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



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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 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);

[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 Frankley: it has been taken from the summary book for the Income Tax Parish of the same name.[2]

2. The parish of Frankley in 1910

The parish is located three miles south-east from Halesowen and six miles north-east from Bromsgrove on a geology primarily described as 'Alveley Member - Mudstone', extending to 1,934 acres. The resulting soils are a mixture of slowly-permeable, seasonally-wet, slightly-acid but base-rich loamy and clayey soils with impeded drainage, and slightly-acid, loamy and clayey soils with impeded drainage.[3]

When the census was carried out in 1911, the population of Frankley was 161 (89 males and 72 females): of the 40 properties recorded in the census, 35 were inhabited, two were uninhabited, 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 1,868¼ acres, of which 548¾ were arable, and 1,319½ acres (71% of the total) were grassland. There were only 3 acres of orchards. Of the 15 agricultural holdings in the parish, 14 were tenanted properties covering 1,861¼ acres (99% of the total). The main arable crops were wheat, oats, turnips & swedes, and potatoes, whilst the orchards were growing apples only. With more pasture land than arable, 293 cattle and 844 sheep were kept.[5]

[2] WAAS: BA 8585/1/97, *Inland Revenue. Valuation Summary book for the parish of Frankley, 1909-10.*
[3] Kelly's Directory 1912, p. 121. British Geological Survey, *Geology Viewer app – Frankley, Worcestershire* [accessed 3 August 2025]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscapes for England and Wales – Frankley*, *Worcestershire* [accessed 3 August 2025].
[4] TNA: RG78/1089. *1911 Census Enumerator's Summary Books. Worcestershire. Bromsgrove. Registration Sub-District: Belbroughton, including Civil Parish, Township or Place: Frankley*.
[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, 214½; Oats, 198; Turnips and Swedes, 50; Potatoes, 36. Orchard acreages: Apples, 3.

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

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

- The abbreviation *Ry.* shown in Appendix 1 has been standardised to *Railway* in Appendices 2 and 3;
- The abbreviation *Co.* shown in Appendix 1 has been standardised to *Company* in Appendices 2 and 3;
- The abbreviation *B'ham* shown in Appendix 1 has been standardised to *Birmingham* in Appendices 2 and 3;
- The abbreviation *Corp.* shown in Appendix 1 has been standardised to *Corporation* in Appendices 2 and 3.

Of the 60 assessments with owners recorded in the Valuation Summary, 30 were owned by Lord Cobham, with a further 11 recorded as owned by Viscount Cobham: see Table 1.

Table 1: Number of assessments by landowner

Name	No. of assessments
Lord Cobham	30
Viscount Cobham	11
Corporation of Birmingham	9
10 others with 1 assessment each	10
TOTAL	60

Table 2 shows the acreage of land in the parish by major landowner, determined by summing the entries in the Valuation Summary, which shows that Lord Cobham held over 90% of the total parish acreage.

Table 2: Acreage of land by major landowner

Name	Acreage		
	a	r	p
Lord Cobham	1642	1	0
Corporation of Birmingham	130	0	0
5 others with less than 25 acres each	45	2	30
TOTAL	1817	3	30

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
Wm. Smart	New Brook Farm Frankley	294	0	0
Mrs. Callwood	Westminster Farm	197	3	0
A. J. Follows & Son	Park Farm	151	3	0
Walter Follows	Yew Tree Farm	144	0	0
J. Edward Smith	Frog Mill Farm	141	2	0
A. B. Quinney	Lodge Farm	130	0	0
S. & H. Breakwell	Frankley Hill Farm or Lower Hall Farm	129	3	0
Alfred Ball	Warstone Farm	123	1	0
G. E. Raybould	Egg Hill Farm	110	3	0

Occupier	Situation	Acreage		
		a	r	p
Lord Cobham	Frankley [Woodlands]	103	1	0
Jos. Pearman	Upper Hill Farm, Frankley Hill	101	2	0
Wm. Oscar Mytton	Holly Hill Farm	48	0	0
Wm. Smart	Frankley	46	1	0

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

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.

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
1	1	Thos. Withers	Thos. Withers Illey, Halesowen.	Land		Illey	4	3	0	12	0	0	11	15	0
2	2	Smart Wm. Junr.	Jones J. Skidmore Stourbridge Rd Halesowen	Land		Kitwell	14	3	0	22	0	0	21	10	0
3	3	Follows Walter	Lord Cobham Hagley Hall nr Stourbridge agents Messrs J. Mathews & Sons 12 Waterloo St. Birmingham	Land		Yew Tree Farm	144	0	0	80	0	0	70	0	0
3	4	Follows Walter	Lord Cobham Hagley Hall nr Stourbridge agents Messrs J. Mathews & Sons 12 Waterloo St. Birmingham	House		Yew Tree Farm				15	0	0	13	5	0
3	5	~~Follows Walter A Bayliss~~ Follows Walter	Lord Cobham Hagley Hall nr Stourbridge agents Messrs J. Mathews & Sons 12 Waterloo St. Birmingham	Farm Buildings		Yew Tree Farm				15	0	0	13	5	0
4	6	Lovett	Lord Cobham Hagley Hall nr Stourbridge agents Messrs J. Mathews & Sons 12	Cottage		Nr Yew Tree Farm				6	0	0	4	15	0

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
			Waterloo St. Birmingham												
5	7	~~Withers Thos~~. A Bayliss	~~Lea Smith Capt.~~ A Bayliss Ferdinando D. Wm. address Baynhall Kempsey Worcester	Land		Pulleys Farm	24	2	0	16	0	0	14	0	0
5	8	~~Withers Thos.~~ A Bayliss	~~Lea Smith Capt.~~ A Bayliss Ferdinando D. Wm. address Baynhall Kempsey Worcester	Farm Buildings		Pulleys Farm				8	0	0	7	0	0
6	9	Barnes Bertram	Lord Cobham	Cottage		Nr Yew Tree Farm				3	0	0	2	10	0
7	10	Ball Alfred	Lord Cobham	Land		Warstone Farm	123	1	0	80	0	0	70	0	0
7	11	Ball Alfred	Lord Cobham	House & Blds		Warstone Farm				25	0	0	22	0	0
8[6]	12	Lord Cobham	Lord Cobham	Wood Land		Frankley	103	1	0						
8	13	Lord Cobham	Lord Cobham	Wood Land		Frankley	5	3	0						
8	14	Lord Cobham	Lord Cobham	Wood Land		Frankley	6	2	0						
9	15	Smart Wm	Lord Cobham Hagley Hall Nr. Stourbridge	Land		Frankley	46	1	0	20	0	0	19	10	0
9	16	Smart Wm	Lord Cobham Hagley Hall Nr. Stourbridge	Land		New Brook Farm Frankley	294	0	0	164	0	0	143	10	0
9	17	Smart Wm	Lord Cobham Hagley Hall Nr. Stourbridge	House		New Brook Farm Frankley				17	0	0	15	0	0
9	18	Smart Wm	Lord Cobham Hagley Hall Nr. Stourbridge	Buildings		New Brook Farm Frankley				16	0	0	14	0	0
10	19	Lea Jos. David	Lea J. David (decd) Mrs M. J. Connor	Cottage with Land		Frankley Green		2	0	5	0	0	4	0	0

[6] This entry and the following two entries were grouped together with a curly bracket and combined values for Gross Annual Value of £51 and Rateable Value of £49 15s 0d were entered in the Valuation Summary.

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
11	20	Powell Jos.	Lord Cobham Frankley Green, Frankley, Birmingham	Cottage with Land		Frankley Green		2	0	5	0	0	4	0	0
12	21	Wethered Rev. H.	Wethered Rev. H. Frankley Rectory	House		Rectory				25	0	0	21	17	6
13	22	Wethered Rev. H.	Lord Cobham	Land		Nr Rectory	2	1	0	4	0	0	3	15	0
14	23	Deeley Samuel	Lord Cobham	Land		Frankley Hill	11	2	0	18	0	0	15	15	0
14	24	Deeley Samuel	Lord Cobham	House & Blds		Frankley Hill				8	0	0	7	0	0
15	25	Gaunt Ben	Lord Cobham	Cottage & Blds		Brook House				4	0	0	3	5	0
16	26	Blizzard Fredk.	Lord Cobham	Cottage		New Brook				3	0	0	2	10	0
17	27	Cutler Thos.	Lord Cobham	Cottage		Wood House				4	0	0	3	5	0
18	28	Raybould G. E.	Lord Cobham	Land		Egg Hill Farm	110	3	0	70	0	0	61	0	0
18	29	Raybould G. E.	Lord Cobham	House & Blds		Egg Hill Farm				26	0	0	22	10	0
19	30	Quinney ~~Thos~~ A B.	Corporation of B'ham per E Antony Lees Esq. 44 Broad St Birmingham	Land		Lodge Farm	130	0	0	47	15	0	43	15	0
19	31	Quinney ~~Thos~~ A B.	Corporation of B'ham per E Antony Lees Esq. 44 Broad St Birmingham	House		Lodge Farm				15	0	0	13	2	6
19	32	Quinney ~~Thos~~ A B.	Corporation of B'ham per E Antony Lees Esq. 44 Broad St Birmingham	Buildings		Lodge Farm				15	0	0	13	2	6
	33	Expunged													
20	34	Follows ~~George~~ A J & Son	Lord Cobham	Land		Park Farm	151	3	0	101	0	0	88	10	0
20	35	Follows ~~George~~ A J & Son	Lord Cobham	House		Park Farm				18	0	0	15	15	0
20	36	Follows ~~George~~ A J & Son	Lord Cobham	Buildings		Park Farm				15	0	0	13	0	0

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
21	37	~~Thorley Arthur~~ S + H Breakwell	Lord Cobham	Land		Frankley Hill Farm or Lower Hall Farm	129	3	0	92	0	0	80	10	0
21	38	~~Thorley Arthur~~ S + H Breakwell	Lord Cobham	House		Frankley Hill Farm or Lower Hall Farm				15	0	0	13	0	0
21	39	~~Thorley Arthur~~ S + H Breakwell	Lord Cobham	Buildings		Frankley Hill Farm or Lower Hall Farm				15	0	0	13	0	0
22	40	~~Wright George~~ Wm Oscar Mytton	Lord Cobham	Land		Holly Hill Farm	48	0	0	33	0	0	29	10	0
22	41	~~Wright George~~ Wm Oscar Mytton	Lord Cobham	House		Holly Hill Farm				10	0	0	8	15	0
22	42	~~Wright George~~ Wm Oscar Mytton	Lord Cobham	Buildings		Holly Hill Farm				5	0	0	4	5	0
23	43	Callwood ~~Wm~~ Mrs	Lord Cobham	Land		Westminster Farm	197	3	0	127	10	0	112	0	0
23	44	Callwood ~~Wm~~ Mrs	Lord Cobham	House		Westminster Farm				18	0	0	15	15	0
23	45	Callwood ~~Wm~~ Mrs	Lord Cobham	Buildings		Westminster Farm				25	0	0	22	0	0
24	46	Cottage Demolished													
25	47	Smith J. Edward	Lord Cobham	Land		Frog Mill Farm	141	2	0	94	0	0	82	5	0
25	48	Smith J. Edward	Lord Cobham	House		Frog Mill Farm				13	0	0	11	5	0
25	49	Smith J. Edward	Lord Cobham	Buildings		Frog Mill Farm				13	0	0	11	5	0
26	50	Wright George	Lord Cobham	Land		Part Holly Hill	2	0	0	4	0	0	3	17	6
27	51	Withers Thos.	Lord Cobham	Land		Palmers Lane	22	0	0	26	15	0	26	0	0
28	52	Lovett H.	Lord Cobham	Cottage & Bld		Bamfield Lane				9	0	0	7	4	0
29	53	Pugh William	Halesowen Ry. Derby Co.	Cottage		Nr Railway				6	0	0	4	16	0

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
30	54	Halesowen Ry. Co.	Halesowen Ry. Derby Co.	Railway		Frankley				265	0	0	151	0	0
31	55	Jeffs Alfred	Lord Cobham	Cottage		Frankley Green				5	0	0	4	0	0
32	56	Rowley Mary	Lord Cobham	Cottage		School House				8	0	0	6	15	0
33	57	Wethered Rev. O. H.	Wethered Rev. O. H. Frankley Rectory Surplice Fees	Tithe Rent charge		Frankley				101	8	0	101	8	0
34	58	Corporation of B'ham	Corp. of B'ham	Mine of Gravel		Holly Hill				5	0	0	4	10	0
	59	Expunged													
35	60	Quinney Thos.	Corp. of B'ham	Cottage Hut		Frankley Lodge				5	0	0	4	0	0
36	61	Burgess John	Lord Cobham	Cottage		Warstone Farm				5	0	0	4	0	0
37	62		Corp. of B'ham	Cottage Hut		Frankley Lodge				5	0	0	4	0	0
38	63	Pearman Jos.	Lord Cobham	Land		Upper Hill Farm Frankley Hill	101	2	0	90	0	0	77	15	0
38	64	Pearman Jos.	Lord Cobham	Cott & Blds.		Upper Hill Farm Frankley Hill				18	0	0	15	15	0
39	65	Jerromes Wm.	Corp of B'ham	House		Bamfield Lane				12	0	0	10	5	0
40	66	Tishman W. H.	Corp of B'ham	House		Nr Frog Mill				12	0	0	10	5	0
41	67	Harker John	Corp of B'ham	House		Nr Rubery Station				12	0	0	10	5	0
42	68	Scriven John	Lord Cobham	Cottage		Yew Tree Lane				5	0	0	4	0	0
43	69	Hudson	Lord Cobham	Cottage		Yew Tree Lane				5	0	0	4	0	0
	70	Expunged													
44	71	Rudge	Lord Cobham	Cottage		Scotland Lane				5	0	0	4	0	0
45	72	Beard Geo.	Lord Cobham	Cottage		Scotland Lane				5	0	0	4	0	0
46	73	Wells Jos.	Lord Cobham	Cottage		Nr Church				5	0	0	4	0	0
47	74	Corp. of B'ham	Corp. of B'ham	Reservoir + Filter Beds		Frankley				701 8	0	0	561 4	0	0

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
48	75	Crowther L. J.	Corp. of B'ham	House		Nr Reservoir				40	0	0	34	0	0
49			Rector & Churchwardens	Church & Graveyard		Frankley									
50[7]			The Managers	National Schools		Frankley									
51		Wm: Smart	Viscount Cobham	Land		Frankley									
52		In hand	Viscount Cobham	Twiland Wood		Frankley									
53		In hand	Viscount Cobham	Wood		Nr Frankley Viaduct									
54		In hand	Viscount Cobham	Harris's Wood & Kettles Wood		Frankley									
55		In hand	Viscount Cobham	Long Kettles Wood		Frankley									
56		In hand	Viscount Cobham	Raven Hays Wood		Frankley									
57		In hand	Viscount Cobham	Balaam's Wood		Frankley									
58		In hand	Viscount Cobham	Frankley Upper Beeches		Frankley									
59		In hand	Viscount Cobham	Round Saw Croft		Frankley									
60		In hand	Viscount Cobham	Doctors Coppice		Frankley									
61		Jas David Lea	Viscount Cobham	Land		Nr Frankley Schools Field no 193	1.190								

[7] Note added: Frankley 32.

Appendix 2. Index of Owners

Bayliss, A. 5

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Frankley Schools. Nr. 61

Frankley Viaduct, Nr. 53

Frog Mill Farm 25

Frog Mill, Nr. 40

Holly Hill 34

Holly Hill Farm 22

Holly Hill, Part 26

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Kitwell 2

Lodge Farm 19

Lower Hall Farm 21

New Brook 16

New Brook Farm 9

Palmers Lane 27

Park Farm 20

Pulleys Farm 5

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Rectory 12

Rectory, Nr. 13

Reservoir, Nr. 48

Rubery Station, Nr. 41

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Warstone Farm 7, 36

Westminster Farm 23

Wood House 17

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Yew Tree Farm, Nr. 4, 6

Yew Tree Lane 42-43

Appendix 5. References to other Land Valuation resources for Frankley

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/44 *Forms 37 –Land, Frankley [West Midlands], Belbroughton. Clent, Churchill [in Churchill and Blakedown], 1910-15.*

WAAS: 009:5 BA 8585/64 *Forms 37 –Land, Ashton under Hill, Bickmarsh, North Bromsgrove [in Bromsgrove], Upper Areley, Aston Subedge [Gloucs.], Alcester [Warwics.k], Aston Botterall [Salop], Coughton, Dorsington [both Warwick.s], Forthampton [Gloucs.] Morton Bagot [Warwicks.] Frankley, Halesowen, Northfield, Solihull, Kings Norton [all West Midlands], 1910-15.*

Field Books

TNA: IR58/61502, *Board of Inland Revenue Valuation Office: Field Books. North Worcestershire. Frankley. Assessment No. 1-61, 1910.*

Record Maps

TNA: IR129/4/110, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire X 1, 1910.*

TNA: IR129/4/111, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire X 2, 1910.*

TNA: IR129/4/112, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire X 5, 1910.*

TNA: IR129/4/113, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire X 6, 1910.*

TNA: IR129/4/114, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire X 9, 1910.*

TNA: IR129/4/115, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Kidderminster District. OS Sheet Reference: Worcestershire X 10, 1910.*