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



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

2. The parish of Warndon in 1910

The parish is located 2½ miles from Worcester on a geology described as 'Sidmouth Mudstone Formation', extending to 827 acres. Given that the parish is now predominantly urban development, the soil type is indeterminable. However, to the north, there are loamy and clayey floodplain soils with naturally high groundwater, whilst to the east, in the Trotshill area, the soils are slightly-acid, loamy & clayey with impeded drainage.[3]

When the census was carried out in 1911, the population of Warndon was 119 (57 males and 62 females): of the 35 properties recorded in the census, 30 were inhabited, three were 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 686 acres, of which 272½ were arable, and 413½ acres (60% of the total) were grassland: this included 13 acres of orchards. All four of the agricultural holdings in the parish were tenanted properties. The main arable crops were wheat, oats, and beans, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 135 cattle and 27 sheep were kept.[5]

[2] WAAS: BA 8585/1/84, *Inland Revenue. Valuation Summary book for the parish of Warndon, 1909-10*.
[3] Kelly's Directory 1912, p. 279. British Geological Survey, *Geology Viewer – Warndon, Worcestershire* www.geologyviewer.bgs.ac.uk [accessed 25 June 2025]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Warndon*, *Worcestershire* https://mapapps2.bgs.ac.uk/ukso/home.html [accessed 25 June 2025].
[4] TNA: RG78/1086. *1911 Census Enumerator's Summary Books. Worcestershire. Droitwich. Registration Sub-District: Ombersley, including Civil Parish, Township or Place: Warndon*.
[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, 102; Oats, 81; Beans, 35½. Orchard acreages: Apples, 6; Other kinds, 7.

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

In preparing the data for analysis, the following standardisation has been made:

- The owner name *Eccles Comms* shown in Appendix 1 has been standardised to *Ecclesiastical Commissioners* in Appendix 2.

Of the 49 assessments with owners recorded in the Valuation Summary, 39 were owned by Robert Valentine Berkeley of Spetchley Park: further, he owned 97% of the parish acreage.

Table 1: Number of assessments by landowner

Name	No. of assessments
R. V. Berkeley	39
Rev. P. S. Ward	6
3 others with 1 or 2 assessments each	4
Not stated	1
TOTAL	50

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
R. V. Berkeley	786	1	20
Rev. P. S. Ward	18	3	28
3 others with less than 5 acres each	4	2	37
TOTAL	810	0	5

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
A. B. Purnell	Trotshill	278	2	14
A. B. Purnell	Warndon	207	1	32
Robt. Jackson	Tolladine	127	0	21
Wm. Betteridge	Warndon	64	2	12
E. & J. Watson	Swinesherd	45	3	13
R. V. Berkeley	Warndon (Woods)	34	2	4

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

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	Haughty Wm	Ward Revd P. S as Rector Britannia Square Worcester	Land		Parsonage	8	1	3	8	5	0	7	10	0
2	2	Ward Revd P S	Ward Revd P. S as Rector Britannia Square Worcester	Cott & Gdn		Parsonage		2	0	4	0	0	3	0	0
3	3	Haughty Harriet	Ward Revd P. S as Rector Britannia Square Worcester	Cott & Gdn		Parsonage		2	0	4	10	0	3	10	0
4	4	Haughty Wm	Ward Revd P. S as Rector Britannia Square Worcester	Cott & Gdn		Parsonage			25	5	0	0	3	15	0
4	5	Haughty Wm	Ward Revd P. S as Rector Britannia Square Worcester	Buildings		Parsonage				3	0	0	2	5	0
4	6	Haughty Wm	Ward Revd P. S as Rector Britannia Square Worcester	Land		Parsonage	9	2	0	6	10	0	6	0	0
5		Purnell A B	Ward Revd P. S as Rector Britannia Square Worcester	Land		Parsonage									
6	7	Jackson Robt	Berkeley R V Spetchley Park, Wor:	Buildings		Tolladine				26	0	0	21	0	0
6	8	Jackson Robt	Berkeley R V Spetchley Park, Wor:	Land		Tolladine	127	0	21	107	5	0	96	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**
7[6]	9	Darlington Matthew	Berkeley R V Spetchley Park, Wor:	Land		Tolladine	4	3	4	9	5	0	8	5	0
8	10	Purnell A B	Berkeley R V Spetchley Park, Wor:	House		Trotshill				27	0	0	21	10	0
8	11	Purnell A B	Berkeley R V Spetchley Park, Wor:	Buildings		Trotshill				13	0	0	10	10	0
8	12	Purnell A B	Berkeley R V Spetchley Park, Wor:	Land		Trotshill	278	2	14	314	5	0	282	15	0
9[7]	13	Linton Jas	Berkeley R V Spetchley Park, Wor:	Cott & Gdn		Trotshill			20	4	0	0	3	0	0
10[8]	14	Linton Mary Ann	Berkeley R V Spetchley Park, Wor:	Cott & Gdn		Trotshill			20	4	0	0	3	0	0
11	15	Bromage Stephen	Berkeley R V	Cott & Gdn		Trotshill			30	4	0	0	3	0	0
12	16		Berkeley R V	Cott & Gdn		Trotshill			30	4	0	0	3	0	0
13	17	Pritchett Anne L	Berkeley R V	House		Warndon				20	0	0	16	0	0
13	18	Purnell A B	Berkeley R V	Buildings		Warndon				10	0	0	9	0	0
13	19	Purnell A B	Berkeley R V	Land		Warndon	207	1	32	150	0	0	135	0	0
14[9]	20	Betteridge Wm	Berkeley R V	Land		Warndon	64	2	12	48	0	0	43	5	0
15	21	Berkeley R V	Berkeley R V	Woods		Warndon	34	2	4	36	5	0	34	10	0
16	23	Curnock Whittle & Co	Berkeley R V	Allotments		Trotshill	1	2	20	4	0	0	3	15	0
17[10]	24	Watson E & J	Berkeley R V	Land		Swinesherd	45	3	13	48	0	0	43	0	0
18	26	Jones Thos.	Berkeley R V	Cott & Gdn		Wood Green			30	4	0	0	3	0	0
19	27	Daniels Alice	Berkeley R V	Cott & Gdn		Wood Green			27	4	0	0	3	0	0

[6] Note added: Included in Form for St. Martin's Parish.
[7] Note added: Included in Form No. Warndon 8.
[8] Note added: Included in Form No. Warndon 8.
[9] Note added: Included in N. Claines Ref No. 674.
[10] Note added: Included in St. Martins.

							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**
20	28	Jackson Walter	Berkeley R V	Cott & Gdn		Wood Green			28	4	0	0	3	0	0
21[11]	29	Austin Hy	Berkeley R V	Cott & Gdn		Wood Green				5	0	0	3	15	0
21	30	Austin Hy	Berkeley R V			Wood Green			23	3	0	0	2	5	0
22[12]	31	Berry Jas	Berkeley R V	Cott & Gdn		Wood Green				5	0	0	3	15	0
22	32	Berry Jas	Berkeley R V	Cott & Gdn		Wood Green		1	14	3	0	0	2	5	0
23	33	Jones A	Berkeley R V	Cott & Gdn		Wood Green		1	4	4	0	0	3	0	0
24	34	Draper Edwd	Berkeley R V	Cott & Gdn		Wood Green		1	13	4	0	0	3	0	0
25	35	Osborne Wm	Berkeley R V	Cott & Gdn		Wood Green		1	16	4	0	0	3	0	0
26	36	Allsopp Geo	Berkeley R V	Cott & Gdn		Wood Green		1	12	5	0	0	3	15	0
27	37	Weggitt	Berkeley R V	Cott & Gdn		Wood Green		1	10	4	0	0	3	0	0
28	38	Draper Wm	Berkeley R V	Cott & Gdn		Trotshill		1	23	5	0	0	3	15	0
29	39	Whittle Geo:	Berkeley R V	Cott & Gdn		Trotshill			38	5	0	0	3	15	0
30	40	Draper Harry	Berkeley R V	Cott & Gdn		Trotshill		1	0	5	0	0	3	15	0
31[13]	41	Allsopp Jane	Berkeley R V	Cott & Gdn		Trotshill		1	31	5	0	0	3	15	0
32[14]	42	Caswell Fredk	Berkeley R V	Cott & Gdn		Trotshill			36	4	0	0	3	0	0
33	43	Smith Catherine	Berkeley R V	Cott & Gdn		Trotshill			18	4	0	0	3	0	0
34	44	Maylett Fredk	Berkeley R V	Cott & Gdn		Trotshill			30	5	0	0	3	15	0
35[15]	45	Berry Saml	Berkeley R V	Cott & Gdn		Trotshill			32	4	0	0	3	0	0
36[16]	46		Berkeley R V	Cott & Gdn		Trotshill			5	4	0	0	3	0	0
37	47	Butler	Berkeley R V	Cott & Gdn		Newtown			3	5	0	0	3	15	0

[11] Note added: Included in Lyppard Grange Farm No.
[12] Note added: Included in Lyppard Grange Farm No.
[13] Note added: Included in Lyppard Grange Farm No.
[14] Note added: Included in Lyppard Grange Farm No.
[15] Note added: Included in Form 34.
[16] Note added: Included in Form 34.

							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**
38	48	Lloyd Jas	Berkeley R V	Cott & Gdn		Trotshill			28	4	0	0	3	0	0
39	49	Wilks Mark	Berkeley R V	Cott & Gdn		Trotshill		2	17	9	10	0	7	10	0
40	50	Collison Mary A	Berkeley R V	Cott & Gdn		Trotshill			36	8	0	0	6	0	0
41	51	Smith Harry	Bishop of Worcester Eccles Comms	Land		The Sling	3	1	9	3	0	0	2	10	0
42	52	Berkeley R V	Berkeley R V	Right of Sporting		Pt of Warndon				58	16	0	58	0	0
43	53	Ward Revd P S	Ward Revd P S	Tithe Rent charge attached to Benefice of Warndon											
43	54	Ward Revd P S	Ward Revd P S	Tithe Rent charge attached to Benefice of Warndon						97	0	0	85	15	0
44[17]	55	Philips Wm	Littlemore Revd B C	Cott & Gdn		Newtown			23	5	0	0	3	15	0
45	56	Gammon Jas	Littlemore Revd B C	Cott & Gdn		Newtown			23	5	0	0	3	15	0
46	22	Davies John	Berkeley R. V.	Allotments		Cudleigh	4	2	0	4	10	0	4	0	0
47	25	Davies John	Berkeley R. V.	Land		Cudleigh	11	0	6	12	10	0	11	0	0
48[18]			Berkeley R. V.	Cott & Gdn		Trotshill									
49				Warndon Church											
50		Smith Percy and Mrs. D. M.	Smith Percy and Mrs. D. M.	Cottage & Land		Newtown Road Warndon	.390 acre								

[17] Note added: To be included in Form Newtown Farm let to Mr. John Somer.
[18] Notes added: Not rated. Included in Return for Parish.

Appendix 2. Index of Owners

Berkeley, R. V. 6-40, 42, 46-48
Bishop of Worcester 41
Ecclesiastical Commissioners 41
Littlemore, Rev. B. C. 44-45
Not stated 49
Smith, Percy and Mrs. D. M. 50
Ward, Rev. P. S. 1-5, 43

Appendix 3. Index of Occupiers

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Allsopp, Jane 31
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Berry, Jas. 22
Berry, Saml. 35
Betteridge, Wm. 14
Bromage, Stephen 11
Butler 37
Caswell, Fredk. 32
Collison, Mary A. 40
Curnock Whittle & Co. 16
Daniels, Alice 19
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Draper, Wm. 28
Gammon, Jas. 45
Haughty, Harriet 3
Haughty, Wm. 1, 4
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Jones, A. 23
Jones, Thos. 18
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Ward, Rev. P. S. 2, 43
Watson, E. & J. 17
Weggitt 27
Whittle, Geo. 29
Wilks, Mark 39

Appendix 4. Index of Places

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Not stated 43, 49

Parsonage 1-5

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Swinesherd 17

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Trotshill 8-12, 16, 28-36, 38-40, 48

Warndon 13-15, 50

Warndon, Pt. of 42

Wood Green 18-27

Appendix 5. References to other Land Valuation resources for Warndon

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/42 *Forms 37 – Land, Strensham, Wick, Upton Snodsbury, Warndon, Stock and Bradley, Upton upon Severn, Sedgeberrow, 1910-15.*

Field Books

TNA: IR58/93730, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Warndon. Assessment No. 1-49, 1910.*

Record Maps

TNA: IR129/3/777, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXIX 13, 1910.*

TNA: IR129/3/826, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 1, 1910.*

TNA: IR129/3/830, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 5, 1910.*