Data from the 1910 Land Valuation Survey for the parish of Bredon's Norton



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Contents

Introduction	2
1. The Valuation Office Survey of 1910	2
2. The parish of Bredon's Norton in 1910	3
3. Land and property in 1910 in the parish of Bredon's Norton	4
Appendix 1. Transcribed data from the Valuation Summary for the parish of Bredon's Norton	5
Appendix 2. Index of Owners	11
Appendix 3. Index of Occupiers	12
Appendix 4. Index of Places	13
Appendix 5. References to other Land Valuation resources for Bredon's Norton	14

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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. 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);

Parish: Bredon's Norton 2 July 2024

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 Bredon's Norton: it has been taken from the summary book for the Income Tax Parishes of Bredon and Bredon's Norton.²

2. The parish of Bredon's Norton in 1910

The parish of Bredon is located 3 miles north of Tewkesbury and 15 miles south of Worcester: Bredon's Norton (or Norton-by-Bredon) is a hamlet lying one mile to the north-west of Bredon. Located on a geology described as 'Charmouth Mudstone Formation', and extending to 1,100 acres, the resulting soils are a mixture of freely-draining, slightly-acid loamy soils; freely-draining, lime-rich loamy soils; and lime-rich loamy and clayey soils with impeded drainage.³

When the census was carried out in 1911, the population of Bredon's Norton was 168 (74 males and 94 females): of the 50 properties recorded in the census, 40 were inhabited, six were uninhabited, and four 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 889½ acres, of which 276¼ were arable, and 613¼ acres (69% of the total) were grassland: this included 79¾ acres of orchards. Of the 10 agricultural holdings in the parish, 8 were tenanted properties covering 409½ acres (46% of the total). The main arable crops were wheat, oats, turnips & swedes, mangolds, and beans, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 211 cattle and 294 sheep were kept.⁵

July 2024

Parish: Bredon's Norton 3

² WAAS: BA 8585/1/17, Inland Revenue. Valuation Summary book for the parish of Bredon, Bredon's Norton, 1909-10

³ Kelly's Directory 1912, pp. 39-40. British Geological Survey, *Geology Viewer – Bredon's Norton*, *Worcestershire* www.geologyviewer.bgs.ac.uk [accessed 28 May 2024]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Bredon's Norton*, *Worcestershire* https://mapapps2.bgs.ac.uk/ukso/home.html [accessed 28 May 2024].

⁴ TNA: RG78/948. 1911 Census Enumerator's Summary Books. Gloucestershire. Tewkesbury. Registration Sub-District: Tewkesbury, including Civil Parish, Township or Place: Bredon's Norton.

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, 89½; Oats 43½; Turnips & Swedes, 24; Mangolds, 22¼; Beans 21½. Orchard acreages: Apples, 17¾; Plums, 1¼; Pears, ¼; Other kinds, 60½.

3. Land and property in 1910 in the parish of Bredon's Norton

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

- The owner name *Chaplewardens* has been standardised to *Chapelwardens*;
- The owner name *County Council. (Worc)*. has been standardised to *Worcestershire County Council*:
- Two variations of situation, *Bredons Norton* and *Bredon's Norton* are shown in Appendix 1: the listing in Appendix 4 shows *Bredon's Norton* for both of these variations;
- The situation 1100 Yards thru this Parish shown in Appendix 1 has been standardised to Bredon's Norton in Appendix 4.

Of the 81 assessments with owners recorded in the Valuation Summary, 27 were owned by Miss Z. Woodhull, whilst Edward Farrand owned a further 17 assessments: see Table 1. These two individuals also owned the largest acreages in the parish, totalling almost 70% of the parish acreage: see Table 2.

Name	No. of assessments
Miss Z. Woodhull	27
Edward Farrand	17

Table 1: Number of assessments by landowner

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 lar	nd by major landowner
-------------------------	-----------------------

Name	A	Acreage							
	a	r	p						
Miss Z. Woodhull	388	0	0						
Edward Farrand	373	3	21						
J. C. Hanford	157	3	10						
Rev. H. G. C. Browne	141	0	0						
19 others with 10 or less acres each	35	3	14						
TOTAL	1096	2	5						

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

26 others with 4 or less assessments

TOTAL

Table 3: Assessments in excess of 25 acres

Occupier	Situation		Acreage					
		a	r	p				
Edward Farrand	Bredon's Norton	365	2	20				
Fredk. Davies	Bredon's Norton	157	3	10				
Miss Z. Woodhull	Pt. Manor Farm	88	3	2				
David Davies	Bredon's Norton	85	0	0				
Fredk. Chas. Candy	Bredon's Norton	69	3	10				
Alfred Dudfield	Pt. Manor Farm	48	3	28				
Fredk. Chas. Candy	Bredon's Norton	43	1	22				
Edward Hughes	Bredon's Norton	35	2	30				
Samuel Phelps	Bredon's Norton	32	0	0				
Miss Z. Woodhull	Norton Park	26	0	8				

Appendix 1. Transcribed data from the Valuation Summary for the parish of Bredon's Norton.

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.

							Estimated Gross annual extent value				ue					
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d	
1	1	Candy Fredk Chas	Woodhull Miss Z	House & Buildgs		Bredon's Norton							20	15	0	
1		Candy Fredk Chas	Woodhull Miss Z	Land		Bredon's Norton	69	3	10	65	0	0	34	15	0	
2	2	Candy Fredk Chas	Woodhull Miss Z	House & Buildgs		Bredon's Norton							30	5	0	
2		Candy Fredk Chas	Woodhull Miss Z	Land		Bredon's Norton	43	1	22	106	0	0	59	15	0	
3	3	Hughes Edward	Woodhull Miss Z	Buildings		Bredon's Norton							4	5	0	
3		Hughes Edward	Woodhull Miss Z	Land		Bredon's Norton	35	2	30	10	0	0	4	5	0	
4	4		Woodhull Miss Z	House & Buildgs		Bredon's Norton				30	0	0	24	0	0	
5	5	Crook Marian	Woodhull Miss Z	Land		Bredon's Norton	18	0	10	21	0	0	19	10	0	
6	6	Candy Fredk Chas	Woodhull Miss Z	Land		Bredon's Norton	19	0	38	19	0	0	17	10	0	
7	7	Woodhull Miss Z	Woodhull Miss Z	Land		Bredon's Norton	4	3	0	15	0	0	14	0	0	
8	8	Woodhull Miss Z	Woodhull Miss Z	Mansion & Gardens		Norton Park	5	2	20	165	0	0	132	0	0	
9	9	Woodhull Miss Z	Woodhull Miss Z	Land		Norton Park	26	0	8	43	10	0	40	0	0	
10	10	Woodhull Miss Z	Woodhull Miss Z	Cottage & Garden		Norton Park			16	4	0	0	3	5	0	
11	11	Woodhull Miss Z	Woodhull Miss Z	Woods		The Hill	16	0	15	11	6	0	10	10	0	
12	12	Woodhull Miss Z	Woodhull Miss Z	Land		Allotments	1	2	5	4	0	0	3	15	0	
13	13	Saywell Wm Ed Thos	Woodhull Miss Z	House & Garden		Bredon's Norton			4	12	0	0	9	15	0	
14	14	Woodhull Miss Z	Woodhull Miss Z	Land		Bredon's Norton		3	7	8	0	0	7	10	0	
15	15	Woodhull Miss Z	Woodhull Miss Z	Land		Bredon's Norton			16	4	0	0	3	15	0	

		•						imato xtent			oss annual value		Rate	able va	alue
No. of assessment	No. of Poor Rate		Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d
16	16	Woodhull Miss Z	Woodhull Miss Z	House & Buildgs		Manor House				100	0	0	80	0	0
17	17	Woodhull Miss Z	Woodhull Miss Z	Land		Pt. Manor Farm	88	3	2	88	0	0	81	10	0
18	18	Dudfield Alfred	Woodhull Miss Z	Land		Pt. Manor Farm	48	3	28	49	0	0	45	5	0
19	19	Crooke Marian	Woodhull Miss Z	Land		Pt. Manor Farm	7	1	10	18	10	0	17	0	0
20	20	Nash J George	Woodhull Miss Z	Blacksmiths Shop		Bredon's Norton				2	0	0	1	15	0
21	21	Crooke Marian	Woodhull Miss Z	House & Garden		Bredon's Norton		1	24	30	0	0	24	0	0
22	22	Wiseman	Barnes Jane Agent. H. Cox 34 Park Lane Aston	House & Garden		Bredon's Norton		1	7	12	0	0	9	10	0
23	23	Allen George	Allen Sarah	Land		Bredon's Norton			8	1	1	0	1	0	0
24		Allen George	Ainge Sydney 1 Coventry Road Bedford	Land		Bredon's Norton			26		16	0		15	0
25	24	Crooke Marian	Barnes Jane	House & Garden		Bredon's Norton		2	0	20	0	0	16	0	0
26	25	Davies David	Browne Rev H G. C	House & Buildgs		Bredon's Norton							22	0	0
26		Davies David	Browne Rev H G. C	Land		Bredon's Norton	85	0	0	101	0	0	64	0	0
27	26	Davies Fredk	Hanford J C	Buildings		Bredon's Norton							4	5	0
27		Davies Fredk	Hanford J C	Land		Bredon's Norton	157	3	10	70	0	0	55	5	0
28	27	Groves Robt & Geo	Groves Robert & Geo Eckington	Land		Bredon's Norton	3	0	15	8	0	0	6	10	0
29	28	Miles & others	Browne Rev H. G. C.	Allotments		Bredon's Norton	24	0	0	66	0	0	61	0	0
30	29	White Harry V. & Herbert V.	White, E A & H. V Eckington	Land		Norton Side	2	2	5	9	5	0	8	10	0
30		White Harry V. & Herbert V.	White, E A & H. V Eckington	Land		Norton Side	2	2	4	9	5	0	8	10	0
31		White Harry V. & Herbert V.	Pearce Thomas Aylburton Lodge Lydney	Land		Norton Side	2	2	35	10	0	0	9	5	0

				Estimated Gross annual Rates extent value																								
No. of assessment	No. of Poor Rate	oor ate		·	Description		Situation	A	R	P	£	S	d	£	S	d												
32	30	Pratt Ernest	Wheatcroft Chas Fiddington	House		Norton Side							3	5	0													
32		Pratt Ernest	Wheatcroft Chas Fiddington	Land		Norton Side	2	3	16	14	0	0	8	15	0													
33	31	Trenfield James A	Trenfield Jas A	House & Garden		Bredon's Norton		2	0	30	0	0	24	0	0													
33		Trenfield James A	Trenfield Jas A	Orchard		Bredon's Norton	1	2	0	14	0	0	13	0	0													
34		Trenfield James A	Cook George Bredon	Land		Bredon's Norton	1	1	23	4	0	0	3	10	0													
35		Trenfield James A	Chaplewardens Rev. W. Saywell	Land		Bredon's Norton	6	1	14	14	0	0	13	0	0													
36		Trenfield James A	Kemerton School Rev. Mercier Kemerton	Land		Bredon's Norton	1	0	4	3	0	0	2	15	0													
37	32	Phelps Samuel	Browne Revd H G. C	Land		Bredon's Norton	32	0	0	72	0	0	66	10	0													
38	33	Phelps Samuel Farrand Edwd	Agmar Lionel de Satge Farrand Edward Kinsham	House & Buildgs		Bredon's Norton							61	0	0													
38		Phelps Samuel Farrand Edwd	Agmar Lionel de Satge Farrand Edward Kinsham	Land		Bredon's Norton	365	2	20	569	0	0	422	0	0													
39	34	Smith Frederick	Agmar Lionel de Satge Farrand Edward Kinsham	House & Garden		Bredon's Norton			25	13	0	0	10	10	0													
40	35	Smith & others	Agmar Lionel de Satge Farrand Edward Kinsham	Allotments		Bredon's Norton	4	2	27	20	0	0	18	10	0													
41	36	Wheeler Susannah	Wheeler Susannah	House		Bredon's Norton							4	0	0													
41		Wheeler Susannah	Wheeler Susannah	Garden		Bredon's Norton	1	0	3	14	0	0	8	0	0													
42	37	Payne P M	Midland Railway Co	Railway		1100 Yards thru this Parish	6	3	10	927	0	0	742	0	0													
43	38	Miles John	Barton Robert Geo Tewkesbury	Cottage & Garden		Bredon's Norton				4	0	0	3	5	0													

								imate xtent		Gros	s ann alue	ual	Rate	able va	alue
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d
44		Trenfield George	Barton Robert Geo Tewkesbury	Cottage & Garden		Bredon's Norton		1	0	4	10	0	3	10	0
45	39	Miles Robert Junr	Miles Ellen (Mrs)	Cottage & Garden		Bredon's Norton			26	4	0	0	3	5	0
46	40	Allen George	Stevens L. (Mrs) 33 High St Oxford	Cottage & Garden		Bredon's Norton			25	9	0	0	7	0	0
47		Perks Samuel	Stevens L. (Mrs) 33 High St Oxford	Cottage & Garden		Bredon's Norton				8	0	0	6	10	0
48		Shepherd Thomas	Stevens L. (Mrs) 33 High St Oxford	Cottage & Garden		Bredon's Norton		3	7	5	0	0	4	0	0
49		Clarke George	Stevens L. (Mrs) 33 High St Oxford	Cottage & Garden		Bredon's Norton				5	0	0	4	0	0
50	41	Smith Thomas	Barnes Jane (Mrs)	Cottage		Bredon's Norton				6	5	0	5	0	0
50		Smith Thomas	Barnes Jane (Mrs)	Garden		Bredon's Norton		2	0	3	15	0	3	0	0
51	42	McPhearson May	Barnes Jane (Mrs)	Cottage & Garden		Bredon's Norton			12	8	0	0	6	10	0
52	43	Holcroft	Woodhull Miss Z	Cottage & Garden		Bredon's Norton				8	0	0	6	7	6
53		Miles Helen C	Woodhull Miss Z	Cottage & Garden		Bredon's Norton		2	30	8	0	0	6	7	6
54		Wignall Henry	Woodhull Miss Z	Cottage & Garden		Bredon's Norton		1	35	10	0	0	8	0	0
55 ⁶		James Alfred	Woodhull Miss Z	Cottage & Garden		Bredon's Norton									
56		Horne David	Woodhull Miss Z	Cottage & Garden		Bredon's Norton			30	10	10	0	8	10	0
57 ⁷	44	Miles Robert Senr	Miles Joyce (Miss)	Cottage & Garden		Bredon's Norton									

No values given in Valuation Summary book for Estimated Extent, Gross Annual Value, or Rateable Value.
 No values given in Valuation Summary book for Estimated Extent, Gross Annual Value, or Rateable Value.

		0					imat xtent		Gros	s anr alue	ual	Rateable value			
assessment Poo	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d
58		Miles George	Miles Joyce (Miss)	Cottage & Garden		Bredon's Norton		2	0	10	0	0	8	0	0
59	45	Perks John	Wheeler Susannah (Miss)	Cottage & Garden		Bredon's Norton			14	4	10	0	3	15	0
60	46	Evans Enoch	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton			26	4	0	0	3	5	0
61		Attwood Annie	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton			15	4	0	0	3	5	0
62		Baker William	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton				4	0	0	3	5	0
63		Darke George	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton		3	3	5	0	0	4	0	0
64		Jones Elizabeth	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton				4	0	0	3	5	0
65 ⁸		Moore George	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton									
66		Trenfield Harriet	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton		1	9	9	0	0	7	0	0
67 ⁹		Hawkes Frederick	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton									
68		Crooke Marian	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton		2	9	10	0	0	8	0	0
69		North Charles	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton		1	9	7	10	0	6	0	0
70^{10}		Pitt Henry	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton									
71		Clarke Vincent	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton		2	28	10	0	0	8	0	0

⁸ No values given in Valuation Summary book for Estimated Extent, Gross Annual Value, or Rateable Value.

⁹ No values given in Valuation Summary book for Estimated Extent, Gross Annual Value, or Rateable Value.

¹⁰ No values given in Valuation Summary book for Estimated Extent, Gross Annual Value, or Rateable Value.

							Estimated extent A R			Gros	s ann alue	ual	Rate	able va	ılue
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d
72		Finch George	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton		1	0	5	0	0	4	0	0
73		New William John	Agmar Lionel de Satge Farrand Edward	Cottage & Garden		Bredon's Norton		1	10	8	0	0	6	10	0
11				The Church		Bredons Norton									
74 ¹²			Woodhull Miss Z	The School		Bredons Norton									
13				A piece of Land called Norton Dock		Near the Avon									
7514			County Council. (Worc).	Land & Hse & bldgs.		Clattsmore Farm.									
76 15		H. V. & B White	H. V. & B White	Orchard		Near Norton Hill									
77			Rector & Churchwardens	Church		Bredons Norton									
78		A Roberts	Rector of Bredon	Orchard		by the Railway									
79		G Miles	Rector of Bredon	Orchard		by the Railway									
80		In hand.	Rector of Bredon	Spinney											
81 ¹⁶		A. Randall	Barnes. Wm G. formerly J G W. Till.	Cott & Gdn & 6 1/2 ac Land O.S. No 350 & 504		Westmancote									

 $^{^{11}}$ Note added: See below [this refers to Assessment Number 77]. 12 Note added: Not rated.

¹³ No Assessment Number allocated to this record: therefore, it does not appear in Appendices 2, 3 and 4. ¹⁴ The extent as subsequently determined by the Valuer is given as 75a 3r 19p in Columns 11, 12 and 13.

¹⁵ Note added: See No 30.

¹⁶ This was crossed through here, but entered as Bredon 359 [See WAAS: BA 16645/17/1]: therefore, it does not appear in Appendices 2, 3 and 4.

Appendix 2. Index of Owners

Ainge, Sydney 24

Allen, Sarah 23

Barnes, Jane 22, 25

Barnes, Mrs. Jane 50-51

Barton, Robert Geo. 43-44

Browne, Rev. H. G. C. 26, 29, 37

Chapelwardens 35

Cook, George 34

de Satge, Agmar Lionel 38-40, 60-73

Farrand, Edward 38-40, 60-73

Groves, Geo. see Groves, Robert & Geo.

Groves, Robert & Geo. 28

Hanford, J. C. 27

Kemerton School 36

Midland Railway Co. 42

Miles, Miss Joyce 57-58

Miles, Mrs. Ellen 45

Pearce, Thomas 31

Rector & Churchwardens 77

Rector of Bredon 78-80

Stevens, Mrs. L. 46-49

Trenfield, Jas. A. 33

Wheatcroft, Chas. 32

Wheeler, Miss Susannah 59

Wheeler, Susannah 41

White, B. see White, H. V. & B.

White, E. A. & H. V. 30

White, H. V. & B. 76 see also White, E. A. & H. V.

Woodhull, Miss Z. 1-21, 52-56, 74

Worcestershire County Council 75

Appendix 3. Index of Occupiers

Allen, George 23-24, 46 Miles, Robert Jun. 45

Attwood, Annie 61 Miles, Robert Sen. 57

Baker, William 62 Moore, George 65

Candy, Fredk. Chas. 1-2, 6 Nash, J. George 20

Clarke, George 49 New, William John 73

Clarke, Vincent 71 North, Charles 69

Crook, Marian 5 Not stated 4, 74-75, 77

Crooke, Marian 19, 21, 25, 68 Payne, P. M. 42

Darke, George 63 Perks, John 59

Davies, David 26 Perks, Samuel 47

Davies, Fredk. 27 Phelps, Samuel 37-38

Dudfield, Alfred 18 Pitt, Henry 70

Evans, Enoch 60 Pratt, Ernest 32

Farrand, Edwd. 38 Roberts, A. 78

Finch, George 72 Saywell, Wm. Ed. Thos. 13

Groves, Geo. see Groves, Robt. & Geo. Shepherd, Thomas 48

Groves, Robt. & Geo. 28 Smith & others 40

Hawkes, Frederick 67 Smith, Frederick 39

Holcroft 52 Smith, Thomas 50

Horne, David 56 Trenfield, George 44

Hughes, Edward 3 Trenfield, Harriet 66

In hand 80 Trenfield, James A. 33-36

James, Alfred 55 Wheeler, Susannah 41

Jones, Elizabeth 64 White, B. see White, H. V. & B.

McPhearson, May 51 White, H. V. & B. 76

Miles & others 29 White, Harry V. & Herbert V. 30-31

Miles, G. 79 White, Herbert V. see White, Harry V. &

Miles, George 58

Miles, Helen C. 53 Wignall, Henry 54

Miles, John 43 Wiseman 22

Woodhull, Miss Z. 7-12, 14-17

Appendix 4. Index of Places

Allotments 12

Bredon's Norton 1-7, 13-15, 20-29, 33-74, 77

Clattsmore Farm 75

Manor House 16

Norton Hill, Near 76

Norton Park 8-10

Norton Side 30-32

Not stated 80

Manor Farm, Pt. 17-19

Railway, By the 78-79

Hill, The 11

Appendix 5. References to other Land Valuation resources for Bredon's Norton

TNA - The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/8 Forms 37 – Land, Bredicot, Broughton Hackett, Bredon's Norton, Broadway, Doddenham, Cotheridge, 1910-15.

Field Books

TNA: IR58/93337, Board of Inland Revenue Valuation Office: Field Books. Worcester. Bredons Norton. Assessment No. 1-100, 1910.

Record Maps

TNA: IR129/3/962, Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLVIII 10, 1910.

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