

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



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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 Bredicot covers the civil parishes of Bredicot, Broughton Hackett, Churchill, Stoulton, White Ladies Aston and Spetchley: this booklet covers the parish of Spetchley only.²

2. The parish of Spetchley in 1910

The parish is located 3 miles east of Worcester primarily on a geology described as Sidmouth Mudstone, extending to 700 acres. The resulting soils are predominantly clayey loam to silty loam, with some silty loam to silt, and clay to sandy loam.³

When the census was carried out in 1911, the population of Spetchley was 107 (49 males and 58 females): of the 32 properties recorded in the census, 24 were inhabited whilst three were uninhabited and five 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 733¼ acres, of which 153¾ were arable, and 579½ acres (79% of the total) were grassland: there were also 23 acres of orchards, all counted under permanent grassland. Of the five agricultural holdings in the parish, four were tenanted properties covering 342¼ acres (47% of the total) whilst the single owned property extended to 391 acres: the latter holding probably comprised the various parts of Spetchley Farm (totalling 325½ acres, as listed in Table 3) plus some parts of Spetchley Park. The main arable crops were wheat, oats, beans, and mangolds, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 118 cattle and 167 sheep were kept.⁵

² WAAS: BA 8585/1/18, *Inland Revenue. Valuation Summary book for the parish of Bredicot, Broughton Hackett, Churchill, Stoulton, White Ladies Aston, Spetchley, 1909-10.*

³ Kelly's Directory 1912, p.244. British Geological Survey, *Geology Viewer – Spetchley, Worcestershire* geologyviewer.bgs.ac.uk [accessed 22 September 2022]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Spetchley, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 22 September 2022].

⁴ TNA: RG78/1085. *1911 Census Enumerator's Summary Books. Worcestershire. Pershore. Registration Sub-District: Pershore, including Civil Parish, Township or Place: Spetchley.*

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, 48½; Oats, 37½; Beans, 23½; Mangolds, 14. Orchard acreages: Apples, 18; Pears, 2; Other kinds, 3.

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

Of the 47 assessments with owners recorded in the Valuation Summary, 41 were owned by R. V. Berkeley: the other landowners were the Midland Railway Company and the Rev. P. S. Ward. The land owned by Robert Valentine Berkeley formed part of the Spetchley Estate: he was lord of the manor and the living of the rectory was also in his gift, the latter having been held by the Rev. Percival Seth Ward since 1895.⁶

Table 1: Number of assessments by landowner

Name	No. of assessments
R. V. Berkeley	41
Midland Railway Company	3
Rev. P. S. Ward	3
Not stated	1
TOTAL	48

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 landowner

Name	Acreage		
	a	r	p
R. V. Berkeley	743	2	0
Rev. P. S. Ward	10	0	0
Midland Railway Company	7	0	0
TOTAL	760	2	0

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
Spetchley Farm	187	2	0
Pt. of Spetchley Farm	104	0	0
Pt. of Spetchley Park	86	1	0
Withey Wells	67	3	0
Pt. of Spetchley Farm	34	0	0
Pt. of Swinesherd Farm	33	2	0
Pt. Cudleigh Farm	33	2	0
Spetchley Park	31	2	0
Spetchley	31	0	0
Park Close	28	1	0

⁶ Kelly's Directory, p. 244.

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

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
314	1	Berkeley R. V.	R. V. Berkeley	Mansion Grounds Shrubberies o/c		Spetchley Park	22	0	0	346	0	0	294	0	0
315	2	Berkeley R. V.	R. V. Berkeley	Land Nr Mansion		Spetchley Park	31	2	0	65	14	0	59	5	0
316	3	Berkeley R. V.	R. V. Berkeley	Park Land		Pt of Spetchley Park	86	1	0	58	10	0	55	10	0
317	4	Berkeley R. V.	R. V. Berkeley	Plantation Pits & Waste		Spetchley	31	0	0	15	10	0	14	15	0
318	5	Berkeley R. V.	R. V. Berkeley	Land		Park Close	28	1	0	46	0	0	41	10	0
319	6	Berkeley R. V.	R. V. Berkeley	Land		Pt of Spetchley Farm	34	0	0	25	0	0	22	10	0
320	7	Berkeley R. V.	Revnd. P. S. Ward	Land		Glebe	2	0	0	2	4	0	2	0	0
321	8	Davis John	R. V. Berkeley	Land		Upper Ponds hill	4	0	0	3	0	0	2	15	0
322	9	Berkeley R. V.	R. V. Berkeley	[Land] Woods		Nr Withy Wells	14	1	0	12	13	0	11	10	0
323	9a	Berkeley R. V.	R. V. Berkeley	Plantation		Nr Common	2	2	0	1	2	0	1	0	0
324	11	Paterson John	R. V. Berkeley	House & Plantation		Spetchley	1	1	0	25	0	0	21	5	0
324a	12	Paterson John	R. V. Berkeley	Land		Bulls Close	11	1	0	25	10	0	23	0	0
325	13	Holly Revnd. Norman	R. V. Berkeley	House		Round Hill		1	0	15	0	0	12	15	0
326	14	Langley Wm	R. V. Berkeley	Cott & Garden		Spetchley		1	0	5	10	0	4	2	0
327	15	Garrett Geo	R. V. Berkeley	Cott & Garden		Spetchley		1	0	8	0	0	6	0	0
328	16	Rolls Geo	R. V. Berkeley	Cottage		Spetchley				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	
328	17	Rolls Geo	R. V. Berkeley	Garden		Spetchley		1	0		1	0	0		17	0
329	18	Feehan Mary	R. V. Berkeley	School House		Spetchley					9	10	0	8	0	0
330	19	White W. S.	R. V. Berkeley	Farm House		Withey Wells					12	0	0	9	10	0
330	20	White W. S.	R. V. Berkeley	Buildings		Withey Wells					9	0	0	7	5	0
330	21	White W. S.	R. V. Berkeley	Land		Withey Wells	67	3	0	41	0	0	37	0	0	
331	22	White W. S.	R. V. Berkeley	Land		Withey Wells	15	1	0	16	0	0	14	5	0	
332	23	James Thos.	R. V. Berkeley	Cottage		Tadpole					4	0	0	3	0	0
332	24	James Thos.	R. V. Berkeley	Garden		Tadpole		1	0		1	0	0		17	0
333	25	Berkeley R. V.	R. V. Berkeley	Farm House		Spetchley Farm					20	0	0	16	0	0
333	26	Berkeley R. V.	R. V. Berkeley	Buildings		Spetchley Farm					27	0	0	21	10	0
333	27	Berkeley R. V.	R. V. Berkeley	Land		Spetchley Farm	187	2	0	159	10	0	143	10	0	
334	28	Berkeley R. V.	Revnd. P. S. Ward	Glebe Land		Spetchley Farm	8	0	0	9	0	0	8	0	0	
335	29	Watson E & J	R. V. Berkeley	Land		Pt of Swinsherd Farm	33	2	0	35	0	0	31	10	0	
336	30	Clifton Fredk.	R. V. Berkeley	Cottage		Spetchley Common					4	0	0	3	0	0
336	31	Clifton Fredk.	R. V. Berkeley	Garden		Spetchley Common		1	0		1	5	0	1	2	0
337	32	Clifton Benjn.	R. V. Berkeley	Cott & Garden		Spetchley Common					3	0	0	2	5	0
338	33	Palfrey. B.	R. V. Berkeley	Cottage		Spetchley Common					4	0	0	3	0	0
338	34	Palfrey. B.	R. V. Berkeley	Garden		Spetchley Common		1	0		1	5	0	1	2	0
339	35	Morgan Hedley	R. V. Berkeley	Land		Pt of Spetchley Farm	104	0	0	87	7	0	79	0	0	
340	36	Davis John	R. V. Berkeley	Land		Pt Cudleigh Farm	33	2	0	28	11	0	25	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
341	37	Keene Geo	R. V. Berkeley	Land		Pt Old House Farm	9	3	0	6	6	0	5	15	0
342	38	Hemming F. J.	R. V. Berkeley	House & Buildg		Yew Tree				12	0	0	9	12	0
342	39	Hemming F. J.	R. V. Berkeley	Land		Yew Tree	8	3	0	16	15	0	15	0	0
343	40	Ward Revnd. P. S.	Revnd. P. S. Ward	Tithe of		Spetchley				100	0	0	85	0	0
344	41	Berkeley R. V.	R. V. Berkeley	Cottage		Spetchley				5	0	0	3	15	0
345	42	Haiden Leonard	R. V. Berkeley	Cott & Garden		Spet Common		1	0	5	0	0	3	15	0
346	43	Dutton Thos.	R. V. Berkeley	Spetchley		Cott & Garden		2	0	5	0	0	3	15	0
347	44	Fanner Edwd	R. V. Berkeley	Cott & Garden		Spetchley				5	5	0	4	0	0
348	45	Scott John	R. V. Berkeley	Cott & Garden		Marl Bank				4	0	0	3	0	0
349	46	Berkeley R. V.	R. V. Berkeley	Shooting (684, Acres		Spetchley				42	15	0	42	15	0
350	47	Berkeley R. V.	R. V. Berkeley	Cott & Garden		Tadpole		1	0	3	10	0	2	12	0
351	48	Allies	R. V. Berkeley	Cott & Garden		Spetchley Common				3	10	0	2	12	0
352	49	Haidon Joseph	R. V. Berkeley	Cottage		Spetchley Common				4	0	0	3	0	0
352	50	Haidon Joseph	R. V. Berkeley	Land		Spetchley Common	1	1	0	4	0	0	3	10	0
353	51	Bettam Dinah	R. V. Berkeley	Cottage Post Office		Spetchley				6	0	0	4	10	0
353	52	Bettam Dinah	R. V. Berkeley	Garden		Spetchley		2	0	4	0	0	3	10	0
353	53	Bettam Dinah	R. V. Berkeley	Land		Spetchley	2	1	0	4	0	0	3	10	0
354	54	Rogers Hy	R. V. Berkeley	Cott. Garden & Shop		Spetchley				10	0	0	8	10	0
355	55	Midland Ry Co per P. M. Payne	Midland Ry. Co	Land Railway Spetchley Station & Appurtenances		Spetchley	7	0	0	820	0	0	656	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	
355	55	Midland Ry Co per P. M. Payne	Midland Ry. Co	Land Railway Spetchley Station & Appurtenances		Spetchley										
356	56	Midland Ry Co per P. M. Payne	Midland Ry. Co	Land House & Appurtenances		Spetchley				6	0	0	5	0	0	
357	57	Bethell H. W.	Midland Ry. Co	Land Station Masters House & Appurtenances		Spetchley				10	0	0	8	10	0	
357	57	Bethell H. W.	Midland Ry. Co	Land Station Masters House & Appurtenances		Spetchley										
358	58	Berkeley R. V.	R. V. Berkeley	Land		Nr Spetchley Common		2	0		12	0		10	0	
359	59	Berkeley R. V.	R. V. Berkeley	Land		Whealers Hill	10	0	0	15	0	0	13	10	0	
364		Spetchley Church														

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Appendix 5. References to other Land Valuation resources for Spetchley

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Spetchley.

Field Books

TNA: IR58/93332, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Bredicot. Assessment No. 301-369, 1910.*

Record Maps

TNA: IR129/3/826, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 1, 1910.*

TNA: IR129/3/827, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 2, 1910.*

TNA: IR129/3/830, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 5, 1910.*

TNA: IR129/3/831, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 6, 1910.*

TNA: IR129/3/834, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 9, 1910.*

TNA: IR129/3/835, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 10, 1910.*