

Data from the 1910 Land Valuation Survey for the parish of Rous Lench



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Front cover image: Chafy's Tower, Rous Lench in January 2022

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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);

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 Rous Lench: it has been taken from the summary book for the Income Tax Parish of the same name.²

2. The parish of Rous Lench in 1910

The parish is located 7 miles north of Evesham, and 12 miles west of Worcester on a geology described as ‘Mercia Mudstone Group’, extending to 1,494 acres. The resulting soils are primarily slightly-acid loamy and clayey soils with impeded drainage.³

When the census was carried out in 1911, the population of Rous Lench was 204 (109 males and 95 females): of the 65 properties recorded in the census, 54 were inhabited, seven 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 1,523¼ acres, of which 550¾ were arable, and 972½ acres (64% of the total) were grassland, including 48¾ acres of orchards. Of the 25 agricultural holdings in the parish, 24 were tenanted properties covering 1,507¼ acres (99% of the total). The main arable crops were wheat, beans, oats, and lucerne, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 225 cattle and 677 sheep were kept.⁵

² WAAS: BA 8585/1/77, *Inland Revenue. Valuation Summary book for the parish of Rous Lench, 1909-10.*

³ Kelly’s Directory 1912, p. 236. British Geological Survey, *Geology Viewer – Rous Lench, Worcestershire* geologyviewer.bgs.ac.uk [accessed 3 December 2024]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Rous Lench, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 3 December 2024].

⁴ TNA: RG78/1082. *1911 Census Enumerator’s Summary Books. Worcestershire. Evesham. Registration Sub-District: Evesham, including Civil Parish, Township or Place: Rous Lench.*

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, 190¾; Beans, 83; Oats 55¼; Lucerne 53½. Orchard acreages: Plums, 12; Apples, 11¼; Other kinds, 25½.

3. Land and property in 1910 in the parish of Rous Lench

Of the 67 assessments with owners recorded in the Valuation Summary, 44 were owned by the Rev. Dr. William Kyle Westwood Chafy, who lived at Rous Lench Court and was lord of the manor: when he bought the estate in 1876, he already owned the manor of Sheriffs Lench.⁶ Table 2 shows that he was also the principal landowner in the parish, owning 66% of the acreage.

Table 1: Number of assessments by landowner

Name	No. of assessments	
Rev Dr. Chafy	30	44
Rev. W. K. W. Chafy	3	
Dr. Chaffy	11	
17 others with 3 or less assessments	23	
Not stated	1	
TOTAL	68	

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. Dr. Chafy	967	3	3
Rev. G. Warlow	295	2	5
Samuel Wilson	102	0	0
J. Horseman	55	0	22
10 others with 15 acres or less each	36	1	27
TOTAL	1456	3	17

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

Table 3: Assessments in excess of 50 acres

Occupier	Acreage		
	a	r	p
Thomas Gilbert	199	2	19
G. Curnock	179	0	11
John Burford	155	3	34
William Bolton	115	0	2
L. W. Curnock	108	38	0
Rev. Dr. Chafy	103	2	0
William Ganderton	102	0	0
Thomas Hathaway	98	1	38
G. Curnock	92	1	7
G. Curnock	55	0	22

For the majority of the assessments, the situation was not stated: rather it would have been assumed that everywhere was simply Rous Lench, given it was a small village, and that there was no need to state this.

⁶ Kelly's Directory 1912, p. 236.

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

NOTE:

1. 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.
2. All entries were preceded by the letter 'R' in red ink, with the exception of assessment numbers 48-68.

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	Chafy Revd. Dr.	Chafy Revd. Dr.	Court House			1	0	0	80	0	0	68	0	0
1		Chafy Revd. Dr.	Chafy Revd. Dr.	Park Land			10	3	17	30	0	0	28	10	0
2	2	Chafy Revd. Dr.	Chafy Revd. Dr.	Woods			103	2	0	50	0	0	47	10	0
3	3	Chafy Revd. Dr.	Chafy Revd. Dr.	Reading Room						1	10	0	1	5	0
4	4	Chafy Revd. Dr.	Chafy Revd. Dr.	Yards & Sheds				1	3	8	0	0	6	15	0
5	5	Chafy Revd. Dr.	Chafy Revd. Dr.	Land & Building			4	1	9	5	10	0	4	19	6
6	6	Chafy Revd. Dr.	Chafy Revd. Dr.	Assembly Room						2	0	0	1	15	0
7	7	Raikes Colonel	Chafy Revd. Dr.	Ag. Land			12	1	17	7	0	0	6	13	0
8	8	Barrett Fredrick	Chafy Revd. Dr.	House & Land			4	1	5	16	0	0	14	2	0
9	9	Salisbury George	Chafy Revd. Dr.	Shop						4	0	0	3	7	6
10	10	Warlow Revd. G.	Warlow Revd. G. Rectory	House & Land			3	2	19	33	0	0	28	17	0
11	11	Collins Emily	Chafy Revd. Dr. Court House	House, Land & Brickyard			10	0	17	37	0	0	31	10	0
12	12	Halford Miss	Chafy Revd. Dr. Court House	School House					20	5	0	0	4	0	0
13 ⁷	13	Gilbert Thomas	Warlow Revd. G. Rectory	House Land & Building			199	2	19	150	0	0	139	0	0

⁷ The original Gross Annual Value of £143 5s was crossed through and replaced with the values 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
14	14	Burford John	Chafy Revd. Dr. Court House	House Land & Building			155	3	34	146	10	0	135	4	6
15	15	Bolton William	Chafy Revd. Dr. Court House	House Land & Building			115	0	2	50	0	0	45	10	0
16	16	Curnock L. W.	Chafy Revd. Dr. Court House	House Land & Building			108	38	0	80	0	0	73	7	0
17	17	Hemming George	Chafy Rev Dr. Court House	Cottage & Land			4	0	15	11	0	0	9	18	0
18	18	Mansell Lucy.	Chafy Rev Dr. Court House	House & Land.			2	0	35	10	0	0	8	15	0
19	19	Hathaway. E.	Chafy Rev Dr. Court House	Cottage					20	4	0	0	3	5	0
20	20	Malin William & others	Chafy Rev Dr. Court House	Cottages				2	25	10	10	0	8	12	6
21	21	Stanley John & others	Chafy Rev Dr. Court House	Cottages			2	1	13	44	0	0	35	10	0
22	22	Hemming James & others	Chafy Rev Dr. Court House	Cottages & Land			1	3	20	48	0	0	38	16	6
23	23	Void	Chafy Rev Dr. Court House	Cottage & Garden					19	3	10	0	2	15	0
24	24	Stanley Henry & others	Chafy Rev Dr. Court House	Cottages				1	31	15	12	0	12	7	6
25	25	Church Revd. A. C G.	Chafy Rev Dr. Court House	House						20	0	0	17	0	0
26	26	Hathaway. Thomas.	Chafy Rev Dr. Court House	Land			98	1	38	70	0	0	66	10	0
27	27	Curnock G.	Chafy Rev Dr. Court House	Land			44	2	26	27	10	0	26	2	6
28	28	Curnock G.	Chafy Rev Dr. Court House	Land & Buildings			179	0	11	163	0	0	153	7	0
29	29	Curnock G.	Warlow Revd. G. Rectory	Land & Buildings			92	1	7	63	0	0	59	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
30	30	Collins Emily & others	Chafy Revd. Dr. Court House	Allotments			12	3	0	12	5	0	11	13	0
31	31	Hemming Lewis & others	Chafy Revd. Dr. Court House	Allotments			28	1	29	35	9	0	33	17	0
32	32	Cowley John & others	Chafy Revd. Dr. Court House	Allotments			10	0	37	12	7	6	11	16	0
33	33	Hemming John & others	Churchwardens. Rouse Lench	Allotments			2	0	0	2	10	0	2	10	0
34	34	Curnock G.	Curnock G. Rouse Lench	House Land & Buildings			11	3	22	42	0	0	37	15	6
35	35	Curnock G.	Horseman J. Peachley Worcester	Land & Buildings			55	0	22	80	0	0	75	8	6
36	36	Careless Samuel	Tomlinson Mrs.	House Mill and Land			8	1	20	35	0	0	28	10	0
37	37	Miles Mrs.	Miles Mrs. Upper Norwood London.	Cottage & Garden					12	2	0	0	1	12	6
38	38	Salisbury William	Miles Mrs. Upper Norwood London.	Cottage & Garden					25	3	0	0	2	7	6
39	39	Bluck G.	Valender George. Atch Lench Evesham	Cottage & Garden					18	3	0	0	2	7	6
40	40	Green Thomas.	Valender George. Atch Lench Evesham	Cottage & Garden					18	3	0	0	2	7	6
41	41	Cowley John	Loxley George. Inkberrow. Worcester.	Cottage & Garden				1	20	5	0	0	4	0	0
42	42	Ewins Alfred	Flowers & Sons. Stratford on Avon	House. (Wheelbarrow & Castle) Land & Buildings			12	0	0	50	0	0	45	6	0
43	43	Hardwood Charles.	Hemming Hannah. Rouselench	Cottage & Garden					12	3	0	0	2	7	6
44	44	Skinner William	Harwood Rouselench	Cottage & Garden				1	0	3	10	0	2	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
45	45	Hemming James	Representatives of Jane Harvey	Cottage & Land			1	0	0	14	0	0	11	11	6
46	46	Ganderton William	Wilson Samuel.	House. Buildings Land & Shooting rights			102	0	0	138	0	0	128	2	0
47 ⁸	47	Curnock G.	Chafy Revd. Dr Court House	Land & Building & Shooting Rights			47	0	0	53	10	0	49	16	6
48	48	Chafy Rev Dr.		Sporting Rights						43	0	0	40	17	0
49 ⁹		L Hauley	Dr Chaffy	Cott & gdn		Rous Lench									
50		Thos Collins	Dr Chaffy	Cott & gdn		Rous Lench									
51		Chas Leis	Dr Chaffy	Cott & gdn		The Toll House									
52		Wilkins & Wilkins	Dr Chaffy	2 Cott & gdns		Rous Lench									
53		Stanley, Green & Hauley	Dr Chaffy	2 Cott & gdns		Rous Lench									
54		H Bunn	Dr Chaffy	Cott & gdn		Rous Lench									
55		Mrs J Hemming	Dr Chaffy	Garden behind Smithy		Rous Lench									
56		Fred Allen	Dr Chaffy	Cott & gdn		Rous Lench									
57		A. Hewlett.	Dr Chaffy	Cott & gdn		Rous Lench									
58		Mrs Wilkins	Dr Chaffy	Cott & gdn		Rous Lench									
59		W. Skinner	Dr Chaffy	Cott & gdn		Rous Lench									
60			Rector & Churchwardens	Rous Lench		The Church									
61			Parish Council	The Pound											

⁸ Note added: Included in No. 27.

⁹ This entry and the following ten entries were grouped together with a curly bracket and the following note added: Included in Returns Nos. 20. 21. 22. 24.

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
62			Parish Council	The Green											
63		W. Salisbury	Rev. S. C. Bagot	Field at Radford											
64		L. W. Curnock	Rev. S. C. Bagot	Field at Radford											
65 ¹⁰		Henry Stanley	Rev. W H Chafy D. D.	Garden Ord No 157											
66		Post Office	Rev. W. K. W. Chafy D. D.	Land with Letter Box		Village									
67		In Hand	Rev. W. K. W. Chafy D. D.	Land with Village Well		Village									
68		Post Office	Rev. W. K. W. Chafy D. D.	Land with Letter Box		Radford									

¹⁰ Note added: (Included in Return ? Mr Dell).

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Appendix 5. References to other Land Valuation resources for Rous Lench

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/41 *Forms 37 – Land, Redditch (cont'd).*, Rous Lench, Shelsley Beauchamp, 1910-15.

Field Books

TNA: IR58/93710, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Rouslench. Assessment No. 1-68, 1910.*

Record Maps

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: IR129/3/844, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 3, 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.*

TNA: IR129/3/848, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 7, 1910.*

TNA: IR129/3/851, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 10, 1910.*

TNA: IR129/3/852, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 11, 1910.*