Data from the 1910 Land Valuation Survey for the parish of Great Washbourne



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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);
- 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 Great Washbourne: it has been taken from the summary book for the Income Tax Parish of Ashton-under-Hill which covers the civil parishes of Ashton-under-Hill, Beckford, Dumbleton, Hinton-on-the-Green, Great Washbourne and Wormington.[2]

2. The parish of Great Washbourne in 1910

The parish is located 6 miles east from Tewkesbury and 5 miles north-west from Winchcombe on a geology described as Charmouth Mudstone Formation, extending to 638 acres. The resulting soils are described as freely-draining, lime-rich loamy soils, and lime-rich loamy and clayey soils with impeded drainage.[3]

When the census was carried out in 1911, the population of Great Washbourne was 96 (57 males and 39 females): of the 29 properties recorded in the census, 25 were inhabited, two were uninhabited, and two were classed as a 'building not used as dwelling'.[4]

3. Land and property in 1910 in the parish of Great Washbourne

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

- The owner and occupier name *Eyres Monsell Mrs.* shown in Appendix 1 has been standardised to *Eyres-Monsell, Mrs*. in Appendices 2 and 3;[5]
- The abbreviation *Gt* shown in Appendix 1 has been standardised to *Great* in Appendix 4.

[2] WAAS: BA 8585/1/9, *Inland Revenue. Valuation Summary book for the parish of Ashton-under-Hill, Beckford, Dumbleton, Hinton-on-the-Green, Washbourne, Wormington, 1909-10*.
[3] Kelly's Directory 1914, p. 362. British Geological Survey, *Geology Viewer app – Great Washbourne, Gloucestershire* [accessed 26 May 2026]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscapes for England and Wales –Great Washbourne, Gloucestershire* [accessed 26 May 2026].
[4] TNA: RG78/945. *1911 Census Enumerator's Summary Books. Gloucestershire. Winchcomb. Registration Sub-District: Cleeve, including Civil Parish, Township or Place: Great Washbourne*.
[5] Mrs. Eyres-Monsell lived at Dumbleton Hall and was lady of the manor of Great Washbourne. Kelly's Directory for Gloucestershire, pp.154 and 362.

Of the 27 assessments with owners recorded in the Valuation Summary, 25 were owned by Mrs. Eyres-Monsell, and as sole landowner, she also owned all of the recorded acreage of 620¾ acres.

Table 1: Number of assessments by landowner

Name	No. of assessments
Mrs. Eyres-Monsell	25
Rev. Covey	1
Samuel Evans	1
TOTAL	27

Those assessments with a stated acreage of land are listed in Table 2.

Table 2: Assessments with land

Occupier	Situation	Acreage		
		a	r	p
Arthur Roberts	Manor Farm	600	0	0
Mrs. Eyres-Monsell	Great Washbourne Woods	20	3	0
	TOTAL	620	3	0

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

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. There is no Assessment Number 505.

							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**
497	1	Roberts Arthur	Eyres Monsell Mrs. Dumbleton Hall Evesham	House & Buildings		Manor Farm Gt Washbourne				50	0	0	42	10	0
497	2	Roberts Arthur	Eyres Monsell Mrs. Dumbleton Hall Evesham	Agr Land		Manor Farm Gt Washbourne	600	0	0	461	5	0	415	0	0
498	3	Bishop John	Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				2	17	6	2	7	6
499	4	Shakespeare Joseph	Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				2	17	6	2	7	6
500	5	Joyner Henry	Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				2	17	6	2	7	6
501	6		Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				2	17	6	2	7	6
502	7	Stanley John	Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				2	17	6	2	7	6
503	8	Randall Mrs	Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				1	5	0	1	0	0
504	9	Bishop Thomas	Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				3	15	0	3	0	0
506	10	Attwood Alfred	Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				2	17	6	2	7	6
507	11	Eyres Monsell Mrs.	Eyres Monsell Mrs. Dumbleton Hall Evesham	Wood		Gt Washbourne	20	3	0	21	0	0	20	0	0
508	12	Prance R. Hart	Eyres Monsell Mrs. Dumbleton Hall Evesham	House & Garden		Gt Washbourne				35	0	0	30	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**
509	13	Smith Francis Geo	Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				7	0	0	6	0	0
510	14	Vernon Ann	Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				3	0	0	2	10	0
511	15	Dyer David	Eyres Monsell Mrs. Dumbleton Hall Evesham	Cottage		Gt Washbourne				2	12	0	2	5	0
512	16	New Walter	Eyres Monsell Mrs.	Cottage		Gt Washbourne				3	0	0	2	10	0
512	17	New Walter	Eyres Monsell Mrs.	Garden		Gt Washbourne				1	0	0	1	0	0
513	18	Shakespeare Wm	Eyres Monsell Mrs.	Cottage		Gt Washbourne				3	0	0	2	10	0
514	19	Knight James	Eyres Monsell Mrs.	Cottage		Gt Washbourne				3	0	0	2	10	0
515	20	Green James	Eyres Monsell Mrs.	Cottage		Gt Washbourne				6	10	0	5	10	0
516	21	Fisher Charles	Eyres Monsell Mrs.	Cottage		Gt Washbourne				6	0	0	5	10	0
517	22	Evans Samuel	Evans Samuel Gt Washbourne Tewkesbury	Cottage		Gt Washbourne				1	5	0	1	0	0
518	23	Grinnell Ernest	Eyres Monsell Mrs.	Cottage		Gt Washbourne				7	0	0	6	0	0
519	24	Lane Lewis	Eyres Monsell Mrs.	Cottage		Gt Washbourne				6	10	0	5	10	0
520	25	Burch Mrs	Eyres Monsell Mrs.	Cottage		Gt Washbourne				6	0	0	5	10	0
521	26	Turner George	Eyres Monsell Mrs.	Cottage		Gt Washbourne				6	0	0	5	10	0
522	27	Myatt George	Eyres Monsell Mrs.	Cottage		Gt Washbourne				2	12	0	2	5	0
523		Eyres Monsell Mrs	Eyres Monsell Mrs.	Sporting Rights		Gt Washbourne									
567			Rev. Covey, The Rectory, Alderton	Church of St. Mary		Gt Washbourne									

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Appendix 5. References to other Land Valuation resources for Great Washbourne

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 are held at WAAS for Great Washbourne.

Field Books

TNA: IR58/93308A, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Ashton-under-Hill. Assessment No. 401-500, 1910.*

TNA: IR58/93308B, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Ashton-under-Hill. Assessment No. 501-571, 1910.*

Record Maps

TNA: IR128/4/54, *Board of Inland Revenue Valuation Office: Record Sheet Plans. Western Region: Cheltenham District. OS Sheet Reference: Gloucestershire XIII 6, 1910.*

TNA: IR128/4/58, *Board of Inland Revenue Valuation Office: Record Sheet Plans. Western Region: Cheltenham District. OS Sheet Reference: Gloucestershire XIII 10, 1910.*

TNA: IR129/3/1030, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midlands Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire LVI 5, 1910.*

TNA: IR129/3/1031, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midlands Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire LVI 9, 1910.*