Data from the 1910 Land Valuation Survey for the parish of Hanley William



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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 Hanley William: it has been taken from the summary book for the Income Tax Parish of Eastham which covers the civil parishes of Eastham, Hanley Child, Hanley William and Orleton.[2]

2. The parish of Hanley William in 1910

The parish is located 6 miles south-east from Tenbury on a geology described as 'Freshwater West Formation – Interbedded argillaceous rocks and sandstone', extending to 1,165 acres. The resulting soils are primarily slightly-acid loamy and clayey soils with impeded drainage and freely-draining slightly-acid loamy soils.[3]

When the census was carried out in 1911, the population of Hanley William was 130 (67 males and 63 females): of the 32 properties recorded in the census, 29 were inhabited, one was uninhabited, and two 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 906¼ acres, of which 189½ were arable, and 716¾ acres (79% of the total) were grassland. This included 47½ acres of orchards, all of which were counted under permanent grassland. Of the 9 agricultural holdings in the parish, all were tenanted properties. The main arable crops were oats, wheat, turnips & swedes, barley, peas and hops. Orchards were growing mainly apples. With more pasture land than arable, 137 cattle and 586 sheep were kept.[5]

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[2] WAAS: BA 8585/1/130, *Inland Revenue. Valuation Summary book for the parish of Eastham, Hanley Child, Hanley William, Orleton, 1909-10*.
[3] Kelly's Directory 1912, p. 137. British Geological Survey, *Geology Viewer app – Hanley William, Worcestershire* [accessed 27 October 2025]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscapes for England and Wales – Hanley William*, *Worcestershire* [accessed 27 October 2025].
[4] TNA: RG78/1076. *1911 Census Enumerator's Summary Books. Worcestershire. Tenbury. Registration Sub-District: Tenbury, including Civil Parish, Township or Place: Hanley William.*
[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: Oats 47; Wheat, 37; Turnips & Swedes, 24¼; Barley, 17; Peas, 16; Hops, 15½. Orchard acreages: Apples, 43; Plums, 1¼; Pears, ¼; Other kinds, 3.

3. Land and property in 1910 in the parish of Hanley William

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

- Two variations of owner name, *Eccles Commissioners* and *Ecclesiastical Commrs* are shown in Appendix 1: the listing in Appendix 2 shows *Ecclesiastical Commissioners* for both of these variations;
- Four variations of owner name, *Newport H. A. W., Newport H A W., Newport H A W,* and *H. A. Wakeman Newport Esq.* are shown in Appendix 1: the listing in Appendix 2 shows *Wakeman-Newport, H. A. Esq.* for all of these variations;[6]
- Two variations of situation, *Hanley Wm* and *Hanley William* are shown in Appendix 1: the listing in Appendix 4 shows *Hanley William* for both of these variations;

Of the 49 assessments with owners recorded in the Valuation Summary, 31 were owned by H. A. Wakeman-Newport Esq. who was lord of the manor of Hanley William.

Table 1: Number of assessments by landowner

Name	No. of assessments
H. A. Wakeham-Newport Esq.	33
13 others with 3 or less assessments each	16
Not stated	3
TOTAL	52

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
H. A. W. Newport	1042	3	0
Alfred Page	39	0	0
Sir F. Winnington	38	3	0
4 others with less than 10 acres each	9	2	0
TOTAL	1130	0	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
Walter Merrick	New House Farm	273	0	0
Edmund Owen	Church Farm	253	2	0
H. P. Pound	Broach Farm	125	3	0
Edward Smith	Broomyfields	103	2	0
H. A. W. Newport	Hanley Dingle	99	1	0
William Gittens	Adams Wood	72	3	0
Alfred Page	Hurcott	39	0	0
Henry Hadwell	Part Fall Farm	38	3	0

[6] Henry Allan Wakeman-Newport Esq. lived at Hanley Court. Kelly's 1912 Directory, p.102. See Assessment Number 161 in Appendix 1.

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

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. It has not been possible to determine the correct parish allocation for Assessment Number 228. The owner is stated as Eccles[iastical] Commissioners, the description is given as land and the Estimated Extent is 1a 3r 38p.
3. It has not been possible to determine the correct parish allocation for Assessment Number 241: it could be either Hanley Child or Hanley William. The owner is stated as Southam & Co., the description is given as Common Land, the situation as Broadheath, and the Estimated Extent as 1a 1r 11p.

							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**
153	1	Page Alfred	Page Alfred	Land		Hurcott	39	0	0	19	10	0	19	0	0
153	2	Page Alfred	Page Alfred	House		Hurcott				12	10	0	10	0	0
154	3	Lea Rev E. E.	Lea Rev. E. E.	Tithes		Hanley William				102	3	0	42	13	0
154	3a	Inland Revenue	Lea Rev. E. E.	Tithes		Hanley William							42	13	0
155	4	Benbow Mrs.	Eccles Commissioners	Land		Broadheath					7	0		7	0
156	5	Bonnor Geo.	Ecclesiastical Commrs	Land		Broadheath	1	2	0	1	12	0	1	10	0
157	6	Drew	Davis Executors	Land		Broadheath	7	2	0	7	0	0	6	17	0
157	7	Drew	Davis Executors	House		Broadheath				13	0	0	10	5	0
158	8	Merrick Walter	Newport H. A. W.	Land		New House Farm	273	0	0	123	0	0	120	0	0
158	9	Merrick Walter	Newport H. A. W.	House &c.		New House Farm				30	0	0	24	0	0
159	10	Sheriff James	Newport H. A. W.	Cottage & Garden		Denkin				3	0	0	2	10	0
160	11	Whilde Geo.	Newport H. A. W.	Cottage & Garden		North Lodge				4	0	0	3	5	0
161	12	Newport H. A. W.	Newport H. A. W.	House & Land		Hanley Court	11	1	0	60	0	0	51	0	0
162	13	Owen Edmund	Newport H. A. W.	Land		Park Meadow	19	2	0	15	15	0	15	7	0
163	13a	Newport H. A. W.	Newport H. A. W.	Woods		Park Wood	5	0	0	1	10	0	1	10	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**
164	14	Newport H. A. W.	Newport H. A. W.	Sporting			(892)	0	0	34	0	0	33	5	0
165	15	Newport H A W.	Newport H A W.	Wood Lane		Hanley Dingle	99	1	0	29	0	0	28	5	0
166	15a	Newport H A W.	Newport H A W.	Coppice		Hanley Dingle	2	3	0	2	5	0	2	5	0
167	16	Newport H A W.	Newport H A W.	Land		Broadheath	14	0	0	7	0	0	6	15	0
168	17	Owen Edmund	Newport H A W.	Land		Church Farm	253	2	0	90	0	0	87	15	0
168	18	Owen Edmund	Newport H A W.	House &c.		Church Farm				25	0	0	20	0	0
169	19	Greaves William	Newport H A W.	Cottage		Church Farm				4	0	0	3	5	0
170	20	Turner	Newport H A W.	Cottage		Church Farm				4	0	0	3	5	0
171	21	Haywood Mrs.	Newport H A W.	House & Land		Fox Inn		1	0	18	0	0	15	5	0
172	22	Haywood Mrs.	Newport H A W.	Land		Hanley Wm	11	0	0	16	0	0	15	10	0
173	23	Wainwright Chas	Newport H A W.	Land		Broadheath	2	3	0	4	5	0	4	0	0
173	24	Wainwright Chas	Newport H A W.	House		Broadheath				4	10	0	3	15	0
174	25	Gittens William	Newport H A W.	Land		Adams Wood	72	3	0	35	0	0	34	2	0
174	26	Gittens William	Newport H A W.	Buildings		Adams Wood				6	0	0	4	15	0
175	27	Phillips	Newport H A W.	Land		Hanley Mill	19	3	0	19	0	0	18	10	0
175	28	Phillips	Newport H A W.	House		Hanley Mill				9	0	0	7	5	0
176	29	Pound H. P.	Newport H A W	Land		Broach Farm	125	3	0	70	0	0	68	5	0
176	30	Pound H. P.	Newport H A W	House		Broach Farm				17	0	0	13	15	0
177	31	Smith Edward	Newport H A W	Land		Broomyfields	103	2	0	27	0	0	26	5	0
177	32	Smith Edward	Newport H A W	House		Broomyfields				10	0	0	8	0	0
178	33	Thomas	Newport H A W	Cottage & Garden		Kinsall	21	2	0	14	0	0	13	15	0
179	34	Preece Wm.	Newport H A W	Cottage & Garden		Broadheath		1	0	7	0	0	5	10	0
180	35	Keeley Geo.	Newport H A W	Cottage & Garden		Church Lodge				3	10	0	2	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**
181	36	Brown Jno.	Newport H A W	Cottage & Garden		Broadheath		1	0	5	0	0	4	0	0
182	37	Ward Alfred	Newport H A W	Cottage & Garden		Broadheath		1	0	5	0	0	4	0	0
183	38	Spiers Jno.	Newport H A W	Cottage & Garden		South Lodge				2	10	0	2	10	0
184	39	Wainwright Chas.	Newport H A W	House & Land		Broadheath		2	0	10	0	0	8	10	0
185	40	Wainwright Chas.	Newport H A W	Land		Leys Meadow	1	2	0	1	10	0	1	10	0
186	41	Yarnold Henry	Newport H A W	Land		Smiths Shop	4	2	0	4	10	0	4	7	0
186	42	Yarnold Henry	Newport H A W	House		Smiths Shop				10	0	0	8	10	0
187	43	Stinton Vincent W	Self	Cottage & Garden		Post Office		1	0	6	10	0	5	5	0
188	44	Davis Jno.	~~Stinton Trustees~~ Mrs. Smith	Cottage & Garden		Broadheath				5	0	0	4	0	0
189	45	Stinton Alfd.	Stinton ~~Trustees~~ Miss	Cottage & Garden		Broadheath				3	0	0	2	10	0
190	46	Powell Richd	Powell Richd	Cottage & Garden		Broadheath		1	0	6	0	0	4	15	0
191	47	Preece Wm.	Hanley William Parish	Land		Broadheath				1	0	0	1	0	0
192	48	Benbow Wm.	Southam & Co.	Land		Broadheath					4	0		4	0
193	49	Wainwright Chas.	Wainwright Chas.	Land		Broadheath					4	0		4	0
194	50	Vernalls Mrs.	Vernalls Mrs.	Cottage & Garden		Broadheath				4	0	0	3	5	0
195	51	Hadwell Henry	Winnington Sir. F.	Land		Part Fall Farm	38	3	0	20	0	0	19	10	0
196	52	Bradford Wm.	Newport H. A. W.	Cottage & Garden		New Road				7	10	0	6	0	0
197	53	Burrow Wm.	Newport H. A. W.	Cottage & Garden		New Road				7	10	0	6	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**
230				Hanley William Church											
~~235~~				~~Hanley William Church~~											
239		Spilsbury	Southam & Co.	Cottage		Hanley William									
240		Darke	Southam & Co.	Cottage		Hanley William									
244				Reading Room		Hanley William									
246		Millward	H. A. Wakeman Newport Esq per H Taifleur Esq	Cottage & garden		Kintol Lane Hanley William									
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Appendix 5. References to other Land Valuation resources for Hanley William

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 exist for Hanley William

Field Books

TNA: IR58/61238, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Eastham (Hanley Childe). Assessment No. 101-200, 1910.*

TNA: IR58/61239, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Eastham. Assessment No. 201-300, 1910.*

Record Maps

TNA: IR129/3/671, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XIX 8, 1910.*

TNA: IR129/3/675, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XIX 12, 1910.*

TNA: IR129/3/679, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XIX 16, 1910.*

TNA: IR129/3/684, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 5, 1910.*

TNA: IR129/3/688, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 9, 1910.*