

## How the Survey was carried out

The Valuation Survey was carried out by the Valuation Office of the Board of Inland Revenue at the direction of the Finance (1909-1910) Act 1910. The Valuation Office had recently been set up to value property for the purposes of Estate Duty. With the expansion of its duties as a result of the 1910 Act, the numbers of personnel swelled from 61 to some 600 permanent employees by July 1914, with an additional 4,500 temporary employees.

England and Wales were divided into 14 valuation regions, which in turn were sub-divided into 118 valuation districts. Within each valuation district, a number of so-called income tax parishes (ITPs) were created, and it was this income tax parish which constituted the basic administrative unit for the Valuation Office Survey. Our parishes were part of the West Midland region, which contained nine divisions of which we were in the district of Hereford & Worcester, and the valuation district of Pershore East. Aldington, Badsey, Bretforton and Wickhamford were in the Aldington ITP and Offenham was in the Cleeve Prior ITP. Where an ITP consisted of a number of neighbouring parishes, they usually took the name of the first place in an alphabetical list of the constituent parishes. Thus, although Badsey is far bigger than Aldington, it is only Aldington which is given in the IR58 catalogue at The National Archives as A comes before B.

Many records were created for or by the Board of Inland Revenue Valuation in the five-year period in which the data was collected, but three main series of records have survived which form the basis of the transcription:

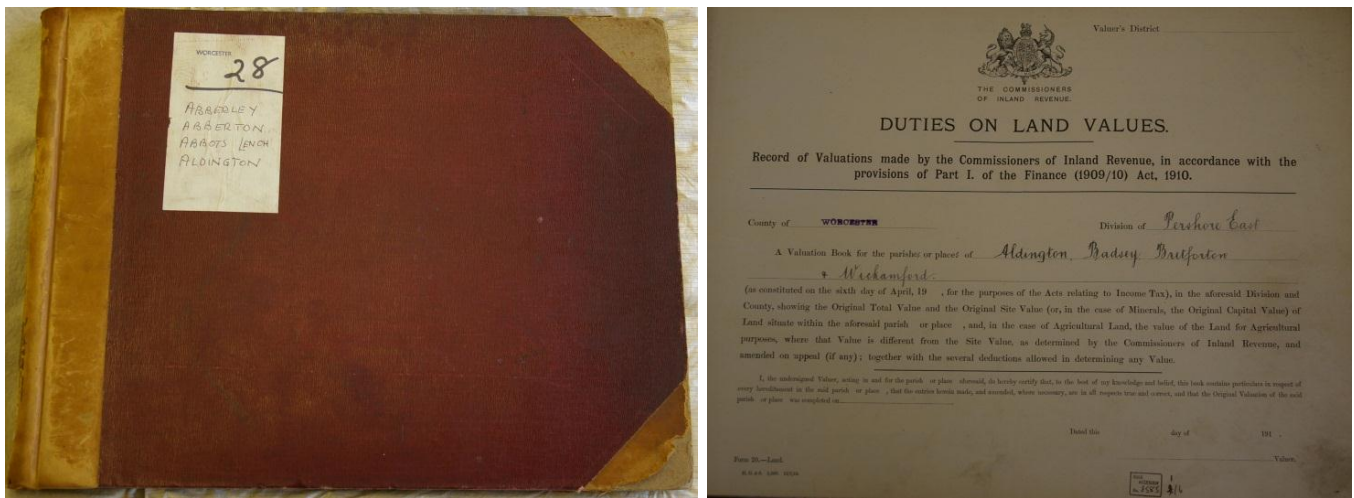
- The first was the Valuation précis (also known as Domesday Books, but properly entitled “Duties on Land Values”), prepared by the Inspector of Taxes. The books contain entries for each hereditament in England and Wales, providing basic information relative to the valuation of the property, including the valuation assessment number, map reference, owner, occupier, situation, description and extent. The original documents may be viewed at Worcestershire Record Office: BA 8585, Parcel 1, Reference 009:5, No 6 (Aldington, Badsey, Wickhamford) and BA 8585, Reference 009:5, Parcel 1, No 22 (Offenham).
- The Field Books, the next series in order of compilation, were prepared by the Valuation Office, and normally contain all the information about individual hereditaments to be found in the Domesday Books plus, in some instances, additional details descriptive of the premises. The original documents may be viewed at The National Archives in series IR58.
- The Forms 37–Land contain information extracted from the Domesday Books, though in a different format. The original documents may be viewed at Worcestershire Record Office: BA 8585, 009:5, Parcel 4 (Aldington, Badsey, Wickhamford) and BA 8585, 009:5, Parcel 10 (Offenham).

The information given on this website is an amalgamation of the information found in each of the three types of records. Sometimes more information is given in one than the other, eg the Domesday Book often contains the address of the owner, whereas the Field Book does not, whereas the Field Books contain descriptions of the property and land. The Field Books tend to give more field names which helps identification.

On the following pages, you can see the stages in the process.

## Stage 1 - The Valuation Books

In the summer of 1910, the Inspector of Taxes for each of the valuation districts was provided with a printed leather-bound book:



The first page contains the following words:

*The Commissioners of Inland Revenue.*  
**DUTIES ON LAND VALUES.**  
*Record of Valuations made by the Commissioners of Inland Revenue, in accordance with the provisions of Part I of the Finance (1909/10) Act, 1910.*  
County of ..... Division of .....

*A Valuation Book for the parish or place of .....*  
*(as constituted on the sixth day of April, 19.., for the purposes of the Acts relating to Income Tax), in the aforesaid Division and County, showing the Original Total Value and the Original Site Value (or, in the case of Minerals, the Original Capital Value) of Land situate within the aforesaid parish or place, and, in the case of Agricultural Land, the value of the Land for Agricultural purposes, where that Value is different from the Site Value, as determined by the Commissioners of Inland Revenue, and amended on appeal (if any); together with the several deductions allowed in determining any Value.*

*I, the undersigned Valuer, acting in and for the parish or place aforesaid, do hereby certify that, to the best of my knowledge and belief, this book contains particulars in respect of every hereditament in the said parish or place, that the entries herein made, and amended, where necessary, are in all respects true and correct, and that the Original Valuation of the said parish or place was completed on .....*

*Dated this ..... day of ..... 191..*  
..... Valuer.  
*Form 20. – Land*  
*H.G. & S. 3,000. 14/5/10.*

Walter Richard Warmington, landlord of The Bell Inn at Badsey, was the Inspector of Taxes for the Aldington district. He described himself in the 1911 census return as “Beerhouse Keeper, Collector of rates, taxes etc”. Warmington had to extract details from the Poor Rate Book and enter them in the Valuation Book. In the inside front cover, he wrote down the page numbers for each parish:

Aldington	1-12
Badsey	14-47 & 88
Bretforton	48-71
Wickhamford	72-87

There were 40 columns, but the Inspector had only to complete Nos 1-9:

- 1 – Number of Assessment
- 2 – Number of Poor Rate
- 3 – Christian Names and Surnames of Occupiers
- 4 – Christian Names and Surnames of Owners, with their Residences
- 5 – Description of Property
- 6 – Street, Place, Name and Precise Situation of Property
- 7 – Poor Rate, estimated extent (acres and roods) - the estimated extent is given in acres and roods (no perches); sometimes this appears to differ greatly from the Field Books; the Field Books, which give the extent in acres, roods and perches, has been used in preference to the valuation books.
- 8 – Poor Rate, gross annual value (pounds and shillings in the Valuation Books; pounds, shillings and pence in the Field Books)
- 9 – Poor Rate, rateable value (pounds and shillings)

Column 10 gives details of map reference number which was filled in at a later stage. Columns 11-14 give the extent as determined by the Valuer (only filled in for some assessment numbers). For example, No 4 was originally estimated at 7 acres 1 rood, but the valuer determined it as 87a 0r 28p, which was because several assessment numbers were combined. Columns 11-39 relate to determination of Commissioners of Inland Revenue as amended on appeal (if any). Only some assessment numbers have entries.

At the end of each parish section, Warmington gave the totals:

Poor Rate						
	Estimated Extent		Gross Annual Value		Rateable Value	
	Acres	Roods	£	S	£	S
Aldington	625	3	3733	10	3116	18
Badsey	1115	0	4880	10	4357	1
Bretforton	1608	0	5671	1	4635	2
Wickhamford	1211	0	2612	18	2385	12

On the reverse of the front page has been written in red ink: "Checked 12/2/13". The initials look like T.H.H.

Stage 2 – Form 4-Land

Form 4-Land		Form 4-Land		Form 4-Land		Form 4-Land	
Number of Forms	Number of Assessments	Date of Return	Number of Forms	Number of Assessments	Date when sent to Valuer	Book Number	Office
1	22	29/8/10	1	22	29/8/10	1	1
2	22	29/8/10	1	22	29/8/10	1	1
3	22	29/8/10	1	22	29/8/10	1	1
4	22	29/8/10	1	22	29/8/10	1	1
5	22	29/8/10	1	22	29/8/10	1	1
6	22	29/8/10	1	22	29/8/10	1	1
7	22	29/8/10	1	22	29/8/10	1	1
8	22	29/8/10	1	22	29/8/10	1	1
9	22	29/8/10	1	22	29/8/10	1	1
10	22	29/8/10	1	22	29/8/10	1	1
11	22	29/8/10	1	22	29/8/10	1	1
12	22	29/8/10	1	22	29/8/10	1	1
13	22	29/8/10	1	22	29/8/10	1	1
14	22	29/8/10	1	22	29/8/10	1	1
15	22	29/8/10	1	22	29/8/10	1	1
16	22	29/8/10	1	22	29/8/10	1	1
17	22	29/8/10	1	22	29/8/10	1	1
18	22	29/8/10	1	22	29/8/10	1	1
19	22	29/8/10	1	22	29/8/10	1	1
20	22	29/8/10	1	22	29/8/10	1	1
21	22	29/8/10	1	22	29/8/10	1	1
22	22	29/8/10	1	22	29/8/10	1	1

Walter Warmington, Signature of Officer  
Bristol, Address of Officer  
Nov 28 1910 Date

Walter Warmington also received a batch of Form 4 forms, to be sent out to landowners based on the Poor Rate. "An owner of land or any person receiving rent in respect of land" was required to complete and return the form to the district valuation office. The penalty for not returning the completed form was £50.

Warmington kept a note of when the forms were sent out in the Valuation Book where there was a Form-24 Land, headed "Record of Service of Forms of Return: for the use of the Land Valuation Officer". This form reveals that, between 29<sup>th</sup> August 1910 and 14<sup>th</sup> September 1910, Warmington sent out forms to owners, either delivering them or sending by registered post. He signed the page which contained the information about forms sent out and dated it 28<sup>th</sup> November 1910. On the right-hand side is a form headed, "Record of Proceedings subsequent to the collection of Forms of Return: for the use of the Valuer." No entries were made.

The four-page Form 4 was returned to the district valuation office. These have rarely survived, but a copy of one Form 4 may be found within a bundle of Form 37 at Worcestershire Record Office (BA 8585, 009:5, Parcel 4). This was completed by Joseph Sharp (brother of Jerry Sharp, the miller at Aldington) of The Laurels, Offenham, who owned land in Aldington. Form 4 comprised 4 pages: the first section on page 1 was extracted from the Rate Books and was completed by Walter Warmington, giving details of the parish, Poor Rate number, name of occupier, description and situation of property, estimated extent, and the gross estimated rental and rateable value. As the land was to be valued as at 30<sup>th</sup> April 1909, it was explained that the particulars should, as far as possible, be applicable to the circumstances at that date. The next 3½ pages were then to be completed by the owner. This form was signed by Joseph Sharp, retired miller, on 9<sup>th</sup> September 1910.

**DUTIES OF LAND VALUERS**

RETURN TO BE MADE BY AN OWNER OF LAND OR BY ANY PERSON RECEIVING RENT IN RESPECT OF LAND

Property for which to make a Return, not exceeding £500

Name of Occupier: Joseph Sharp  
 Description of Property: 1/2 Acre  
 Estimated value: £100  
 Date when sent to Valuer: 29/8/10

I HEREBY declare that the particulars given on this Return are true and correct as far as they go, and that I am the owner of the land to which they relate.

I. Particulars required by the Commissioners, which must be furnished as far as it is in the power of the person making the Return to give them.

(1) Name of Occupier: Joseph Sharp  
 (2) Christian Name and Surname and full postal address of the person making the Return: Joseph Sharp, The Laurels, Offenham  
 (3) Nature of Interest of the person making the Return to the Land:  
 (i) Whether Freehold, Copyhold, or Leasehold: Freehold  
 (ii) If Copyhold, name of the Mortgagor: None  
 (iii) If Leasehold, (a) period for which the lease was granted, and (b) date when the lease was granted, and (c) name and address of the lessor of the land to which the Return is made: None

(1) Name and position of the person making the Return: Walter Warmington, District Valuation Officer, Gloucester

(2) Description of the Land, with particulars of the buildings and other structures (if any) thereon, and the purposes for which the property is used: 1/2 Acre of Agricultural Land, Offenham

(3) Extent of the Land, if known: 1/2 Acre

(4) If the land is let by the person making the Return, state—  
 (a) Whether let under Lease or Agreement, or  
 (b) If there is no Lease or written Agreement, whether let by the Year, Quarter, Month, or Week:  
 (c) Terms for which granted: None  
 (d) Date of commencement of term: None  
 (e) Whether granted for any consideration in money, paid or not, to be paid by the Tenant, in addition to the Rent reserved, or  
 (f) Terms any condition as to the Tenant paying out money in Building, Renting, or Improvements: None

(5) Amount of Yearly Rent reserved: None

(6) If the person making the Return is the Tenant, state the Name of the Person to whom the Rent is paid, and the Name for which the Property is worth to be Let to a Tenant, if the Return is made in respect of the Rent being so paid.

(7) Amount of Land Tax (if any) and by whom borne: None

(8) Amount of Tithe Rentscharge, or any other payment in lieu of Tithe, for the year 1909, and by whom borne: None

(9) Amount of Inclosure, or Improvement Rate, or of any similar charge, and by whom borne: None

(10) Whether the person making the Return is the owner of the land, and, if not, by whom: Owner

(11) By whom is the cost of Repairs, Insurance, and other expenses necessary to maintain the Property, borne? Owner

(12) Whether the land is subject to any Fixed Charges (such as those mentioned in clause 11) and, if so, on the Annual Amount thereof: None

(13) Public Rights of Way: None

(14) Rights of Common: None

(15) Easements affecting the Land: Right of Pasture to the Laurels

(16) Conditions or Agreements restricting the use of the Land, and, if so, the date when such Conditions or Agreements were entered into or made: None

(17) Particulars of the last sale (if any) of the Land within 20 years before 30<sup>th</sup> April, 1909, and of Expenditure since the date thereof: None

(18) Date of Sale: June 26<sup>th</sup> 1894

(19) Amount of Purchase-money and other consideration (if any): £100

(20) Capital Expenditure upon the Land since date of Sale: None

(21) Observations, with description, extent, and present situation of any part of the Land which the Owner regards to be especially valued: None

(22) If the person making the Return desires that communication should be sent to an Agent or Solicitor in his behalf, the name and full postal address of such Agent or Solicitor: None

I solemnly declare that the foregoing particulars are in every respect fully and truly stated to the best of my judgment and belief.

Dated this 9<sup>th</sup> day of September 1910.

Joseph Sharp Signature of person making the Return.  
Retired Miller (Rank, Title, or Description)

II. Additional particulars which may be given, if desired.

(1) Value of the Land as defined in Instruction 2, and estimated by the Owner, with particulars how arrived at—  
 (a) Gross Value: £100  
 (b) Full Site Value: £100  
 (c) Total Value: £100  
 (d) Annual Site Value: None

(2) Particulars how Value arrived at: None

(3) If the Owner does not desire to furnish the estimate of the Value of the Land, but desires to claim a Site Value, the particulars should be stated, and the valuation should be stated, as well as the name in full and the address of the claimant to be given.

(4) Nature, and estimate of the Capital Value of any minerals not comprised in a mining lease and not being worked, which have a value as minerals: None

Joseph Sharp Signature  
1910 9<sup>th</sup> 1910 Date

### Stage 3 – The Maps

Maps were drawn up showing the location and extent of each property and plot of land to be valued. The maps used were Ordnance Survey sheets at various scales, to which the district valuation officer added, normally in red ink, the hereditament numbers – one number for each property or parcel of land (numbers valued with another just appeared under the main hereditament number. The most frequently used scale was 1:2500 (about 25 inches to the mile), with smaller or larger scales being used for areas of low population or towns or cities. The maps for Badsey, Aldington, Wickhamford and Blackminster are all 1:2500 and based on the Ordnance Survey maps, c1900-1904. The extent of each hereditament was shown by a colour-wash along the boundaries, often in pink or green. The boundary of the ITP (income tax parish) was marked in yellow. Two sets of maps were created: working plans (used by the valuer in the field during the actual survey) and record sheet plans (intended to be a permanent reference tool and kept in the district valuation offices).



Map covering Bowers Hill in Badsey and part of Wickhamford

Gloucestershire VII-5  
Worcestershire L 5

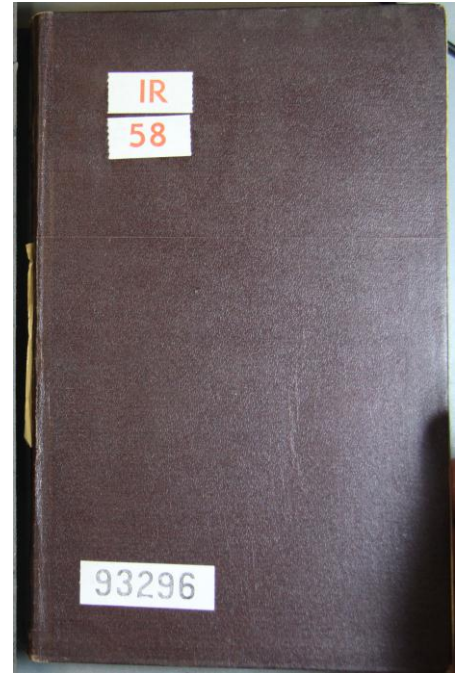
National Archives Reference:  
IR 128/4/11



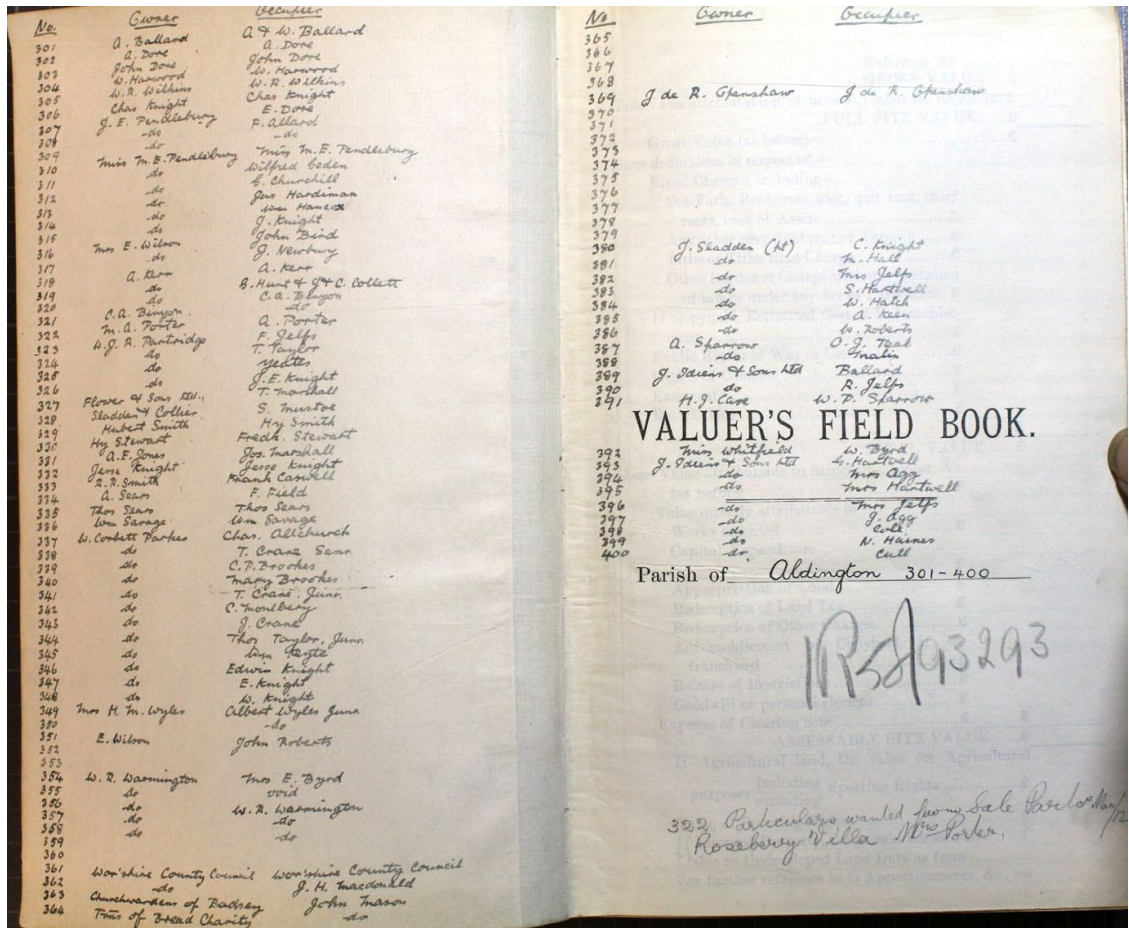
## Stage 4 – The Field Books

The information from the returned Form 4-Land was transcribed into the valuer's Field Book, which was intended to become the final record of the valuation. These small, specially printed volumes, measured 10" x 6" and contained spaced for 100 entries, each relating to a single hereditament, with four pages allowed for each entry.

A physical inspection of all properties was then made. Inspections by the Valuation Office inspector began in 1911 and carried on throughout 1912 and 1913, with a few taking place in 1914. A couple of inspections were carried out in the summer of 1911 (due to the owner having died and the necessity to sort out estate duty), but the inspections did not begin in earnest until the end of the year when a number of inspections were carried out in Aldington, Badsey and Wickhamford. The main inspections were carried out during 1912, fewer in 1913 and just one in 1914. The last inspections were made at Aldington in January 1915 when 19 pieces of land, including Wickhamford Manor and The Parks farm at Aldington, were inspected.



The inspector for the Aldington district wrote a summary at the front of each Field Book listing all the owners and occupiers.



Occasionally special files were created, to which the Field Books refer (in our area, normally something like "See Webb No 12"); these files have not survived.

Some of the information was very detailed about properties, such as this record for Wickhamford Manor:

*Very old Manor House nicely restored, part stone, part timber and stone and tiled roof with nicely laid out grounds: flower beds, lawns, rose garden, flagged walks, old stone dovecote etc. Front door faces west with small porch and leads to entrance hall with doors off to playroom on north side, a damp room, board floor, 1 window to west and also passage and door to underground cellar; this part is heated by flues, the rest of the ground floor by stoves as there are no cellars under. From entrance hall opens the drawing-room facing east and also the best stairs lighted from west and the lounge hall facing east with doors to dining-room facing east and another door to the smoke-room, which again opens on to the rose garden. Door from lounge hall also opens to passage to the back door and kitchens. From back passage is door to flower room with washup sink etc (the old kitchen window faces onto the front door). Opposite side, housemaids' pantry facing south and back stairs. Swing door cuts off passage from kitchen facing north, with back door on opposite side of passage and under old hop kiln, larder, servants' hall.*

965	Reference No.	Map No. <del>XLIX. 8.F</del> L. 5. A
Situation	Wickhamford Manor	
Description	House	
Extent	1a 3r 0p - 29p	
Gross Value	Land, £	Buildings, £ 50
Gross Annual Value, Schedule A, £	Land, £	Buildings, £ 142. 17
Occupier	J. C. Lees Milne	
Owner	Do	
Interest of Owner	3 hold	
Superior interests		
Subordinate interests		
Occupier's tenancy, Term	from	
How determinable		
Actual (or Estimated) Rent, £	50 A.V.	
Any other Consideration paid		
Outgoings—Land Tax, £	2s 9d. paid by Owner	
Tithe, £	paid by	
Other Outgoings		
Who pays (a) Rates and Taxes (b) Insurance	Owner	
Who is liable for repairs		
Fixed Charges, Easements, Common Rights and Restrictions		
Former Sales, Dates	Aug 1906	
Interest		
Consideration	£ 2500. including 966.	
Subsequent Expenditure	£ 640.	
Owner's Estimate. Gross Value		
Full Site Value		
Total Value		
Assessable Site Value		
Site Value Deductions claimed	House, Buildings, 2 Cottages & Land. The Manor House, Wickhamford.	
Roads and Sewers. Dates of Expenditure		
Amounts		

Inspected 9 <sup>th</sup> July 1915	Reference No.
Particulars, description, and notes made on inspection	
Very old Manor House nicely restored pt stone pt br & pt timber & stone tiled roof, with nicely laid out grounds flower beds lawns rose garden flagged walks - old stone dovecote etc	
Front door faces W with small porch leads to ent hall with doors off to playroom on N side - a damp room board floor window to W & also passage & door to underground cellar - this part is heated by flues	
Charges, Easements, and Restrictions affecting market value of Fee Simple, the rest of the ground floor by stoves as there are no cellars under - from ent hall opens the Drawing Room facing E. & also the best stairs lighted from W & the Lounge Hall facing E with door to Dining Room facing E & another door to the Smoke Room which again opens on to the rose garden. Door from Lounge Hall also opens to passage to the back door & kitchen	
Valuation.—Market Value of Fee Simple in possession of whole property in its present condition From back passage is door to Flower Room with washup sink etc (the old kitchen window faces onto front door) —	
Opposite side Housemaids Pantry facing S & back stairs —	
Swing door cuts off passage from K facing N - with back door on opposite side of passage under old hop kiln larder, servants' hall	
Includes 965, 966, 1002 & 1003 £ 3,175	
Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees, and other things growing on the land 9 <sup>th</sup> 0 <sup>th</sup> 29 <sup>th</sup> p @ 50/- = £ 183. 5 = 137 25/10 £ 325	
Difference Balance, being portion of market value attributable to structures, timber, &c. £ 2,850	
Divided as follows: House 2,000 Buildings and Structures 300 £ 2,780 Machinery 110 Timber 10 Fruit Trees 60 Other things growing on land 112	
Market Value of Fee Simple of Whole in its present condition (as before) £ 3,175	
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) £ 10 Restrictions £ 10	
GROSS VALUE £ 3,185	

This Field Book entry shows the owner as G C Lees-Milne and that he bought the Manor House (including buildings, two cottages and land) for £2500 in August 1906 and subsequently spent £640. The house was valued at £2000, the buildings at £300, the cottages at £370, the pigstys at £110; timber on the land amounted to £10 and fruit trees £60. The acreage of 1a 3r 0p has been crossed out, as the Valuer was interested in the total acreage of the estate being valued, which was 7a 0r 29p. In the Valuation notes on the right-hand side it says, "Includes 965, 966, 967, 1002 & 1003 and other areas on next page".

The principal function of the Field Books was to record the assessable site value on the basis of which increment value duty was to be calculated. Four sets of valuation figures were given for each hereditament, arrived at after a series of complicated calculations:

- Gross Value – the amount which the land might be expected to make on the open market, free of any encumbrances
- Full Site Value – the amount which remained after deducting the value of the buildings, etc, from the gross value of the land
- Total Value – the gross value, with deductions made for fixed charges, rights of way and rights of common
- Assessable Value – the total value, with the same deduction made to arrive at the full site value from the gross value, but with additional deductions for work and expenditure made by the owner to improve the land

Pages 3 & 4 of the entry give the valuation details, if applicable (a great number were valued with others). This is the entry for Wickhamford Manor which included other hereditament numbers, giving a total acreage for Mr Lees-Milne's estate as 7a 0r 29p. It refers to new glasshouses and buildings by the church not included. A deduction of £10 was allowed for a public right of way. Public benefits were allowed to be offset against increment value duty, so it was in the landowner's interest to declare such rights. After taking all the factors into account, the assessable site value was given as £325.

Reference No.							
Index Letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
<b>1st floor</b>							
	Main Stairs from Ent Hall with window to W on to Main Landing running N & S with large light at S end side passage running E & W along the S outside wall.						
	1 BR over Playroom. 16 W						
	1 large BR over Drawing Room door face Main Stairs 16 E.						
	1 BR. 16 E						
	1 Dress R 16 E - no communicating door. } over Lounge Hall						
	1 large BR oak panels over Dining R						
	Narrow end of main passage over Smoke R. 16 S also door to side passage						
	1 BR over Kitchen R. 16 W						
	Bath Room 16 E over K. 16 W						
	2 Small BR (one thro the other) over larder & servant hall						
	WC showmans sink & back stairs to kitchen passage						
	3 Servants BR over old top kiln up 2nd floor stairs.						
House is supplied from Village Water Scheme							
Electric light from 24 hp oil engine in old stables.							
1st floor heated by radiators.							
Outbuildings: - Trap House & Hay Stable - concrete yard							
& Motor House adjoining Main Buildings.							
Detached stone brick like 3 horse boxes & engine house							
with left over - converted from old cart horse stables.							
Stone Doocot.							
P <sup>c</sup> 66 =	320	2 concrete Collages on 66. cost £370					
P <sup>c</sup> 141 =	110	Pigeon & glasshouse on 139.					
P <sup>c</sup> 139 =	414	New glasshouses by Church not included					
<del>P<sup>c</sup> 54 =</del>							
49 =	478						
50 =	1,085						
54 =	623						
57 =	997						
53 =	1,438						
56 =	277						
54 =	485						
55 =	924						
	<u>7,181</u>						
	7-0-22						

Reference No. 965	
GROSS VALUE.....	£ 3,185
Less Value attributable to Structures, timber, &c. (as before).....	£ 2,850
FULL SITE VALUE.....	£ 335
Gross Value (as before).....	£ 3,185
Less deductions in respect of—	
Fixed Charges, including—	
Fee Farm Rent, rent seek, quit rent, chief rents, rent of Assize.....	£
Any other perpetual rent or Annuity.....	£
Tithe or Tithe Rent Charge.....	£
Other Burden or Charge arising by operation of law or under any Act of Parliament.....	£
If Copyhold, Estimated Cost of Enfranchisement.....	£
Public Rights of Way or User.....	£ 10
Rights of Common.....	£
Easements.....	£
Restrictions.....	£
	£
TOTAL VALUE.....	£ 3,175
Less Value attributable to Structures, timber, &c. (as before).....	£ 2,850
Value directly attributable to—	
Works executed.....	£
Capital Expenditure.....	£
Appropriation of Land.....	£
Redemption of Land Tax.....	£
Redemption of Other Charges.....	£
Enfranchisement of Copyhold, if enfranchised.....	£
Release of Restrictions.....	£
Goodwill or personal element.....	£
Expense of Clearing Site.....	£
ASSESSABLE SITE VALUE.....	£ 325
If Agricultural land, the value for Agricultural purposes including	
including Sporting Rights.....	£ 495
excluding	
Value of Sporting Rights.....	£
If Licensed Property, the annual license value.....	£
Liable to Undeveloped Land Duty as from.....	£
For further reference as to Apportionments, &c., see	

## Stage 5 – Form-37 Land

The final stage was when the valuation was finally approved and Form 37-Land was completed. Form 37-Land was the statement of Provisional Valuation (often referred to in the Field Books as PV) made on completion of the survey and retained in the district valuation office; a copy was sent to the landowner as Form 36-Land. One form was completed in respect of all properties being valued together. For example, Aldington Manor House and Farm is featured in the Field Books under two reference numbers, 1 and 3, but a combined valuation was given under number 1.

The first page of the form gives the description and situation of the property, the reference (hereditament) number, occupier's name and extent, as per the Field Book. The information needed to determine assessable site value is then given: original gross value, deductions to arrive at original full site value and original total value, and then deductions from total value to arrive at assessable site value. Lastly there was the value of agricultural land for agricultural purposes where different from assessable site value. The last item was initialled by RDW, assumed to be Roland Drury Webb. (Both Roland and his brother, Raymond, were land agents, the latter being agent for the Lord Estate – the trustees of Captain J P Lord, who had died in 1871, owned over 600 acres in Aldington, Badsey, Bengeworth and Wickhamford)). It was then signed by S W Lander, the Valuer appointed by the Commissioners of Inland Revenue for Worcester District, and date-stamped.

The reverse of the form gives details of the owner, including full address (the latter is not normally available in the Field Books), and the date on which a copy of the Provisional Valuation was served and details of how sent (normally RP, registered post). It also recorded details of anyone interested in the land who had applied for copy.

Here is an example of a Provisional Valuation Form for Montpelier House (the present-day Badsey Hall, No 42 High Street). It was owned by the trustees of the late Captain J P Lord and was then sold to the Reverend J Ludlow Lopes, who later opened it as a children's home.

Occasionally the Provisional Valuation was amended, in which case Form 39-Land was completed. For example this one for No T J Sears. The original valuation was served on 29<sup>th</sup> July 1912, but was amended on 14<sup>th</sup> May 1914.