

Data from the 1910 Land Valuation Survey for the parish of Abbots Morton



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Front cover image: Timber-framed houses in Abbots Morton in February 2015
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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.

The Valuation Summary for the Income Tax Parish of Abbots Morton covers the civil parish of Abbots Morton only.²

2. The parish of Abbots Morton in 1910

The parish is located on the Warwickshire border of the county, 12 miles east of Worcester and 10 miles north of Evesham, on a geology described as ‘Mercia Mudstone Group – Mudstone’, and extends to 1,474 acres. The resulting soils are primarily clayey loam to silty loam, with some sand to sandy loam to the north-east of the village centre.³

When the census was carried out in 1911, the population of Abbots Morton was 160 (86 males and 74 females): of the 50 properties recorded in the census, 45 were inhabited whilst 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 1,216¼ acres, of which 435¾ were arable, and 768¼ acres (63% of the total) were grassland: there was also 2¾ acres of orchards, of which 10½ were counted under arable with ½ acre counted under permanent grassland. Of the 15 agricultural holdings in the parish, all 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, 167 cattle and 1,415 sheep were kept.⁵

² WAAS: BA 8585/1/4, *Inland Revenue. Valuation Summary book for the parish of Abbots Morton, 1909-10.*

³ Kelly’s Directory 1912, p.22. British Geological Survey, *iGeology app – Abbots Morton, Worcestershire* [accessed 15 June 2022]; Natural Environmental Research Council, *mySoil app – Abbots Morton, Worcestershire* [accessed 15 June 2022].

⁴ TNA: RG78/1124. *1911 Census Enumerator’s Summary Books. Warwickshire. Alcester. Registration Sub-District: Feckenham, including Civil Parish, Township or Place: Abbots Morton.*

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, 163¼; Oats 91½; Beans, 66½. Orchard acreages: Apples, 4½; Pears, 4½; Plums, 2¼; Cherries, 1; Other kinds, 11.

3. Land and property in 1910 in the parish of Abbots Morton

Of the 77 (out of 78) assessments with owners recorded in the Valuation Summary, 24 were owned by W. H. Bagnall (see Table 1): although he was an absentee landlord, living at Bafford House, Charlton Kings, near Cheltenham, he was lord of the manor of Abbots Morton. Over 400 acres of his holdings comprised two farms, occupied by Job Harris (240³/₄ acres) and Francis Ganderton (166⁵/₈ acres).

In acreage terms, the Ecclesiastical Commissioners were the second largest landowner in the parish with the majority of their land (252 acres) comprising the largest farm at The Lowe occupied by R. & B. Bomford: the Bomfords farmed a further 130¹/₄ acres in the parish and according to Kellys directory for 1912, Raymond Bomford employed Evans Mason as farm bailiff in the village.⁶

Miss Walker owned seven properties but only held 25¹/₂ acres of land, whilst Rev. A. G. Church had six properties with 143¹/₂ acres: two of these were smaller farms with 86 and 46¹/₂ acres each.

Table 1: Number of assessments by landowner

Name	No. of assessments
W. H. Bagnall	24
Miss G. Walker	7
Rev. A. G. Church	6
Ecclesiastical Commissioners	5
Marquis of Hertford	5
21 others with 4 or less assessments	30
Owner not stated	1
TOTAL	78

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
W. H. Bagnall	453	1	20
Ecclesiastical Commissioners	297	2	0
Mrs A. Fiford	180	0	0
Rev. A. G. Church	143	2	0
Marquis of Hertford	129	3	20
Not stated	74	2	0
Exors of Joseph Partington	73	0	20
Miss G. Walker	25	2	0
9 others with less than 15 acres each	39	0	0
TOTAL	1416	1	20

Those assessments with more than 25 acres of land are listed in Table 3: for this parish, none of the farms are named in the valuation.

⁶ Kelly's Directory 1912, p.22.

Table 3: Assessments in excess of 25 acres

Situation	Acreage		
	a	r	p
The Lowe	252	0	0
Abbots Morton	240	3	0
Abbots Morton	180	0	0
Abbots Morton	166	2	20
Abbots Morton	86	0	0
The Spert	74	2	0
Abbots Morton	73	0	20
Abbots Morton	47	3	0
Abbots Morton	46	2	0
The Lowe	45	2	0
Abbots Morton	43	2	0

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

NOTES:

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. All entries have a letter ‘R’ in red in front of the No. of Assessment, except for entry numbers 11, 25, 46-49, 59-62, 64 and 73-78.

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
1	1	Bomford R&B	Hertford Marquis of	Land		Maple Redding	16	2	0	10	0	0	9	10	0
2	2	Belcher Winifred Mary	Walker Miss G Battenhall Manor Worcs	Cott & Gdn		Grooms Hill ⁷				4	0	0	3	0	0
3	3	Andrews Elizabeth	Walker Miss G Battenhall Manor Worcs	Cott & Gdn		Grooms Hill				4	0	0	3	0	0
4	4	Belcher Jesse	Walker Miss G Battenhall Manor Worcs	Cott & Gdn		Grooms Hill				3	0	0	2	5	0
5	5	Green Emmanuel	Chafy Rev D	Cott & Gdn		Abbots Morton				4	0	0	3	0	0
6	6	Harris Job	Bagnall W H	Cott & Gdn		Abbots Morton				3	0	0	2	5	0
7	7	Roberts Albert	Bagnall W H	Land		The Spert	1	3	0	2	0	0	1	12	0
7		Roberts Albert	Bagnall W H	Ho & Bldgs		The Spert				5	0	0	4	0	0
8 ⁸	8		Bagnall W H	Cott & Gd		Abbots Morton				3	0	0	2	5	0
9	9	Harris Fred	Fiford Mrs A	Cott & Gd		Abbots Morton				3	0	0	2	5	0
10	10	Bradley John	Bradley John	Cott & Gd		Abbots Morton				4	0	0	3	0	0

⁷ Whilst written as “Grooms Hill” in the book, this is probably “Goom’s Hill”.

⁸ Note added: Included in No. 7.

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
11	11	Trustees of Partington Joseph	Exors of Partington Joseph per M J Gilbert	Bldgs		Abbots Morton				12	0	0	9	12	0
11 ⁹		Trustees of Partington Joseph	Exors of Partington Joseph per M J Gilbert	Land		Abbots Morton	73	0	20	61	0	0	59	15	0
12	12	Ganderton Francis	Bagnall W H	Bldgs		Abbots Morton				30	0	0	24	0	0
12 ¹⁰		Ganderton Francis	Bagnall W H	Land		Abbots Morton	166	2	20	112	0	0	106	8	0
13	13	Foster Chas	Bagnall W H	Cott & Gdn		Abbots Morton		4	0	4	0	0	3	0	0
14	14	Jelfs Chas E	Bagnall W H	Cott & Gdn		Abbots Morton				4	0	0	3	0	0
15	15	Smith Robt	Harrison Harris Miss M Jane Abbots Morton	Cott & Gdn		Abbots Morton				4	0	0	3	0	0
16	16	Healey Mrs A Church Arthur Chas	Bagnall W H	Ho & Gdn		Abbots Morton				15	0	0	12	0	0
17	17	Dowding Lucy	Bagnall W H	Land		Abbots Morton				2	0	0	1	18	0
18	18	Dowding Lucy	Gilbert Thos	Land		Abbots Morton	14	2	0	17	0	0	16	12	0
18		Dowding Lucy	Gilbert Thos	Bldgs		Abbots Morton				13	0	0	10	8	0
19	19	Hertford Marquis of	Self	Woods		Abbots Morton	47	3	0	16	16	0	15	19	0
20	20	Lane Edwin	Harris John Noberry Inkberrow	Ho & Gdn		Abbots Morton		2	0	8	0	0	6	8	0
21	21	Harris Job	Bagnall W H	Land		Abbots Morton	240	3	0	181	5	0	172	4	0
						Abbots Morton									
21	21	Harris Job	Bagnall W H	Ho & Bldgs		Abbots Morton				35	0	0	28	0	0
22	22	Dowding Lucy	Bagnall W H	Land		Abbots Morton	13	0	0	13	0	0	12	7	0

⁹ Acreage was actually written as 73a ½r.

¹⁰ Acreage was actually written as 166a 2½r.

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
23	23	Bagnall W H	Bagnall W H	Woods		Abbots Morton	18	0	0	9	0	0	8	11	0
24	24	Green Thos	Bagnall W H	Cott & Gdn		Abbots Morton				5	0	0	3	15	0
25	25	Trustees of Partington Joseph	Trustees of Self	Ho & Gdn		Abbots Morton				10	0	0	8	0	0
26	26	Hewlett Daniel	W H Bagnall	Cott & Gdn		Abbots Morton				4	0	0	3	0	0
27	27	Ludlow James Elizabeth	Ludlow Elizabeth	Cott & Gdn		Abbots Morton				5	0	0	3	15	0
28	28	Churchgrove Geo	Self	Cott & Gdn		The Spert				4	0	0	3	0	0
29	29	Harris M Jane	Bagnall W H	Bldgs		Abbots Morton				8	0	0	6	18	0
29		Harris M Jane	Bagnall W H	Land		Abbots Morton	1	0	0	4	10	0	4	7	0
30	30	Ganderton Francis	Hunt Robt S Morton Underhill	Bldgs		The Spert				7	0	0	6	0	0
30		Ganderton Francis		Land		The Spert	74	2	0	23	0	0	21	0	0
31		Roberts Thos & others	Revd A C G Church	Allotments											
31	31	Church Rev A G	Self	Bldgs		Abbots Morton				5	0	0	4	0	0
31		Church Rev A G	Self	Land		Abbots Morton	86	0	0	60	0	0	57	15	0
32	32	Ewins Wm A	Church Rev A G The Grange Rouselench	Land		Abbots Morton	46	2	0	39	0	0	37	1	0
33	33	(Col Rakes (void	Church Rev A G The Grange Rouselench	Cott & Gdn		Abbots Morton				3	0	0	2	5	0
34	34	Void	Hill Elizabeth	Cott & Gdn		Abbots Morton				2	0	0	1	10	0
35	35	Harwood Wm	Gilbert Thos	Cott & Gdn		Abbots Morton				4	0	0	3	0	0
36	36	Mills Benj	White Henry Martin 79 Tinwood Rd Handsworth Staffs	Bldgs		Abbots Morton				6	0	0	4	16	0

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
36		Mills Benj	White Henry Martin 79 Tinwood Rd Handsworth Staffs	Land		Abbots Morton	1	1	0	9	0	0	7	4	0
37	37	Harris Thos	Harris John	Ho & Blacksmiths		Abbots Morton				6	10	0	5	4	0
38	38	Tew G.	Bagnall W H	Ho & Land		Abbots Morton		1	0	6	0	0	4	10	0
39 ¹¹	39	Hertford Marquis of	Self	Woods		Abbots Morton	22	0	20	7	14	0	7	6	0
40	40	Winter John	Dodd Fanny 109 Boldmere Rd Wyld Green Bm	Ho & Bldgs		Abbots Morton				6	0	0	4	10	0
40		Winter John	Dodd Fanny 109 Boldmere Rd Wyld Green Bm	Land		Abbots Morton		2	0	3	0	0	2	17	0
41	41	Roberts Wm	Self	Ho & Bldgs		The Spert				6	0	0	4	10	0
41		Roberts Wm	Self	Land		The Spert	3	1	0	6	0	0	5	14	0
42	42	Shervington Frank	Fiford Mrs A 16 Greetham Street Southsea	Cott & Gdn		Abbots Morton				4	0	0	3	0	0
43	43	Barrett Jas A	Fiford Mrs A 16 Greetham Street Southsea	Bldgs		Abbots Morton				30	0	0	24	0	0
43		Barrett Jas A	Fiford Mrs A 16 Greetham Street Southsea	Land		Abbots Morton	180	0	0	122	0	0	115	18	0
44	4 ¹²	Tew Joseph	Fiford Mrs A 16 Greetham Street Southsea	Cott & Gdn		Abbots Morton				5	0	0	3	15	0

¹¹ Acreage was actually written as 22a ½r.

¹² From hereon, many of the poor rate numbers only have the final digit written in the book, the other digit being an assumed continuation.

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
45	5	Antrobus P	Walker Miss G	Ho & Land		Gooms Hill	20	0	0	60	0	0	54	0	0
46	6	Bomford R & B	Eccl Commrs	Woods		The Lowe	45	2	0	23	0	0	21	17	0
47	7	Bomford R & B	Eccl Commrs	Bldgs		The Lowe				40	0	0	32	0	0
47	7	Bomford R & B	Eccl Commrs	Land		The Lowe	252	0	0	63	0	0	59	17	0
48	8	Bomford R & B	Eccl Commrs	Cott & Gdn		The Lowe				3	0	0	2	5	0
49	9		Eccl Commrs	Cott & Gdn		The Lowe				3	0	0	2	5	0
50	50	Bomford R & B	Church Rev A G	Land		The Lowe	11	0	0	7	0	0	6	13	0
51	1	Talbot Percy A	Walker Miss G	Ho Land		Gooms Hill				20	0	0	16	0	0
52	2	Harris M Jane Barrett Jas A	Fiford A W	Land		Gooms Hill	10	0	0	7	10	0	7	2	0
53	53	Antrobus P	Walker Miss G	Land		Gooms Hill	2	3	0	6	0	0	5	14	0
		Antrobus P	Walker Miss G	Land		Gooms Hill	2	3	0	4	0	0	3	16	0
54	54	Willis Edmund	Self Abbots Morton	Bldgs		Abbots Morton				4	0	0	3	4	0
54		Willis Edmund	Self	Land		Abbots Morton		2	0	3	0	0	2	8	0
						Abbots Morton									
55	5	Void	Bagnall W Henry Bafford House Charlton Kings Cheltenham	Cott & Gdn		Abbots Morton				3	0	0	2	5	0
56	6	Void	Bagnall W Henry Bafford House Charlton Kings Cheltenham	Cott & Gdn		Abbots Morton				2	0	0	1	10	0
57	7	Bomford R & B	Hertford Marquis	Land		Abbots Morton	43	2	0	26	0	0	24	14	0
						Abbots Morton									
58	8	Bomford R & B	Bagnall W H	Land		Abbots Morton	6	3	0	8	0	0	7	12	0
59	9	Roberts Thos	Self	Ho		The Spert				5	15	0	4	6	0
59		Roberts Thos	Self	Land		The Spert		3	0		15	0		14	0

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value		
							A	R	P	£	s	d	£	s	d
						The Spert									
60	60	Roberts Thos	Self	Land		The Spert		3	0	1	0	0		15	0
						The Spert									
61	1	Roberts Geo	Roberts Thos	Cott & Gdn		The Spert				4	0	0	3	0	0
62	2	Vd	Roberts Thos	Cott & Gdn		The Spert				3	10	0	2	12	0
63	3	Roberts Wm A	Self Abbots Morton	Land		The Spert					5	0		4	0
64	64	Bomford R & B	Eccl Comms	Cott & Gdn		The Lowe				5	0	0	4	0	0
64		Bomford R & B	Eccl Comms	Cott & Gdn		The Lowe				5	0	0	4	0	0
65 ¹³	5	Jones John Ewins Wm Alfd	Church Rev Rous Lench Evesham	Ho Land		Abbots Morton				12	0	0	9	12	0
66	6	Harris Harry	Bagnall W H	Cott & Gdn		Abbots Morton				6	0	0	4	10	0
67	7	Foster Albert	Bagnall W H	Cott & Gdn		Abbots Morton				6	0	0	4	10	0
68	8	Green Emmanuel	Bagnall W H	Land		Abbots Morton	4	1	0	2	0	0	1	18	0
			Bagnall W H			Abbots Morton									
69	9	Hertford Marquis	Self	Sporting Right		Abbots Morton				3	0	0	3	0	0
70	70	Church Rev Let to Col Raikes	Self	Sporting Right		Abbots Morton				6	13	0	6	13	0
71	71	Bagnall W H Raikes G. W.	Self	Sporting Right		Abbots Morton				20	12	0	20	12	0
			Not on Rate Book												
72		Bomford R & B	A Fiford 16 Greetham Street Southsea	Land		Bevington	7	0	0						
73		Mis Corbett	The School Managers	School & House		Gooms Hill									
74 ¹⁴		Various	The Rector	Allotments		Abbots Morton									

¹³ Note added: Included in No. 33.

¹⁴ Note added: Included in 31.

No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	Estimated extent			Gross annual value			Rateable value			
							A	R	P	£	s	d	£	s	d	
75 ¹⁵		W G Dawson late P Antrobus	Gertrude Walker (Miss)	Small Orchard by The Manor House												
76 ¹⁶		Void	W H Bagnall Bafford House	Garden		In the Village										
77 ¹⁷		Void	W H Bagnall Bafford House	Two derelict cottages & gardens		In the Village										
78		The Rector	The Rector	Church & Graveyard		Abbots Morton										

¹⁵ Note added: Included in 44 & 45.

¹⁶ Note added in pencil: N. R.

¹⁷ Note added in pencil: N R.

Appendix 2. Index of Owners

Bagnall, W. H. 6-8, 12-14, 16-17, 21-24, 26, 29, 38, 58, 66-68, 71, 76-77

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Appendix 5. References to other Land Valuation resources for Abbots Morton

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/3 *Forms 37 – Land, Abbots Morton, Alvechurch, 1910-15.*

Field Books

TNA: IR58/93284, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Abbots Morton. Assessment No. 1-100, 1910.*

Record Maps

TNA: IR129/3/844, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 3, 1910.*

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