

# Data from the 1910 Land Valuation Survey for the parish of Dormston



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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.<sup>1</sup> The number of valuation assessments in each civil parish ranges across the county from 1 (Crutch) 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);

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<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.

This booklet presents the data for the civil parish of Dormston: it has been taken from the summary book for the Income Tax Parish of Dormston which covers the civil parishes of Dormston, Flyford Flavell, Grafton Flyford and Kington.<sup>2</sup>

## 2. The parish of Dormston in 1910

The parish is located 10½ miles east of Worcester on a geology described as ‘Rugby Limestone Member’, extending to 820 acres. The resulting soils are a mixture of lime-rich loamy and clayey soils with impeded drainage, and slowly-permeable, seasonally-wet, slightly-acid, but base-rich loamy and clayey soils.<sup>3</sup>

When the census was carried out in 1911, the population of Dormston was 65 (32 males and 33 females): of the 23 properties recorded in the census, 18 were inhabited, three were uninhabited, and two were classed as a ‘building not used as dwelling’.<sup>4</sup> From an agricultural viewpoint in the same year, the total cultivated area of the parish was 880¾ acres, of which 197 were arable, and 683¾ acres (78% of the total) were grassland: there was also 32½ acres of orchards, all of which were counted under permanent grassland. Of the 16 agricultural holdings in the parish, 13 were tenanted properties covering 851¼ acres (97% of the total). The main arable crops were wheat and beans, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 126 cattle and 233 sheep were kept.<sup>5</sup>

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<sup>2</sup> WAAS: BA 8585/1/32, *Inland Revenue. Valuation Summary book for the parish of Dormston, Flyford Flavell, Grafton Flyford and Kington, 1909-10.*

<sup>3</sup> Kelly’s Directory 1912, p. 71. British Geological Survey, *Geology Viewer app – Dormston, Worcestershire* [accessed 2 November 2023]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscales for England and Wales – Dormston, Worcestershire* [accessed 2 November 2023].

<sup>4</sup> TNA: RG78/1085. *1911 Census Enumerator’s Summary Books. Worcestershire. Pershore. Registration Sub-District: Pershore, including Civil Parish, Township or Place: Dormston.*

<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: Wheat, 92; Beans, 31. Orchard acreages: Apples, 5½; Plums, 6; Other kinds, 21.

### 3. Land and property in 1910 in the parish of Dormston

In preparing the data for analysis, the following standardisation has been made: The situation *Dormstone* in Appendix 1 has been standardised in Appendix 4 to *Dormston*.

Of the 33 assessments with owners recorded in the Valuation Summary, Richard Pearson and L. C. Tipper owned three each, whilst the remainder were held by 22 other individuals. In particular, Mrs E. A. Milner held two assessments: she was the second largest landowner in acreage terms (see Table 2), and she was lady of the manor at this time. Lawrence C. Tipper of Wake Green Road, Birmingham held the gift of the living which was a vicarage, annexed to the rectory at Kington.

Table 1: Number of assessments by landowner

Name	No. of assessments
Richard Pearson	3
L. C. Tipper	3
22 others with 1 or 2 assessments each	27
TOTAL	33

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
Richard Pearson	192	3	0
Mrs. E. A. Milner	183	3	0
Maude Cheape	119	0	0
Mrs. C. M. Howells	100	1	0
Edith A. Marples [was B. H. Saunders]	61	1	0
Rev. J. H. Bourne	44	0	0
Wm. Adams	25	0	0
J. C. Loxley	18	0	0
13 others with less than 10 acres each	42	3	0
TOTAL	786	3	0

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
Frederick Boyce	Dormstone	185	2	0
D. C. Critchley	Bag End	166	1	0
Mary Collins	Quarry Pits	113	2	0
Edward Pugh	Dormstone	100	0	0
Edward Gower	Dormstone	61	1	0
Chas. Bollon [Bolton]	Dormstone	44	0	0

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

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
1	1	Ardin Thos	L. C. Tipper Ribbesford Wake Green Bm.	Land		Dormstone	4	3	0	4	0	0	3	12	0
2	2	Cowley Jane	Richd Pearson Brooklands Halesowen	Cottage		Quarry Pits				4	5	0	3	5	0
2	3	Cowley Jane	Richd Pearson Brooklands Halesowen	Land		Quarry Pits	1	2	0	1	0	0		17	0
3	4	Collins Mary	Richd Pearson	House		Quarry Pits				6	0	0	4	15	0
3	5	Collins Mary	Richd Pearson	Land		Quarry Pits	5	3	0	4	0	0	3	10	0
4	6	Collins Mary	Maude Cheape	House		Quarry Pits				10	0	0	8	0	0
4	7	Collins Mary	Maude Cheape	Building		Quarry Pits				7	0	0	5	10	0
4	8	Collins Mary	Maude Cheape	Land		Quarry Pits	113	2	0	57	0	0	51	5	0
4	9	Collins Mary	Maude Cheape	Land		Quarry Pits	5	2	0	4	0	0	3	10	0
5	10	Jones Wm & Esther	<del>Col</del> Wm Croft Bellæers 14 Fearndale Rd Clapham London SW	House		Dormstone				5	0	0	4	0	0
5	11	Jones Wm & Esther	<del>Col</del> Wm Croft Bellæers 14 Fearndale Rd Clapham London SW	Land		Dormstone	5	2	0	3	0	0	2	12	0
6	12	Jones Wm	L. C. Tipper	Land		Dormstone		2	0	1	0	0		17	0
7	13	Burford John	L. C. Tipper	Land		Dormstone	3	2	0	4	15	0	4	5	0
8	14	<del>Johnson Wm</del> Wm Banner and Chas Yates	Wm Adams	Land		Dormstone	25	0	0	17	0	0	15	5	0
9	15	Boyce Fredk	Richd Pearson	House		Dormstone				15	0	0	12	0	0
9	16	Boyce Fredk	Richd Pearson	Building		Dormstone				10	0	0	8	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
9	17	Boyce Fredk	Richd Pearson	Land		Dormstone	185	2	0	95	0	0	85	0	0
10	18	Geo Morris	Thos Ardin Kington Worcester	Cottage		Dormstone		1	0	2	0	0	1	10	0
11	19	Andrews Wm	Benjn Simmonds Stoulton Worcester	Cot & Gdn		Green Lanes				3	10	0	2	12	0
12	20	Cottrill Hy.	Mrs C.M Howells Penbigurn St Clears S. Wales	Cot & Gdn		Dormstone		1	0	4	5	0	3	5	0
13	21	Bollon Chas <sup>6</sup>	Revd J. H. Bourne (Agent) G Yeates & Sons Worcester	House		Dormstone				7	0	0	5	12	0
13	22	Bollon Chas	Revd J. H. Bourne (Agent) G Yeates & Sons Worcester	Buildings		Dormstone				3	10	0	2	15	0
13	23	Bollon Chas	Revd J. H. Bourne (Agent) G Yeates & Sons Worcester	Land		Dormstone	44	0	0	24	10	0	22	0	0
14	24	Tandy Mary A	Mary A Tandy Dormston Inkberrow Wor	House		Dormstone				5	0	0	4	0	0
14	25	Tandy Mary A	Mary A Tandy Dormston Inkberrow Wor	Building		Dormstone				2	0	0	1	12	0
14	26	Tandy Mary A	Mary A Tandy Dormston Inkberrow Wor	Land		Dormstone	8	0	0	6	0	0	5	7	0
15	27	Gower Edward	<del>B. H. Saunders</del> Edith A Marples Endcliffe Avenue Sheffield	House		Dormstone				7	0	0	5	12	0
15	28	Gower Edward	<del>B. H. Saunders</del> Edith A Marples Endcliffe Avenue Sheffield	Building		Dormstone				5	0	0	4	0	0
15	29	Gower Edward	<del>B. H. Saunders</del> Edith A Marples Endcliffe Avenue Sheffield	Land		Dormstone	61	1	0	28	0	0	25	5	0

<sup>6</sup> This is actually Charles Bolton, farmer of Coneybury Farm, Dormston. 1911 Census, RG14/17724. In the Census return, the enumerator entered the surname as Bollon, but the Head of Household entered Bolton. In the Census summary book for the parish of Dormston, the enumerator entered the surname as Bolton. RG78/1085.

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
16	30	Critchley D. C	Mrs E A Milner Dormston House Malvern (Agent) Messrs Moore & Sons Tewkesbury	House		Bag End				16	0	0	12	15	0
16	31	Critchley D. C	Mrs E A Milner Dormston House Malvern (Agent) Messrs Moore & Sons Tewkesbury	Building		Bag End				14	0	0	11	5	0
16	32	Critchley D. C	Mrs E A Milner Dormston House Malvern (Agent) Messrs Moore & Sons Tewkesbury			Bag End	166	1	0	74	0	0	66	12	0
17	33	Waters Alfred	John C. Loxley Dormston Inkberrow Worc	Cottage		Ballam Hill				3	10	0	2	12	0
18	34	Loxley J.C.	John C. Loxley Dormston Inkberrow Worc	Land		Ballam Hill	2	1	0	1	2	0	1	0	0
19	35	Morris Geo	Geo Morris Dormston	Land		Dormstone	7	0	0	4	12	0	4	2	0
20	36	Milner E A Mrs	Mrs E A Milner	Wood Land		Dormstone	17	2	0	9	0	0	8	15	0
21	37	Hathaway Geo	Edmund Gower Dormston Inkberrow Worcester	House		Dormstone				5	0	0	4	0	0
21	38	Hathaway Geo	Edmund Gower Dormston Inkberrow Worcester	Building		Dormstone				2	10	0	2	0	0
21	39	Hathaway Geo	Edmund Gower Dormston Inkberrow Worcester	Land		Dormstone	6	0	0	4	10	0	4	0	0
22	40	Bridge Wm	Edmund Gower Dormston Inkberrow Worcester	Cot & Gdn		Dormstone		1	0	3	10	0	2	12	0
23	41	Morris Geo.	Byrch & Cox Solrs Evesham	Cot & Gdn		Dormstone		1	0	3	10	0	2	12	0
24	42	Cottrill Thos	<del>Thos Cottrill</del> Mark Johnson Stock Green Redditch	Cot & Gdn		Dormstone				3	15	0	2	17	0
24	43	Cottrill Thos	<del>Thos Cottrill</del> Mark Johnson Stock Green Redditch	Land		Dormstone	1	0	0		15	0		15	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
25	44	<del>Jones Wm</del> Void	Thos Ardin Kington	Cot & Gdn		Dormstone		1	0	3	5	0	2	10	0
26	45	Loxley John C	J. C Loxley	Land		Dormstone	18	0	0	10	0	0	9	0	0
27	46	Pugh Edward	Mrs C M Howells Penbigurn St Clears S. Wales	House		Dormstone				10	0	0	8	0	0
27	47	Pugh Edward	Mrs C M Howells Penbigurn St Clears S. Wales	Building		Dormstone				7	0	0	5	12	0
27	48	Pugh Edward	Mrs C M Howells Penbigurn St Clears S. Wales	Land		Dormstone	100	0	0	43	0	0	38	15	0
28	49	Smith Ellen Ada M	Ada M Smith Stock Green Redditch	Land		Dormstone	2	2	0	2	0	0	1	15	0
29	50	<del>Summerton Ann</del> Jones W A	Miss Wm Hy. Clarke Grafton Flyford Worcester	Cot & Gdn		Dormstone		1	0	3	15	0	2	17	0
30 <sup>7</sup>	51	Void	Mrs Howells	Cot & Gdn		Dormstone		2	0	3	0	0	2	5	0
226 <sup>8</sup>		G Morris	F Boyce	Garden adjoining Church		Dormstone									
227 <sup>9</sup>		Rector & Churchwardens	Rector & Churchwardens	St Nicholas Church		Dormstone									
235 <sup>10</sup>		Yates & Adams	W H Adams	Land Orchard		Dormston									

<sup>7</sup> Note added: This should be added to No 27 Pughs farm.

<sup>8</sup> Note added: N R.

<sup>9</sup> Note added: N R.

<sup>10</sup> Note added: Duplicate of 8.



## Appendix 2. Index of Owners

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

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Quarry Pits 2-4

## **Appendix 5. References to other Land Valuation resources for Dormston**

TNA – The National Archives, Kew

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

### Forms 37

WAAS: 009:5 BA 8585/14 *Forms 37 – Land, Doverdale, Dormston, 1910-15.*

### Field Books

TNA: IR58/93408, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Dormstone. Assessment No. 1-100, 1910.*

TNA: IR58/93410, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Dormstone. Assessment No. 201-236, 1910.*

### Record Maps

TNA: IR129/3/793, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXX 13, 1910.*

TNA: IR129/3/794, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXX 14, 1910.*

TNA: IR129/3/842, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 1, 1910.*

TNA: IR129/3/843, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXV 2, 1910.*