, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIII 14, 1910.*

TNA: IR129/3/866, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XL 1, 1910.*

TNA: IR129/3/867, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XL 2, 1910.*

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.*