

Data from the 1910 Land Valuation Survey for the parish of Little Malvern



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Contents

Introduction.....	2
1. The Valuation Office Survey of 1910.....	2
2. The parish of Little Malvern in 1910	3
3. Land and property in 1910 in the parish of Little Malvern.....	4
Appendix 1. Transcribed data from the Valuation Summary for the parish of Little Malvern.....	5
Appendix 2. Index of Owners	9
Appendix 3. Index of Occupiers	9
Appendix 4. Index of Places	10
Appendix 5. References to other Land Valuation resources for Little Malvern	11

Front cover image: Little Malvern Priory, with Little Malvern Court to the immediate left, in December 2011 <https://www.geograph.org.uk/photo/2740032> [accessed 19 December 2022] © Philip Halling and licensed for reuse under creativecommons.org/licenses/by-sa/2.0.

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 Hanley Castle is contained in two summary books covering the civil parishes of Hanley Castle, Malvern Wells, Little Malvern, and Welland. This booklet covers the civil parish of Little Malvern only.²

2. The parish of Little Malvern in 1910

The parish is located 3 miles south of Great Malvern and 5 miles from Upton-on-Severn, extends to 721 acres and lies on a geology described as ‘Sidmouth Mudstone Formation’, with that of the ‘Malverns Complex’ on the western edge of the parish. The resulting soils are primarily clayey loam to sandy loam, with some clayey loam to silty loam, and loam to sandy loam, along with some sandy loam to sand on the edges of the Malvern Hills.³

When the census was carried out in 1911, the population of Little Malvern was 102 (43 males and 59 females): of the 29 properties recorded in the census, 23 were inhabited, one was 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 311 acres, of which 41¼ were arable, and 269¾ acres (87% of the total) were grassland: there was also 17 acres of orchards, all of which were counted under permanent grassland. Further, there was 164 acres of mountain and heath land not included in the cultivated area. All 11 agricultural holdings in the parish were tenanted properties. The main arable crops were wheat and beans, whilst the orchards were only planted with apples. With more pasture land than arable, along with the land classed as heath and mountain, 64 cattle and 365 sheep were kept.⁵

² WAAS: BA 8585/1/46, *Inland Revenue. Valuation Summary book for the parish of Hanley Castle, 1909-10.* BA 8585/1/47, *Inland Revenue. Valuation Summary book for the parish of Hanley Castle, Malvern Wells, Little Malvern, Welland, 1909-10.*

³ Kelly’s Directory 1912, p. 191. British Geological Survey, *Geology Viewer – Little Malvern, Worcestershire* geologyviewer.bgs.ac.uk [accessed 19 December 2022]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Little Malvern, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 19 December 2022].

⁴ TNA: RG78/1080A. *1911 Census Enumerator’s Summary Books. Worcestershire. Upton-on-Severn. Registration Sub-District: Malvern, including Civil Parish, Township or Place: Little Malvern.*

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, 15; Beans, 6; Turnips & Swedes, 5; Oats 4.

3. Land and property in 1910 in the parish of Little Malvern

Of the 46 assessments with owners recorded in the Valuation Summary, 38 were owned by Capt. William Berington J. P., who was resident at Little Malvern Court in the parish. He also held the majority of the land (76%) in terms of acreage, as shown in Table 1 which summarises the acreage held by each landowner, determined by summing the entries in the Valuation Summary. Most of the remaining area comprised the reservoir and associated facilities for the Malvern Waterworks.

Table 1: Acreage of land by major landowner

Name	Acreage		
	a	r	p
William Berington	461	3	0
Malvern U. D. C.	145	2	0
1 other with less than one acre		2	0
TOTAL	607	3	0

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

Table 2: Assessments in excess of 25 acres

Situation	Acreage		
	a	r	p
Hill Farm	150	2	0
Malvern Waterworks	145	2	0
North Farm	72	1	0
Mayall's Farm	62	0	0
Lane's Farm	38	2	0
Broad Down	35	1	0

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

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
811	1	Berington Wm.	Berington Wm. The Court Little Malvern	House & Pleasure Grounds		The Court	3	1	0	170	0	0	144	10	0
812	2	Berington Wm.	Berington Wm. The Court Little Malvern	Coppicing		Plantations	15	1	0	17	15	0	16	0	0
813	3	Gough Mrs.	Berington Wm. The Court Little Malvern	House		Hill Farm				13	0	0	11	0	0
813	4	Gough Mrs.	Berington Wm. The Court Little Malvern	Bldgs		Hill Farm				22	0	0	17	10	0
813	5	Gough Mrs.	Berington Wm. The Court Little Malvern	Land		Hill Farm	150	2	0	142	0	0	128	0	0
814	6	Berington Wm.	Berington Wm. The Court Little Malvern	Pasture Land		Greenshade Meadow	4	1	0	6	0	0	5	10	0
815	7	Berington Wm.	Berington Wm. The Court Little Malvern	Old Gdn & Pool Meadow		Old Gdn &c.	5	0	0	12	10	0	11	5	0
816	8	Moody Hy.	Berington Wm. The Court Little Malvern	Ho & Gdn		The Farm	1	0	0	30	0	0	25	10	0
817	9	Hardy Jno.	Berington Wm. The Court Little Malvern	Cott & Gdn		Painter's Cott				3	15	0	2	15	0
817	10	Hardy Jno.	Berington Wm. The Court Little Malvern	Gdn		Painter's Cott	1	0	0	2	5	0	2	0	0
818	11	Woodyatt Thos.	Berington Wm. The Court Little Malvern	Cott		Huntleys				7	0	0	6	0	0
819	12	Woodyatt Thos.	Berington Wm. The Court Little Malvern	land		Huntleys	21	1	0	38	0	0	34	5	0
820	13	Powell Henry	Berington Wm. The Court Little Malvern	Bldgs		North Farm				20	0	0	16	0	0
820	14	Powell Henry	Berington Wm. The Court Little Malvern	land		North Farm	72	1	0	98	0	0	89	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
820	15	Powell Henry	Berington Wm. The Court Little Malvern	Ho		North Farm				9	0	0	7	15	0
821	16	Wilson Geo.	Berington Wm. The Court Little Malvern	land		Mayall's Farm	62	0	0	93	5	0	84	0	0
822	17	Haydon	Berington Wm. The Court Little Malvern	Cott		Malvern Cott				3	15	0	2	15	0
822	18	Haydon	Berington Wm. The Court Little Malvern	Gdn		Malvern Cott	1	0	0	2	5	0	2	0	0
823	19	Creese Mrs. A. A.	Berington Wm.	Ho		Lane's Farm				4	0	0	3	10	0
823	20	Creese Mrs. A. A.	Berington Wm.	Bldgs		Lane's Farm				4	0	0	3	5	0
823	21	Creese Mrs. A. A.	Berington Wm.	land		Lane's Farm	38	2	0	47	0	0	42	5	0
824	22	Wilson Geo.	Berington Wm.	land		Mill Meadow	16	2	0	33	0	0	29	15	0
825	23	Creese Mrs. A A.	Berington Wm.	land		Pt. of Mill Meadow	7	0	0	17	0	0	15	5	0
826	24	Hill George	Berington Wm.	Cott		Rookery				3	15	0	2	15	0
826	25	Hill George	Berington Wm.	Gdn		Rookery	1	1	0	1	15	0	1	10	0
827	26	Somers George	Berington Wm.	Cott		Rookery				4	5	0	3	5	0
827	27	Somers George	Berington Wm.	Gdn		Rookery		3	0	2	5	0	2	0	0
828	28	Williams H.	Berington Wm.	Cott		Assarts Cott				3	15	0	2	15	0
828	29	Williams H.	Berington Wm.	Gdn		Assarts Cott	1	2	0	2	5	0	2	0	0
829	30	Woodyatt Thos.	Berington Wm.	Hill land		Broad Down	35	1	0	8	10	0	7	15	0
830	31	Laughton Miss. E. M.	Berington Wm.	Ho & Gdn		The Grange		2	0	21	0	0	18	0	0
831	32	Laughton Miss. E. M.	Berington Wm.	land		The Grange Piece	2	0	0	4	0	0	3	10	0
832	33	Lane Mrs.	Berington Wm.	Cott		Wilkes Cott				6	5	0	4	15	0
833	34	Lane Mrs.	Berington Wm.	land		Wilkes Cott	2	2	0	3	15	0	3	5	0
834	35	Painting Jno.	Berington Wm.	Cott & Gdn		Toll House				5	0	0	3	15	0
835	36	Saunders Lucy	Berington Wm.	Cott		Phillip's Cott				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
836	37	Bullock Allen	Berington Wm.	Cott.		12 Mile Cott				3	0	0	2	15	0
836	38	Bullock Allen	Berington Wm.	Gdn		12 Mile Cott		2	0	2	5	0	2	0	0
837	39	Richardson Wm.	Berington Wm.	land		Assarts.	2	0	0	5	0	0	4	10	0
838	40	Little Malvern Granite Co.	Berington Wm.	Sta & Coachouse		L. Malvern				15	0	0	12	0	0
839	41	Berington Wm.	Berington Wm.	Cott		Farm Cott				7	0	0	5	5	0
840	42	Holloway Alf.	Berington Wm.	land		Assarts Field	10	0	0	21	0	0	19	5	0
841	43	Fowke Rev. C R.	Berington Wm.	Gdn		Pt. of Assarts Field		1	0	1	0	0	1	0	0
842	44	Dolan Rev. J. G.	Berington Wm.	Ho & Gdn		The Priory	4	0	0	100	0	0	85	0	0
843	45	Malvern U. D. C.	M. U. D. C.	Water Works pipes &c		Malvern Water works	145	2	0	256	0	0	192	0	0
844	46	Williams W. H.	Berington Wm.	land		2 Acre Piece	2	2	0	5	0	0	4	10	0
845	47	Berington Wm.	Berington Wm.	Sporting Rights		Little Malvern Estate	577	0	0	28	0	0	24	0	0
846	48	Granè Constance	Gill Michael. Grove Villa Lower Wyche Malvern	Ho & Gdn		St. Wulstan's Villa		2	0	35	0	0	29	15	0
847	49	Little Malvern Granite Co.	Berington Wm.	Stone Quarry		L. Malvern				125	0	0	106	5	0
848	50	Malvern U. D. C.	Malvern U D C.	Water pipes		L. Malvern				40	0	0	30	0	0
1048			Berington Wm. The Court Little Malvern	Hill land											
1049			Rev. G. Dolan The Priory Little Malvern	Roman Catholic Church & Churchyard											
1050			Rev. C. R. Fowke S Giles Malvern Wells	S. Giles' Church											

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	
1051			Revd H E Forde per Messr. Stone, Thomas & King. Queen Sqr Bath	Roman Catholic County Council Schools												
1100		In hand	John Lamb Esqr. Solicitor Hereford & Wm Berrington Esqr Little Malvern Court	Hill Land & two sides of		Little Malvern Quarry										
1101		H. Woods	John Lamb Esqr. Solicitor Hereford & Wm Berrington Esqr Little Malvern Court	Land		adj. Assart School Little Malvern										
1108 ⁶		Whitcombe & others	Eccles Commr Exors of Berrington deceased	Allotment		behind "Painters Cottage"										
1114			Trustees of the Late C. M. Berington	Ruined Aisles & transepts & side thereof		adj. St Giles Church Little Malvern										

⁶ Notes added: (Eccles Commis in 1909). (Particulars included in 817, 826 & 827 Hanley Castle).

Appendix 2. Index of Owners

Berington, C. M., Trustees of the late 1114
Berington, Wm. 811-842, 844-845, 847, 1048, 1100-1101
Berrington deceased, Exors, 1108
Dolan, Rev. G. 1049
Ecclesiastical Commissioners 1108
Forde, Rev. H. E. 1051
Fowke, Rev. C. R. 1050
Gill, Michael 846
Lamb, John 1100-1101
Malvern U. D. C. 843, 848

Appendix 3. Index of Occupiers

Berington, Wm. 811-812, 814-815, 839, 845	Malvern U. D. C. 843, 848
Bullock, Allen 836	Moody, Hy. 816
Creese, Mrs. A. A. 823, 825	Not stated 1048-1051, 1114
Dolan, Rev. J. G. 842	Painting, Jno. 834
Fowke, Rev. C. R. 841	Powell, Henry 820
Gough, Mrs. 813	Richardson, Wm. 837
Granè, Constance 846	Saunders, Lucy 835
Hardy, Jno. 817	Somers, George 827
Haydon 822	Whitcombe & others 1108
Hill, George 826	Williams, H. 828
Holloway, Alf. 840	Williams, W. H. 844
In hand 1100	Wilson, Geo. 821, 824
Lane, Mrs. 832-833	Woods, H. 1101
Laughton, Miss E. M. 830-831	Woodyatt, Thos. 818-819, 829
Little Malvern Granite Co. 838, 847	

Appendix 4. Index of Places

12 Mile Cottage 836
2 Acre Piece 844
Assart School, Adj. 1101
Assarts 837
Assarts Cottage 828
Assarts Field 840
Assarts Field, Pt. of 841
Broad Down 829
Court, The 811
Farm Cottage 839
Farm, The 816
Grange Piece, The 831
Grange, The 830
Greenshade Meadow 814
Hill Farm 813
Huntleys 818-819
Lane's Farm 823
Little Malvern 838, 847-848
Little Malvern Estate 845
Little Malvern Quarry 1100
Malvern Cottage 822
Malvern Waterworks 843
Mayall's Farm 821
Mill Meadow 824
Mill Meadow, Pt. of 825
North Farm 820
Not stated 1048-1051
Old Garden &c. 815
Painter's Cottage 817
Painter's Cottage, Behind 1108
Phillip's Cottage 835
Plantations 812
Priory, The 842
Rookery 826-827
St. Giles' Church, Adj. 1114
St. Wulstan's Villa 846
Toll House 834
Wilkes Cottage 832-833

Appendix 5. References to other Land Valuation resources for Little Malvern

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Little Malvern.

Field Books

TNA: IR58/93523, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Hanley Castle. Assessment No. 801-900, 1910.*

TNA: IR58/93525, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Hanley Castle. Assessment No. 1001-1100, 1910.*

TNA: IR58/93526, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Hanley Castle. Assessment No. 1101-1114, 1910.*

Record Maps

TNA: IR129/3/934, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLVI 8, 1910.*

TNA: IR129/3/935, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLVI 12, 1910.*

TNA: IR129/3/936, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLVI 16, 1910.*

TNA: IR129/3/941, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLVII 5, 1910.*

TNA: IR129/3/945, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLVII 9, 1910.*