

CASE STUDY 2 - THE BYRD FAMILY

On 16th September 1912, Percy H Byrd (1874-1922) put up for sale 136 acres of land which he owned at Badsey (see www.badsey.net under "Auctions of Land"). The Byrd family had been major landowners in Badsey and Aldington since the 18th century, and Percy's great-grandfather, Thomas Byrd (1753-1835), was one of the largest landowners in Badsey and Aldington at the time of Enclosure a hundred years earlier.

Percy Henry Byrd was the second child and eldest son of Henry and Emily Byrd. He was born at Badsey in June 1874, but spent most of his childhood living in Stratford upon Avon or Birmingham. The family had been forced to move from Badsey because of the ailing family fortunes and his father sought work as clerk in a brewery. In about 1885, the family moved to a terraced house in Aston, one of the main reasons being so that the boys could be educated at King Edward VI's School, Aston.

Percy's father, Henry Byrd, had a life interest in the properties at Badsey inherited from his father, viz Pool House and the cottages and land in Badsey Field; this was for his use for life and after his death for his sons severally and successively. Henry always longed to return to Badsey, which he did do in about 1903. Pool House was then occupied by Mrs Ashwin, the widow of William Henry Ashwin of Bretforton. He did not wish to evict Mrs Ashwin and so rented The Firs on the other side of the church to Pool House.

Henry died in 1908 and Percy, as eldest son, inherited the land, which was being used for market gardening and let out to 41 individual tenants; there were also three cottages. But Percy was getting more and more into debt, taking out a number of mortgages. From 1898 onwards he had at various times used Badsey Fields as security to raise money, eventually amounting to £3000. In December 1909, when the mortgages were transferred by the mortgagors to the Cirencester Diocesan Working Men's Conservative, he was then described as Licensed Victualler of Stork Hotel, Liverpool.

A deed had been enrolled at the High Court of Justice (Chancery Division) in 1898 to terminate the entail, which meant that the land could be sold. With the 1910 Act coming into force, Percy obviously decided that it was time to sell. The sale particulars described the land as highly suitable for garden and fruit culture generally and specially adapted for the growth of asparagus. 67 acres were unsold. The existing mortgages were repaid from the proceeds and a further loan of £1800 raised on the part unsold. This land was sold off at various dates by the time the loan was repaid in 1919.

Percy Byrd died at sea in January 1922, having contracted double pneumonia whilst on a cruise in the Canary Islands. One part of the Badsey Fields Estate, Rye Furlong, remained unsold, and still belongs to this day in the ownership of descendants of the Byrd family.

VALE OF EVESHAM, **Badsey, Worcestershire**

Attractive Sale of Freehold Fertile Land in Small Lots, adapted for Gardens and Allotments, Rich Old Pasture Land, and 3 Desirable Cottages.

E. G. RIGHTON & SON

Beg to announce that they are instructed by Mr. PERCY H. BYRD, to offer for SALE BY AUCTION,
at the

THE KING'S HEAD HOTEL, EVESHAM,
On Monday, the 16th day of September, 1912,

AT FOUR FOR FIVE O'CLOCK IN THE AFTERNOON.

Subject to the annexed Conditions, and in the Lots as set out, or such other Lots or order as shall be declared at the time of Sale, THE EXCELLENT

FREEHOLD ESTATE

OF 136 ACRES,

OR THEREABOUTS, WITH

THREE CONVENIENT COTTAGES,

Buildings and Yard thereon, situate at Badsey, in the far-famed Vale of Evesham.

There is no Land Tax or Tithe, Tenants pay Rates, except on the Cottages.

The Land is highly suitable for Garden and Fruit Culture generally and is naturally specially adapted for the growth of Asparagus, and the supply of which from this renowned district commands the highest price in all the great Markets in the Country. The railway accommodation is excellent, Littleton and Badsey Station on the Great Western Railway being within three quarters of a mile, Honeybourne Junction within 2½ miles, and Evesham Midland and Great Western Stations within about 2 miles of the Property. In addition to these advantages are the Fruit and Vegetable Markets at Evesham, Messrs. Beach's, and the English Concentrated Works which afford every facility for a ready disposal of all kinds of Fruit and Vegetables.

The Sale opens to the Public genuine and unusual opportunities for investments in this well-known and favourable district, and the Auctioneers desire to call special attention thereto.

THE PROPERTIES MAY BE VIEWED UPON APPLICATION TO THE RESPECTIVE TENANTS.

Particulars with Plans and Conditions of Sale can be obtained from the Auctioneers, Evesham, Alcester, and Pershore, or from Messrs. Geoffrey & Oliver New, Solicitors, Evesham and Chipping Campden.

W. & H. SMITH LIMITED, THE JOURNAL PRESS, EVESHAM

498	Reference No.	Map No. 4-1-PQ	Inspected 2/9/12	Reference No.
Situation	Rye Furlong	Badsey	Particulars, description, and notes made on inspection	
Description	Land		Lot 43. Badsey Field	
Extent	4 a 3 r 10 p	(6 a 3 r 12 p)	Garden Land. Few fruit trees	
Gross Value	{ Land £ 17 10 Buildings £	Rateable Value { Land £ 16 12 Buildings £	Timber & Iron Shed	
Gross Annual Value, Schedule A, £			Charges, Easements, and Restrictions affecting market value of Fee Simple	
Occupier	J. E. Ellison		Valuation.—Market Value of Fee Simple in possession of whole property in its present condition	
Owner	P. H. Byrd			
Interest of Owner	Held			
Superior interests				
Subordinate interests				
Occupier's tenancy, Term	yr	from		
How determinable				
Actual (or Estimated) Rent, £	19 9	subject to red ⁿ of 5% of		
Any other Consideration paid		paid at lease of asset		
Outgoings—Land Tax, £		paid by		
Tithe, £		paid by		
Other Outgoings				
Who pays (a) Rates and Taxes (b) Insurance		occ		
Who is liable for repairs		oc		
Fixed Charges, Easements, Common Rights and Restrictions				
Former Sales. Dates				
Interest				
Consideration				
Subsequent Expenditure				
Owner's Estimate. Gross Value				
Full Site Value				
Total Value				
Assessable Site Value				
Site Value Deductions claimed				
Land, part of Rye Furlong. Lot 43. Badsey Fields Estate.				
Roads and Sewers. Dates of Expenditure				
Amounts				

Land at Rye Furlong remained unsold and still belongs to descendants of the Byrd family to this day.

499	Reference No.	Map No. 4-1-PQ	Inspected 5/9/12	Reference No.
Situation	Church Headland	Badsey Fields	Particulars, description, and notes made on inspection	
Description	Land		Lot 15 on Sale Plan of Badsey Estate.	
Extent	3 a 0 r 34 p	(3 a 0 r 34 p)	3 Short Rows of Apples	
Gross Value	{ Land £ 4 5 Buildings £	Rateable Value { Land £ 4 1 Buildings £	1 " " " Pershores	
Gross Annual Value, Schedule A, £			2 Glasshouses & Timber & Iron Shed.	
Occupier	L. Roberts		Charges, Easements, and Restrictions affecting market value of Fee Simple	
Owner	P. H. Byrd		Valuation.—Market Value of Fee Simple in possession of whole property in its present condition	
Interest of Owner	Held			
Superior interests				
Subordinate interests				
Occupier's tenancy, Term	yr	from		
How determinable				
Actual (or Estimated) Rent, £	3 11	subject to red ⁿ of 5% of paid		
Any other Consideration paid		at lease of asset		
Outgoings—Land Tax, £		paid by		
Tithe, £		paid by		
Other Outgoings				
Who pays (a) Rates and Taxes (b) Insurance		occ		
Who is liable for repairs		oc		
Fixed Charges, Easements, Common Rights and Restrictions				
Former Sales. Dates				
Interest				
Consideration				
Subsequent Expenditure				
Owner's Estimate. Gross Value				
Full Site Value				
Total Value				
Assessable Site Value				
Site Value Deductions claimed				
Land part of Church Headland. Lots 14 & 15 Badsey Fields Estate.				
Roads and Sewers. Dates of Expenditure				
Amounts				

Another part of the Badsey Fields Estate, Church Headland, Lot 15, on which was growing three short rows of apples and three short rows of Pershores. There were also two glasshouses and a timber and iron shed.

Reference No. 487. Map No. 4-1-0P. Inspected 5/9/12.

Situation *Badsey Cott.* Particulars, description, and notes made on inspection
 Description *Lot 9. Sale of Badsey Fields Estate.*
 Extent *0^a - 2^r - 14^p*
 Gross Value { Land £ Buildings £ 8 Rateable Value { Land £ Buildings £ 6. 15/.
 Gross Annual Value, Schedule A, £
 Occupier *Ed. Roberts*
 Owner *P. H. Boyd*
 Interest of Owner *Joint*
 Superior interests

Subordinate interests

Occupier's tenancy, Term *yr* from
 How determinable
 Actual (or Estimated) Rent, £ 8
 Any other Consideration paid
 Outgoings—Land Tax, £ paid by
 Tithe, £ paid by
 Other Outgoings
 Who pays (a) Rates and Taxes (b) Insurance } *own.*
 Who is liable for repairs
 Fixed Charges, Easements, Common Rights and Restrictions

Former Sales. Dates
 Interest
 Consideration
 Subsequent Expenditure
 Owner's Estimate. Gross Value
 Full Site Value
 Total Value
 Assessable Site Value
 Site Value Deductions claimed
2 Cottages, Buildings & Land, Lot 9, Badsey Fields Estate, Evesham.

Roads and Sewers. Dates of Expenditure
 Amounts

Valuation.—Market Value of Fee Simple in possession of whole property in its present condition

487 488. £ 250
 Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees, and other things growing on the land £ 30
 Difference Balance, being portion of market value attributable to structures, timber, &c. £ 220

Divided as follows:—
 Buildings and Structures £ 220.
 Machinery £
 Timber £
 Fruit Trees £
 Other things growing on land £

Market Value of Fee Simple of Whole in its present condition (as before) £ 250.
 Add for Additional Value represented by any of the following for which any deduction may have been made when arriving at Market Value:—
 Charges (excluding Land Tax) £ 3 £ 3
 Restrictions £ 3 £ 3
 GROSS VALUE £ 253.

Two of the cottages at Badsey Field (now known as Orchard Cottages at the far end of Badsey Fields Lane) were in Lot 9 and were inspected a short time before the auction in September 1912. They remained unsold in 1912, but were later sold in 1919.

GENSUS OF ENGLAND AND WALES, 1911.

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

NAME AND SURNAME	RELATIONSHIP to Head of Family.	AGE last Birthday and SEX.		PARTICULARS as to MARRIAGE				PROFESSION OR OCCUPATION of Persons aged ten years and upwards.				BIRTHPLACE of every person.	NATIONALITY of every Person born in a Foreign Country.	INFIRMITY.
		Male.	Female.	Single, Married, Widower, or Widess, opposite the name of all persons aged 15 years and upwards.	Children born alive to present Marriage. (If no children born alive write "None" in Column 7.)	Personal Occupation.	Industry or Service with which worker is connected.	Whether Employee, or Working on Own Account.	Whether Working at Home.					
Edward Roberts	Head	55		Married				Product Gardener		own account		Northampton		
Mary Anne Roberts	Wife		51	Married	30	6	5	1	School		0.	Middleton		
Edith Mary Roberts	Daughter		12					School				Badsey		
William Anne Roberts	Daughter		6					School				Badsey		
Henry Warrington	Widow in law	55		Widower								Offenham		

(To be filled up by the Enumerator.)

I certify that—
 (1) All the ages on this Schedule are entered in the proper sex column.
 (2) I have read the names and families in Columns 2 and 3 respectively and have compared them with this total number of persons.
 (3) After making the necessary corrections, I have completed all persons on this Schedule which are required to be returned, such as are required to be returned.

Male. 2 Female. 3 Person. 5

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge, of this dwelling.)

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature Edward Roberts
 Post Office Address Badsey Fields, Badsey, Evesham

The 1911 census, taken 17 months earlier, shows Edward Roberts and family in the cottage at the end of Badsey Field Lane.

