

# **Data from the 1910 Land Valuation Survey for the parish of Kington**



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**Front cover image:** Grove Cottage, Kington in February 2019

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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 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);

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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 parish covered by the booklet.

This booklet presents the data for the civil parish of Kington: it has been taken from the summary book for the Income Tax Parish of Dormston which covers the civil parishes of Dormston, Flyford Flavell, Grafton Flyford and Kington.<sup>2</sup>

## 2. The parish of Kington in 1910

The parish is located 9½ miles east from Worcester and 8½ miles west-south-west of Alcester on a geology described as ‘Rugby Limestone Member’, extending to 1,071 acres. The resulting soils are primarily lime-rich loamy and clayey soils with impeded drainage, with some slightly-acid loamy and clayey soils with impeded drainage.<sup>3</sup>

When the census was carried out in 1911, the population of Kington was 79 (46 males and 33 females): of the 28 properties recorded in the census, 24 were inhabited, two were uninhabited, and two were classed as a ‘building not used as dwelling’.<sup>4</sup>

From an agricultural viewpoint in the same year, the total cultivated area of the parish was 816¾ acres, of which 217½ were arable, and 599¼ acres (73% of the total) were grassland: there was also 23½ acres of orchards, all of which were counted under permanent grassland. Of the 21 agricultural holdings in the parish, 18 were tenanted properties covering 770¾ acres (94% of the total). The main arable crops were wheat, beans, barley, and oats, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 121 cattle and 290 sheep were kept.<sup>5</sup>

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<sup>2</sup> WAAS: BA 8585/1/32, *Inland Revenue. Valuation Summary book for the parish of Dormston, Flyford Flavell, Grafton Flyford and Kington, 1909-10.*

<sup>3</sup> Kelly’s Directory 1912, p. 164. British Geological Survey, *Geology Viewer app –Kington, Worcestershire* [accessed 9 December 2023]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscales for England and Wales – Kington, Worcestershire* [accessed 9 December 2023].

<sup>4</sup> TNA: RG78/1085. *1911 Census Enumerator’s Summary Books. Worcestershire. Pershore. Registration Sub-District: Pershore Civil Parish, Township or Place: Kington.*

<sup>5</sup> 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, 99¾; Beans, 26¾; Barley, 14½; Oats, 11. Orchard acreages: Apples, 13½; Pears, 3; Plums, 1; Other kinds, 6.

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

Of the 50 assessments with owners recorded in the Valuation Summary, there was no overall major landowner: Table 1 shows the distribution of numbers of assessments by owner.

Table 1: Number of assessments by landowner

Name	No. of assessments
Edwin Hickman	5
Rev. Bourne / Rev. J. H. Bourne	5
Rev. Wm. Pearce	3
L. C. Tipper	3
28 others with 1 or 2 assessments each	34
TOTAL	50

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
L. C. Tipper	164	2	0
Edwin Hickman	136	2	0
G. York Iliffe	119	0	0
Rev. Bourne	110	1	0
Chas. Godley & Son	99	0	0
Dermot Chambers	76	0	0
Rev. J. H. Bourne	50	0	0
Mrs. Helen King	50	0	0
8 others with between 10 and 50 acres each	172	0	0
12 others with less than 10 acres each	30	1	0
Total	1007	2	0

Those assessments with 50 acres or more of land are listed in Table 3.

Table 3: Assessments with 50 or more acres

Occupier	Situation	Acreage		
		a	r	p
Thos. Ardin	Kington Court	136	0	0
Mrs. A. E. Thornley	Kington	119	0	0
Susan Sherwood	Kington	99	0	0
John Burford	Kington	81	1	0
Robert Bolton	Kington	76	0	0
Jesse Bolton	Kington	59	2	0
Chas. Bolton	Kington	50	0	0
John Burford	Kington	50	0	0

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

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
179	1	Ardin Thos	L C Tipper Ribbesford Wake Green Moseley	House		Kington Court				12	0	0	9	12	0
179	2	Ardin Thos	L C Tipper Ribbesford Wake Green Moseley	Bdg		Kington Court				12	0	0	9	12	0
179	3	Ardin Thos	L C Tipper Ribbesford Wake Green Moseley	Land		Kington Court	136	0	0	60	0	0	54	0	0
179	4	Bluck Elizth	L C Tipper Ribbesford Wake Green Moseley	Old Turnpike		Kington				2	10	0	2	0	0
180	5	Thornley Mrs A E	G York Iliffe Russell Rd Moseley Bm	House		Kington				7	0	0	5	12	0
180	6	Thornley Mrs A E	G York Iliffe Russell Rd Moseley Bm	Bdg		Kington				6	0	0	4	15	0
180	7	Thornley Mrs A E	G York Iliffe Russell Rd Moseley Bm	Land		Kington	119	0	0	67	0	0	60	5	0
181	8	Burford John	Edwin Hickman	Red Hart Inn		Kington		1	0	16	0	0	12	15	0
181	9	Burford John	Edwin Hickman	Land		Kington	4	2	0	3	0	0	2	12	0
182 <sup>6</sup>	10	<del>Clark W H</del> Banner W O	Miss M E Adams Victoria St Redditch	Land			2	2	0	1	12	0	1	10	0
183 <sup>7</sup>	11	Hannan Herbert	H Hannan Kington Worcester	House		Kington				4	0	0	3	0	0
184	12	<del>Cresswell John</del> Hannan Herbert	H Hannan Kington Worcester	Bdg		Kington				2	0	0	1	12	0

<sup>6</sup> Note added: Returned on No 241 Inkberrow.

<sup>7</sup> This entry and the following entry are grouped together with a curly bracket and the following note added: Returned as one form.

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
184	13	<del>Cresswell John</del> Hannan Herbert	H Hannan Kington Worcester	Land		Kington	7	1	0	9	0	0	8	0	0
185	14	Bluck Thos	<del>Mrs Davis</del> L C Tipper	Land		Kington	16	3	0	14	0	0	12	12	0
185	15	Bluck Thos	<del>Mrs Davis</del> L C Tipper	Land		Kington	3	1	0	4	10	0	4	0	0
186	16	Sherwood Susan	Chas Godley & Son The Bracken Barnt Green Wor	House		Kington				10	0	0	8	0	0
186	17	Sherwood Susan	Chas Godley & Son The Bracken Barnt Green Wor	Building		Kington				6	10	0	5	5	0
186	18	Sherwood Susan	Chas Godley & Son The Bracken Barnt Green Wor	Land		Kington	99	0	0	53	10	0	48	0	0
187	19	Sherwood Susan	L. C Tipper	Building		Tiddington				1	10	0	1	5	0
187	20	Sherwood Susan	L. C Tipper	Land		Tiddington	24	3	0	26	10	0	23	17	0
188	21	Halford <del>Jesse</del> Wm	Chas F Newton Holywell Shrewley Warwick	House		Kington				5	0	0	4	5	0
188	22	Halford <del>Jesse</del> Wm	Chas F Newton Holywell Shrewley Warwick	Mill		Kington				16	0	0	12	0	0
188	23	Halford <del>Jesse</del> Wm	Chas F Newton Holywell Shrewley Warwick	Building		Kington				1	10	0	1	5	0
188	24	Halford <del>Jesse</del> Wm	Chas F Newton Holywell Shrewley Warwick	Land		Kington	15	1	0	12	10	0	11	5	0
189	25	<del>Jesse Halford</del> Halford Lucy C.	L. C. Tipper	Land		Kington	3	3	0	3	0	0	2	15	0
190	26	Day Hy	C Godley & Son	Cot & Gdn		Kington				4	10	0	3	7	0
191	27	Jones Ann	C Godley & Son	Cot & Gdn		Kington				3	15	0	3	0	0
192	28	Waters Jas	Edwin Hickman	House		Kington				5	0	0	4	0	0
192	29	Waters Jas	Edwin Hickman	Land		Kington	3	1	0	7	0	0	6	5	0
193	30	Adams Mary A	Mary A Adams	Small Tithes		Kington				6	0	0	5	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
194	31	<del>Holden E. Laura</del> Burford John	Edwin Hickman	House		Kington				5	0	0	4	0	0
194	32	<del>Holden E. Laura</del> Burford John	Edwin Hickman	Building		Kington				4	0	0	3	5	0
194	33	<del>Holden E. Laura</del> Burford John	Edwin Hickman	Land		Kington	81	1	0	34	0	0	30	10	0
195	34	Bolton Chas	Edwin Hickman	Building		Kington				1	15	0	1	10	0
195	35	Bolton Chas	Edwin Hickman	Land		Kington	31	3	0	28	0	0	25	2	0
196 <sup>8</sup>	36	Cottrill Hy	Edwin Hickman	Land		Allotment No 1									
196	37	Cottrill Thos	Edwin Hickman	Land		Allotment No 2									
196	38	Savage Wm	Edwin Hickman	Land		Allotment No 3									
196	39	Morris Geo	Edwin Hickman	Land		Allotment No 4	15	2	0	15	0	0	13	10	0
196	40	Waters Thos	Edwin Hickman	Land		Allotment No 5									
196	41	Waters Jas	Edwin Hickman	Land		Allotment No 6									
196	42	Burford John &c.	Edwin Hickman	Land		Allotment No 7									
196	43	Summerton Ann	Edwin Hickman	Land		Allotment No 8									
197	44	Burford John	Rector of Hallow Worcester	Land		Kington	6	0	0	3	6	0	3	0	0
198	45	Halford Jesse Wm	Revd Bourne	Land		Kington		2	0		16	0		15	0
199	46	Bolton Jesse	Revd Bourne (Agent) Messrs Yeates & Sons Worcester	House		Kington				8	0	0	6	7	0
199	47	Bolton Jesse	Revd Bourne (Agent) Messrs Yeates & Sons Worcester	Bdg		Kington				6	0	0	4	15	0

<sup>8</sup> The eight entries under Assessment Number 196 were grouped together with a curly bracket, and combined values for acreage, Gross Annual Value and Rateable Value were recorded, 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
199	48	Bolton Jesse	Revd Bourne (Agent) Messrs Yeates & Sons Worcester	Land		Kington	59	2	0	41	0	0	36	17	0
200	49	Bolton Chas	Revd Bourne	Land		Kington	50	0	0	38	0	0	34	5	0
200	50	Baker Wm	Revd Bourne	Cottage		Kington				3	0	0	2	5	0
201	51	Boyce Fredk	F Boyce Dormstone Worcester	Land		Kington	1	0	0	1	2	0	1	0	0
202	52	Thornley A-E Mrs H R	Miss Elizabeth Iliffe Rose Cottage Sawbridgeworth Herts	Cottage		Kington				5	5	0	4	0	0
202	53	Thornley A-E Mrs H R	Miss Elizabeth Iliffe Rose Cottage Sawbridgeworth Herts	Land		Kington		1	0	1	10	0	1	7	0
203	54	Pearce Revd Wm	Revd Wm Pearce Kington Worcester	Building		Kington				2	0	0	1	12	0
203	55	Pearce Revd Wm	Revd Wm Pearce Kington Worcester	Land		Kington	22	2	0	15	0	0	13	10	0
204	56	Pearce Revd Wm	Revd Wm Pearce Kington Worcester	Tithes		Kington				70	0	0	59	10	0
205	57	Pearce Revd Wm	Revd Wm Pearce Kington Worcester	House Rectory		Kington	1	0	0	9	0	0	7	12	0
206	58	Pearce Wm	A. B. Wyer c/o Grimley & Son 47 Temple St Bm	Land		Kington		1	0		12	0		10	0
207	59	Bluck Thos	Revd T. Rea Flyford Flavel	Land		Kington	3	2	0	3	5	0	3	0	0
208	60	Critchley D. C.	Mrs Milner Dormston House Malvern	Cot & Gdn		Kington				4	0	0	3	0	0
209	61	Bolton Robert Jesse	Revd Bourne	Garden		Kington		1	0		10	0		10	0
210	62	Bolton Robert	Dermot Chambers Hanley Swan Worcester	House		Kington				6	0	0	4	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
210	63	Bolton Robert	Dermot Chambers Hanley Swan Worcester	Bdg		Kington				5	10	0	4	10	0
210	64	Bolton Robert	Dermot Chambers Hanley Swan Worcester	Land		Kington	76	0	0	38	18	0	34	12	0
211	65	Laight G. B	Hy Blake (Exors) (agent) T. J Stephens Angel St Worcester	Cottage		Kington				6	10	0	4	17	0
211	66	Laight G. B	Hy Blake (Exors) (agent) T. J Stephens Angel St Worcester	Garden		Kington		2	0	1	10	0	1	7	0
212	67	<del>Cresswell John Jr</del> Cresswell F	Jane Baker Riversdale 17 Droitwich Rd Wor	Cottage		Kington				4	0	0	3	0	0
212	68	Cresswell Frank	Jane Baker Riversdale 17 Droitwich Rd Wor	House		Kington				8	0	0	6	7	0
212	69	Cresswell Frank	Jane Baker Riversdale 17 Droitwich Rd Wor	Building		Kington				1	10	0	1	5	0
212	70	Cresswell Frank	Jane Baker Riversdale 17 Droitwich Rd Wor	Land		Kington	7	1	0	10	10	0	9	10	0
213	71	Atkins John	J. A. Atkins Libbery Grafton Flyford	Building		Kington				2	0	0	1	12	0
213	72	Atkins John	J. A. Atkins Libbery Grafton Flyford	Land		Kington	32	0	0	17	0	0	15	5	0
214	73	Critchley D. C	Mrs Milner	Land		Kington	27	0	0	12	5	0	11	0	0
215	74	Loxley John	John C Loxley	House		Kington				7	0	0	6	12	0
215	75	Loxley John	John C Loxley	Building		Kington				2	10	0	2	0	0
215	76	Loxley John	John C Loxley	Land		Kington	20	0	0	7	10	0	6	15	0
216	77	Lewis Alfred	Jane Baker	Land		Kington	3	0	0	2	12	0	2	5	0
217	78	Void late Bunn Hewitt Frank	Richd Morris Bull Ring St Johns Worcester	Cot & Gdn		Kington		1	0	4	10	0	3	7	0
218	79	Green Fredk	F Green Kington Worcester	Cot & Gdn		Kington		1	0	4	10	0	3	7	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
219	80	Hughes Lucy	E Bearcroft Mere Hall Droitwich	Land		Kington	8	1	0	9	0	0	8	2	0
220	81	Burford John	<del>G. W. Kings</del> Mrs Helen King Oakwood Road Sparkhill	House		Kington				5	0	0	4	0	0
220	82	Burford John	<del>G. W. Kings</del> Mrs Helen King Oakwood Road Sparkhill	Building		Kington				2	0	0	1	12	0
220	83	Burford John	<del>G. W. Kings</del> Mrs Helen King Oakwood Road Sparkhill	Land		Kington	50	0	0	35	0	0	31	10	0
221	84	Taylor Benjn	<del>Geo</del> Elenor Hathaway Dormston Inkberrow Worcester	Cot & Gdn		Kington				4	10	0	3	7	0
222	85	Taylor Benjn	S J. Tombs Droitwich	Bdg & Land		Kington		1	0	1	0	0		17	0
223	86	Bourne Revd. J. H	Revd J. H. Bourne	Kites Wood		Kington	50	0	0	12	10	0	11	17	0
224	87	Cresswell Robert	Revd G. G. Coombs Bishampton Pershore	Building		Kington				1	10	0	1	5	0
224	88	Cresswell Robert	Revd G. G. Coombs Bishampton Pershore	Land		Kington	24	0	0	15	0	0	13	10	0
225 <sup>9</sup>		H. Cotterill	H. Cotterill	Garden		Kington									
231			The Rector & Churchwardens	Church		Kington									
233 <sup>10</sup>		M. Jones	Rector of Kington	Part of Kington Glebe		near Grafton									
234 <sup>11</sup>			Rector of Hallow	Part of Field		Near Grafton Wood Kington									

<sup>9</sup> Note added: N. R.

<sup>10</sup> Note added: (Part of Return 203).

<sup>11</sup> Note added: Duplicate of 197.

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## **Appendix 5. References to other Land Valuation resources for Kington**

TNA – The National Archives, Kew

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

### Forms 37

No Forms 37 retained for the parish of Kington.

### Field Books

TNA: IR58/93409, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Dormstone. Assessment No. 101-200, 1910.*

TNA: IR58/93410, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Dormstone. Assessment No. 201-236, 1910.*

### Record Maps

TNA: IR129/3/793, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXX 13, 1910.*

TNA: IR129/3/842, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 1, 1910.*

TNA: IR129/3/843, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 2, 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: IR129/3/847, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 6, 1910.*