

Data from the 1910 Land Valuation Survey for the parish of Stanford-on-Teme



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Front cover image: Stanford Court with lake in June 2018

<https://www.geograph.org.uk/photo/5807816> [accessed 31 August 2022]

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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 Shelsley Beauchamp covers the civil parishes of Shelsley Beauchamp, Shelsley Kings, Shelsley Walsh, Stanford-on-Teme and Stockton-on-Teme: this booklet covers the parish of Stanford-on-Teme only.²

2. The parish of Stanford-on-Teme in 1910

The parish is located 13 miles north-west of Worcester and 8 miles north of Bromyard in Herefordshire, on a geology of siltstone and mudstone (Raglan Mudstone formation), extending to 1,240 acres. The resulting soils are predominantly clayey loam to silty loam, with some sandy loam, and clay to sandy loam adjacent to the River Teme.³

When the census was carried out in 1911, the population of Stanford-on-Teme was 158 (85 males and 73 females): of the 46 properties recorded in the census, 36 were inhabited, four were uninhabited and six 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 960½ acres, of which 193¼ were arable, and 767¼ acres (80% of the total) were grassland: this included 134¾ acres of orchards. The main arable crops were hops, wheat, beans, and oats, whilst the orchards were growing a range of top fruit. With more pasture land than arable, there were 224 cattle and 110 sheep kept in the parish.⁵

² WAAS: BA 8585/1/75, *Inland Revenue. Valuation Summary book for the parish of Shelsley Beauchamp, Shelsley Kings, Shelsley Walsh, Stanford-on-Teme and Stockton-on-Teme, 1909-10.*

³ Kelly’s Directory 1912, p. 244. British Geological Survey, *Geology Viewer – Stanford-on-Teme, Worcestershire* geologyviewer.bgs.ac.uk [accessed 1 September 2022]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Stanford-on-Teme, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 1 September 2022].

⁴ TNA: RG78/1077. *1911 Census Enumerator’s Summary Books. Worcestershire. Martley. Registration Sub-District: Martley, including Civil Parish, Township or Place: Stanford-on-Teme.*

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, 54; Wheat, 34; Beans, 26; Oats, 25¼; Barley, 12; Turnips & Swedes 8½; Mangolds, 7½. Orchard acreages: Apples, 101¼; Pears, ¼; Cherries, 7¼; Plums, 5; Other kinds, 21.

3. Land and property in 1910 in the parish of Stanford-on-Teme

Of the 54 assessments with owners recorded in the Valuation Summary, 49 were owned by Sir F. S. Winnington. Sir Francis Salway Winnington bart. D. L., J. P. lived at Stanford Court in the parish and was lord of the manor: he also held the gift of the living of the parish, that being a rectory.⁶ As well as holding the largest number of assessments, he also held the majority (94%) of the acreage in the parish (see Table 1 and Table 2).

Table 1: Number of assessments by landowner

Name	No. of assessments
Sir F. S. Winnington	49
Rector of Stanford	5
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	Acreage		
	a	r	p
Sir F. S. Winnington	1179	3	0
Rector of Stanford	70	0	0
TOTAL	1249	3	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
Noverton	344	3	0
Temple Wood	227	1	0
Home Farm	133	1	0
Fall Farm	89	1	0
Mill	83	2	0
Pt. of Orleton Court	62	2	0
Stanford Court	48	3	0
Pt. of Glebe	45	1	0
Park Farm	40	1	0
Clifton's Wd.	36	0	0
Stable Meadow, Pool Head, Pt. of Church Hill & Pt of Park	33	2	0
Furnace	27	2	0

⁶ Kelly's Directory 1912, p. 244.

Appendix 1. Transcribed data from the Valuation Summary for the parish of Stanford-on-Teme.

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
189	1	Mrs Perry	Sir F. S. Winnington	Land		Pt. of Byletts	2	2	0	4	5	0	3	15	0
190	2	Allen Freeman	Sir F. S. Winnington	Land		Pt. of Byletts	1	0	0	2	11	0	2	6	0
191	3	Holder Henry James	Sir F. S. Winnington	Land		Pt. of Orleton Court	62	2	0	74	0	0	66	12	0
192	4	George Bullock	Sir F. S. Winnington	Cottage & Gdn		Kennels				2	10	0	1	17	0
193	5	Lane John W.	Sir F. S. Winnington	House		Smithy				9	0	0	7	5	0
193	5a	Lane John W.	Sir F. S. Winnington	Land		Smithy		1	0	1	0	0		18	0
194	6	Moore William	Sir F. S. Winnington	House		Noverton				45	0	0	36	0	0
194	6a	Moore William	Sir F. S. Winnington	Land		Noverton	344	3	0	325	0	0	292	10	0
195	7	Underwood Wm.	Sir F. S. Winnington	Cott: & Gdn		Noverton Cott.		2	0	4	5	0	3	15	0
196	8		Sir F. S. Winnington	Cott: & Gdn		Steadmans		1	0	4	0	0	3	0	0
197	9	Hall Edwd.	Sir F. S. Winnington	Cott: & Gdn		Noverton Cott.		1	0	4	0	0	3	0	0
198	10	Powell	Sir F. S. Winnington	Cott: & Gdn		The Rook		1	0	4	0	0	3	0	0
199	11	Higgs Alfred	Sir F. S. Winnington	Cott: & Gdn				3	0	5	0	0	4	5	0
200	12		Sir F. S. Winnington	Cott: & Gdn		Wrens Nest		1	0	4	0	0	3	0	0
201	13	Moore Wm.	Rector of Stanford	Land		Pt. of Glebe	17	3	0	20	10	0	18	9	0
202	14	Oldham Rev: E H	Rector of Stanford	House		Rectory	7	0	0	55	10	0	47	3	0
203	15	Oldham Rev: E H	Rector of Stanford	Tithe Rent Ch:		The Parish				148	10	0	122	10	0
204	16	Oldham Rev: E H	Rector of Stanford	Land		Pt. of Glebe	45	1	0	50	0	0	45	0	0
205	17	Freeman Thomas	Rector of Stanford	Cott: & Gdn		Rectory Cott:				4	0	0	3	0	0
206	18	Mowl Chas.	Sir F. S. Winnington	House		The Shrubbery		2	0	9	0	0	7	13	0
207	19	Goodyear Walter	Sir F. S. Winnington	House		The Shrubbery				3	0	0	2	5	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
208	20	Sir F. S. Winnington	Sir F. S. Winnington	Land		Stable Meadow, Pool Head, Pt. of Church Hill & Pt of Park	33	2	0	33	0	0	29	10	0
209	21	Scutt Henry	Sir F. S. Winnington	Ho & Blgs.		Park Farm				8	0	0	6	8	0
209	21a	Scutt Henry	Sir F. S. Winnington	Land		Park Farm	9	2	0	6	0	0	5	10	0
210	22	Sir F. Winnington	Sir F. S. Winnington	Land		Park Farm	40	1	0	20	0	0	18	0	0
211 ⁷	23	Sir F. Winnington	Sir F. S. Winnington	Right of Sp'g		Fall									
211	24	Sir F. Winnington	Sir F. S. Winnington	Right of Sp'g		Furnace									
211	25	Sir F. Winnington	Sir F. S. Winnington	Right of Sp'g		Noverton									
211	26	Sir F. Winnington	Sir F. S. Winnington	Right of Sp'g		Shrubbery									
211	27	Sir F. Winnington	Sir F. S. Winnington	Right of Sp'g		Wardens Grove									
212	28	Sir F. Winnington	Sir F. S. Winnington	House Gdn & Shrubbery		Stanford Court	48	3	0	225	0	0	191	5	0
213	29	Sir F. Winnington	Sir F. S. Winnington	Brickyard		Stanford Brickyd	1	0	0	20	0	0	17	0	0
214	30	Sir F. Winnington	Sir F. S. Winnington	Woodland		Temple Wood	227	1	0	93	0	0	88	7	0
215	31	Teague Henry	Sir F. S. Winnington	The Lodge		Cottage & Gdn				4	0	0	3	0	0
216	32	P. C. Chamberlain	Sir F. S. Winnington	Cott: & Gdn		Police Station				12	0	0	9	0	0
217	33	Moore Vincent	Sir F. S. Winnington	Land		Loxton	19	0	0	22	0	0	19	15	0
218	34	Gardner Harold	Sir F. S. Winnington	Ho: & Blg's		Stanford Mill Ho				30	0	0	25	10	0
219	35	Gardner Harold	Sir F. S. Winnington	Mill		Stanford Mill				20	0	0	15	0	0
220	36	Gardner Harold	Sir F. S. Winnington	Ho: & Blg's		Home Farm				20	0	0	16	0	0
221 ⁸	37	Gardner Harold	Sir F. S. Winnington	Land		Mill	83	2	0						
221	37	Gardner Harold	Sir F. S. Winnington	Land		Home Farm	133	1	0						

⁷ The five entries under Assessment Number 211 (Poor Rate numbers 23 to 27 inclusive) have a combined Gross Annual Value of £52 2s 0d and a Rateable Value of £50 15s 0d.

⁸ The two entries under Assessment number 221 (Poor Rate number 37) have a combined Gross Annual Value of £254 and a Rateable Value of £229.

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
222	38	Phillips Charles	Sir F. S. Winnington	Cott: & Gdn		Roadside Cott				2	10	0	1	17	0
223	39	Davis James	Sir F. S. Winnington	Cott: & Gdn		School Cott.		1	0	4	0	0	3	5	0
224	40	Ward	Sir F. S. Winnington	Cott: & Gdn		School Cott.				4	0	0	3	0	0
225	41	Sir F. Winnington	Sir F. S. Winnington	Land		Shrubbery Orhd	2	1	0	5	0	0	4	10	0
226	42	Albert Parker	Sir F. S. Winnington	Land		Clifton's Wd	36	0	0	27	0	0	24	6	0
227	43	Yarnold George	Sir F. S. Winnington	Land		Pt. Wardens Grove	13	0	0	10	10	0	9	9	0
228	44	Breakwell Emma	Sir F. S. Winnington	House		Furnace				10	0	0	8	0	0
228	44a	Breakwell Emma	Sir F. S. Winnington	Land		Furnace	27	2	0	40	0	0	36	0	0
229	45	Hadwell W. H.	Sir F. S. Winnington	House		Fall Farm				15	0	0	12	0	0
229	45a	Hadwell W. H.	Sir F. S. Winnington	Land		Fall Farm	89	1	0	55	10	0	49	19	0
230	46	Void	Sir F. S. Winnington	Cott: & Gdn		Fall Farm		1	0	4	0	0	3	0	0
231	47	Void	Sir F. S. Winnington	Cott: & Gdn		Fall Farm		1	0	4	0	0	3	5	0
232	48	Bishop Fredk	Sir F. S. Winnington	Cott: & Gdn		Roadside Cott.				5	0	0	3	15	0
233	49	Bannister Walter	Sir F. S. Winnington	Cott: & Gdn		School Cott.				4	0	0	3	0	0
234	50	Higgins Wm.	Sir F. S. Winnington	Cott: & Gdn		Round Lodge		1	0	5	0	0	4	5	0
235	51	Pugh Wm.	Sir F. S. Winnington	Cott: & Gdn		Mill Lodge		2	0	4	0	0	3	5	0
236	52	Goodyear W.	Sir F. S. Winnington	Cott: & Gdn		Old Gate Ho:				2	10	0	1	17	0
237	53	Winnall Mrs.	Sir F. S. Winnington	Cott: & Gdn		Club Cott				5	0	0	3	15	0
238	54	Preece R.	Sir F. S. Winnington	Cott: & Gdn		Club Cott				5	0	0	3	15	0
239	55	Moore James	Sir F. S. Winnington	Cott: & Gdn		Quarry Hall		1	0	2	10	0	1	17	0
240	56	Routledge Henry	Sir F. S. Winnington	Cott: & Gdn		School House				10	0	0	8	10	0
241	57		Sir F. S. Winnington	Cott: & Gdn		The Temple		1	0	4	0	0	3	0	0
242	58	Club Committee	Sir F. S. Winnington	Club Room		Stanford Club				6	0	0	4	10	0
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⁹ It is assumed that the initials P. C. stand for Police Constable, in that Chamberlain occupied the Police Station.

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Appendix 5. References to other Land Valuation resources for Stanford-on-Teme

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Stanford-on-Teme.

Field Books

TNA: IR58/93714, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Shelsley Beauchamp (Kings). Assessment No. 101-200, 1910.*

TNA: IR58/93715, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Shelsley Beauchamp. Assessment No. 201-297, 1910.*

Record Maps

TNA: IR129/3/684 *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 5, 1910.*

TNA: IR129/3/685 *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 6, 1910.*

TNA: IR129/3/688 *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 9, 1910.*

TNA: IR129/3/689 *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 10, 1910.*

TNA: IR129/3/692 *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 13, 1910.*

TNA: IR129/3/693 *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 14, 1910.*