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



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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. 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

Parish: Rushock 2 May 2023

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 Rushock is contained in the summary book covering just the civil parish of Rushock which is the focus of this booklet.²

2. The parish of Rushock in 1910

The parish is located 5 miles north of Droitwich and 5 miles west of Bromsgrove on a mixed geology described as 'Sidmouth Mudstone Formation' and 'Helsby Sandstone Formation', extending to 1,257 acres. The resulting soils are sand to sandy loam, and clayey loam to silty loam.³

When the census was carried out in 1911, the population of Rushock was 153 (77 males and 76 females): of the 43 properties recorded in the census, 38 were inhabited, three were uninhabited, and two were classed as a 'building not used as dwelling'. From an agricultural viewpoint in the same year, the total cultivated area of the parish was 1123¼ acres, of which 439½ were arable, and 683¾ acres (61% of the total) were grassland: these acreages included 78¼ acres of orchards. Of the 15 agricultural holdings in the parish, 13 were tenanted properties covering 1066¼ acres (95% of the total). The main arable crops were wheat, beans, oats, and barley, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 212 cattle and 590 sheep were kept.

² WAAS: BA 8585/1/116, *Inland Revenue. Valuation Summary book for the parish of Rushock, 1909-10.*³ Kelly's Directory 1912, p. 237. British Geological Survey, *Geology Viewer – Rushock, Worcestershire*geologyviewer.bgs.ac.uk [accessed 31 October 2022]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Rushock, Worcestershire* https://mapapps2.bgs.ac.uk/ukso/home.html [accessed 31 October 2022].

⁴ TNA: RG78/1071. 1911 Census Enumerator's Summary Books. Worcestershire. Kidderminster. Registration Sub-District: Chaddesley Corbett, including Civil Parish, Township or Place: Rushock.

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: Wheat, 100; Beans, 81¹/₄; Oats 57¹/₄; Barley, 49; Turnips & Swedes, 34³/₄; Potatoes, 31³/₄; Mangolds, 24¹/₂; Peas 19¹/₂. Orchard acreages: Apples, 26 ¹/₂; Pears, 12; Plums, 4; Other kinds, 35³/₄.

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

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

- Five variations of owner names, Trustees Wolverhampton Sch, Trus: of Wolverhampton Sch, Trustees of Wolverhampton Sch, Trus: of Wolverhampton School and Trustees of Wolverhampton Sch: are shown in Appendix 1. The listing in Appendix 2 shows Trustees of Wolverhampton School for all variations;
- Three variations of owner names, *Trustees Hartlebury School, Trus: of Hartlebury Sch* and *Trustees of Hartlebury Sch:* are shown in Appendix 1: the listing in Appendix 2 shows *Trustees of Hartlebury School* for all variations.

Of the 53 assessments with owners recorded in the Valuation Summary, 13 were owned by the Trustees of Wolverhampton School and they owned 767½ acres, being 64% of the parish acreage. As well as being the main landowner, the lordship of the manor is vested in the Trustees.

Table 1: Number of assessments by landowner

Name	No. of assessments
Trustees of Wolverhampton School	13
Thomas Wilson	7
C. W. Hodges	4
Rev. W. Davies	3
Trustees of Hartlebury School	3
18 others with 1 or 2 assessments	23
Not stated	1
TOTAL	54

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	A	Acreage	e
	a	r	р
Trustees of Wolverhampton School	767	1	0
W. O. Foster	112	1	0
Thomas Wilson	82	2	0
Trustees of Hartlebury School	52	2	0
C. W. Hodges	42	2	0
12 others with 25 acres or less each	138	3	0
TOTAL	1195	3	0

Those assessments 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					
New Farm	235	0	0					
Rushock Court	172	2	0					
Laylands Farm	166	1	0					
Lowbridge Farm	112	1	0					
Beech Elm Farm	109	2	0					
Hyde Farm	82	0	0					
Clattercut Farm	59	2	0					
Wood Farm	52	2	0					

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

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.

		o of Occupier Own						imate xtent		Gros v	s ann alue	ual	Rate	able va	alue
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	s	d
1	1	Davies. W. Rev:	Rev: W. Davies	House & Building		Rushock Rectory				32	15	0	30	0	0
2	75	Davies. W. Rev:	Rev: W. Davies	Land		Rushock	9	1	0	10	0	0	9	5	0
2	3	Davies. W. Rev:	Rev: W. Davies	Tithe Rent Charge		Rushock				183	0	0	183	0	0
3	4	Bellamy Thomas	Trustees Hartlebury School C. H Watson Esq. Stourport	House & Building		Wood Farm				14	0	0	12	0	0
3	76	Bellamy Thomas	Trustees Hartlebury School C. H Watson Esq. Stourport	Land		Wood Farm	52	2	0	34	0	0	31	10	0
4	6	Bellamy Thomas	The Clerk Trustees Wolverhampton Sch Wolverhampton	House & Building		Clattercut Farm				14	0	0	12	0	0
4	77	Bellamy Thomas	The Clerk Trustees Wolverhampton Sch Wolverhampton	Land		Clattercut Farm	59	2	0	46	0	0	42	10	0
5	78	Bellamy Thomas	Thomas Bellamy	Land		Rushock Wood	3	2	0	8	0	0	7	7	0
6	9	Bolton Mrs	Trustees Wolverhampton Sch Wolverhampton	House & Bldgs		Laylands Farm				17	10	0	15	0	0
6	79	Bolton Mrs	Trustees Wolverhampton Sch Wolverhampton	Land		Laylands Farm	166	1	0	104	15	0	96	17	0
7	11	Clarke John	Wilson Thomas Wollaston Stourbridge	Cottage		Rushock				3	10	0	3	0	0
7	97	Clarke John	Wilson Thomas Wollaston Stourbridge	Garden		Rushock		1	0	1	7	0	1	5	0

								imate xtent		Gros	s ann alue	ual	Rate	able va	ılue
assessment I	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d
8	13	Packwood John	Wilson Thomas Wollaston Stourbridge	Cottage & Garden		Rushock				5	0	0	4	0	0
9	14	Clarke Alfd. Henry	Godwin Charles Messrs Dyer & Daykin Redditch ⁶	Cottage		Rushock				5	0	0	4	1	0
9	81	Clarke Alfd. Henry	Godwin Charles Messrs Dyer & Daykin Redditch	Garden		Rushock		2	0	3	2	0	2	17	0
10	16	Bellamy Mrs	Bellamy Miss S. A. (Wood Farm Rushock)	Cottage & Gar:		Rushock				5	0	0	4	0	0
10a ⁷															1
11	17		Trus: of Wolverhampton Sch	Cottage & Gar:		Rushock				5	0	0	4	0	0
12	18		Trus: of Wolverhampton Sch	Cottage & Gar:		Rushock				5	0	0	4	0	0
13	19	Cartridge George	Trus: of Wolverhampton Sch	House & Building		New Farm				39	10	0	33	10	0
13	80	Cartridge George	Trus: of Wolverhampton Sch	Land		New Farm	235	0	0	250	15	0	232	0	0
14	82	Corbett Brothers	Corbett Brothers Chaddesley Kidder	Land		Rushock	14	3	0	15	2	0	14	0	0
15	106	Hodges Christopher Wm.	Hodges, C. W. Smithfield Market B'ham	Cottage & Garden		Rushock				5	0	0	4	0	0
16	107	Wilkes Ernest.	Hodges, C. W. Smithfield Market B'ham	Cottage & Garden		Rushock				5	0	0	4	0	0
17	24		Hodges, C. W. Smithfield Market B'ham	Cottage & Building		Rushock				7	10	0	6	5	0
18	108	Hodges Christopher Wm.	Hodges, C. W. Smithfield Market B'ham	Land		Rushock	42	2	0	85	7	0	79	0	0
18	109	Hodges Christopher Wm.	Hodges, C. W. Smithfield Market B'ham	Building		Rushock				6	0	0	5	0	0

Wright, Dyer & Daykin, Auctioneers, Evesham St., Redditch. Kelly's Directory, 1908, p. 230.
 Assessment number 10a crossed through, along with note: (2 Forms). Further note added: reentered as 54.

	No of Occupier Owner and residence	oor					imate xtent		Gros	s ann alue	ual	Rateable value			
No. of assessment	No. of Poor Rate		Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	s	d
19	98	Steward Charles.	Boucher Giles R. A. Droitwich	Land		Rushock	17	3	0	32	0	0	29	12	0
20	28	Griffiths John	Bellamy Thomas	Cottage & Gar:		Rushock				8	0	0	6	8	0
21	103	Clarke Alfd. Henry	Exors. John Taylor	Land		Rushock	2	0	0	10	0	0	9	5	0
22		Good Samuel Clarke	Trustees of Wolverhampton Sch	House & Building		Rushock Court				35	0	0	32	7	0
22		Good Samuel Clarke	Trustees of Wolverhampton Sch	Land		Rushock Court	172	2	0	128	0	0	118	7	0
23		Newey John	Miss C. Newey Wulfrund Hse. Stroud ⁸	Cottage & Garden		Rushock				9	0	0	7	4	0
24		Hopcroft S. G.	S. G. Hopcroft	House & Building		Hill House				25	0	0	21	5	0
24		Hopcroft S. G.	S. G. Hopcroft	Land		Hill House	19	0	0	30	0	0	27	15	0
25		Laight William	Trus: of Wolverhampton School	House & Building		Rushock				7	15	0	6	0	0
25		Laight William	Trus: of Wolverhampton School	Land		Rushock	25	3	0	37	2	0	34	15	0
26		Davis. Rev: Wm.	Rev W. Davies	Land		Rushock	15	0	0	20	0	0	18	10	0
27			Trus: of Wolverhampton School	Buildings		Rushock				2	5	0	2	0	0
28		Hill Henry	Thomas Wilson	Cottage & Garden						4	0	0	3	5	0
29			Trus: of Wolverhampton Sch:	Cottage & Garden						5	0	0	4	0	0
30			Trus: of Hartlebury Sch	Cottage & Garden						5	0	0	4	0	0
31		Morris Charles	Mrs Turton 3 Wheeleys Rd B'ham	Cottage & Garden						5	0	0	4	0	0

⁸ Miss Caroline Newey was the principal of a private school and lived at Wulfrund House, London Road, Stroud, Gloucestershire. 1911 Census, TNA: RG14/15368.

							Estimated extent			Gross annual value			Rateable value		
assessment F	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d
			Foster W. O Matthews & Son B'ham	Cottage & Garden						5	0	0	4	0	0
33		Carr Walter	J. A Turton ⁹	Land		Cashie's Farm	16	2	0	16	15	0	15	10	0
34		Mann David	Mrs Kilpatrick Hazeldene Hse. Malvern Rd Worcester	House & Building		Gabbs Farm				12	0	0	10	0	0
34		Mann David	Mrs Kilpatrick Hazeldene Hse. Malvern Rd Worcester	Land		Gabbs Farm				38	0	0	35	17	0
35		Langley James	Tibbetts William Norton Stourbridge	Land		Old Hyde	23	2	0	25	4	0	23	5	0
36		Bishton Levi	Yates James Rushock	Cottage & Garden		Rushock				5	0	0	4	0	0
37		Hodgkins Henry	Yates James Rushock	Cottage & Garden		Rushock				5	0	0	4	0	0
38			Trustees of Hartlebury Sch:	Cottage & Garden		Rushock				5	0	0	4	0	0
39		Newey John	Foster W. O	House & Building		Lowbridge Farm				17	10	0	15	0	0
39		Newey John	Foster W. O ¹⁰	Land		Lowbridge Farm	112	1	0	42	15	0	39	10	0
40		Green Wm.	Wilson Thomas	Cottage		Rushock				3	10	0	3	0	0
40		Green Wm.	Wilson Thomas	Garden		Rushock		1	0	1	7	0	1	5	0
41		Oliver Henry	Trustees of Wolverhampton Sch:	House & Building		Beech Elm Farm				17	10	0	15	0	0
41		Oliver Henry	Trustees of Wolverhampton Sch:	Land		Beech Elm Farm	109	2	0	55	14	0	51	10	0

⁹ Note added: see 31. In the 1911 Census, Walter Carr was living at Cashies Farm, with the postal address Elmbridge, Droitwich and was recorded within Elmbridge parish, TNA: RG14/17765.

¹⁰ Note added: See 32.

								imat xtent		Gros v	s ann alue	ual	Rate	able va	ılue
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d
42		Stride Henry	Trustees of Wolverhampton Sch:	Cottage & Garden		Rushock				5	0	0	4	0	0
43		Beeston Henry	Trustees of Wolverhampton Sch:	Cottage & Garden		Rushock				5	0	0	4	0	0
44		Matthews Victor	Trustees of Wolverhampton Sch:	Cottage & Garden		Rushock				5	0	0	4	0	0
45		Serrell Joseph	Mrs Turton	Cottage		Rushock				7	12	0	6	2	0
45		Serrell Joseph	Mrs Turton ¹¹	Garden		Rushock		1	0	2	7	0	2	2	0
46		Serrell Henry	Newey Miss C ¹²	Cottage & Garden		Rushock				5	0	0	4	0	0
47			Wilson Thomas	Cottage & Garden		Rushock				5	0	0	4	0	0
48		Wilson Thomas Henry	Wilson Thomas	Land		Hyde Farm	82	0	0	72	0	0	66	12	0
49		Hooman Thomas	Wilson Thomas	Cottage & Garden		Rushock				5	0	0	4	0	0
50		Farmer William	Trustees of Elmley Lovett School T Williamson Elmley Lovett	Land		Rushock	11	3	0	12	15	0	11	15	0
51		Yates James	Shaw Hellier Thomas (agent) Mr. Griffiths Netherton Hse Netherton Dudley	House		Rushock				3	10	0	3	0	0
51		Yates James	Shaw Hellier Thomas (agent) Mr. Griffiths Netherton Hse Netherton Dudley	Land		Rushock	5	0	0	6	15	0	6	5	0
52				Parish Church & Yard		Rushock									

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¹¹ Note added: See 31. ¹² Note added: See 23.

							Estimated extent							Rateable val		
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	s	d	
53			School Managers	Elementary Sch:		Rushock										
54 ¹³		Bellamy Mrs	Bellamy Mrs E. R.													
55		See No. 53		Rushock School												
56		See No. 52		Rushock Church												

¹³ Note added in both Description and Situation columns: ? see P1.

Appendix 2. Index of Owners

Bellamy, Miss S. A. 10

Bellamy, Mrs. E. R. 54

Bellamy, Thomas 5, 20

Boucher, Giles R. A. 19

Corbett Brothers 14

Davies, Rev. W. 1-2, 26

Elmley Lovett School, Trustees of 50

Foster, W. O. 32, 39

Godwin, Charles 9

Hartlebury School, Trustees of 3, 30, 38

Hodges, C. W. 15-18

Hopcroft, S. G. 24

Kilpatrick, Mrs. 34

Messrs Dyer & Daykin 9

Newey, Miss C. 23, 46

Not stated 52

School Managers 53

Shaw, Hellier Thomas 51

Taylor, John, Exors. 21

Tibbetts, William 35

Turton, J. A. 33

Turton, Mrs. 31, 45

Watson, C. H. Esq. 3

Williamson, T. 50

Wilson, Thomas 7-8, 28, 40, 47-49

Wolverhampton School, Trustees of 4, 6, 11-13, 22, 25, 27, 29, 41-44

Yates, James 36-37

Appendix 3. Index of Occupiers

Beeston, Henry 43 Hooman, Thomas 49

Bellamy, Mrs. 10, 54 Hopcroft, S. G. 24

Bellamy, Thomas 3-5 Laight, William 25

Bishton, Levi 36 Langley, James 35

Bolton, Mrs. 6 Mann, David 34

Carr, Walter 33 Matthews, Victor 44

Cartridge, George 13 Morris, Charles 31

Clarke, Alfd. Henry 9, 21 Newey, John 23, 39

Clarke, John 7 Not stated 11-12, 17, 27, 29-30, 32, 38, 47, 52-

53

Davies, Rev. W. 1-2 Oliver, Henry 41

Davis, Rev. Wm. 26

Farmer, William 50 Serrell, Henry 46

Good, Samuel Clarke 22 Serrell, Joseph 45

Steward, Charles 19

Green, Wm. 40

Griffiths, John 20 Stride, Henry 42

Hill, Henry 28 Wilkes, Ernest 16

Hodges, Christopher Wm. 15, 18 Wilson, Thomas Henry 48

Hodgkins, Henry 37 Yates, James 51

Appendix 4. Index of Places

Corbett Brothers 14

Beech Elm Farm 41 New Farm 13

Cashie's Farm 33 Not stated 28-32, 54

Clattercut Farm 4 Old Hyde 35

Gabbs Farm 34 Rushock 2, 7-12, 14-21, 23, 25-27, 36-38, 40,

Hill House 24 42-47, 49-53

Hyde Farm 48 Rushock Court 22

Laylands Farm 6 Rushock Rectory 1

Lowbridge Farm 39 Rushock Wood 5

Wood Farm 3

Parish: Rushock 13 May 2023

Appendix 5. References to other Land Valuation resources for Rushock

TNA - The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/53 Forms 37 - Land, Stone, Rushock, 1910-15.

Field Books

TNA: IR58/61433, Board of Inland Revenue Valuation Office: Field Books. North Worcestershire. Rushock. Assessment No. 1-54, 1910.

Record Maps

TNA: IR129/4/145, Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XIV 12, 1910.

TNA: IR129/4/147, Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XIV 16, 1910.

TNA: IR129/4/156, Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XV 9, 1910.

TNA: IR129/4/157part1, Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XV 10, 1910.

TNA: IR129/4/157part2, Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XV 10, 1910.

TNA: IR129/4/160, Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XV 13, 1910.

TNA: IR129/4/161, Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XV 14, 1910.

TNA: IR129/4/187, Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire XXII 1, 1910.