

Data from the 1910 Land Valuation Survey for the parish of Flyford Flavell



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Front cover image: Fields at Flyford Flavell in June 2008

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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 civil parish ranges across the county from 1 (Crutch) 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.

This booklet presents the data for the civil parish of Flyford Flavell: it has been taken from the summary book for the Income Tax Parish of Dormston which covers the civil parishes of Dormston, Flyford Flavell, Grafton Flyford and Kington.²

2. The parish of Flyford Flavell in 1910

The parish is located 9 miles east from Worcester and 8½ miles south west from Alcester on a geology described as ‘Rugby Limestone Member’ extending to 692 acres. The resulting soils are lime-rich loamy and clayey soils with impeded drainage.³

When the census was carried out in 1911, the population of Flyford Flavell was 103 (52 males and 51 females): of the 35 properties recorded in the census, 30 were inhabited, two were uninhabited, and three 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 819¾ acres, of which 140¾ were arable, and 679 acres (83% of the total) were grassland: there was also 45½ acres of orchards included in the totals. Of the 17 agricultural holdings in the parish, 11 were tenanted properties covering 654¾ acres (80% of the total). The main arable crops were wheat, oats and beans whilst the orchards were growing a range of top fruit. With more pasture land than arable, 144 cattle and 448 sheep were kept.⁵

² WAAS: BA 8585/1/32, *Inland Revenue. Valuation Summary book for the parish of Dormston, Flyford Flavell, Grafton Flyford and Kington, 1909-10.*

³ Kelly’s Directory 1912, p. 121. British Geological Survey, *Geology Viewer app – Flyford Flavell, Worcestershire* [accessed 7 December 2023]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscales for England and Wales – Flyford Flavell, Worcestershire* [accessed 7 December 2023].

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

⁵ TNA: MAF68/2489, *Ministry of Agriculture, Fisheries and Food and predecessors: Statistics Divisions: Parish Summaries of Agricultural Returns. Worcestershire, 1911.* The total cultivated area of the parish exceeds the 692 acres quoted from Kelly’s directory: it has not been possible to explain this difference, other than to suggest that some parts of a neighbouring parish or parishes have been included. Main acreages of arable as follows: Wheat, 51½; Oats 24½; Beans, 18½. Orchard acreages: Apples, 34¾; Plums, 3¼; Pears, 1½; Other kinds, 6.

3. Land and property in 1910 in the parish of Flyford Flavell

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

- The owner name *Worcestersh County Council* shown in Appendix 1 has been standardised to *Worcestershire County Council* in Appendix 2;
- The term *Chwds* has been standardised to *Churchwardens*;
- Two variations of situation, *Flyford Flavel* and *Flyford Flavell* are shown in Appendix 1: the listing in Appendix 4 shows *Flyford Flavel* for both of these variations.⁶

There was no overall major landowner in terms of numbers of assessments owned. Further, Table 1 shows the acreage of land in the parish by landowner, determined by summing the entries in the Valuation Summary: of the six named individuals shown, each owned a single holding comprising the acreage given in the table, except Rev. T. Rea who owned 2½ acres attached to his house, as well as a farm extending to 101½ acres.

Table 1: Acreage of land by landowner

Name	Acreage		
	a	r	p
Thomas R. Bayliss	110	1	0
Rev. T. Rea	104	0	0
Hannah Gale	86	1	0
Mary Laight	60	1	0
Mrs. Kate Dineley	56	2	0
Emma Hunt	53	2	0
5 others with between 10 and 50 acres each	143	1	0
20 others with less than 10 acres each	50	3	0
TOTAL	664	3	0

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

Table 2: Assessments in excess of 50 acres

Occupier	Situation	Acreage		
		a	r	p
William Smith	Flyford Flavel	110	1	0
Henry Young	Flyford Flavel	101	2	0
Hannah Gale	Flyford Flavel	86	1	0
Mary Laight	Flyford Flavel	60	1	0
Clarence Dineley	Flyford Flavel	56	2	0

⁶ The spelling *Flyford Flavel* was in use at the time of the valuation, and therefore has been used in Appendix 4.

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

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
31	1	Smith Wm	Tho. R Bayliss Belmont Northfield Worcestershire	House		Flyford Flavell				10	0	0	8	0	0
31	2	Smith Wm	Tho. R Bayliss Belmont Northfield Worcestershire	Building		Flyford Flavell				8	0	0	6	7	0
31	3	Smith Wm	Tho. R Bayliss Belmont Northfield Worcestershire	Land		Flyford Flavell	110	1	0	55	0	0	49	10	0
32	4	Cresswell Robert	John Pitcher Haselor Evesham	House		Flyford Flavell				7	10	0	6	0	0
32	5	Cresswell Robert	John Pitcher Haselor Evesham	Building		Flyford Flavell				3	5	0	2	12	0
32	6	Cresswell Robert	John Pitcher Haselor Evesham	Land		Flyford Flavell	31	0	0	24	0	0	21	12	0
33	7	Cresswell Robert	T.R. Bayliss	Land		Flyford Flavell	5	2	0	2	12	0	2	7	0
34	8	Cresswell Robert	L. C. Tipper	Land		Flyford Flavell	1	1	0	1	12	0	1	10	0
35	9	Smith J. D.	John D Smith	Land		Flyford Flavell	7	0	0	5	7	0	4	17	0
36	10	Bunn Sarah	L. C. Tipper	Cot & Gdn		Flyford Flavell				3	16	0	2	17	0
37	11	Brown Philip	L. C. Tipper	Cot & Gdn		Flyford Flavell		2	0	4	0	0	3	0	0
38	12	Cresswell Sidney	L. C Tipper	House		Flyford Flavell				8	0	0	6	15	0
38	13	Cresswell Sidney	L. C Tipper	Land		Flyford Flavell		1	0	1	10	0	1	7	0
39	14	Bluck Wm	Barnet Griffin now Robert Cresswell Froghall Farm Upton Snodsbury Worc	Cot & Gdn		Flyford Flavell				5	0	0	3	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
40	15	Bluck Thos	Thos Bluck	House		Flyford Flavel				8	0	0	6	7	0
40	16	Bluck Thos	Thos Bluck	Building		Flyford Flavel				2	10	0	2	0	0
40	17	Bluck Thos	Thos Bluck	Land		Flyford Flavel	11	1	0	7	10	0	6	15	0
41	18	Bluck Thos	Churchwardens of Flyford Flavel	Land		Flyford Flavel	1	1	0	2	5	0	2	0	0
42	19	Rastall Geo	Nathan Unton Grafton Flyford Worcester	Cottage		Flyford Flavel				5	0	0	3	15	0
43	20	Unton Nathan	Nathan Unton Grafton Flyford Worcester	Building		Flyford Flavel				1	10	0	1	7	0
43	21	Unton Nathan	Nathan Unton Grafton Flyford Worcester	Land		Flyford Flavel	7	0	0	10	10	0	9	10	0
44	22	Savage Wm	Nathan Unton Grafton Flyford Worcester	Cot & Gdn		Flyford Flavel				4	0	0	3	0	0
45	23	Void	Nathan Unton Grafton Flyford Worcester	Cot & Gdn		Flyford Flavel				3	0	0	2	5	0
46	24	Lamb W. Edgar	Flower & Sons Stratford on Avon	Boot Inn		Flyford Flavel		1	0	29	0	0	23	10	0
47	25	Lamb W. Edgar	Flower & Sons Stratford on Avon	Building		Flyford Flavel				2	10	0	2	0	0
47	26	Lamb W. Edgar	Flower & Sons Stratford on Avon	Land		Flyford Flavel	37	0	0	24	10	0	22	0	0
47	27	Lamb W. Edgar	Flower & Sons Stratford on Avon	Land & Bdg		Flyford Flavel					12	0		10	0
48	28	Griffin John	John Griffin Flyford Flavel	Cot & Gdn						6	0	0	4	10	0
49	29	Powell Geo	Elizabeth Ewins Bishampton Pershore	Cot & Gdn						5	0	0	3	15	0
50	30	Cresswell A. L. Dineley Clarence	Jos Perkins Mrs Kate Dineley Flyford Flavel Worcester	House		Flyford Flavel				8	0	0	6	7	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
50	31	Cresswell A. L. Dineley Clarence	Jos Perkins Mrs Kate Dineley Flyford Flavel Worcester	Building		Flyford Flavel				5	0	0	4	0	0
50	32	Cresswell A. L. Dineley Clarence	Jos Perkins Mrs Kate Dineley Flyford Flavel Worcester	Land		Flyford Flavel	56	2	0	35	0	0	31	10	0
51	33	Gale Hannah	Hannah Gale Flyford Flavel Worcester	House		Flyford Flavel				10	0	0	8	0	0
51	34	Gale Hannah	Hannah Gale Flyford Flavel Worcester	Building		Flyford Flavel				7	0	0	5	12	0
51	35	Gale Hannah	Hannah Gale Flyford Flavel Worcester	Land		Flyford Flavel	86	1	0	34	0	0	30	12	0
52	36	Cresswell Frank	Jane Baker Riversdale 17 Droitwich Rd Worcester	Building		Flyford Flavel					10	0		7	0
52	37	Cresswell Frank	Jane Baker Riversdale 17 Droitwich Rd Worcester	Land		Flyford Flavel	7	0	0	5	10	0	5	0	0
53	38	Cresswell Frank	Mary Ann Rolls Naunton Beauchamp Pershore	Land		Flyford Flavel	3	1	0	2	10	0	2	5	0
54	39	Cresswell John	O. N Wm Hy Bagnall Bafford House Charlton Kings Cheltenham	House		Flyford Flavel				10	0	0	8	0	0
54	40	Cresswell John	O. N Wm Hy Bagnall Bafford House Charlton Kings Cheltenham	Building		Flyford Flavel				5	0	0	4	0	0
54	41	Cresswell John	O. N Wm Hy Bagnall Bafford House Charlton Kings Cheltenham	Land		Flyford Flavel	47	1	0	45	0	0	40	10	0
55	42	Donkin S Junr	Emma Hunt	Land			33	2	0	25	0	0	22	10	0
55 ⁷	43	Donkin S Senior	Emma Hunt	Land			20	0	0	14	0	0	12	12	0

⁷ It appears that this assessment has been incorrectly numbered as 55, rather than as 56.

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
57	44	Laight Bertha	John Jane Elizabeth Harris Nobury Inkberrow Worcester	Cot & Gdn		Flyford Flavel				4	0	0	3	0	0
58	45	Morris Thos.	John Jane Elizabeth Harris Nobury Inkberrow Worcester	Cot & Gdn		Flyford Flavel				3	10	0	2	12	0
59	46	Jones Thos:	Sarah Boyce Flyford Flavel Worcester	Cot & Gdn		Flyford Flavel				4	0	0	3	0	0
60	47	Smith John D.	John Jane E Harris	House		Flyford Flavel				8	0	0	6	7	0
60	48	Smith John D.	John Jane E Harris	Building		Flyford Flavel				3	0	0	2	7	0
60	49	Smith John D.	John Jane E Harris	Land		Flyford Flavel	16	2	0	18	0	0	16	5	0
61	50	Smith J. D.	Sarah Boyce	Land		Flyford Flavel	2	0	0	2	5	0	2	0	0
62	51	Smith J. D.	J. D. Smith Flyford Flavel Worcester	Land		Flyford Flavel	6	1	0	6	2	0	5	10	0
63	52	Davis Ann	J. D. Smith Flyford Flavel Worcester	Cot & Gdn						4	0	0	3	0	0
64	53	Bluck Francis Void	J. D. Smith Flyford Flavel Worcester	Cot & Gdn						4	0	0	3	0	0
65	54	Sherwood Richd John Cresswell jun	W. A. Ewins Radford Inkberrow Worcester	House		Flyford Flavel				8	0	0	6	0	0
65	55	Sherwood Richd John Cresswell jun	W. A. Ewins Radford Inkberrow Worcester	Garden		Flyford Flavel		2	0	1	10	0	1	7	0
66	56	Hewlett Thos	F. J. Wythes North Piddle Worcester	Cottage		Flyford Flavel				5	5	0	4	0	0
66	57	Hewlett Thos	F. J. Wythes North Piddle Worcester	Land		Flyford Flavel		1	0	1	5	0	1	2	0
67	58	Tandy Jas	Jas Tandy Flyford Flavel Worcester	Cottage		Flyford Flavel				5	2	0	3	17	0
67	59	Tandy Jas	Jas Tandy Flyford Flavel Worcester	Land		Flyford Flavel		1	0		17	0		17	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
68	60	Cole Sidman Burton Wm	Sidman Cole Burton Wm Flyford Flavel Worcester	Cottage		Flyford Flavel				5	0	0	3	15	0
68	61	Cole Sidman Burton Wm	Sidman Cole Burton Wm Flyford Flavel Worcester	Land		Flyford Flavel		2	0	2	10	0	2	5	0
69	62	Simons Wm	Mrs A Jane E Harris	Cottage		Flyford Flavel				5	0	0	3	15	0
69	63	Simons Wm	Mrs A Jane E Harris	Land		Flyford Flavel	1	3	0	2	0	0	1	15	0
70	64	Young Hy	John Cresswell Flyford Flavel Worcester	House		Flyford Flavel				8	0	0	6	7	0
70	65	Young Hy	John Cresswell Flyford Flavel Worcester	Land		Flyford Flavel		2	0	1	0	0		17	0
71	66	Young Hy	Revd. T. Rea Flyford Flavel Worcester	Building		Flyford Flavel				5	0	0	4	0	0
71	67	Young Hy	Revd. T. Rea Flyford Flavel Worcester	Land		Flyford Flavel	101	2	0	36	0	0	32	7	0
72	68	Young Hy Rea Revd Thos	Afd. B Wyer 8 Cavendish Rd Bm & Thomson Plevens ⁸	Land		Flyford Flavel		2	0	1	12	0	1	10	0
73	69	Revd T. Rea	Revd T. Rea	House		Flyford Flavel				20	0	0	17	0	0
73	70	Revd T. Rea	Revd T. Rea	Land		Flyford Flavel	2	2	0	5	0	0	4	10	0
74	71	Laight Mary	Mary Laight Flyford Flavel Worcester	House		Flyford Flavel				5	0	0	4	0	0
74	72	Laight Mary	Mary Laight Flyford Flavel Worcester	Building		Flyford Flavel				3	0	0	2	7	0
74	73	Laight Mary	Mary Laight Flyford Flavel Worcester	Land		Flyford Flavel	60	1	0	40	0	0	36	0	0

⁸ Alfred Bernard Wyer, Clerk to Auctioneers & Estate Agents lived at 8 Cavendish Road, Ladywood, Birmingham in 1911. TNA: RG14/18013. At the time of the 1911 Census, Thomas Plevins (31, Married) was boarding at the Belgrave Hotel, Torquay with his wife Rosa Amanda Plevins (30): he was listed as an Estate Agent, born in Edgbaston, Warwickshire. TNA: RG14/12768.

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
75	74	Searrott Alfd Smith Wm	Chwds of Abberton Pershore ⁹	Land		Flyford Flavel	1	1	0	1	5	0	1	2	0
76	75	Williams Edwd	Worcestersh County Council	House & Gdn		Flyford Flavel		1	0	8	10	0	7	5	0
77	76	Young Mary	Mary Young Flyford Flavel Worcester	House		Flyford Flavel				7	10	0	6	0	0
77	77	Young Mary	Mary Young Flyford Flavel Worcester	Building		Flyford Flavel				1	4	0	1	0	0
77	78	Young Mary	Mary Young Flyford Flavel Worcester	Land		Flyford Flavel	1	3	0	2	0	0	1	15	0
78	79	Ardin Thos.	L. C. Tipper	Land		Flyford Flavel					10	0		10	0
228 ¹⁰		Unton N.	Unton N.	Pasture Land		Flyford Flavell	2	0	0						
229			The Rector & Churchwardens	Church		Flyford Flavell									

⁹ The word 'Chwds' has a long bar over the top in the Valuation Summary book, indicative of an abbreviation: the full word is probably Churchwardens.

¹⁰ Note added: Particulars in 43.

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Appendix 5. References to other Land Valuation resources for Flyford Flavell

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Flyford Flavell

Field Books

TNA: IR58/93408, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Dormston. Assessment No. 1-100, 1910.*

TNA: IR58/93410, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Dormston. Assessment No. 201-236, 1910.*

Record Maps

TNA: IR129/3/842, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 1, 1910.*

TNA: IR129/3/846, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 5, 1910.*

TNA: IR129/3/850, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 9, 1910.*