

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



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Front cover image: The Old Manor, Hadzor viewed from Canal Bridge in March 2015
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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 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);
- 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.

This booklet presents the data for the civil parish of Hadzor: it has been taken from the summary book for the Income Tax Parish of Droitwich which covers the civil parishes of Hadzor and Droitwich St. Nicholas.²

2. The parish of Hadzor in 1910

The parish is located 7 miles north-north-east of Worcester on a geology described as 'Branscombe Mudstone Formation', extending to 987 acres. The resulting soils are slightly-acid loamy and clayey soils with impeded drainage, and some slowly-permeable, seasonally-wet, slightly-acid but base-rich loamy and clayey soils.³

When the census was carried out in 1911, the population of Hadzor was 136 (72 males and 64 females): of the 31 properties recorded in the census, 28 were inhabited, 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 934¾ acres, of which 196¾ were arable, and 738 acres (79% of the total) were grassland: this included 25½ acres of orchards. Of the 12 agricultural holdings in the parish, 11 were tenanted properties covering 862¼ acres (92% 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, 206 cattle and 353 sheep were kept.⁵

² WAAS: BA 8585/1/33, *Inland Revenue. Valuation Summary book for the parish of Droitwich St. Andrew, Droitwich St. Nicholas, Droitwich St. Peter, Hadzor, 1909-10*. [NOTE: The data for the parishes of Droitwich St. Andrew and Droitwich St. Peter is to be found in WAAS: BA 8585/1/34].

³ Kelly's Directory 1912, pp. 123-124. British Geological Survey, *Geology Viewer – Hadzor, Worcestershire* geologyviewer.bgs.ac.uk [accessed 18 April 2025]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Hadzor, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 18 April 2025].

⁴ TNA: RG78/1087. *1911 Census Enumerator's Summary Books. Worcestershire. Droitwich. Registration Sub-District: Droitwich, including Civil Parish, Township or Place: Hadzor*.

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, 41; Beans, 38; Oats 25. Orchard acreages: Apples, 16½; Plums, 3½; Pears, 1½; Other kinds, 4.

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

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

- The abbreviation *B'ham* in the owner name in Appendix 1 has been standardised to *Birmingham* in Appendix 2;
- The owner and occupier name *Midland Ry Co:* in Appendix 1 has been standardised to *Midland Railway Co.* in Appendices 2 and 3;
- Two variations of situation, *Hazelwood* and *Hazlewood* are shown in Appendix 1: the listing in Appendix 4 shows *Hazelwood* for both of these variations.

Of the 58 assessments with owners recorded in the Valuation Summary, 45 were held by Major Hubert George Howard Galton, who was also lord of the manor.⁶ Galton also held the majority (96%) of the land in the parish: see Table 2.

Table 1: Number of assessments by landowner

Name	No. of assessments
Major Galton	45
Gloucester & Birmingham Canal Company	6
7 others with one assessment each	7
TOTAL	58

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
Major Galton	865	1	18
Sir H. Vernon Bart.	20	0	0
Gloucester & Birmingham Canal Co.	9	3	30
Midland Railway Company	6	2	18
3 others with less than 1 acre each	1	1	1
TOTAL	903	0	27

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

Table 3: Assessments in excess of 25 acres

Occupier	Situation	Acreage		
		a	r	p
Ralph Palmer	Court Farm	220	0	0
Stephen Bennett	Manor Farm	145	1	20
Mrs. S. Marshall	Hadzor	142	0	0
P. B. Gibbs	Hadzor	78	0	0
Thomas Moverely	Home Farm	69	2	0
Miss Amphlett	Hadzor	37	0	0
Major Galton	Hadzor	27	0	0

⁶ Kellys Directory, 1912, p. 123.

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

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
814	1	Major Galton	Major Galton	Hadzor Hse. Gdns Etc		Hadzor	24	1	26	253	0	0	215	0	0
815	2	Major Galton	Major Galton	Land Parks		Hadzor	17	0	0	34	0	0	32	10	0
816	3	Major Galton	Major Galton	Plantations Gdn: Ld.		Hadzor	10	3	0	5	10	0	5	0	0
817	4	Major Galton	Major Galton	Land		Hadzor	3	1	0	6	0	0	5	10	0
818	5	Major Galton (James Butler)	Major Galton	Gardeners House		Hadzor		1	14	6	0	0	4	10	0
819	6	Major Galton	Major Galton	Land		Hadzor	27	0	0	54	0	0	48	10	0
820	7	Major Galton	Major Galton	Orchard		Hadzor		3	0	3	0	0	3	0	0
821	8	Major Galton	Major Galton	Land		Hadzor		3	0	1	10	0	1	10	0
822	9	Hunt James	Major Galton	Land		Hadzor	2	2	0	3	0	0	2	10	0
823	10	Marshall Mrs. S.	Major Galton	House & Buildings		Hadzor	1	0	0	15	0	0	12	0	0
823		Marshall Mrs. S.	Major Galton	Land		Hadzor	142	0	0	60	0	0	54	0	0
824	11	Gibbs P. B.	Major Galton	House & Buildings		Hadzor		2	29	25	0	0	20	0	0
824		Gibbs P. B.	Major Galton	Land		Hadzor	78	0	0	81	0	0	73	0	0
825	12	Amphlett Miss	Major Galton	Buildings		Hadzor			23	5	0	0	4	0	0
825		Amphlett Miss	Major Galton	Land		Hadzor	37	0	0	50	0	0	45	0	0
826	13	Major Galton	Major Galton	Woods		Hazelwood	21	0	0	10	10	0	10	0	0
827		Major Galton	Major Galton	Land		Wood Piece	7	3	20	7	0	0	6	5	0
828	14	Bennett Stephen	Major Galton	House & Buildings		Manor Farm			23	25	0	0	20	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
828		Bennett Stephen	Major Galton	Land		Manor Farm	145	1	20	124	0	0	111	10	0
829	15	Thompson William	Major Galton	Land		Pt of Manor Farm	3	0	0	5	0	0	4	10	0
830	16	Ewins	Major Galton	Land		Newland Common		2	0	2	0	0	2	0	0
831	17	Midland Ry Co:	Themselves	Railway		Railway	6	2	18	801	0	0	721	0	0
831a	18	Postmaster General	Postmaster General	Line of Telegraphs		Hadzor			1	3	0	0	2	5	0
832	19	Palmer William	Sir H. Vernon Bart:	Land		Pt. of Hunting Drop Farm	20	0	0	18	0	0	16	5	0
833	20	Palmer Ralph	Major Galton	House & Buildings		Court Farm			15	29	0	0	23	0	0
833		Palmer Ralph	Major Galton	Land		Court Farm	220	0	0	163	0	0	147	0	0
834	21	Smith John	Gloucester & B'ham Canal Co.	House		Hanbury Wharf			1	4	0	0	3	0	0
835	22	Footman Benjamin	Gloucester & B'ham Canal Co.	House & Stable		Hanbury Wharf			2	8	0	0	6	0	0
836	23	Waldron George	Gloucester & B'ham Canal Co.	House & Weigh Machine		Hanbury Wharf			2	6	0	0	5	5	0
837	24	Canal Company	Gloucester & B'ham Canal Co.	Canal & Land		Hanbury Wharf	9	3	20	16	0	0	15	10	0
838	25	Smith Wm.	Gloucester & B'ham Canal Co.	House		Hanbury Wharf			1	4	4	0	3	0	0
839	26	Canal Company	Gloucester & B'ham Canal Co.	Warehouse		Hanbury Wharf			4	1	10	0	1	5	0
840	27	Hennessy James	Major Galton	Cottage & Garden	5	Village			26	4	10	0	3	5	0
841	28		Major Galton	Cottage & Garden	6	Village		2	26	4	10	0	3	5	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
842	29	Currie Walter	Major Galton	Cottage & Garden	2 & 3	Village			29	6	10	0	4	15	0
843	30	Barratt	Major Galton	Cottage & Garden	1	Village			30	7	0	0	5	5	0
844	31	Farmer Thomas	Major Galton	Cottage & Garden	7	Village		1	31	4	10	0	3	5	0
845	32	Macdonald	Major Galton	Cottage & Garden	4	Village			16	4	0	0	3	0	0
846	33	Major Galton	Major Galton	Land		Village		1	0	2	10	0	2	10	0
847	34	Godfrey Herbert	Major Galton	Cottage & Garden		Cockshut Hill			30	5	10	0	4	0	0
848	35	Yapp William	Major Galton	Cottage & Garden		Cockshut Hill			30	5	10	0	4	0	0
849	36	Rue Mrs.	Major Galton	Cottage & Garden		Hadzor Lodge			18	4	0	0	3	0	0
850	37	Hunt James	Major Galton	Land		Middle Lane			30	1	0	0	1	0	0
851		Hunt James	Major Galton	Land		Primsland End	4	0	38	8	10	0	7	10	0
852	38	Dewey Bernard	Major Galton	Buildings		Hanbury Wharf			2	3	0	0	2	10	0
852	38	Dewey Bernard	Major Galton	Land		Hanbury Wharf	5	0	0	10	0	0	9	0	0
853	39	Meredith Thomas	Major Galton	Cottage & Garden		Trench Lane			30	4	10	0	3	5	0
854	40	Salle Andre	Major Galton	Cottage & Garden		Hanbury Road			26	4	10	0	3	5	0
855	41	Gottwaltz Rev C	Major Galton	Cottage & Garden		Wood Lodge			30	12	0	0	10	0	0
856	42	Galton Major	Major Galton	Land		By Hazlewood	2	0	0	2	0	0	2	0	0
857	43	Farmer Thomas	Major Galton	Land		By Hazlewood	1	2	0	1	10	0	1	5	0
858		Farmer Thomas	Major Galton	Land		By Hazlewood	1	2	0	1	10	0	1	5	0
859	44	Schools	Major Galton						26						

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
860	45	Marshall Mrs. M.	Colonel Bearcroft c/o A. S. Bearcroft Solicitor, Droitwich	Land		Hay Lane		2	0		10	0		10	0
861	46	Cottrill Robert	Cottrill Robert	House & Buildings		Hanbury Road		3	0	32	0	0	25	10	0
862		Cottrill Robert	Major Galton	Land		Hanbury Road	19	3	0	20	0	0	17	15	0
863	47	Moverely Thomas	Major Galton	House & Buildings		Hanbury Wharf			10	13	0	0	11	0	0
863 ⁷		Moverely Thomas	Major Galton	Buildings		Home Farm		1	27	5	0	0	4	0	0
863		Moverely Thomas	Major Galton	Land		Home Farm	69	2	0	54	0	0	49	0	0
864	48	Moverely Thomas	Major Galton	Cottage & Garden		Home Farm			25	6	0	0	4	10	0
865	49	Gornall John	Major Galton	Cottage & Garden		By Hazlewood			8	6	0	0	4	10	0
866	50	Mc. Clafferty Edward	Major Galton	Cottage		By Hazlewood		1	0	5	0	0	3	15	0
866		Mc. Clafferty Edward	Major Galton	Land		By Hazlewood	1	0	0	1	0	0	1	0	0
867	51	Gateley Mrs. Ann	Major Galton	Land		Near Goosehill	10	0	0	7	10	0	6	15	0
867		Gateley Mrs. Ann	Major Galton	Land		Huntingdrop	1	2	0	2	5	0	2	0	0
868	52	Burford	Major Galton	Land		Dean Meadow	1	2	0	1	10	0	1	10	0
1526		Mrs. R.G. Marshall	Col. E. H. Bearcroft	Land & Bldgs.		Dean Ditch									
1560		Rector	Rector & H. G. H. Galton	Church		Hadzor									

⁷ In 1912, Thomas Moverley was listed as the farmer at Home Farm. Kellys Directory 1912, p. 124.

Appendix 2. Index of Owners

Bearcroft, Col. E. H. 1526

Bearcroft, Colonel 860

Cottrill, Robert 861

Galton, H. G. H. *see* Rector & H. G. H. Galton

Galton, Major 814-830, 833, 840-859, 862-868

Gloucester & Birmingham Canal Co. 834-839

Midland Railway Co. 831

Postmaster General 831a

Rector & H. G. H. Galton 1560

Vernon, Sir H. Bart. 832

Appendix 3. Index of Occupiers

Amphlett, Miss 825	Marshall, Mrs. M. 860
Barratt 843	Marshall, Mrs. R. G. 1526
Bennett, Stephen 828	Marshall, Mrs. S. 823
Burford 868	McClafferty, Edward 866
Butler, James 818	Meredith, Thomas 853
Canal Company 837, 839	Midland Railway Company 831
Cottrill, Robert 861-862	Moverely, Thomas 863-864
Currie, Walter 842	Not stated 841
Dewey, Bernard 852	Palmer, Ralph 833
Ewins 830	Palmer, William 832
Farmer, Thomas 844, 857-858	Postmaster General 831a
Footman, Benjamin 835	Rector 1560
Galton, Major 814-821, 826-827, 846, 856	Rue, Mrs. 849
Gateley, Mrs. Ann 867	Salle, Andre 854
Gibbs, P. B. 824	Schools 859
Godfrey, Herbert 847	Smith, John 834
Gornall, John 865	Smith, Wm. 838
Gottwaltz, Rev. C. 855	Thompson, William 829
Hennessy, James 840	Waldron, George 836
Hunt, James 822, 850-851	Yapp, William 848
Macdonald 845	

Appendix 4. Index of Places

Cockshut Hill 847-848
Court Farm 833
Dean Ditch 1526
Dean Meadow 868
Goosehill, Near 867
Hadzor 814-825, 831a, 1560
Hadzor Lodge 849
Hanbury Road 854, 861-862
Hanbury Wharf 834-839, 852, 863
Hay Lane 860
Hazelwood 826
Hazelwood, By 856-858, 865-866
Home Farm 863-864
Hunting Drop Farm, Pt. of 832
Huntingdrop 867
Manor Farm 828
Manor Farm, Pt. of 829
Middle Lane 850
Newland Common 830
Not stated 859
Primsland End 851
Railway 831
Trench Lane 853
Village 840-846
Wood Lodge 855
Wood Piece 827

Appendix 5. References to other Land Valuation resources for Hadzor

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 were retained for the parish of Hadzor.

Field Books

TNA: IR58/93422, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Droitwich. Assessment No. 801-900, 1910.*

TNA: IR58/93429, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Droitwich. Assessment No. 1501-1580, 1910.*

Record Maps

TNA: IR129/3/766, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXIX 2, 1910.*

TNA: IR129/3/767, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXIX 3, 1910.*

TNA: IR129/3/770, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXIX 6, 1910.*

TNA: IR129/3/771, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXIX 7, 1910.*