

# Data from the 1910 Land Valuation Survey for the parish of Stockton-on-Teme



Prepared by **Caroline Norcott and Alan Wadsworth**

## Contents

Introduction.....	2
1. The Valuation Office Survey of 1910.....	2
2. The parish of Stockton-on-Teme in 1910 .....	3
3. Land and property in 1910 in the parish of Stockton-on-Teme .....	4
Appendix 1. Transcribed data from the Valuation Summary for the parish of Stockton-on-Teme.....	5
Appendix 2. Index of Owners .....	9
Appendix 3. Index of Occupiers .....	9
Appendix 4. Index of Places .....	10
Appendix 5. References to other Land Valuation resources for Stockton-on-Teme .....	10

**Front cover image:** Restored watermill, Stockton-on-Teme in August 2006

<https://www.geograph.org.uk/photo/279312> [accessed 10 September 2022]

© David Stowell and licensed for reuse under [creativecommons.org/licenses/by-sa/2.0](https://creativecommons.org/licenses/by-sa/2.0).

## 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.<sup>1</sup> 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);

---

<sup>1</sup> 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.

The Valuation Summary for the Income Tax Parish of Shelsley Beauchamp covers the civil parishes of Shelsley Beauchamp, Shelsley Kings, Shelsley Walsh, Stanford-on-Teme and Stockton-on-Teme: this booklet covers the parish of Stockton-on-Teme only.<sup>2</sup>

## 2. The parish of Stockton-on-Teme in 1910

The parish is located 14 miles north-west of Worcester, on a geology of inter-bedded siltstone and mudstone (Raglan Mudstone formation), extending to 795 acres. The resulting soils are predominantly clayey loam to silty loam, with a little loam to sandy loam, and clay to sandy loam adjacent to the River Teme.<sup>3</sup>

When the census was carried out in 1911, the population of Stockton-on-Teme was 116 (49 males and 67 females): of the 31 properties recorded in the census, 26 were inhabited and five were classed as ‘buildings not dwellings’.<sup>4</sup> From an agricultural viewpoint in the same year, the total cultivated area of the parish was 753¼ acres, of which 142¾ were arable, and 610½ acres (81% of the total) were grassland: the latter included 128½ acres of orchards. The main arable crops were hops, wheat, oats and beans, whilst the orchards were growing a range of top fruit. With more pasture land than arable, there were 217 cattle and 463 sheep kept in the parish. Four of the 12 holdings in the parish were owned, rather than rented, and comprised 62¼ acres, that being 92% of the parish acreage.<sup>5</sup>

<sup>2</sup> WAAS: BA 8585/1/75, *Inland Revenue. Valuation Summary book for the parish of Shelsley Beauchamp, Shelsley Kings, Shelsley Walsh, Stanford-on-Teme and Stockton-on-Teme, 1909-10.*

<sup>3</sup> Kelly’s Directory 1912, pp. 245-246. British Geological Survey, *Geology Viewer – Stockton-on-Teme, Worcestershire* [geologyviewer.bgs.ac.uk](http://geologyviewer.bgs.ac.uk) [accessed 7 September 2022]; British Geological Survey, *UK Soil Observatory (UKSO) Map Viewer – Stockton-on-Teme, Worcestershire* <https://mapapps2.bgs.ac.uk/ukso/home.html> [accessed 7 September 2022].

<sup>4</sup> TNA: RG78/1077. *1911 Census Enumerator’s Summary Books. Worcestershire. Martley. Registration Sub-District: Martley, including Civil Parish, Township or Place: Stockton-on-Teme.*

<sup>5</sup> 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: Hops, 37; Wheat, 29; Oats, 27; Beans, 21½. Orchard acreages: Apples, 93½; Pears, 4; Cherries, 20½; Plums, 5½; Other kinds, 5.

### 3. Land and property in 1910 in the parish of Stockton-on-Teme

Of the 47 assessments with owners recorded in the Valuation Summary, nearly one-half (22) were owned by F. W. Jones: Frederick W. Jones was born in 1858 and by 1891 he had moved to Abberley Hall in the parish of Abberley, adjacent to Stockton-on-Teme.<sup>6</sup> He died on 25 May 1910 and by 1912, Abberley Hall was described as the property of James Arthur Jones J. P. of Ombersley, who was also Lord of the Manor of Stockton-on-Teme, Shelsley Beauchamp and Abberley.<sup>7</sup> As well as owning the largest number of assessments, Frederick Jones also owned the majority (76%) of the acreage in the parish (see Table 1 and Table 2).

The Rector of the parish (Rev. Slade Raymond Baker-Stallard-Penoyre) owned eight assessments whilst J. G. Cooke-Hill owned five: John George Cooke-Hill lived at Shelsley Bank, Stanford Bridge in the parish of Shelsley Kings.<sup>8</sup>

Table 1: Number of assessments by landowner

Name	No. of assessments
F. W. Jones	22
Rector of Stockton	8
J. G. Cooke-Hill	5
9 others with 2 or less assessments	12
TOTAL	47

Table 2 shows the acreage of land in the parish by major landowner, determined by summing the entries in the Valuation Summary, whilst those assessments with more than 25 acres of land are listed in Table 3.

Table 2: Acreage of land by major landowner

Name	Acreage		
	a	r	p
F. W. Jones	667	1	34
J. G. Cooke-Hill	77	1	35
Exors of George Perry	44	3	28
Mrs Mary Nott	37	1	17
6 others with less than 15 acres	49	0	23
TOTAL	876	1	17

Table 3: Assessments in excess of 25 acres

Situation	Acreage		
	a	r	p
Court Farm	300	0	0
Lower Ho. Farm	183	3	0
Wharf Farm	105	0	0
Ryefields & Waste	44	0	15
The Pond Ho.	43	3	8
The Bough's Farm	37	1	17
The Green	33	1	27

<sup>6</sup> TNA: RG9/2602, 1861 Census returns: Cheshire, RD: 456 Northwich, RS: 2 Northwich, Hamlet: Leftwich (part); TNA: RG12/2321, 1891 Census returns: Worcestershire, RD: 378 Martley, RS: 2 Witley, Parish: Abberley.

<sup>7</sup> Kelly's Directory 1912, pp. 21, 239, 245.

<sup>8</sup> Kelly's Directory 1912, pp. 239-240, 245.

**Appendix 1.** Transcribed data from the Valuation Summary for the parish of Stockton-on-Teme.

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.

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
243	1	Atthill Emily	F. W. Jones	Land		Aniceford	5	2	9	12	10	0	11	5	0
244	2	Atthill Martha	F. W. Jones	House & garden		Aniceford		3	9	31	15	0	27	0	0
245	3	Perry Geo: Exors.	Perry Geo: Exors of	Land		Ryefields & Waste	44	0	15	50	0	0	45	0	0
246	4	Perry Geo: Exors of	Perry Geo: Exors of	Cottage		Nr. Stanford Bridge				4	10	0	3	7	6
246	4a	Perry Geo: Exors of	Perry Geo: Exors of	Land		Nr. Stanford Bridge		3	13		10	0		9	0
247	5	Cooke Hill J. G.	Cooke Hill J. G.	Land		The Green	33	1	27	40	0	0	36	0	0
248	6	Kington James	Cooke Hill J. G.	Ho. & Blg's		The Pond Ho:				32	10	0	26	5	0
248	6a	Kington James	Cooke Hill J. G.	Land		The Pond Ho:	43	3	8	40	0	0	36	0	0
249	7	Cooper William	Cooke Hill J. G.	Cottage		The Pond Ho:				3	10	0	2	12	6
249	7a	Cooper William	Cooke Hill J. G.	Land		The Pond Ho:		1	0	1	10	0	1	7	0
250		Hy Mortlock	Cooke Hill J. G.	Blg's		The Green				30	0	0	24	0	0
251	8	Cooke Hill J. G.	Cooke Hill J. G.	Ho: & gdn		The Grein				50	0	0	42	10	0
252	9	Wilks Thomas	Mrs Matthews H. M. Edkins Brentwood Coventry Rd. B'ham	Ho: & Blgs		Rotten Hay				3	10	0	2	12	6
252	9a	Wilks Thomas	Mrs Matthews H. M. Edkins Brentwood Coventry Rd. B'ham	Land		Rotten Hay	4	2	25	8	10	0	7	13	0
253	10	Freeman Allen	F. W. Jones	House & Blg's		Lower Ho. Farm				40	0	0	32	0	0
253	10a	Freeman Allen	F. W. Jones	Land		Lower Ho. Farm	183	3	0	193	0	0	173	10	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
254	11	Ricketts Charles	F. W. Jones	Cottage		Nr. Wharf Farm	1	0	16	5	0	0	3	15	0
255	12	Moore Walter	F. W. Jones	Cottage		Nr. Church				7	10	0	5	12	6
255	12a	Moore Walter	F. W. Jones	Land		Nr. Church		1	6	1	10	0	1	7	0
256	13	Field Ann	F. W. Jones	Cottage		The Village			30	4	15	0	3	18	6
257	14	Grovenor Edwd.	F. W. Jones	Cottage		Nr. Church				7	10	0	5	12	6
257	14a	Grovenor Edwd.	F. W. Jones	Land		Nr. Church		1	2	1	10	0	1	7	0
258	15	Bradley Herbert	Mrs Mary Nott Penn Hall Worcester	Ho: & Blgs		The Bough's Farm				12	0	0	9	12	0
258	15a	Bradley Herbert	Mrs Mary Nott Penn Hall Worcester	Land		The Bough's Farm	37	1	17	30	12	0	27	10	0
259	16	Bradley Herbert	The Rector of Stockton	Land		Pt. of Glebe	1	3	9	2	2	0	1	15	0
260	17	Eshelby Douglas Wm	Douglas Wm Eshelby Stockton House	Ho: & Blg's		Stockton House		3	36	60	0	0	51	0	0
260	17a	Eshelby Douglas Wm	Douglas Wm Eshelby Stockton House	Land		Stockton House	12	0	0	15	0	0	13	10	0
261	18	Berry Orriss <sup>9</sup>	Douglas Wm Eshelby Stockton House	Cottage		Stockton House				7	10	0	5	12	6
262	19	Pound Henry	Rev: Clifford	Ho: & Blg's		The Burnt Ho				6	0	0	4	10	0
262	19a	Pound Henry	Rev: Clifford	Land		The Burnt Ho	5	1	31	8	2	6	7	5	0
263	20	Pound Henry	Rector of Stockton	Land		Pt. of Glebe	1	0	0	1	2	0	2	0	0
264	21	Morris George	F. W. Jones	Old Water Mill		Stockton Mill	5	1	13	10	0	0	8	0	0
264	21a	Morris George	F. W. Jones	Land		Stockton Mill	15	0	0	22	0	0	19	15	0
265	22	Morris George	F. W. Jones	Land		Stockton Mill	3	1	9	3	0	0	2	15	0

<sup>9</sup> Orris James Berry, aged 35, born in Ongar, Essex lived at Rectory Cottage, Stockton-on-Teme with his wife Alice May (37) according to the 1911 Census, TNA: RG14/17595, Stanford-on-Teme and Stockton-on-Teme, ED2. Horace Berry, aged 26, born in Little Laver, Essex [5 miles from Ongar] lived in Painswick, Gloucestershire with his wife Alice May (27) according to the 1901 Census, TNA: RG13/2436, Painswick, ED4.

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
266	23	Morris George	Geo Morris Stockton. Wor	House & Shop		Stockton Shop				6	0	0	4	10	0
266	23a	Morris George	Geo Morris Stockton. Wor	Land		Stockton Shop	5	3	4	12	0	0	10	15	0
267	24	Jones Mary	F. W. Jones	Ho: & Blg's		Court Farm				60	0	0	48	0	0
267	24a	Jones Mary	F. W. Jones	Land		Court Farm	300	0	0	289	0	0	260	0	0
268	25	Poyner Wm.	F. W. Jones	Cottage		Withey Wells				3	10	0	2	12	6
268	25a	Poyner Wm.	F. W. Jones	Land		Withey Wells		1	21	1	10	0	1	7	0
269	26	Philip Walter	F. W. Jones	Cottage		Nr. Court Farm				3	10	0	2	12	6
269	26a	Philip Walter	F. W. Jones	Land		Nr. Court Farm		1	10	1	10	0	1	7	0
270	27	Jones Mary	Rector of Stockton	Land		Pt. of Glebe	5	2	15	7	5	0	6	10	0
271	28	Thomas Edwd.	Rector of Stockton	Land		Pt. of Glebe	4	1	3	7	5	0	6	10	0
272	29	Walker Jane	F. W. Jones	Ho: & Blg's		Rectory Farm			10	10	0	0	8	0	0
272	29a	Walker Jane	F. W. Jones	Land		Rectory Farm	20	0	0	21	5	0	19	0	0
273	30	Wilks Thomas	F. W. Jones	Ho: & Blg's		Wharf Farm		1	17	20	0	0	16	0	0
273	30a	Wilks Thomas	F. W. Jones	Land		Wharf Farm	105	0	0	57	0	0	51	5	0
274	31	Alford Thomas	F. W. Jones	Cottage		Post Office			20	4	10	0	3	7	6
275	32	Lamb John	F. W. Jones	Cottage		The Village	1	0	16	5	0	0	3	15	0
276	33	Cownley Wm.	F. W. Jones	Cottage		The Village			22	4	10	0	3	7	6
277	34	Rogers Ellen	F. W. Jones	Cottage		The Village			20	4	10	0	3	7	6
278	35	Jones F. W.	F. W. Jones	Woodlands		In the Parish	23	2	7	10	0	0	9	0	0
279	36	Jones F. W.	F. W. Jones	Sporting Rights		on his Farms				32	0	0	31	5	0
280	37	Barber Wm.	Rector of Stockton	Cottage		on Glebe		1	0	5	0	0	3	15	0
281	38	Berry Jas.	Rector of Stockton	Cottage		on Glebe		1	0	5	0	0	3	15	0
282	39	Penoyre Rev: S. B S.	Rector of Stockton	Ho: & gdn		The Rectory				45	0	0	38	5	0
283	40	Penoyre Rev: S. B S.	Rector of Stockton	Rectorial Tithes		The Parish				134	10	0	111	0	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
284	41	Penoyre Rev: S. B. S.	Rev: S. B S. Penoyre	Land		Pt. of Glebe	5	2	0	11	0	0	9	18	0
285	42	Penoyre Rev: S. B. S.	F. W. Jones	Rectory Garden		The Rectory		2	27	1	10	0	1	7	0
286	43	Penoyre Rev: S. B. S.	F. W. Jones	Parish Rooms		Old School			10	2	0	0	1	10	0
287 <sup>10</sup>		Stockton School Managers	A. Jones Esq	New School		The Village									
288 <sup>11</sup>		Rector & Churchwardens	Rector & Churchwardens	St. Andrews Church		The Village									
289		Renoyre R. S. R. B. S	Self	Land		Part of Glebe	1	2½	0						

<sup>10</sup> Note added: (NR).

<sup>11</sup> Note added: (NR).



## Appendix 2. Index of Owners

Baker-Stallard-Penoyre, Rev. S. R. 284, 289  
Clifford, Rev. 262  
Cooke-Hill, J. G. 247-251  
Eshelby, Douglas Wm 260-261  
Jones, A. Esq. 287  
Jones, F. W. 243-244, 253-257, 264-265, 267-269, 272-279, 285-286

Matthews, Mrs. 252  
Morris, Geo. 266  
Nott, Mrs. Mary 258  
Perry, Geo., Exors 245-246  
Rector & Churchwardens 288  
Rector of Stockton 259, 263, 270-271, 280-283

## Appendix 3. Index of Occupiers

Alford, Thomas 274  
Atthill, Emily 243  
Atthill, Martha 244  
Baker-Stallard-Penoyre, Rev. S. R. 282-286, 289  
Barber, Wm. 280  
Berry, Jas. 281  
Berry, Orriss 261  
Bradley, Herbert 258-259  
Cooke-Hill, J. G. 247, 251  
Cooper, William 249  
Cownley, Wm. 276  
Eshelby, Douglas Wm 260  
Field, Ann 256  
Freeman, Allen 253  
Grovenor, Edwd. 257  
Jones, F. W. 278-279

Jones, Mary 267, 270  
Kington, James 248  
Lamb, John 275  
Moore, Walter 255  
Morris, George 264-266  
Mortlock, Hy. 250  
Perry, Geo., Exors 245-246  
Philip, Walter 269  
Pound, Henry 262-263  
Poyner, Wm. 268  
Rector & Churchwardens 288  
Ricketts, Charles 254  
Rogers, Ellen 277  
Stockton School Managers 287  
Thomas, Edwd. 271  
Walker, Jane 272  
Wilks, Thomas 252, 273

#### **Appendix 4. Index of Places**

Aniceford 243-244	Pond Ho., The 248-249
Bough's Farm, The 258	Post Office 274
Burnt Ho., The 262	Rectory, The 282, 285
Church, Nr. 255, 257	Rectory Farm 272
Court Farm 267	Rotten Hay 252
Court Farm, Nr. 269	Ryefields & Waste 245
Farms belonging to F. W. Jones 279	Stanford Bridge, Nr. 246
Glebe, on 280-281	Stockton House 260-261
Glebe, Pt. of 259, 263, 270-271, 284, 289	Stockton Mill 264-265
Green, The 247, 250	Stockton Shop 266
Grein, The 251	Village, The 256, 275-277, 287-288
Lower Ho. Farm 253	Wharf Farm 273
Old School 286	Wharf Farm, Nr. 254
Parish, in the 278	Withey Wells 268
Parish, The 283	

#### **Appendix 5. References to other Land Valuation resources for Stockton-on-Teme**

TNA – The National Archives, Kew

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

##### Forms 37

No Forms 37 retained for the parish of Stockton-on-Teme.

##### Field Books

TNA: IR58/93715, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Shelsley Beauchamp. Assessment No. 201-297, 1910.*

##### Record Maps

TNA: IR129/3/681 *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 2, 1910.*

TNA: IR129/3/685 *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 6, 1910.*

TNA: IR129/3/689 *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XX 10, 1910.*