

# Data from the 1910 Land Valuation Survey for the parish of Holdfast



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**Front cover image:** Holdfast Hall, Holdfast in March 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.<sup>1</sup> 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);

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<sup>1</sup> 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 place covered by the booklet.

This booklet presents the data for the civil parish of Holdfast: it has been taken from the summary book for the Income Tax Parish of Holdfast which covers the civil parishes of Holdfast and Longdon.<sup>2</sup>

## 2. The parish of Holdfast in 1910

Whilst Holdfast is described in Kelly's Directory as a hamlet in the parish of Queenhill, it is marked on Ordnance Survey maps of the period as a civil parish. Located 1½ miles from Upton-on-Severn, it lies on a geology described as 'Branscombe Mudstone Formation', extending to 690 acres.<sup>3</sup> The resulting soils are freely-draining slightly-acid loamy soils with loamy and clayey floodplain soils with naturally high groundwater, adjacent to the River Severn.<sup>4</sup>

When the census was carried out in 1911, the population of Holdfast was 86 (43 males and 43 females): all 21 properties recorded in the census were classed as 'inhabited'.<sup>5</sup> In the same year, there were no separate agricultural statistics for Holdfast or for the parish of Queenhill: however, in the neighbouring parish of Bushley, the main arable crops were wheat, beans, and oats, with grassland accounting for 86% of the parish acreage.<sup>6</sup>

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<sup>2</sup> WAAS: BA 8585/1/50, *Inland Revenue. Valuation Summary book for the parish of Holdfast, Longdon, 1909-10.*

<sup>3</sup> Kelly's Directory 1912, p. 223. See also WAAS: BA 16645/10/2, *Data from the 1910 Land Valuation Survey for the parish of Queenhill.*

<sup>4</sup> British Geological Survey, *Geology Viewer – Holdfast, Worcestershire* [www.geologyviewer.bgs.ac.uk](http://www.geologyviewer.bgs.ac.uk) [accessed 6 August 2024]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Holdfast, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 6 August 2024].

<sup>5</sup> TNA: RG78/1080B. *1911 Census Enumerator's Summary Books. Worcestershire. Upton-on-Severn. Registration Sub-District: Upton-on-Severn, including Civil Parish, Township or Place: Holdfast.*

<sup>6</sup> TNA: MAF68/2489, *Ministry of Agriculture, Fisheries and Food and predecessors: Statistics Divisions: Parish Summaries of Agricultural Returns. Worcestershire, 1911.*

### 3. Land and property in 1910 in the parish of Holdfast

In preparing the data for analysis, the following standardisation has been made:

- The abbreviation *Rd* shown in Appendix 1 has been standardised to *Road* in Appendix 4.

Of the 37 assessments with owners recorded in the Valuation Summary, 25 were owned by the Rev. E. R. Dowdeswell, who also owned just over one-half of the parish acreage: see Table 2.

Table 1: Number of assessments by landowner

Name	No. of assessments
Rev. E. R. Dowdeswell	25
6 others with 4 or less assessments	12
TOTAL	37

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
Rev. E. R. Dowdeswell	436	3	0
E. B. Marlin Esq.	214	2	0
Harry Rayer	79	0	0
Chas. G. Hutchinson	77	0	0
Rev. W. H. R. Longhurst	12	2	0
Stanhope Smith	1	0	0
TOTAL	820	3	0

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
Edmund Hemus	Holdfast Hall	264	3	0
R. M. Harris / Miss Bedford	Holdfast	145	2	0
R. M. Harris / Miss Bedford	Pt of Glebe Farm	73	2	0
James Havard	Holdfast	70	0	0
Mrs. M. Guilding	Holdfast	65	0	0
Harry Rayer	Holdfast	50	3	0
Albert E. Clark	Holdfast	42	3	0
Harry Rayer	The Reddings	28	0	0

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

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	Clark Albert E.	Dowdeswell Rev. E. R. Pull Court, Bushley	Park Farm		Holdfast	42	3	0	34	0	0	30	15	0
2	2	Dowdeswell Rev. E. R.	Dowdeswell Rev. E. R. Pull Court, Bushley	Plantations		Holdfast	10	2	0	5	0	0	5	0	0
3	3	Dowdeswell Rev. E. R.	Dowdeswell Rev. E. R. Pull Court, Bushley	Land		Holdfast	3	0	0	3	0	0	3	0	0
4	5	Guilding Mrs. M.	Marlin E. B. Esqr Ham Court Upton on Severn	Land		Holdfast	65	0	0	50	0	0	45	0	0
5	6	Hemus Edmund	Dowdeswell Rev. E. R.	Farm		Holdfast Hall	264	3	0	278	10	0	243	15	0
6	9	Nicholls Thomas	Dowdeswell Rev. E. R.	Cottage & Gar.		Holdfast		1	0	3	10	0	2	15	0
7	10	Havard James	Dowdeswell Rev. E. R.	Farm		Holdfast	70	0	0	42	0	0	37	5	0
8	12	Parker John	Smith Stanhope Church Farm, Castlemorton	House & Land		Reddings	1	0	0	8	0	0	6	15	0
9	14		Dowdeswell Rev. E. R.	House & Land		Holdfast Manor	14	3	0	60	0	0	51	15	0
10	16	Lee Mrs.	Dowdeswell Rev. E. R.	Land		River Side	23	0	0	32	0	0	28	15	0
11	17	Parker John	Dowdeswell Rev. E. R.	Cottage & Garden		Holdfast		1	0	3	10	0	2	15	0
12	18	<del>Marlin E. B. Esqr.</del> Harris R M Bedford Miss	<del>Marlin E. B. Esqr.</del> Hutchinson Chas G	Land		Pt of Glebe Farm	73	2	0	73	0	0	65	15	0
13	19	<del>Marlin E. B. Esqr.</del> Harris R M Bedford Miss	<del>Marlin E. B. Esqr.</del> Hutchinson Chas G	Land		Near Glebe Farm	3	2	0	8	0	0	7	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
14	20	<del>Marlin E. B. Esqr.</del> Harris R M Bedford Miss	Longhurst Rev. W. H. R. 5 Victoria Road, Malvern	Land		Vicarage Piece	12	2	0	20	0	0	18	0	0
15	21	<del>Marlin E. B. Esqr.</del> Harris R M Bedford Miss	Marlin E. B. Esqr.	Plantations		Near Ham Court	2	2	0	2	15	0	2	15	0
15A	22	<del>Marlin E. B. Esqr.</del> Harris R M Bedford Miss	Marlin E. B. Esqr.	Sporting rights		Holdfast	145	2	0	5	10	0	5	10	0
16	23	Rayer Harry	Rayer Harry Hillworth Court, Longdon	Pt. of Farm		Holdfast	50	3	0	73	10	0	65	15	0
17	24	Rayer Harry	Rayer Harry Hillworth Court, Longdon	House & Land		The Reddings	28	0	0	56	0	0	49	10	0
18	26	Greening Alfred	Dowdeswell Rev. E. R.	Cottage & Garden		Holdfast		1	0	3	0	0	2	5	0
19	27	Michetts Henry	Rayer Harry	Cottage & Garden		Holdfast		1	0	3	0	0	2	5	0
20	28	Bayliss A. H.	Dowdeswell Rev. E. R.	Cottage & Garden		Heath Hill				3	10	0	2	15	0
<del>21</del>	<del>29</del>	<del>Bayliss Jane</del>	<del>Dowdeswell Rev. E. R.</del>	<del>Cottage &amp; Garden</del>		<del>Heath Hill</del>		<del>1</del>	<del>0</del>	<del>4</del>	<del>10</del>	<del>0</del>	<del>3</del>	<del>10</del>	<del>0</del>
22	33	Bayliss Benjamin	Dowdeswell Rev. E. R.	Cottage & Garden		Heath Hill	1	1	0	6	0	0	5	0	0
23	35	Alwood Mrs.	Dowdeswell Rev. E. R.	Cottage & Garden		Yard Bridge				3	0	0	2	5	0
24	36	Tainton James	Dowdeswell Rev. E. R.	Cottage & Garden		Bruerlons		2	0	4	0	0	3	0	0
25 <sup>7</sup>	37	Bayliss Richard	Dowdeswell Rev. E. R.	Cottage & Garden		Holdfast				4	0	0	2	15	0

<sup>7</sup> This entry and the following two entries are bracketed together with a combined estimated extent of 2 roods.

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
26	38	Jones Elizabeth	Dowdeswell Rev. E. R.	Cottage & Garden		Barley House Road				3	0	0	2	5	0
27	39	Herman William	Dowdeswell Rev. E. R.	Cottage & Garden		Barley House Road				4	0	0	2	15	0
28	40	Jones Eliza	Dowdeswell Rev. E. R.	Cottage & Garden		Barley House		1	0	3	0	0	2	5	0
29	41	Prosser James	Dowdeswell Rev. E. R.	Cottage & Garden		Heath Hill		1	0	3	10	0	2	15	0
30	42	Nicholls William	Dowdeswell Rev. E. R.	Cottage & Garden		River Side		2	0	6	0	0	4	15	0
31	44	Tandy William	Dowdeswell Rev. E. R.	Cottage & Garden		Heath Hill		3	0	5	15	0	4	10	0
32	46	Bayliss Jane	Dowdeswell Rev. E. R.	Cottage & Garden		Yard Bridge		1	0	2	10	0	2	0	0
33	47	Savage Edward	Dowdeswell Rev. E. R.	Cottage & Garden		Barley House		1	0	3	10	0	2	15	0
34	48	Jones Thomas & Co.	Dowdeswell Rev. E. R.	Allotments		Heath Hill Holdfast	3	0	0	7	0	0	7	0	0
35	55	Watkins Herbert	Marlin E. B. Esqr	Land		Holdfast	1	2	0	1	10	0	1	10	0
218 <sup>8</sup>		Mrs H. Ashworth	Mrs H. Ashworth (purchaser)	Land		Holdfast Rd									

<sup>8</sup> Note added: (Included in Return (5). [NOTE: The given map reference of XLVII.16.N places this assessment in the parish of Holdfast.]

## **Appendix 2. Index of Owners**

Ashworth, Mrs H. 218  
Dowdeswell, Rev. E. R. 1-3, 5-7, 9-11, 18, 20-34  
Hutchinson Chas. G. 12-13  
Longhurst, Rev. W. H. R. 14  
Marlin, E. B. Esq. 4, 12-13, 15, 15A, 35  
Rayer, Harry 16-17, 19  
Smith, Stanhope 8

## **Appendix 3. Index of Occupiers**

Alwood, Mrs. 23	Jones, Elizabeth 26
Ashworth, Mrs. H. 218	Jones, Thomas & Co. 34
Bayliss, A. H. 20	Lee, Mrs. 10
Bayliss, Benjamin 22	Marlin, E. B. Esq. 12-15, 15A
Bayliss, Jane 21, 32	Michetts, Henry 19
Bayliss, Richard 25	Nicholls, Thomas 6
Bedford, Miss 12-15, 15A	Nicholls, William 30
Clark, Albert E. 1	Not stated 9
Dowdeswell, Rev. E. R. 2-3	Parker, John 8, 11
Greening, Alfred 18	Prosser, James 29
Guilding, Mrs. M. 4	Rayer, Harry 16-17
Harris, R. M. 12-15, 15A	Savage, Edward 33
Havard, James 7	Tainton, James 24
Hemus, Edmund 5	Tandy, William 31
Herman, William 27	Watkins, Herbert 35
Jones, Eliza 28	

#### **Appendix 4. Index of Places**

Barley House 28, 33

Barley House Road 26-27

Bruerlons 24

Glebe Farm, Near 13

Glebe Farm, Pt. of 12

Ham Court, Near 15

Heath Hill 20-22, 29, 31, 34

Holdfast 1-4, 6-7, 11, 15A, 16, 18-19, 25, 34-35

Holdfast Hall 5

Holdfast Manor 9

Holdfast Road 218

Reddings 8

Reddings, The 17

River Side 10, 30

Vicarage Piece 14

Yard Bridge 23, 32

## **Appendix 5. References to other Land Valuation resources for the parish of Holdfast**

TNA – The National Archives, Kew

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

### Forms 37

WAAS: 009:5 BA 8585/24 *Forms 37 – Land, Holdfast, Inkberrow, 1910-15.*

### Field Books

TNA: IR58/93545, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Holdfast. Assessment No. 1-100, 1910.*

TNA: IR58/93547, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Holdfast. Assessment No. 201-226, 1910.*

### Record Maps

TNA: IR129/3/951, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLVII 15, 1910.*

TNA: IR129/3/952, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XLVII 16, 1910.*

TNA: IR129/3/1001, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire LIV 3, 1910.*

TNA: IR129/3/1002, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire LIV 4, 1910.*