

# Data from the 1910 Land Valuation Survey for the parish of Broome



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**Front cover image:** St. Peter's Church, Broome in March 2009

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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.<sup>1</sup> 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);

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<sup>1</sup> 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.

This booklet presents the data for the civil parish of Broome: it has been taken from the summary book for the Income Tax Parish of Broome which covers the civil parishes of Broome and Clent.<sup>2</sup>

NOTE: The parish of Broome was sometimes referred to as Broom.

## 2. The parish of Broome in 1910

The parish is located 4 miles south of Stourbridge and 5 miles north-east from Kidderminster on a geology described as ‘Helsby Sandstone Formation - Sandstone’, extending to 725 acres. The resulting soils are primarily loam.<sup>3</sup>

When the census was carried out in 1911, the population of Broome was 128 (66 males and 62 females): of the 30 properties recorded in the census, 26 were inhabited, one was uninhabited, and three were classed as a ‘building not used as dwelling’.<sup>4</sup> From an agricultural viewpoint in the same year, the total cultivated area of the parish was 314 acres, of which 179½ were arable, and 134½ acres (43% of the total) were grassland: there was only ½ of an acre of orchards. Of the 11 agricultural holdings in the parish, 8 were tenanted properties covering 276 acres (88% of the total). The main arable crops were oats, potatoes, wheat and peas. With less pasture land than arable, only 11 cattle and 40 sheep were kept.<sup>5</sup>

<sup>2</sup> WAAS: BA 8585/1/101, *Inland Revenue. Valuation Summary book for the parish of Broome, Clent, 1909-10.*

<sup>3</sup> Kelly’s Directory 1912, p. 53. British Geological Survey, *Geology Viewer – Broome, Worcestershire* [geologyviewer.bgs.ac.uk](http://geologyviewer.bgs.ac.uk) [accessed 26 May 2023].

<sup>4</sup> TNA: RG78/1071. *1911 Census Enumerator’s Summary Books. Worcestershire. Kidderminster. Registration Sub-District: Chaddesley Corbett, including Civil Parish, Township or Place: Broom.*

<sup>5</sup> 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: Oats, 41; Potatoes, 40½; Wheat, 25½; Peas, 25½. Orchard acreages: Apples, ¼; Plums, ¼.

### 3. Land and property in 1910 in the parish of Broome

In preparing the data for analysis, the following standardisation has been made:

- Two variations of owner names, *Boune, Rev. J.H.* and *Bourne, Rev. J.H.* are shown in Appendix 1: both are taken to be Rev. Joseph Handforth Bourne, who held the gift of the living in the parish, that being a rectory.<sup>6</sup> The listings in Appendices 2 and 3 show *Bourne, Rev. J.H.* for both variations.

Of the 42 assessments with owners recorded in the Valuation Summary, 13 were owned by the Earl of Dudley, who was lord of the manor, as well as being the principal landowner both in terms of numbers of assessments and acreage owned. Table 1 shows the acreage of land in the parish by major landowner, determined by summing the entries in the Valuation Summary.

Table 1: Acreage of land by major landowner

Name	Acreage		
	a	r	p
Earl of Dudley	481	3	7
Charles Amphlett	110	0	0
Daniel Kendrick	61	3	0
Rev. C. C. Hamilton	59	0	0
8 others with 10 acres or less each	43	1	18
TOTAL	755	3	25

Those assessments with more than 25 acres of land are listed in Table 2.

Table 2: Assessments in excess of 25 acres

Situation (Occupier)	Acreage		
	a	r	p
Lodge Top Farm	285	2	0
Red Hall	131	3	0
Broome (Samuel Meredith)	110	0	0
Broome (John J. Morris)	61	3	0
Broome (John J. Morris)	43	0	0
Hackmans Gate	30	0	0

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<sup>6</sup> At the time of the 1911 Census, Joseph Handforth Bourne was visiting Rev. John F. Kershaw at Hallow Vicarage in North Hallow, Worcestershire: Bourne had been born in Broome in the year 1860 (TNA: RG14/17613).

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

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. Some of the assessment numbers have been crossed through – this is reproduced in this appendix, but not in the indexes in Appendices 2 to 4.

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	Bourne Rev. J. H. Hamilton Rev. C. C.	Boune Rev. J. H. Broome House Polzeath Wadebridge Cornwall Hamilton Rev. C. C.	Tithe Rent Charge		Broome				160	0	0	160	0	0
1	2		Boune Rev. J. H. Broome House Polzeath Wadebridge Cornwall Hamilton Rev. C. C.	Ho. & Garden		Broome	2	0	0	70	0	0	59	10	0
<del>1</del>	2a		Boune Rev. J. H. Broome House Polzeath Wadebridge Cornwall Hamilton Rev. C. C.	Buildings		Broome				10	0	0	8	10	0
2	3	Lane Harry	Boune Rev. J. H. Broome House Polzeath Wadebridge Cornwall Hamilton Rev. C. C.	Ho. & Garden		Broome				6	0	0	4	15	0
<del>3</del>	4	Morris J. E.	Boune Rev. J. H. Broome House Polzeath Wadebridge Cornwall Hamilton Rev. C. C.	Ho. & Garden		Broome				6	0	0	4	15	0
4	5	Self	Rev. C. C. Hamilton, The Rectory Broome	Land		Broome	9	1	0	23	2	0	21	7	0
5	6	Morris John J.	Rev. C. C. Hamilton, The Rectory Broome	Land		Broome	6	3	0	10	10	0	9	14	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
5		Morris John J.	Rev. C. C. Hamilton, The Rectory Broome	Land		Broome	43	0	0	74	0	0	68	9	0
6	7	Self	Rev. C. C. Hamilton, The Rectory Broome	Sporting		Broome				5	0	0	5	0	0
7	8	Void C. E. Lloyd	Bourne Rev. J. H.	Ho. & Garden		Broome	1	0	0	50	0	0	42	10	0
8	9	Gretton Thomas C. E. Lloyd	Bourne Rev. J. H.	Land		Broome	2	2	0	6	17	0	6	7	0
9 <sup>7</sup>	10	Morris John J.	<del>Bourne Rev. J. H.</del> Daniel Kendrick	Ho. & Garden		Broome				12	0	0	10	5	0
9		Morris John J.	<del>Bourne Rev. J. H.</del> Daniel Kendrick	Building		Broome				5	0	0	4	5	0
9		Morris John J.	<del>Bourne Rev. J. H.</del> Daniel Kendrick	Land		Broome	61	3	0	77	0	0	71	5	0
10	11		Rev. J. H. Bourne	Ho. & Garden		Broome		1	0	6	0	0	4	15	0
10a 8	11a			Ho. & Garden						6	0	0	4	15	0
11	12	Keys Clement	Keys Clement	Land		Horsall Lane	2	0	0	4	0	0	3	15	0
11		Keys Clement	Keys Clement	Ho. & Garden		The Croft, Broome				35	0	0	29	15	0
12	13	Meredith Samuel	Amphlett Chas Messrs Keary Wiley & de Wend, Bridgenorth	House		Broome				15	0	0	12	15	0
12		Meredith Samuel	Amphlett Chas Messrs Keary Wiley & de Wend, Bridgenorth	Building		Broome				10	0	0	8	10	0
12		Meredith Samuel	Amphlett Chas Messrs Keary Wiley & de Wend, Bridgenorth	Land		Broome	110	0	0	145	13	0	134	16	0

<sup>7</sup> In this, and the following two lines, the following note was added in the Owner column: Form sent to D. Kenrick per Phillip Harward & Sons.

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
13	14	Hartle William	Amphlett Chas Messrs Keary Wiley & de Wend, Bridgenorth	Ho. & Garden		Broome				4	12	0	3	15	0
14	15	Postins William	Amphlett Chas Messrs Keary Wiley & de Wend, Bridgenorth	Ho. & Garden		Broome				4	12	0	3	15	0
15	16	Holder J. A.	Holder J. A. Broome House	Ho. & Land		Broome				140	0	0	119	0	0
15		Holder J. A.	Holder J. A. Broome House	Land		Broome				70	0	0	64	15	0
46	17	Hill John. James.	Holder John. A.	Cott. & Garden		Broome				6	0	0	4	15	0
47	18	Male John	Holder John. A.	Cott. & Garden		Broome				6	0	0	4	15	0
48	19	Burden Leonard	Holder John. A.	Cott. & Garden		Broome				6	0	0	4	15	0
19	20	Burden Leonard	Holder John. A.	Cott. & Garden		Broome				5	0	0	4	5	0
20	21	Wall John	Holder John. A.	Cott. & Garden		Broome				5	0	0	4	5	0
21	22	Hickman W. H.	Earl of Dudley W. F. Taylor Esq., Estate Offices, Gt. Whitley, Stourport	House		Red Hall				30	0	0	25	10	0
21		Hickman W. H.	Earl of Dudley W. F. Taylor Esq., Estate Offices, Gt. Whitley, Stourport	Buildings		Red Hall				12	0	0	10	5	0
21		Hickman W. H.	Earl of Dudley W. F. Taylor Esq., Estate Offices, Gt. Whitley, Stourport	Land		Red Hall	131	3	0	126	4	0	116	14	0
22	23	Void	Earl of Dudley W. F. Taylor Esq., Estate Offices, Gt. Whitley, Stourport	Cott. & Garden		Red Hall				4	0	0	3	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
23		Void	Earl of Dudley W. F. Taylor Esq., Estate Offices, Gt. Whitley, Stourport	Cott. & Garden		Red Hall				4	0	0	3	5	0
24	24	Phillips James	Earl of Dudley W. F. Taylor Esq., Estate Offices, Gt. Whitley, Stourport	Cott. & Garden		Red Hall				4	12	0	3	15	0
25	25	Void	Earl of Dudley W. F. Taylor Esq., Estate Offices, Gt. Whitley, Stourport	Cott. & Garden		Red Hall				4	12	0	3	15	0
26	26	Jennings Thomas	Earl of Dudley	Cott. & Garden		Broome				4	12	0	3	15	0
27	27	Molineux D.	Earl of Dudley	Cott. & Garden		Broome				4	12	0	3	15	0
28	28	Mills C. J.	Earl of Dudley	Broome Cott. Lodge		Broome				30	0	0	25	10	0
29		Middleton	Earl of Dudley Hickman	Building		Broome				25	0	0	21	5	0
29		Hickman	Earl of Dudley	Land		Lodge Top Farm	285	2	0	312	18	0	289	9	0
30	29	Yates Benj.	Earl of Dudley	Cott. & Garden		Lodge Top Farm				6	0	0	4	15	0
31	30	Smith Frank	Earl of Dudley	Land		Hackmans Gate	30	0	0	40	0	0	37	0	0
32	31	Kenrick Colin A.	Cutler Mrs. E., Chesholm, South Road, Stourbridge	Land		Horsall Lane	4	3	0	7	10	0	7	0	0
33	32	Wriggleworth W. J.	Trustees of School	School House		Broome				15	0	0	12	15	0
34	33	National Telephone Co	Themselves	Poles & Wires		Broome				0	5	0	0	5	0
35		Bourne Rev. J. H. Hamilton Rev. C. C.	Trustees of Schools			Broome									



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	
422			Rector & Churchwardens	Church & Graveyard		Broome										
425 <sup>8</sup>	part of 10	F. J. Morris	Hannah Phillips Fountain Inn Clent	Meadow Land			10	0	0							
426 <sup>9</sup>	part of 10	F. J. Morris	Thomas Crew Clent	Land												
427 <sup>10</sup>	part of 10	F. J. Morris	<del>Exors Miss Dudley deed.</del> A. C. Kendrick The Field House Clent	Land			10	0	18							
434	Part of 22	<del>formerly W. H. Hickman</del>	<del>Arthur C. Kendrick</del> The Field House Clent	Land		Broom	4	0	0							
438 <sup>11</sup>	part of 6	D. Kendrick	Rev. C. C. Hamilton Broome Rectory	Glebe Land		Hossil Lane Broome	6	3	0							
439		S. Meredith	Earl of Dudley	Land fronting Lane leading from Broome Village to Clent		Broome	24	3	39							
440		A. C. Kendrick	Earl of Dudley	Land fronting Lane leading from Broome Village to Clent		Broome	9	2	8							
459		Rev	The Rector	Land		Adj & on Western side of Broom Church fronting lane										

<sup>8</sup> Note added: pt of assess 9.

<sup>9</sup> Note added: pt. of Assesst. 9.

<sup>10</sup> Note added: pt. of Assesst. 9.

<sup>11</sup> Note added: part of Asst 5.

## Appendix 2. Index of Owners

Amphlett, Chas. 12-14	Holder, J. A. 15	Not stated 8, 10a
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## Appendix 3. Index of Occupiers

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## Appendix 4. Index of Places

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Broome 1-10, 12-20, 26-29, 33-35, 422, 439-440	Lodge Top Farm 29-30
Croft, The 11	Not stated 8, 10a, 425-427
Hackmans Gate 31	Red Hall 21-25

## **Appendix 5. References to other Land Valuation resources for Broome**

TNA – The National Archives, Kew

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

### Forms 37

WAAS: 009:5 BA 8585/45 *Forms 37 – Land, Broome, 1910-15.*

### Field Books

TNA: IR58/61195, *Board of Inland Revenue Valuation Office: Field Books. North Worcestershire. Broome United with Clent. Assessment No. 1-100, 1910.*

TNA: IR58/61196, *Board of Inland Revenue Valuation Office: Field Books. North Worcestershire. Broome United with Clent. Assessment No. 1-459, 1910.*

TNA: IR58/61200, *Board of Inland Revenue Valuation Office: Field Books. North Worcestershire. Broome United with Clent. Assessment No. 401-491, 1910.*

### Record Maps

TNA: IR129/4/103, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire IX 9, 1910.*

TNA: IR129/4/321, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire IX 10, 1910.*

TNA: IR129/4/107, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire IX 14, 1910.*