

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



Prepared by Eve Fraser, Gillian Ellis 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.

This booklet presents the data for the civil parish of Lulsley: it has been taken from the summary book for the Income Tax Parish of the same name.²

2. The parish of Lulsley in 1910

The parish is located 10½ miles from Worcester on a geology described as Sidmouth Mudstone Formation, extending to 834 acres. The resulting soils are slightly-acid loamy and clayey soils with impeded drainage, and freely-draining floodplain soils alongside the River Teme.³

When the census was carried out in 1911, the population of Lulsley was 182 (87 males and 95 females): of the 46 properties recorded in the census, 38 were inhabited, five 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 693¾ acres, of which 197¼ were arable, and 496½ acres (72% of the total) were grassland. This included 106¼ acres of orchards, all of which were counted under permanent grassland. All of the nine agricultural holdings in the parish were tenanted. The main arable crops were wheat, hops, oats, turnips & swedes, and beans, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 178 cattle and 439 sheep were kept.⁵

² WAAS: BA 8585/1/63, *Inland Revenue. Valuation Summary book for the parish of Lulsley, 1909-10.*

³ Kelly's Directory 1912, p. 174. British Geological Survey, *Geology Viewer app – Lulsley, Worcestershire* [accessed 12 January 2024]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscales for England and Wales – Lulsley, Worcestershire* [accessed 12 January 2024].

⁴ TNA: RG78/1078. *1911 Census Enumerator's Summary Books. Worcestershire. Martley. Registration Sub-District: Leigh, including Civil Parish, Township or Place: Lulsley.*

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, 51½; Hops, 34; Oats 29; Turnips & swedes, 25; Beans, 20½. Orchard acreages: Apples, 63¼; Cherries, 19; Plums, 10; Pears, 6; Other kinds, 8.

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

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

- Three variations of owner names, *Greswolde Williams F. W. G.*, *Greswolde Williams F W G.* and *Greswolde Williams F W. G* are shown in Appendix 1: all are taken to be Francis Wigley Greswolde Greswolde-Williams Esq, who is listed in Kellys 1912 directory as the principal landowner of Lulsley. The listings in Appendices 2 and 3 show *Greswolde-Williams, F. W. G.* for all variations;⁶
- Similarly, the owner and occupier name *Greswolde Williams* shown in Appendix 1 has been standardised to *Greswolde-Williams* in Appendices 2 and 3;
- The owner name *G. W. R* shown in Appendix 1 has been standardised to *Great Western Railway* in Appendix 2;
- Two variations of situation, *Jagg's Cottage* and *Jaggs Cott* are shown in Appendix 1: the listing in Appendix 4 shows *Jagg's Cottage* for both of these variations;
- Two variations of situation, *Balls Cottage* and *Ball's Cott* are shown in Appendix 1: the listing in Appendix 4 shows *Ball's Cottage* for both of these variations;
- Two variations of situation, *By Barn* and *By the Barn* are shown in Appendix 1: the listing in Appendix 4 shows *Barn, By the* for both of these variations;
- The abbreviation *St* shown in Appendix 1 has been standardised to *Street* in Appendix 4.

Of the 61 assessments with owners recorded in the Valuation Summary, 33 were owned by Francis Wigley Greswolde Greswolde-Williams Esq. Along with the extent of acreage which he owned (see Table 2), this made him the major landowner in the parish.

Table 1: Number of assessments by landowner

Name	No. of assessments
Francis W. G. Greswolde-Williams	33
Mary Stokes	15
10 others with 3 or less assessments	12
Not stated	1
TOTAL	61

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
Francis W. G. Greswolde-Williams	789	0	0
8 others with 20 acres or less each	37	0	0
TOTAL	826	0	0

Those assessments with more than 25 acres of land are listed in Table 3.

⁶ Kelly's Directory 1912, p. 174.

Table 3: Assessments in excess of 25 acres

Occupier	Situation	Acreage		
		a	r	p
Walter Pearce Pope	Upper Court	269	1	0
Francis Phillip Clift	Lulsley Court	242	1	0
Thomas Powell	Hill Farm	97	0	0
Greswolde-Williams	Lulsley	91	1	0
	Hills Lulsley	37	1	0
William Turbutt	Green Street	30	2	0

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

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
1 ⁷	1	Void	Greswolde Williams F. W. G Bredenbury Court Bromyard agent J W Parker Foregate Worcester	Cott & Garden		By the Barn				3	0	0	2	5	0
2	2	Grubham Henry	Stokes Mary Whistlewood House Lulsley Worcester	Cott & Garden		Jagg's Cottage				4	0	0	3	0	0
3 ⁸	3	Chance Fredrick	Greswolde Williams F. W. G	Cott & Garden		Blackwell				3	0	0	2	5	0
4	4	Brown Roda	Stokes Mary	Cott & Garden		Whistlewood				4	0	0	3	0	0
5	5	Steele Louisa S	Greswolde Williams F. W. G Bredonbury Court Hereford	Land		Ravenhill Court	3	0	0	10	0	0	9	0	0
5	6	Steele Louisa S	Greswolde Williams F. W. G Bredonbury Court Hereford	House & Garden		Ravenhill Court		1	0	40	0	0	34	0	0
6	7	Pope W. P	Greswolde Williams F. W. G	Land		Jeffries	3	1	0	6	0	0	5	10	0
7	8	Hammonds William	Greswolde Williams F. W. G	Cott & Garden		Barn Cottage				4	0	0	3	0	0
8	9	Green Fredrick	Green Fredrick	Office		Knightwick Station				4	0	0	3	10	0

⁷ The Rateable Value was originally written as £2 10s 0d, then revised to £2 5s 0d as shown above.

⁸ The Rateable Value was originally written as £2 10s 0d, then revised to £2 5s 0d as shown above.

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
9	10	Webb Fredrick	Greswolde Williams F W G	Cott & Gar		Blackwell				3	0	0	2	5	0
10	11	Hadley William	Greswolde Williams F W G	Cott & Gar		Coldplace				3	0	0	2	5	0
11	12	Brooks William	Greswolde Williams F W G	Cott & Gar		Ball's Cott				4	0	0	3	0	0
12	13	Hadley Moses	Greswolde Williams F W G	Cott & Gar		Coldplace				3	0	0	2	5	0
13	14	Lewis Thomas	Stokes Mary	Cott & Gar		Jagg's Cottage				4	0	0	3	0	0
14	15	Hyde William	Hyde William Ravenshill Knightwick Worcester	Cott & Gar		Ravenhill Green				3	0	0	2	5	0
15	16	Powell Luke	Greswolde Williams F W. G	Cott & Gar		Ravenhill Green				4	0	0	3	0	0
16	17	Jones Thos	Greswolde Williams F W. G	Cottage		Chapel Cottage				4	5	0	3	10	0
16	17a	Jones Thos	Greswolde Williams F W. G	Garden		Chapel Cottage		2	0		15	0		14	0
17	18	Willcox William Henry	Greswolde Williams F W. G	House & Garden		Ravenhill Green				10	0	0	8	0	0
17	18a	Willcox William Henry	Greswolde Williams F W. G	Land		Ravenhill Green	6	1	0	15	0	0	13	10	0
18	19	Jones Walter	Stokes Mary	House & Garden		Ravenhurst				20	0	0	17	0	0
19a	20	Jones Walter	Stokes Mary	Land		Whistlewood	6	1	0	13	0	0	11	14	0
20a	21	Jones Walter	Stokes Mary	Land		Corbetts	1	1	0	3	0	0	2	15	0
⁹	22	Kane Rev R N	Kane Rev R N	Tithes on		Lulsley				100	0	0	80	0	0
19	23	Lewis Joseph	Greswolde Williams F. W. G	Cott & Gar		By Barn				3	0	0	2	5	0

⁹ This entry has no assigned assessment number, and therefore does not appear in the indexes in Appendices 2, 3 and 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
20	25	Lewis Henry	Lewis Henry	Office		Knightwick Station				4	0	0	3	10	0
21	26	Void	Greswolde Williams F W. G	House & Garden		Hills Lulsley				5	15	0	4	15	0
22	26a	Void	Greswolde Williams F W. G	Land		Hills Lulsley	37	1	0	35	5	0	31	15	0
23	27	Blundell Emma	Stokes Mary	House & Garden		The Villa				12	0	0	10	5	0
24	28	Bishop Alfred John	Stokes Mary	Cott & Garden		Whistlewood				5	0	0	3	15	0
25	29	Philpotts Henry	Winwood John Nuckholds Farm Alfrick Worcester	House		Lower Green St				3	15	0	3	0	0
25	29a	Philpotts Henry	Winwood John Nuckholds Farm Alfrick Worcester	Land		Lower Green St	1	2	0	3	15	0	3	10	0
26	30	Clift Francis Phillip	Greswolde Williams	House & Building		Lulsley Court				60	0	0	48	0	0
26	30a	Clift Francis Phillip	Greswolde Williams	Land		Lulsley Court	242	1	0	271	10	0	244	5	0
27	31	Portman George	Greswolde Williams	Cott & Garden		Woolleys Cottage				5	0	0	3	15	0
28	32	Void	Greswolde Williams F W. G	Cott & Gar		Coldplace				3	0	0	2	5	0
29	33	Nott Thomas	Stokes Mary	Cott & Gar		Corbetts				4	0	0	3	0	0
30	34	Powell Henry	Greswolde Williams F W. G	Cott & Gar		Rock Cottage				5	0	0	3	15	0
31	35	Pope Walter Pearce	Greswolde Williams F W. G	House & Building		Upper Court				58	0	0	48	5	0
31	35a	Pope Walter Pearce	Greswolde Williams F W. G	Land		Upper Court	269	1	0	253	0	0	227	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
32	36	Pope Walter Pearce	Kane Rev R N	Land		Common Field	1	0	0	2	0	0	1	15	0
33	37	Pope Walter Pearce	Kane Rev R N	Land		Balchfield Chapelyard	1	2	0	1	10	0	1	7	6
34	38	Pope Walter Pearce	Kane Rev R N	Land		Balchfield		1	0		10	0		9	6
34	39	Pope Walter Pearce	Trustees to Stourbridge School W. R Travis Esq Sols Stourbridge	Tithes		Water Slades				8	2	0	6	10	0
35	40	Powell John	Stallard Mrs Elizabeth Argus Farm Dymock Gloucester Lower Buckenhill Woolhope Herefordshire	House		New House				3	15	0	3	0	0
35	40a	Powell John	Stallard Mrs Elizabeth Argus Farm Dymock Gloucester Lower Buckenhill Woolhope Herefordshire	Land		New House	1	0	0	1	5	0	1	2	6
36	41	Powell Thomas	Greswolde Williams F W. G	House & Build		Hill Farm				20	10	0	16	8	0
36	41a	Powell Thomas	Greswolde Williams F W. G	Land		Hill Farm	97	0	0	122	0	0	109	15	0
37	42	Powell Walter	Greswolde Williams F W. G	Cottage		Potachs End				3	14	0	2	17	6
37	42a	Powell Walter	Greswolde Williams F W. G	Garden		Potachs End		1	0		6	0		5	0
38	43	Presdee Fanny	Marshall Mrs Margaret Christina 63 Northumberland Park Tottenham Middlesex	House Build		Ravenhill Green				5	15	0	4	12	6

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
38	43a	Presdee Fanny	Marshall Mrs Margaret Christina 63 Northumberland Park Tottenham Middlesex	Land		Ravenhill Green	3	2	0	10	5	0	9	4	6
39	44	Hussell Alfred	Greswolde Williams F W. G	Cott & Garden		Barn Cottage				4	0	0	3	0	0
40	45	Pritchard John	Stokes Mary	Cott & Garden		Ravenhill Green				4	0	0	3	0	0
41	46	Kennard Walter	Greswolde Williams F W G	Cott & Garden		Balls Cottage				4	0	0	3	0	0
42	47	Sanders A. K. H	G. W. R	Land Siding		Knightwick Station	16	0	0	356	0	0	150	0	0
43	48	Hall Joseph	Stokes Mary	House & Garden		Fox & Hounds		1	0	28	0	0	23	15	0
44	49	Stokes Mary	Stokes Mary	House & Garden		Whistlewood		1	0	30	0	0	25	10	0
45	50	Turbutt William	Greswolde Williams F W. G	House Build		Green Street				8	0	0	6	8	0
45	50a	Turbutt William	Greswolde Williams F W. G	Land		Green Street	30	2	0	32	0	0	28	15	0
46	51	Turbutt William	Greswolde Williams F W. G	Land		Wildgoose	4	0	0	5	10	0	4	19	0
47	52	Turbutt William	Bransford Poor Trustee) William Mann Leigh Worcester	Land		Meeks Meadow	4	1	0	6	0	0	5	8	0
48	53	Turbutt William	Greswolde Williams F W. G	Land		Nurseridge	3	2	0	4	10	0	4	1	0
49	54	Void	Greswolde Williams F W. G	Cott & Garden		Furtree Cottage		1	0	4	0	0	3	0	0
50	55	Webb John	Greswolde Williams F W. G	Cott & Garden		Blackwell				3	10	0	2	12	6

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
51	56	Webb William Oliver	Greswolde Williams F W. G	Cott & Garden		Blackwell				3	0	0	2	5	0
52	57	Greswolde Williams	Greswolde Williams F W. G	Woods		Lulsley	91	1	0	83	0	0	78	15	0
53	58	Williams Charles	Greswolde Williams F W. G	Cottage & Gard		Colplace				3	7	6	2	5	0
54	59	Stevens William	Greswolde Williams F W. G	Cott		Wildgoose				4	7	6	3	10	0
54	59a	Stevens William	Greswolde Williams F W. G	Garden		Wildgoose		1	0		12	6		10	0
55	60	Wood James	Stokes Mary	Cott & Garden		Jaggs Cott				4	0	0	3	0	0
56		W Jones	Stokes Mary	Orchards		Lulsley									
57		W Jones	Stokes Mary	Orchards		Corbetts									
58 ¹⁰		Mrs Presdee	Mr. C. Marshall	Ash bed		Broad Dingle									
59				Church											

¹⁰ Note added: Included in Form IV 38.

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Appendix 5. References to other Land Valuation resources for Lulsley

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/27 *Forms 37 – Land, Kempsey, Leigh, Lulsley, 1910-15.*

Field Books

TNA: IR58/93580, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Lulsley Assessment No. 1-60, 1910.*

Record Maps

TNA: IR129/3/798, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXII 3, 1910.*

TNA: IR129/3/799, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXII 4, 1910.*

TNA: IR129/3/801, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXII 7, 1910.*

TNA: IR129/3/802, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXII 8, 1910.*