

Data from the 1910 Land Valuation Survey for the parish of Naunton Beauchamp



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Front cover image: Thatched cottage, Naunton Beauchamp 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 Naunton Beauchamp: it has been taken from the summary book for the Income Tax Parishes of Naunton Beauchamp and North Piddle.²

2. The parish of Naunton Beauchamp in 1910

The parish is located 3 miles north of Pershore and 8 miles south-east of Worcester on a geology described as a mixture of ‘Charmouth Mudstone Formation - Mudstone’ and ‘Rugby Limestone Member – Mudstone and limestone, interbedded’, extending to 1,030 acres. The resulting soils are a mixture of freely-draining slightly acid but base-rich soils, and lime-rich loamy and clayey soils with impeded drainage.³

When the census was carried out in 1911, the population of Naunton Beauchamp was 92 (46 males and 46 females): of the 29 properties recorded in the census, 26 were inhabited, two 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 904½ acres, of which 196 were arable, and 708½ acres (78% of the total) were grassland: these totals included 46 acres of orchards. Of the 13 agricultural holdings in the parish, 11 were tenanted properties covering 891½ acres (99% of the total). The main arable crops were wheat, beans, and oats, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 150 cattle and 798 sheep were kept.⁵

² WAAS: BA 8585/1/67, *Inland Revenue. Valuation Summary book for the parish of Naunton Beauchamp, North Piddle, 1909-10.*

³ Kelly’s Directory 1912, pp. 196-197. British Geological Survey, *Geology Viewer app – Naunton Beauchamp, Worcestershire* [accessed 31 July 2023]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscales for England and Wales – Naunton Beauchamp, Worcestershire* [accessed 31 July 2023].

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

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, 85¼; Beans, 30¼; Oats 19. Orchard acreages: Apples, 18; Plums, 19; Other kinds, 9.

3. Land and property in 1910 in the parish of Naunton Beauchamp

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

- The owner name *W Gilda* has been standardised to *Gilder, W* in the listing in Appendix 2;
- The abbreviation *N. Beauchamp* found in Appendix 1 has been expanded to *Naunton Beauchamp* in Appendix 2 and Appendix 4.

Of the 38 assessments with owners recorded in the Valuation Summary, 11 were owned by Mrs. E. Hunt and 6 by James Bakewell: although George Clarke was lord of the manor and held the second largest acreage (see Table 2), this was held in a single assessment at Naunton Court.⁶

Table 1: Number of assessments by landowner

Name	No. of assessments
Mrs. E. Hunt	11
James Bakewell	6
17 others with 3 or less assessments	21
TOTAL	38

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
Mrs. E. Hunt	475	2	0
George Clarke	233	2	0
James Bakewell	83	0	0
Jas. Boyce	80	0	0
F. Atkins	47	3	0
Rev. T. Davies	35	0	0
10 others with 15 acres or less each	49	1	0
TOTAL	1004	0	0

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

Table 3: Assessments in excess of 25 acres

Situation	Occupier	Acreage		
		a	r	p
Not stated [Elms Farm]	Saml. Donkin Sen.	250	0	0
Not stated [Naunton Court]	Geo. Clarke Geo.	233	2	0
Naunton House	Saml. Donkin Jun.	202	2	0
The Poplars	John Grice	83	0	0
Naunton Beauchamp	John Grice	80	0	0
Naunton Beauchamp	Francis Atkins	47	3	0

⁶ Kelly's Directory 1912, pp. 197.

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

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	1	Donkin Saml. Junr	Mrs E Hunt Per Mr. W. Moore Noverton Stanford Bridge Worcester	House		Naunton House				20	0	0	17	0	0
1	2	Donkin Saml. Junr	Mrs E Hunt Per Mr. W. Moore Noverton Stanford Bridge Worcester	Buildings		Naunton House				15	0	0	12	0	0
1	3	Donkin Saml. Junr	Mrs E Hunt Per Mr. W. Moore Noverton Stanford Bridge Worcester	Land		Naunton House	202	2	0	180	0	0	162	0	0
2	4	Seabright	Mrs E Hunt Per Mr. W. Moore Noverton Stanford Bridge Worcester	Cottage		Rookery				4	0	0	3	0	0
3	5	Donkin Saml. Senr.	Mrs E. Hunt	House		Elms Farm				20	0	0	16	0	0
3	6	Donkin Saml. Senr.	Mrs E. Hunt	Building						18	0	0	14	5	0
3	7	Donkin Saml. Senr.	Mrs E. Hunt	Land			250	0	0	87	0	0	78	5	0
4	8	Harvey John	Mrs E. Hunt	Cottage		Nr. Elms Farm				3	0	0	2	5	0
5	9	Void	A. J. Beauchamp Solicitor Worcester	Cottage		Naunton Beauchamp				3	10	0	2	12	0
5	10	Void	A. J. Beauchamp Solicitor Worcester	Blacksmiths Shop		Naunton Beauchamp				1	5	0	1	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	11	Slade John	Mrs E. Hunt Per Wm. Moore Worcester Stanford Bridge	Cottage & Garden		Naunton Beauchamp		1	0	4	0	0	3	0	0
7	12	Hunt Mary	Mrs. E. Hunt	Cottage & Garden		Nr. Elms		1	0	7	0	0	5	5	0
8	13	Dowswell Chas.	Mrs. E. Hunt	Cottage & Garden		Nr. Elms		1	0	3	10	0	2	12	0
9	14	Stephens Geo	Mrs. E. Hunt	House		Naunton Beauchamp				4	0	0	3	5	0
9	15	Stephens Geo	Mrs. E. Hunt	Buildings		Naunton Beauchamp				2	0	0	1	12	0
9	16	Stephens Geo	Mrs. E. Hunt	Land		Naunton Beauchamp	11	2	0	14	0	0	12	10	0
9	17	Stephens Geo	Mrs. E. Hunt	Orchard		Naunton Beauchamp	1	1	0	2	5	0	2	0	0
10	18	Welland John	Mrs. E. Hunt	Cottage & Garden		Naunton Beauchamp		1	0	4	0	0	3	0	0
11	19	Groves John	Mrs. E. Hunt	Cottage & Garden		Naunton Beauchamp		1	0	3	15	0	2	17	0
12	20	Bakewell James	Mrs. E. Hunt	Orchard & Land		Naunton Beauchamp	9	0	0	18	0	0	16	5	0
13	21	Grice John	James Bakewell Naunton Beauchamp Pershore	House		The Poplars				12	0	0	9	12	0
13	22	Grice John	James Bakewell Naunton Beauchamp Pershore	Building		The Poplars				6	0	0	4	15	0
13	23	Grice John	James Bakewell Naunton Beauchamp Pershore	Land		The Poplars	83	0	0	55	0	0	49	10	0
14	24	Hardwick Alice	James Bakewell	Cottage		Nr. Poplars				5	10	0	4	2	0
15	25	Hooper Geo	James Bakewell	Cottage		Nr. Poplars				2	0	0	1	10	0
16	26	Groves Geo	James Bakewell	Cottage		Nr. Poplars				3	0	0	2	5	0
17	27	Hartwell Wm.	James Bakewell	Cottage		Nr. Poplars				5	10	0	4	2	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
18	28	Clarke Geo	George Clarke	House		Naunton Court				15	0	0	12	0	0
18	29	Clarke Geo	George Clarke	Buildings		Naunton Court				10	0	0	8	0	0
18	30	Clarke Geo	George Clarke	Land			233	2	0	125	0	0	112	10	0
19	31	Clarke Geo	Myra Boyce c/o G. Clarke Naunton Court	House & Garden		Brooklyn Villa		1	0	7	10	0	6	7	0
20	32	Clarke Geo	Mary Ann Rolls c/o G. Clarke	Orchard		N. Beauchamp		2	0	1	5	0	1	2	0
21	33	Void	Mary Ann Rolls c/o G. Clarke	Cottage		N. Beauchamp				4	0	0	3	0	0
22	34	Badger Geo	Mary Ann Rolls c/o G. Clarke	Cottage		N. Beauchamp				4	0	0	3	0	0
23 ⁷	35	Gilder W	W. B. Driver W Gilda Woodmancote Manor Cirencester (see note)	Land		N. Beauchamp	14	0	0	10	10	0	9	10	0
24	36	Rogers Elizabeth	Jas Boyce c/o Geo Clarke Naunton Court	House		N. Beauchamp				8	0	0	6	7	0
24	37	Grice John	Jas Boyce c/o Geo Clarke Naunton Court	Buildings		N. Beauchamp				7	0	0	5	12	0
25	38	Grice John	Jas Boyce c/o Geo Clarke Naunton Court	Land		N. Beauchamp	80	0	0	55	0	0	49	10	0
26	39	Unton Nathan	Nathan Unton Libbery Grafton Flyford	Land		N. Beauchamp	1	0	0	2	5	0	2	0	0
27	40	Taplin Miss Kate	Kate Taplin	Cottage		The Parks				2	12	0	2	0	0
27	41	Taplin Miss Kate	Kate Taplin	Land		The Parks	4	0	0	5	10	0	5	0	0
28	42	Clarke Geo	Fred. S. Clarke Churchhill Worcester	House		Naunton Beauchamp				4	0	0	3	5	0
28	43	Clarke Geo	Fred. S. Clarke Churchhill Worcester	Buildings		Naunton Beauchamp				2	0	0	1	12	0

⁷ Note attached to Valuation Summary book from W. B. Driver of Woodmancote, Cirencester, dated August 20th, as follows: Dear Sir, Mr. W. Gilder of Bishops Cleeve is the owner of the Dean Lodge Farm. The following comment was written in a different hand on the attached note: Rate No. 35.

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
28	44	Clarke Geo	Fred. S. Clarke Churchhill Worcester	Land		Naunton Beauchamp	11	1	0	14	0	0	12	12	0
29	45	Stephens Thos.	Miss Mary Ann Loxley Kington Worcester	Cot. & Garden		N. Beauchamp				4	0	0	3	0	0
29	46	Stephens Thos.	Miss Mary Ann Loxley Kington Worcester	Land		N. Beauchamp	6	0	0	7	5	0	6	10	0
30	47	Void	M. A. Partington	Garden		N. Beauchamp		1	0		6	0		5	0
31	48	Ryland Saml.	Lucy Ryland North Piddle Worcester	Land		N. Beauchamp	2	1	0	2	10	0	2	5	0
32	49	Grice John	Churchwardens N. Beauchamp Pershore	Land		N. Beauchamp	9	3	0	5	0	0	4	10	0
33	50	Atkins Francis	F. Atkins Upton Snodsbury Worcester	Land		N. Beauchamp	47	3	0	38	0	0	34	5	0
33	51	Atkins Francis	F. Atkins Upton Snodsbury Worcester	Cottage		N. Beauchamp				4	0	0	3	0	0
34	52	Clarke Geo	Rev. T. Davies Peopleton Pershore	Building		Naunton Beauchamp Glebe				2	10	0	2	0	0
34	53	Clarke Geo	Rev. T. Davies Peopleton Pershore	Land		Naunton Beauchamp Glebe	23	2	0	17	10	0	15	15	0
34	54	Davies Thos. Rev.	Rev. T. Davies Peopleton Pershore	Orchard			2	0	0	4	10	0	4	0	0
35	55	Tomlinson Emma	Rev. T. Davies Peopleton Pershore	House & Land		Rectory	1	0	0	18	0	0	15	5	0
36	56	Stephens Thos.	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp	1	0	0	1	10	0			
36	57	Groves John	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp	1	0	0	1	16	0			
36	58	Hartwell Wm.	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp	1	0	0	1	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
36	59	Hartwell Wm.	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp	1	0	0	1	14	0			
36	60	Hartwell Wm.	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp		2	0		15	0			
36	61	Groves John	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp		2	0		16	0			
36	62	Stephens John	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp		2	0		15	0			
36	63	Stephens John	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp		2	0		15	0			
36	64	Hartwell Wm.	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp		1	0		14	0			
36	65	Hartwell Wm.	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp		1	0		14	0			
36	66	Stephens Thos.	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp	1	0	0	1	13	0			
36	67	Stephens Thos.	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp		1	0		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
36 ⁸	68	Stephens Thos.	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp		1	0		14	0	12	0	0
36 ⁹	69	Roadways	Rev. T. Davies Peopleton Rectory Nr. Pershore	Allotments		N. Beauchamp		2	0						
40 ¹⁰		Grice John	James Bakewell	Naunton Beauchamp		Land (included in Return 13)									
41			Rev T Davis	The Church		Naunton Beauchamp									

⁸ Adding the Gross Annual Values for all entries under Assessment Number 36 (Poor Rate numbers 56 to 68 inclusive) gives £14 5s 0d: it is likely that the Rateable Value given in this line of £12 is for all of these entries.

⁹ There are no Assessment Numbers 37, 38 and 39 in this Valuation Summary book.

¹⁰ Note added: (Included in Return 13).

Appendix 2. Index of Owners

Atkins, F. 33
Bakewell, James 13-17, 40
Beauchamp, A. J. 5
Boyce, Jas. 24-25
Boyce, Myra 19
Churchwardens Norton Beauchamp 32
Clarke, Fred. S. 28
Clarke, George 18
Davies, Rev. T. 34-36
Davis, Rev. T. 41
Driver, W. B. 23
Gilder, W. 23
Hunt, Mrs. E. 1-4, 6-12
Loxley, Miss Mary Ann 29
Partington, M. A. 30
Rolls, Mary Ann 20-22
Ryland, Lucy 31
Taplin, Kate 27
Unton, Nathan 26

Appendix 3. Index of Occupiers

NOTE: For those assessments which comprise land divided into small parcels (for example, assessment number 36), the same occupier name may appear more than once.

Atkins, Francis 33	Hunt, Mary 7
Badger, Geo. 22	Not stated 41
Bakewell, James 12	Roadways 36
Clarke, Geo. 18-20, 28, 34	Rogers, Elizabeth 24
Davies, Rev. Thos. 34	Ryland, Saml. 31
Donkin, Saml. Jun. 1	Seabright 2
Donkin, Saml. Sen. 3	Slade, John 6
Dowswell, Chas. 8	Stephens, Geo. 9
Gilder, W. 23	Stephens, John 36
Grice, John 13, 24-25, 32, 40	Stephens, Thos. 29, 36
Groves, Geo. 16	Taplin, Miss Kate 27
Groves, John 11, 36	Tomlinson, Emma 35
Hardwick, Alice 14	Unton, Nathan 26
Hartwell, Wm. 17, 36	Void 5, 21, 30
Harvey, John 4	Welland, John 10
Hooper, Geo. 15	

Appendix 4. Index of Places

Brooklyn Villa 19

Elms Farm 3

Elms Farm Nr. 4

Elms, Nr. 7-8

Naunton Beauchamp 5-6, 9-12, 20-26, 28-33, 36, 40-41

Naunton Beauchamp Glebe 34

Naunton Court 18

Naunton House 1

Not stated 3, 18, 34

Parks, The 27

Poplars, Nr. 14-17

Poplars, The 13

Rectory 35

Rookery 2

Appendix 5. References to other Land Valuation resources for Naunton Beauchamp

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/34 *Forms 37 – Land, Madresfield, Norton-juxta-Kempsey, North Piddle, Naunton Beauchamp, Norton and Lenchwick, 1910-15.*

Field Books

TNA: IR58/93628, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Naunton Beauchamp. Assessment No. 1-41, 1910.*

Record Maps

TNA: IR129/3/833, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 8, 1910.*

TNA: IR129/3/837, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 12, 1910.*

TNA: IR129/3/841, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 16, 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.*

TNA: IR129/3/854, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 13, 1910.*