

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



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Front cover image: Queenhill Manor in November 2020

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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 Bushley covers the civil parishes of Bushley and Queenhill. This booklet covers the civil parish of Queenhill only.²

2. The parish of Queenhill in 1910

The parish is located 2 miles south-east of Upton-upon-Severn station and 5 miles north-west of Tewkesbury on the navigable part of the river Severn, and extends to 678 acres. The majority of the underlying geology is described as ‘Branscombe Mudstone Formation’, although the area around Heath Hill is a mixture of Blue Anchor Formation – Mudstone, Penarth Group – Mudstone, Wilmcote Limestone member, and Saltford Shale member – Mudstone. The resulting soils are primarily clayey loam to silty loam, with small areas of sand to sandy loam, and clayey loam to sandy loam, along with some clay to sandy loam adjacent to the River Severn and Bushley Brook.³

When the census was carried out in 1911, the population of Queenhill was 75 (37 males and 38 females): of the 24 properties recorded in the census, 17 were inhabited, five were uninhabited, and two were classed as a ‘building not used as dwelling’.⁴ In the same year, there were no separate agricultural statistics for the parish of Queenhill: however, in the neighbouring parish of Bushley, the main arable crops were wheat, beans, and oats, with grassland accounting for 86% of the parish acreage.⁵

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

³ Kelly’s Directory 1912, p. 223. British Geological Survey, *Geology Viewer – Queenhill, Worcestershire* geologyviewer.bgs.ac.uk [accessed 12 October 2022]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Queenhill, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 12 October 2022].

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

⁵ TNA: MAF68/2489, *Ministry of Agriculture, Fisheries and Food and predecessors: Statistics Divisions: Parish Summaries of Agricultural Returns. Worcestershire, 1911.*

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

All of the 24 assessments, with owners recorded in the Valuation Summary, were owned by the Reverend Edmund Richard Dowdeswell, who lived at Pull Court in Bushley, making him the sole landowner, and he was also lord of the manor. The acreage of land in the parish, determined by summing the entries in the Valuation Summary, was 663½ acres. Those assessments with more than 25 acres of land are listed in Table 1.

Table 1: Assessments in excess of 25 acres

Situation	Acreage		
	a	r	p
Green Farm	250	2	0
Heath Hill	181	0	0
Manor Farm	123	0	0
Heath Hill	45	1	0
Church Farm	33	1	0

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

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
75	1	Clark A. E.	Rev. E. R. Dowdeswell Pull Court	House		Heath Hill				20	0	0	17	0	0
75	2	Clark A. E.	Rev. E. R. Dowdeswell Pull Court	Buildings		Heath Hill				10	0	0	8	0	0
75	3	Clark A. E.	Rev. E. R. Dowdeswell Pull Court	Land		Heath Hill	181	0	0	91	0	0	82	0	0
75	3*	Clark A. E.	Rev. E. R. Dowdeswell Pull Court	Land		Heath Hill	45	1	0	59	0	0	53	0	0
76	4	Wilkes Henry	Rev. E. R. Dowdeswell Pull Court	House		Church Farm				20	0	0	17	0	0
76	5	Wilkes Henry	Rev. E. R. Dowdeswell Pull Court	Buildings		Church Farm	33	1	0	10	0	0	8	0	0
76	6	Wilkes Henry	Rev. E. R. Dowdeswell Pull Court	Land		Church Farm				30	0	0	27	0	0
77	7	Dowdeswell Rev. E. R	Rev. E. R. Dowdeswell Pull Court	Land		Queen Ham	15	1	0	37	10	0	33	15	0
78	8	Dowdeswell Rev. E. R	Rev. E. R. Dowdeswell Pull Court	Coppice Wood			10	0	0	3	0	0	3	0	0
79	9	Lee Mrs. John	Rev. E. R. Dowdeswell Pull Court	House		Manor Farm				20	0	0	17	0	0
79	10	Lee Mrs. John	Rev. E. R. Dowdeswell Pull Court	Buildings		Manor Farm				10	0	0	8	0	0
79	11	Lee Mrs. John	Rev. E. R. Dowdeswell Pull Court	Land		Manor Farm	123	0	0	125	0	0	112	10	0
80	12	Loveridge R. R.	Rev. E. R. Dowdeswell Pull Court	House		Green Farm				20	0	0	17	0	0
80	13	Loveridge R. R.	Rev. E. R. Dowdeswell Pull Court	Buildings		Green Farm				10	0	0	8	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
80	14	Loveridge R. R.	Rev. E. R. Dowdeswell Pull Court	Land		Green Farm	250	2	0	313	0	0	281	15	0
81	15	Morgan Willm.	Rev. E. R. Dowdeswell Pull Court	Land		Queenhill	1	2	0	3	0	0	2	14	0
82	16	Attwood Mrs.	Rev. E. R. Dowdeswell Pull Court	Allotment		Allot Yard Bridge	1	0	0	1	2	0	1	1	0
83	17	Bayliss Willm.	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Heath Hill		2	0	5	4	0	4	0	0
84	18	Bayliss Arthur	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Heath Hill		1	0	3	10	0	2	12	0
85	19	Harrison	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Heath Hill				3	0	0	2	5	0
86	20	Bayliss James	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Heath Hill		1	0	3	0	0	2	5	0
87	21	Creese Mary	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Heath Hill		1	0	5	0	0	3	15	0
88	22	Griffiths William	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Old House				4	10	0	3	10	0
89	23	Lee George	Rev. E. R. Dowdeswell Pull Court	Lodge cottage & garden		Lodge		1	0	7	10	0	5	15	0
90	24	Lee George	Rev. E. R. Dowdeswell Pull Court	Garden		Lodge		1	0	2	0	0	1	10	0
91	25	Hunt Alfred	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Old House				2	12	0	2	0	0
92	26	Merchant Thos.	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Old House				3	10	0	2	12	0
93	27	Griffin Stephen	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Lodge		1	0	5	0	0	3	15	0
94	28	Roberts Harry	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Heath Hill		1	0	5	0	0	3	15	0
95	29	Tandy James	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Heath Hill		1	0	3	10	0	2	12	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
96	30	Bayliss Selwyn	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Queenhill		1	0	5	0	0	3	15	0
97	31	Bayliss T.	Rev. E. R. Dowdeswell Pull Court	Cottage & garden		Queenhill				4	0	0	3	0	0
98	32	Dowdeswell Rev. E. R.	Rev. E. R. Dowdeswell Pull Court	Sporting Rights		Queenhill				25	0	0	25	0	0
100				St Nicholas Church		Queenhill									

Appendix 2. Index of Owners

Dowdeswell, Rev. E. R. 75-98

Not stated 100

Appendix 3. Index of Occupiers

Attwood, Mrs. 82

Bayliss, Arthur 84

Bayliss, James 86

Bayliss, Selwyn 96

Bayliss, T. 97

Bayliss, Willm. 83

Clark, A. E. 75

Creese, Mary 87

Dowdeswell, Rev. E. R. 77-78, 98

Griffin, Stephen 93

Griffiths, William 88

Harrison 85

Hunt, Alfred 91

Lee, George 89-90

Lee, Mrs. John 79

Loveridge, R. R. 80

Merchant, Thos. 92

Morgan, Willm. 81

Not stated 100

Roberts, Harry 94

Tandy, James 95

Wilkes, Henry 76

Appendix 4. Index of Places

Allot Yard Bridge 82

Church Farm 76

Green Farm 80

Heath Hill 75, 83-87, 94-95

Lodge 89-90, 93

Manor Farm 79

Not stated 78

Old House 88, 91-92

Queen Ham 77

Queenhill 81, 96-98, 100

Appendix 5. References to other Land Valuation resources for Queenhill

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Queenhill.

Field Books

TNA: IR58/93350, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Bushley. Assessment No. 1-100, 1910.*

Record Maps

TNA: IR129/3/952, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLVII 16, 1910.*

TNA: IR129/3/1001, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire LIV 3, 1910.*

TNA: IR129/3/1002, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire LIV 4, 1910.*