

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



Prepared by Ken MacDonald and Alan Wadsworth

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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 Besford is contained in the summary book covering the civil parishes of Besford and Defford. This booklet covers the civil parish of Besford only.²

2. The parish of Besford in 1910

The parish is located 3 miles south-west of Pershore and 6 miles north-east of Upton-on-Severn, on a geology described as ‘Charmouth Mudstone Formation’ and ‘Rugby Limestone Member’, extending to 1,383 acres. The resulting soils are a mixture of sand to sandy loam, clay to sandy loam, clay to clayey loam, and clayey loam to silty loam.³

When the census was carried out in 1911, the population of Besford was 130 (68 males and 62 females): of the 36 properties recorded in the census, 31 were inhabited, four 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 1,397 acres, of which 505¼ were arable, and 891¾ acres (64% of the total) were grassland: these acreages included 88¾ acres of orchards. Of the ten agricultural holdings in the parish, nine were tenanted properties covering 1,381 acres (99% of the total). The main arable crops were wheat, beans, oats, and peas, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 268 cattle and 407 sheep were kept.⁵

² WAAS: BA 8585/1/12, *Inland Revenue. Valuation Summary book for the parish of Besford, Defford, 1909-10.*

³ Kelly’s Directory 1912, p. 31. British Geological Survey, *Geology Viewer – Besford, Worcestershire* geologyviewer.bgs.ac.uk [accessed 15 March 2023]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Besford, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 15 March 2023].

⁴ TNA: RG78/1084. *1911 Census Enumerator’s Summary Books. Worcestershire. Pershore. Registration Sub-District: Eckington, including Civil Parish, Township or Place: Besford.*

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, 190; Beans, 94¼; Oats 63½; Peas, 27. Orchard acreages: Apples, 62½; Plums, 12¼; Pears, 4; Other kinds, 10.

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

Of the 44 assessments with owners recorded in the Valuation Summary, 41 were owned by Earl Beauchamp: the other three belonged, one each, to Lord Coventry, Major Noble, and the Midland Railway Company. The manor of Besford had descended through the Besford family until the reign of Henry IV, when it passed to the Harewells and in turn to the Sebrights. It then descended to Earl Beauchamp who was Lord of the Manor, and as shown in Table 1, he was also the major (almost sole) landowner.⁶

Table 1 shows the acreage of land in the parish for the only two landowners, as determined by summing the entries in the Valuation Summary.

Table 1: Acreage of land by major landowner

Name	Acreage		
	a	r	p
Earl Beauchamp	1325	3	0
Midland Railway Company	9	3	0
TOTAL	1335	2	0

Those assessments with more than 50 acres of land are listed in Table 2.

Table 2: Assessments in excess of 50 acres

Situation	Acreage		
	a	r	p
Besford Bridge	348	2	0
Church Farm	324	3	0
New Farm	255	0	0
Besford	166	2	0
Besford	86	3	0

⁶ Kelly's Directory, 1908, p.31. By 1912, the lord of the manor and sole landowner was Major George John William Noble. Kelly's Directory, 1912, p.31.

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

NOTE:

1. 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.

2. Where the compiler of the return has entered two or more lines, and then joined them together with a curly bracket, then the assessment number, occupier and owner have been copied down from the first line: this applies to assessment numbers 5, 24, 25, 36.

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
1	1	Parkes Thos. Walker	Earl Beauchamp	House		Besford Bridge				25	0	0	20	0	0
1		Parkes Thos. Walker	Earl Beauchamp	Buildings		Besford Bridge				18	0	0	14	10	0
1		Parkes Thos. Walker	Earl Beauchamp	Land		Besford Bridge	348	2	0	183	10	0	165	5	0
2	2	Checketts Francis	Earl Beauchamp	House		Church Farm				25	0	0	20	0	0
2		Checketts Francis	Earl Beauchamp	Buildings		Church Farm				22	0	0	17	10	0
2		Checketts Francis	Earl Beauchamp	Land		Church Farm	324	3	0	125	0	0	112	10	0
3	3	Revill Mark.	Earl Beauchamp	House		New Farm				20	0	0	16	0	0
3		Revill Mark.	Earl Beauchamp	Buildings		New Farm				15	0	0	12	0	0
3		Revill Mark.	Earl Beauchamp	Land		New Farm	255	0	0	170	0	0	153	0	0
4	4	Coney Frederick	Earl Beauchamp	House		Besford				20	0	0	16	0	0
4		Coney Frederick	Earl Beauchamp	Buildings		Besford				14	0	0	11	5	0
4		Coney Frederick	Earl Beauchamp	Land		Besford	166	2	0	70	0	0	63	0	0
5	5	Allard Thomas	Earl Beauchamp	House		Besford				10	0	0	8	0	0
5		Allard Thomas	Earl Beauchamp	Buildings		Besford				5	0	0	4	0	0
5		Allard Thomas	Earl Beauchamp	Land		Besford	86	3	0	59	0	0	53	0	0
6	6	Clarke William	Earl Beauchamp	House		Besford				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
6		Clarke William	Earl Beauchamp	Buildings		Besford				4	0	0	3	10	0
6		Clarke William	Earl Beauchamp	Land		Besford	37	3	0	39	0	0	35	0	0
7	7	Swann Harrington	Earl Beauchamp	House & Garden		Besford Court	4	3	0	106	5	0	90	0	0
8		Swann Harrington	Earl Beauchamp	Land			12	2	0	18	15	0	17	0	0
9	8	Swinden George Willis Revd John	Earl Beauchamp	Churchyard.		Besford Church					5	0		5	0
10	9	Beauchamp Earl	Earl Beauchamp	Woods		Ladywood	47	2	0	23	15	0	22	10	0
11	10	Beauchamp Earl	Earl Beauchamp	Land		Besford	21	1	0	7	15	0	7	0	0
12	11	Cook & others	Earl Beauchamp	Allotments		Besford	8	1	0	10	10	0	9	10	0
13	12	Wood Thomas	Earl Beauchamp	Cottage		Nr. Railway				4	0	0	3	0	0
13		Wood Thomas	Earl Beauchamp	Garden		Nr. Railway		2	0	1	10	0	1	5	0
14		Clarke Wm Edward	Earl Beauchamp	Cottage & Garden		Nr. Perry Wood		2	0	4	10	0	3	10	0
15		Clarke Edward Cook Wm.	Earl Beauchamp	Cottage & Garden		Nr. Perry Wood		2	0	4	10	0	3	10	0
16		Phelps Solomon	Earl Beauchamp	Cottage		Nr. Church				4	0	0	3	0	0
16		Phelps Solomon	Earl Beauchamp	Garden		Nr. Church	1	2	0	3	10	0	3	5	0
17		Stanton George	Earl Beauchamp	Cottage & Garden		Panfield		2	0	4	10	0	3	10	0
18	12	Gibbs Wm. Stephen	Earl Beauchamp	Cottage & Garden		Nr. Church		2	0	4	10	0	3	10	0
19		Glover Frederick	Earl Beauchamp	Cottage		Nr. Church				4	0	0	3	0	0
19		Glover Frederick	Earl Beauchamp	Garden		Nr. Church		2	0	1	0	0		15	0
20		Phelps Sarah	Earl Beauchamp	Cottage		Nr. Church				4	10	0	3	10	0
20		Phelps Sarah	Earl Beauchamp	Garden		Nr. Church		3	0	1	10	0	1	5	0
21		Bedenham Mary Ann	Earl Beauchamp	Cottage & Garden		Nr. Church		1	0	4	10	0	3	10	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
22		Hooper Thomas	Earl Beauchamp	Cottage & Garden		Panfield		2	0	4	10	0	3	10	0
23		Day Emma	Earl Beauchamp	Cottage & Garden		Nr. Church		2	0	4	10	0	3	10	0
24	13	Gould Miles	Earl Beauchamp	Cottage		Panfield				4	0	0	3	0	0
24		Gould Miles	Earl Beauchamp	Garden		Panfield		2	0	1	10	0	1	5	0
25		Andrews Henry	Earl Beauchamp	Cottage		Panfield				4	0	0	3	0	0
25		Andrews Henry	Earl Beauchamp	Garden		Panfield		2	0	1	10	0	1	5	0
26		Rice Alfred	Earl Beauchamp	Cottage & Garden		Panfield		2	0	4	0	0	3	0	0
27	14	Downes Harriet	Earl Beauchamp	Cottage & Garden		Nr. Railway		1	0	4	0	0	3	0	0
28		Brooke Alfred	Earl Beauchamp	Cottage & Garden		Nr. Railway		1	0	4	0	0	3	0	0
29		Stanton John	Earl Beauchamp	Cottage & Garden		The College		2	0	4	0	0	3	0	0
30		Ward Albert	Earl Beauchamp	Cottage & Garden		The College		1	0	4	10	0	3	10	0
31	14	Hartland Charles	Earl Beauchamp	Cottage & Garden		By Church		1	0	4	10	0	3	10	0
32		Davis William	Earl Beauchamp	Cottage & Garden		By Church		1	0	4	10	0	3	10	0
33	15	Heeks.	Earl Beauchamp	Cottage & Garden		The Court				4	0	0	3	0	0
34		Burke John	Earl Beauchamp	Cottage & Garden		The Court				4	0	0	3	0	0
35	16	Jordan Geo. Henry.	Earl Beauchamp	Cottage		Spring Cottage				4	0	0	3	0	0
35		Jordan Geo. Henry.	Earl Beauchamp	Garden		Spring Cottage		2	0	1	0	0		15	0
36		Void	Earl Beauchamp	Cottage		Spring Cottage				4	0	0	3	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
36		Void	Earl Beauchamp	Garden		Spring Cottage		2	0	1	0	0		15	0
37	17	Bishop John	Earl Beauchamp	Cottage & Garden		Ramsden		2	0	4	10	0	3	10	0
38		Radburn Arthur	Earl Beauchamp	Cottage & Garden		Ramsden		2	0	4	10	0	3	10	0
39		Davis Wm. Henry	Earl Beauchamp	Cottage & Garden		Ramsden		2	0	4	10	0	3	10	0
40	18	Payne Percy Marriott	Midland Ry Co.	Railway & Lodge		Besford	9	3	0	2040	0	0	1686	0	0
219		Various	Major Noble	Allotments		Besford Village ⁷									
225			Lord Coventry	Waste Land		By Besford Bridge Farm									
228		In hand	Earl Beauchamp	Strip of Waste Land, Manor of Besford		Wadborough Rd									
229		In hand	Earl Beauchamp	Strip of Land		Wadboro Rd No. 270 Ordnance									

⁷ Note added: Included in previous Return.

Appendix 2. Index of Owners

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Appendix 3. Index of Occupiers

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Coney, Frederick 4	Not stated 225	Willis, Rev. John 9
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Appendix 4. Index of Places

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Besford Court 7	Court, The 33-34	Ramsden 37-39
Besford Village 219	Ladywood 10	Spring Cottage 35-36
	New Farm 3	Wadborough Rd. 228-229

Appendix 5. References to other Land Valuation resources for Besford

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/7 *Forms 37 – Land, Bushley, Besford, Eckington, 1910-15.*

Field Books

TNA: IR58/93321, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Besford. Assessment No. 1-100, 1910.*

TNA: IR58/93323, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Besford. Assessment No. 201-230, 1910.*

Record Maps

TNA: IR129/3/887, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 6, 1910.*

TNA: IR129/3/890, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 9, 1910.*

TNA: IR129/3/891, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 10, 1910.*

TNA: IR129/3/892, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 11, 1910.*

TNA: IR129/3/894, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 13, 1910.*

TNA: IR129/3/895, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 14, 1910.*

TNA: IR129/3/896, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLI 15, 1910.*