Data from the 1910 Land Valuation Survey for the parish of Earls Croome



Prepared by Ken MacDonald and Alan Wadsworth

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WAAS: BA16645/26/2 Version 2.0

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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. 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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¹ 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 Earls Croome: it has been taken from the summary book for the Income Tax Parish of Croome d'Abitot which covers the civil parishes of Croome d'Abitot, Earls Croome, Hill Croome, Ripple and Severn Stoke.²

2. The parish of Earls Croome in 1910

The parish is located 9 miles south of Worcester on a geology described as 'Branscombe Mudstone Formation', extending to 1,150 acres. The resulting soils are primarily freely-draining, slightly-acid but base-rich soils, with a little loamy and clayey floodplain soil with naturally high groundwater.³

When the census was carried out in 1911, the population of Earls Croome was 170 (75 males and 95 females): of the 46 properties recorded in the census, 43 were inhabited, one was uninhabited, and two were classed as a 'building not used as dwelling'. From an agricultural viewpoint in the same year, the total cultivated area of the parish was 984¾ acres, of which 239 were arable, and 745¾ acres (76% of the total) were grassland: these acreages included 97 acres of orchards, and there was a further 95 acres of mountain and heath land. Of the 19 agricultural holdings in the parish, 13 were tenanted properties covering 770 acres (78% of the total). The main arable crops were wheat, oats, beans, barley, and peas, whilst the orchards were growing a range of top fruit. With more pasture land than arable, 187 cattle and 632 sheep were kept.⁵

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² WAAS: BA 8585/1/26, Inland Revenue. Valuation Summary book for the parish of Croome d'Abitot, Earl's Croome, Hill Croome, Ripple, Severn Stoke, 1909-10.

³ Kelly's Directory 1912, p. 101. British Geological Survey, *Geology Viewer app – Earls Croome*, *Worcestershire* [accessed 21 August 2023]; British Geological Survey, *UK Soil Observatory (UKSO) app, Soilscapes for England and Wales – Earls Croome*, *Worcestershire* [accessed 21 August 2023].

⁴ TNA: RG78/1081. 1911 Census Enumerator's Summary Books. Worcestershire. Upton-on-Severn. Registration Sub-District: Kempsey, including Civil Parish, Township or Place: Earls Croome.

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, 91; Oats, 38; Beans, 30¼; Barley, 22¼; Peas, 17¼. Orchard acreages: Apples, 61½; Plums, 13¾; Pears, 5¼; Other kinds, 16½.

3. Land and property in 1910 in the parish of Earls Croome

In preparing the data for analysis, the following standardisations have been made:

- Two variations of situation, *Pt of Shortlands* and *Pt Shortlands* are shown in Appendix 1: the listing in Appendix 4 shows *Shortlands*, *Pt. of* for both of these variations;
- Two variations of situation, *Woodleys* and *Woodley's* are shown in Appendix 1: the listing in Appendix 4 shows *Woodley's* for both of these variations;

Of the 82 assessments with owners recorded in the Valuation Summary, 33 were owned by the Earl of Coventry and 13 by the Rev. George Le Strange Amphlett, the latter being both rector and lord of the manor: see Table 1.6

Name	No. of assessments
Earl of Coventry	33
Rev. G. Amphlett	13
Exors. of J. F. Hall	5
25 others with 1 or 2 assessments	21

Table 1: Number of assessments by landowner

Table 2 shows the acreage of land in the parish by major landowner, determined by summing the entries in the Valuation Summary.

Name	A	Acreage								
	a	r	р							
Earl of Coventry	407	3	0							
Rev. G. Amphlett	328	0	0							
Charles Hunt	87	2	0							
N. B. Stephens	69	3	0							
Exors. of J. F. Hall	34	2	0							
18 others with 25 acres or less each	99	2	14							
TOTAL	1027	0	14							

Table 2: Acreage of land by major landowner

Those assessments with more than 25 acres of land are listed in Table 3.

Table 3: Assessments in excess of 25 acres

Situation	1	Acreage							
	a	r	p						
Holly Beds Farm	161	0	0						
Red Deer Farm	157	1	0						
Woodley's Farm	146	3	0						
Dunstall	87	2	0						
Earls Croome Court	76	3	0						
Blue Bell Farm	69	3	0						
Day House	64	0	0						
Earls Croome	34	2	0						
The Rydings	27	2	0						

⁶ Kelly's Directory 1912, p. 101. The figure in Table 1 counts those assessments associated with the following variations of Rev. Amphlett's name: G., nine; G. L.; G. Le S.; Geo.; and Geo. L., one each.

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Appendix 1. Transcribed data from the Valuation Summary for the parish of Earls Croome.

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.

							Estimated Gr extent				Gross annual value		ent value			able va	ılue
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	s	d		
51 ⁷	1	Morgan Henry	Carelton Rea Worcester	House		Emblem Villa				19	10	0	16	5	0		
52	2	Morgan Henry	Carelton Rea Worcester	Land		Emblem Villa				19	10	0	18	0	0		
538	3	Amphlett Revd. Geo	Revd Geo <u>Amphlett</u> Earls Croome	Woods & Osiers		Woodley's Brake	10	1	0	15	0	0	12	15	0		
54	4	Coventry Earl of	Earl of <u>Coventry</u> Croome Court	Woods		Barnes Rough	2	3	0	4	0	0	3	8	0		
55	5	Coventry Earl of	Earl of <u>Coventry</u> Croome Court	Sporting Rights		Day House	2	3	0	3	0	0	2	11	0		
56	6	Coventry Earl of	Earl of <u>Coventry</u> Croome Court	Plantations		The Rydings	27	2	0	30	0	0	25	10	0		
57	7	Tomlinson Various Tenants	Earl of <u>Coventry</u> Croome Court	Allotments		Pt Shortlands	2	2	0	6	0	0	5	8	0		
589	8	Thomas Albert	Albert <u>Thomas</u> Earls Croome	House		Earls Croome				5	0	0	3	15	0		
59	9		Albert <u>Thomas</u> Earls Croome	Land		Earls Croome	3	1	0	7	0	0	6	6	0		
60	10	Bull Mrs	Earl of Coventry	House		Earls Croome				5	0	0	3	15	0		
61	11	Amphlett Revd. Geo	Earl of <u>Coventry</u>	Land		Earls Croome	3	1	0	7	0	0	6	6	0		
62	12	Stanton Wm	Earl of Coventry	Cottage		Earls Croome				3	0	0	2	14	0		
63	13	Parry Wm	Exors of J. F <u>Hall</u> (Mr Woodward) <u>Arley Castle</u> <u>Near Bewdley</u>	Cottage		Earls Croome				5	0	0	3	15	0		

⁷ Note added: Augst 22. Registered 2 forms.

<sup>Note added: Augt 8 delivered 9 Returns.
Note added: Aug 9 Delivered 2 forms.</sup>

								imate xtent			Gross annual value			able va	alue
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	æ	S	d
64 ¹⁰	15	Tomlinson Wm	Mrs <u>Childs</u> Holly Green Upton on Severn	House		Laurel Villa				10	0	0	8	10	0
65	16	Tomlinson Wm	Mrs <u>Childs</u> Holly Green Upton on Severn	Land		Laurel Villa	1	0	0	8	0	0	7	4	0
66 ¹¹	17	Panter Jesse	Revd G Amphlett	Cottage & Garden		Smithmoor	1	0	0	6	0	0	4	10	0
67	18	Amphlett Revd G.	Revd G Amphlett	House		The Rectory				43	0	0	36	11	0
68	19	Amphlett Revd G.	Revd G Amphlett	Land		The Rectory	8	2	0	17	0	0	15	6	0
69	20	Amphlett Revd G.	Revd G Amphlett	Pasture Land		The Rectory	10	1	0	20	10	0	18	10	0
70	21	Amphlett Revd G.	Revd G Amphlett	Tithe Rent Charge		Earls Croome				139	0	0	123	0	0
71	22	Hollinshead George	Earl of Coventry	House		Red Deer Farm				20	0	0	16	0	0
71 72	23	Hollinshead George	Earl of Coventry	Land		Red Deer Farm	157	1	0	108	0	0	97	4	0
72	24	Hollinshead George	Earl of <u>Coventry</u>	Land		Dunstall	3	2	0	8	0	0	7	4	0
73	25	Coventry Capt. Honble C G	Earl of <u>Coventry</u>	House		Earls Croome Court				100	0	0	80	0	0
74		Coventry Capt. Honble C G	Earl of <u>Coventry</u>	Land & Cott		Earls Croome Court	10	0	0	45	0	0	40	10	0
75	26	Coventry Earl of	Earl of <u>Coventry</u>	Land		Earls Croome Court	76	3	0	145	0	0	130	10	0
76	27	Coventry Earl of	Earl of <u>Coventry</u>	Two Cottages		Earls Croome Court	1	1	0	10	0	0	7	15	0
77	28	Coventry Earl of	Earl of <u>Coventry</u>	Pasture Land		Earls Croome Court	2	1	0	5	0	0	4	10	0

Note added: Aug 5 Delivered 4 forms.Note added: Included with No 53.

							Estimated Gross annual value												
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d				
78	29	Lawrence Leolf	Exors of J F <u>Hall</u> Mr Woodward Arley Castle Near Bewdley	Two Cottages		Earls Croome				8	0	0	6	5	0				
79	30	Lawrence Leolf	Exors of J F <u>Hall</u> Mr Woodward Arley Castle Near Bewdley	Buildings		Earls Croome				5	0	0	4	0	0				
80	31	Lawrence Leolf	Exors of J F <u>Hall</u> Mr Woodward Arley Castle Near Bewdley	Land		Earls Croome	34	2	0	39	10	0	35	2	0				
8112	32	Osborne E. M	John A <u>Lucy</u> Arboretum Worcester	House		Earls Croome				30	0	0	25	10	0				
82	33	Osborne E. M	John A <u>Lucy</u> Arboretum Worcester	Land		Earls Croome	6	3	0	20	0	0	18	0	0				
83	34	Harber Henry	Earl of Coventry	Orchard		Ten Acres	9	3	0	20	0	0	18	0	0				
84	35	Harber Henry	Earl of Coventry	Land		Pt Shortlands	5	2	0	11	0	0	9	18	0				
85	36	Harber Henry	Earl of Coventry	Land		Moat Farm	14	3	0	31	10	0	27	18	0				
86 ¹³	37	Shepherd Mrs Weston W H	Revd G Amphlett	House		Woodleys Farm				26	0	0	20	16	0				
86	38	Shepherd Mrs Weston W H	Revd G Amphlett	Land		Woodleys Farm	146	3	0	155	0	0	139	10	0				
87	39	Shepherd Mrs Weston W H	Revd G Amphlett	Cottage		Woodleys Farm				4	0	0	3	8	0				
8814	40	Shepherd Mrs Weston W H	Earls Croome Parish	Pastures		Woodleys Farm	1	0	0	1	10	0	1	0	0				
89	41	Richards A	Royal Wells <u>Brewery</u> Malvern	Yorkshire Grey Inn		Earls Croome				18	0	0	15	16	0				

Note added: Aug 8th. 2 forms Registered.

13 This and the following two entries are also joined by curly brackets and the following values given: Acreage 146a 3r; Gross Annual Value £186 10s; Rateable Value £164 14s. Note added: See included in No 53.

14 Note added: 3 forms Aug 8.

								Estimated Gross annual value							
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	s	d
9015	42	Griffiths Richard	Richard Griffiths Earls Croome	House		Tucks End				8	0	0	6	5	0
91	43	Griffiths Richard	Richard <u>Griffiths</u> Earls Croome	Land		Tucks End	24	0	0	26	0	0	23	8	0
9216	44	Tomlinson Wm	Russell <u>Dunne</u>	Land		Earls Croome	1	0	0	2	0	0	1	16	0
93	45	Surman Wm James	Jno Willmott Cliff House Budleigh-Salterton	Orchard		Howells Orchard	3	3	0	8	0	0	7	5	0
94 ¹⁷	46	Coleman J	Revd G Amphlett	Cottage		Smithmoor		2	0	7	0	0	5	10	0
95	47	Hicks Frederick	Earl of Coventry	Cottage		Old Toll Gate				4	0	0	3	8	0
9618	48	Tombs George	Revd G Amphlett	House		Holly Beds Farm				25	0	0	20	0	0
96	49	Tombs George	Revd G Amphlett	Land		Holly Beds Farm	161	0	0	110	0	0	90	0	0
97	50	Bishop Frank	Earl of Coventry	Cottage		Browns Hill				4	0	0	3	8	0
98	51	Preece Thomas	Earl of Coventry	Land		Browns Hill	14	3	0	17	10	0	15	6	0
99 ¹⁹	52	Workman J.	E <u>Holloway</u> Hanley Hall	House & Land		Groves Cottage	1	0	0	15	0	0	12	15	0
100	53	Smith John	Earl of Coventry	Land		Pt of Shortlands		2	0	1	10	0	1	0	0
101	54	Morris W	Earl of Coventry	Cottage		Day House				4	0	0	3	8	0
102	55	Bridges Jesse	Earl of Coventry	Cottage		Day House				4	0	0	3	8	0
103 ²⁰	56	Hadden Gavin	Gavin <u>Hadden</u>	House		Levant Lodge				71	0	0	60	7	0
104	57	Hadden Gavin	Gavin <u>Hadden</u>	Land		Levant Lodge	6	3	0	9	0	0	8	2	0
105	59	Tustin & Jeynes	Earl of Coventry	2 Cottages		Dunstall				8	0	0	6	5	0
106		Tustin & Jeynes	Earl of Coventry	Land		Dunstall		3	0	2	0	0	1	16	0

<sup>Note added: Delivered Aug 8 2 forms.
Note added: Aug 8 Registered 1 Form.
Note added: Aug 8 included in No 53.
Note added: Aug 8 included in No 53.
Note added: Aug 8 included in No 53.
Note added: Augt 11th 1 Form.
Note added: Aug 8. 9 Forms including 325 Ripple.</sup>

					extent			stimated Gross annual extent value		ual	Rate	able va	ılue		
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d
107 ²¹	60	Taylor Alfred	John <u>Pritchard</u> Charlton Pershore	Cottage & Garden		Earls Croome	1	0	0	10	0	0	8	1	0
108 ²²	61	Orme F	Orme F	Cottage & Garden		Dunstall				3	0	0	2	5	0
109	63	Surman J Wm	Earl of Coventry	Land		Jobs Ground	5	1	0	10	0	0	9	0	0
110	64	Surman J Wm	Earl of Coventry	Land		Day House	64	0	0	54	10	0	48	12	0
23	65	Magnetic Telegraph	<u>G. P. O.</u>	Wires & Poles		Earls Croome				1	10	0	1	0	0
111^{24}	66	Smithson J. A	Walter <u>Irving</u>	House		Earls Croome				12	0	0	9	12	0
111 112	67	Smithson J. A	Walter <u>Irving</u>	Land			22	0	0	24	0	0	21	12	0
111		Smithson J. A	Walter <u>Irving</u>	Cottage						4	0	0	3	0	0
112	68	Morgan Henry	Charles <u>Hunt</u> Lloyds Bank Pershore	House		Dunstall				17	0	0	13	12	0
112	69	Morgan Henry	Charles <u>Hunt</u> Lloyds Bank Pershore	Land		Dunstall	87	2	0	115	0	0	103	0	0
113	70	Hunt Charles	Earl of Coventry	Land		Dunstall	2	3	0	5	10	0	3	18	0
114	71	Hunt Charles	Ripple Poor	Land		Dunstall	1	0	0	1	10	0	1	0	0
115 ²⁵	73	Goode W	Arnold Perrott & Co Tewkesbury	House		Baughton				13	0	0	11	1	0
116	74	Goode W	Arnold Perrott & Co Tewkesbury	Land		Baughton	1	1	0	3	0	0	2	14	0
117 ²⁶	75	Knight	Mrs <u>Jakeman</u> Upton on Severn	Land		Baughton	2	0	0	5	0	0	4	10	0

Note added: Augst 8th Registered 1 form. Note added in pencil in Owner column: Haselor, Evesham.
 Note added: Augt 5th 1 form.
 This entry has no assigned assessment number, and therefore does not appear in the indexes in Appendices 2, 3 and 4.
 Note added: Augt 11th Registered 1 Form.
 Note added: Aug 8.
 Note added: Augt 8. Included in 168 Hill Croome.

				ex						stimated Gross annual extent value		Rate	able va	ılue	
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	S	d
118 ²⁷	76	Glover Thomas	Pershore Poor Giles Checketts. Walcott Pershore	Land		Baughton				1	0	0		18	0
119	78	Mayer Mrs	Exors of Late J F <u>Hall</u> Mr Woodward Arley Castle Near Bewdley	House & Garden		Earls Croome		1	0	25	0	0	21	5	0
120	79	Buckle J W	N B <u>Stephens</u> High Street. Tewkesbury	House		Blue Bell Farm				30	0	0	24	0	0
120	80	Buckle J W	N B <u>Stephens</u> High Street. Tewkesbury	Land		Blue Bell Farm	69	3	0	92	10	0	82	16	0
121 ²⁸	81	Buckle J W	<u>Church</u> Property for Poor	Allotments		Smiths Croft	2	3	0	6	0	0	5	8	0
122	82	Buckle J W	<u>Church</u> Property for Poor	Allotments		Croome Croft	4	0	0	7	0	0	6	6	0
123	83	Andrews Alfred	Earl of Coventry	Cottage & Garden		Earls Croome				6	0	0	4	12	0
124	84	Amphlett Revd G.	Earl of Coventry	Cottage & Garden		Earls Croome				6	0	0	4	12	0
125	85	Denley Anne	Earl of Coventry	Cottage & Garden		Earls Croome				8	10	0	6	10	0
126	86	Southall Chas.	Earl of Coventry	Cottage & Garden		Earls Croome				8	10	0	6	10	0
127	87	Amphlett Revd G.	Earl of Coventry	Cottage & Garden		Earls Croome				8	10	0	6	10	0
	29	Smith	Miss Harris Kingsbury Empress Rd Derby	Land				2	0	2	0	0			
787 ³⁰			Chas. Cull. Earles Croome, Worcester	Field.		Bailiffs Furlong	6	2	14						

Note added: Augt 5th – 1 Form.
 Note added: Augt 8th see No [...].
 Note added: Not entered in Rate Book.
 Note added: Particulars in No. 80.

								imat xtent			ss anr value		Rate	eable v	alue
No. of assessment	No. of Poor Rate	Occupier	Owner and residence	Description	No	Situation	A	R	P	£	S	d	£	s	d
795			Rev G. Le. S. Amphlett	St. Nicholas Parish Church		Earls Croome									
797		John Smith	Miss. C. M. Harris	Allotment Land.		Earls Croome. Pt of Shortlands.									
806			School Managers (Correspondent) Rev. G. L. Amphlett	Village School & Teachers House.		Earls Croome									
823		Various	Rev. Geo. L. Amphlett Pirton Earls Croome Rectory Upton on Severn			Dunstall Common, Marsh Common & Smiths Moor Common & wastes of Manor									

Appendix 2. Index of Owners

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Appendix 5. References to other Land Valuation resources for Earls Croome

TNA - The National Archives, Kew

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

Forms 37

No Forms 37 retained for the parish of Earls Croome.

Field Books

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Record Maps

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