Data from the 1910 Land Valuation Survey for the parish of Kyre Magna



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Front cover image: Kyre Park, Kyre Magna in April 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.[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 Kyre Magna: it has been taken from the summary book for the Income Tax Parish of Bockleton which covers the civil parishes of Bockleton, Kyre Magna, and Kyre Parva.[2]

2. The parish of Kyre Magna in 1910

The parish is located 4 miles south-east of Tenbury and 7 miles north-west of Bromyard, Herefordshire on a geology described as a mixture of 'Freshwater West Formation – interbedded argillaceous rocks and sandstone', and 'Moors Cliff Formation – siltstone and mudstone, interbedded', extending to 1,496 acres. The resulting soils are a mixture of freely-draining, slightly-acid loamy soils, and slightly-acid loamy and clayey soils with impeded drainage.[3] When the census was carried out in 1911, the population of Kyre Magna was 106 (47 males and 59 females): of the 32 properties recorded in the census, 31 were inhabited, and one was 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 952¾ acres, of which 140¼ were arable, and 812½ acres (85% of the total) were grassland, including 37½ acres of orchards, all of which were counted under permanent grassland. Of the ten agricultural holdings in the parish, eight were tenanted properties covering 610¾ acres (64% of the total). The main arable crops were wheat, oats, turnips & swedes, beans, barley, and hops, whilst the orchards were growing mainly apples. With more pasture land than arable, 217 cattle and 576 sheep were kept.[5]

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[2] WAAS: BA 8585/1/129, *Inland Revenue. Valuation Summary book for the parish of Bockleton, Kyre Magna, Kyre Parva, 1909-10*.
[3] Kelly's Directory 1912, p. 165. British Geological Survey, *Geology Viewer app – Kyre Magna, Worcestershire* [accessed 6 October 2025]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscapes for England and Wales – Kyre Magna*, *Worcestershire* [accessed 6 October 2025].
[4] TNA: RG78/1076. *1911 Census Enumerator's Summary Books. Worcestershire. Tenbury Registration Sub-District: Tenbury, including Civil Parish, Township or Place: Kyre Magna.*
[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, 32½; Oats 23½; Turnips & Swedes, 20; Beans, 19; Barley, 14, Hops 12½. Orchard acreages: Apples, 37; Cherries, ½.

3. Land and property in 1910 in the parish of Kyre Magna

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

- Four variations of owner and occupier names, *Francis C. B. Childe, Francis C B Childe, Francis C. B Childe* and *Mrs F. C. Baldwyn Childe* are shown in Appendix 1: all are taken to be Mrs Frances Christina Baldwyn-Childe who lived at Kyre Park, Kyre Magna. The listings in Appendices 2 and 3 show *Baldwyn-Childe, Mrs. F. C.* for all variations;[6]
- The abbreviation *Hse* shown in Appendix 1 has been standardised to *House* in Appendix 4.

Of the 49 assessments with owners recorded in the Valuation Summary, 43 were owned by Mrs Frances Christina Baldwyn-Childe who was lady of the manor.[7]

Table 1: Number of assessments by landowner

Name	No. of assessments
Mrs. F. C. Baldwyn-Childe	43
Rev. C. E. R. Cowan	4
Margaret Jackson	1
Rev. W. Taylor	1
TOTAL	49

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
Mrs. F. C. Baldwyn-Childe	1344	0	0
Margaret Jackson	107	0	0
Rev. C. E. R. Cowan	43	1	0
TOTAL	1494	1	0

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

Table 3: Assessments in excess of 50 acres

Occupier	Situation	Acreage		
		a	r	p
Wm. & Edwd. Delahay	Part of Bennalls	127	0	0
Robt. Caldicott	Pigeon House	123	0	0
Mrs. F. C. Baldwyn-Childe	Deer Park	114	0	0
Henry Tyler	Kyre Great Farm	113	1	0
John Bennett & Sons	Bank Farm	108	0	0
James Hy. Jackson	Gate House	107	0	0
William Owen	Part of Grove Farm	100	2	0
Mrs. F. C. Baldwyn-Childe	Woods & Plantations	88	2	0
Mrs. F. C. Baldwyn-Childe	Hannings	59	3	0
William Turner	Pasture Park & Seeds	56	0	0

[6] Kellys Directory 1912, p.165. The National Archives, *Baldwyn-Childe, Frances Christina (d. 1930), local historian* https://discovery.nationalarchives.gov.uk/details/c/F69835 [accessed 5 January 2026].
[7] Kellys Directory 1912, p.165.

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

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**
52[8]	1	Francis C. B. Childe	Francis C. B. Childe Kyre Park Tenbury	House & Land		Kyre Park	22	2	0	180	0	0	153	0	0
53	2	Francis C. B. Childe	Francis C. B. Childe Kyre Park Tenbury	Land		Woods & Plantations	88	2	0	26	15	0	26	2	0
54	3	Francis C. B. Childe	Francis C. B. Childe Kyre Park Tenbury	Land		Deer Park	114	0	0	57	0	0	55	12	0
55	4	Francis C. B. Childe	Francis C. B. Childe Kyre Park Tenbury	Land		Hospital Meadow	24	2	0	38	0	0	37	2	0
56	5	Francis C. B. Childe	Francis C. B. Childe Kyre Park Tenbury	Land		Frog Meadow	15	2	0	28	0	0	27	5	0
57	6	Francis C. B. Childe	Francis C. B. Childe Kyre Park Tenbury	Land		Old Clover	18	0	0	30	0	0	29	5	0
58[9]	7	Francis C. B. Childe	Francis C. B. Childe Kyre Park Tenbury	Land		North Field	18	3	0						
58		Francis C. B. Childe	Francis C. B. Childe Kyre Park Tenbury	Land & Buildings		North Field Plantations	6	0	0						
59	7a	Norris J O	Francis C. B. Childe Kyre Park Tenbury	Land		Part of North Field	15	1	0	20	10	0	20	0	0
60	8	Francis C. B. Childe	Francis C. B. Childe Kyre Park Tenbury	Land		Lucerne	1	1	0	2	0	0	2	0	0
61	9	Hughes Joseph	Francis C. B. Childe Kyre Park Tenbury	Land		Parsonage Farm	32	1	0	30	0	0	29	5	0
61	10	Joseph Hughes	Francis C B Childe	House		Parsonage Farm				15	0	0	12	0	0

[8] Mrs Frances Christina Baldwyn-Childe lived at Kyre Park, Kyre Magna. Kellys 1912 Directory, p.165. The National Archives, *Baldwyn-Childe, Frances Christina (d. 1930), local historian* https://discovery.nationalarchives.gov.uk/details/c/F69835 [accessed 5 January 2026].

[9] For this entry and the following entry, a combined Gross Annual Value of £26 10s 0d and Rateable Value of £25 17s 0d is given.

							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**
62	11	Francis C B Childe	Francis C B Childe	Land		Part of Pigeon Hse	24	2	0	9	15	0	9	10	0
63	12	Francis C B Childe	Francis C B Childe	Land		Part of Pigeon Hse	4	2	0	8	0	0	7	15	0
64	13	Francis C B Childe	Francis C B Childe	Land		Island Plantation	9	0	0	11	10	0	11	5	0
65	14	Francis C B Childe	Francis C B Childe	Land		Hannings	59	3	0	48	0	0	46	15	0
66	16	Francis C B Childe	Francis C B Childe	Land		Park Plock	2	0	0	1	10	0	1	10	0
67	17	Henry Dewick	Francis C B Childe	House		Part of the Lodge				3	0	0	2	12	0
67	17a	Hughes Samuel	Francis C B Childe	House		The Lodge				4	0	0	3	0	0
67	18	Hughes Samuel	Francis C B Childe	Land		The Lodge	9	0	0	15	0	0	14	12	0
68	41	Hughes Samuel	Francis C B Childe	Land		Long Meadow	3	2	0	6	0	0	5	17	0
69	19	Francis C. B Childe	Francis C B Childe	Land		Part North Fields	17	2	0	8	15	0	8	10	0
70	21	Thomas Parker	Francis C. B. Childe	Cottage & Garden		Kyre Bank		1	0	3	0	0	2	10	0
71	22	Robt. Caldicott	Francis C. B. Childe	Land		Pigeon House	123	0	0	65	5	0	63	15	0
71	23	Robt. Caldicott	Francis C. B. Childe	House		Pigeon House				15	0	0	12	0	0
72	24	Henry Dorrell	Francis C. B. Childe	Land		Park Orchard	12	0	0	11	10	0	11	5	0
73[10]	35	Thomas Parker	Francis C. B. Childe	Cottage & Gdn.		Kyre Common									
73	36	Amy Smith	Francis C. B. Childe	Cottage & Gdn.		Kyre Common		2	0						
74	27	Henry Tyler	Francis C. B. Childe	Land		Kyre Great Farm	113	1	0	38	5	0	37	7	0
74	28	Henry Tyler	Francis C. B. Childe	House		Kyre Great Farm				16	0	0	12	15	0
75	28a	Francis C B Childe	Francis C. B. Childe	Land		Part of Kyre Green Farm	38	1	0	12	12	0	12	5	0
76	29	Francis C B Childe	Francis C B. Childe	Land		Whitelands	36	1	0	15	0	0	14	12	0
77	30	John Hughes	Francis C B. Childe	Land		Kyre Common	1	1	0		10	0		10	0

[10] For this entry and the following entry, a combined Gross Annual Value of £5 and Rateable Value of £4 is given.

							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**
77	31	John Hughes	Francis C B. Childe	House		Kyre Common				3	10	0	2	15	0
78	32	James Hy. Jackson	Margaret Jackson	Land		Gate House	107	0	0	65	0	0	63	7	0
78	33	James Hy. Jackson	Margaret Jackson	House		Gate House				15	0	0	12	0	0
79	34	John Bennett & Sons	Francis C B. Childe	Land		Bircherfield Leasowes	4	2	0						
79[11]	20 + 35	John Bennett & Sons	Francis C B. Childe	Land		Bank Farm	108	0	0						
79	36	John Bennett & Sons	Francis C B. Childe	House		Bank Farm				12	0	0	9	7	0
80	37	Emanuel Norton	Francis C B. Childe	Land		New Grove	9	3	0	8	0	0	7	15	0
81	38	William Turner	Francis C B. Childe	Land		Pasture Park & Seeds	56	0	0	28	0	0	27	5	0
82	39	William Owen	Francis C B. Childe	Land		Part of Grove Farm	100	2	0	85	0	0	82	17	0
83	40	Thomas Evans	Francis C B. Childe	Land		Part of Bank Farm	17	3	0	8	0	0	7	15	0
84	42	Thomas Mantle	Francis C B. Childe	Cottage & Gdn		Kyre Common	1	0	0	3	0	0	2	10	0
84	43	Thomas Mantle	Francis C B. Childe	Cottage & Gdn		Kyre Common		1	0	3	0	0	2	10	0
85	43a	Thomas Mantle	Francis C B. Childe	Land		Part of Kyre Green Farm	17	1	0	5	15	0	5	10	0
86	44	John Lewis	Francis C B. Childe	Cottage & Gdn		Kyre Bank		2	0	3	0	0	2	10	0
87	45	Fredk. King	Rev C. E. R. Cowan	House		Kyre Rectory				5	0	0	4	0	0
88	46	Edwin Froggatt	Rev C. E. R. Cowan	Land		Glebe	40	0	0	31	7	0	30	15	0
89	47	James Turbill	Francis C B. Childe	Cottage & Garden		Laundry		1	0	3	10	0	2	15	0
89	48	John Reynolds	Francis C B. Childe	Cottage & Garden		Kyre Common		1	0	3	0	0	2	10	0
90	49	Eliz: Turbill	Francis C B Childe	Cottage & Garden		The Laundry		1	0	3	10	0	2	15	0

[11] For this entry and the following entry, a combined Gross Annual Value of £76 and Rateable Value of £74 2s 0d is given.

							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**
90	49a	Francis C B Childe	Francis C B Childe	Laundry & Drying Grounds		The Laundry				2	0	0	1	15	0
91	50	Wm & Edwd. Delahay	Francis C B Childe	Land		Part of Bennalls	127	0	0	75	0	0	73	2	0
92	51	C. Hinksman	Francis C B Childe	Land		Firs Farm	35	0	0	12	0	0	11	15	0
92	52	C. Hinksman	Francis C B Childe	House		Firs Farm				6	0	0	4	15	0
93	52a	C. Hinksman	Francis C B Childe	Land		Part of Kyre Green Farm	7	0	0	2	7	0	2	7	0
94	53	Geo. Stead	Rev C. E. R. Cowan	Cottage & Garden		Rectory Cottage		2	0	5	0	0	4	0	0
95	54	Edwin Froggatt	Francis C. B. Childe	Land		Part of Pigeon House	23	2	0	8	0	0	7	15	0
96	55	Edwin Froggatt	Francis C. B. Childe	Land		Part of North Fields	15	1	0	12	0	0	11	15	0
97	56	Edwin Froggatt	Francis C. B. Childe	Land		Part of North Fields	9	0	0	4	5	0	4	5	0
98	57	Rev C E. R. Cowan	Rev C E R. Cowan	House		The Rectory		3	0	33	0	0	28	0	0
98	57a	Rev C E. R. Cowan	Rev C E R. Cowan	Land		Part of Glebe	2	0	0	1	12	0	1	10	0
98	58a	Rev C E. R. Cowan	Rev C E R. Cowan	Tithe Rent chge attached to benefice of		Kyre Magna									
98	58B	Rev C E. R. Cowan	Rev C E R. Cowan	Tithe Rent chge attached to benefice of		Kyre Magna				107	15	0	86	15	0
157			Rev W. Taylor Kyre Magna Tenbury	St Mary's Church		Kyre Magna									
158			Mrs. F. C. Baldwyn Childe Kyre Park Tenbury	4 8 Almshouses		Kyre Magna									

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Appendix 5. References to other Land Valuation resources for Kyre Magna

TNA – The National Archives, Kew

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

Forms 37

No Forms 37 exist for Kyre Magna.

Field Books

TNA: IR58/61144, *Board of Inland Revenue Valuation Office: Field Books. North Worcestershire, Bockleton Assessment No. 1-100, 1910.*

TNA: IR58/61145, *Board of Inland Revenue Valuation Office: Field Books. North Worcestershire, Bockleton Assessment No. 101-158, 1910.*

Record Maps

TNA: IR129/3/673, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XIX 10, 1910.*

TNA: IR129/3/674, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XIX 11, 1910.*

TNA: IR129/3/677, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XIX 14, 1910.*

TNA: IR129/3/678, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XIX 15, 1910.*

TNA: IR129/3/726, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXVI 1, 1910.*

TNA: IR129/3/727, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXVI 2, 1910.*