

Data from the 1910 Land Valuation Survey for the parish of Peopleton



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Front cover image: Main Street, Peopleton in August 2020

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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);

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 Peopleton: it has been taken from the summary book for the Income Tax Parish of the same name.²

2. The parish of Peopleton in 1910

The parish is located 7½ miles south-east of Worcester, on a geology described as ‘Rugby Limestone Member – mudstone and limestone’ and ‘Saltford Shale Member – Mudstone’, extending to 1,539 acres. The resulting soils are primarily clay, loam, gravel and sand.³

When the census was carried out in 1911, the population of Peopleton was 290 (153 males and 137 females): of the 70 properties recorded in the census, 63 were inhabited, five 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 1,452¼ acres, of which 613 were arable, and 839¼ acres (58% of the total) were grassland: these acreages included 270½ acres of orchards. Of the 24 agricultural holdings in the parish, 20 were tenanted properties covering 1,102¾ acres (76% of the total). 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, 166 cattle and 471 sheep were kept.⁵

² WAAS: BA 8585/1/71, *Inland Revenue. Valuation Summary book for the parish of Peopleton, 1909-10.*

³ Kelly’s Directory 1912, p. 215. British Geological Survey, *Geology Viewer – Peopleton, Worcestershire* www.geologyviewer.bgs.ac.uk [accessed 22 May 2023].

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

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, 165¼; Oats, 91¼; Beans, 76¼. Orchard acreages: Plums, 150; Apples, 92½; Pears, 25; Other kinds, 3.

3. Land and property in 1910 in the parish of Peopleton

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

- Two variations of owner names, *Eccl. Commissioners* and *Eccles. Commissioners* are shown in Appendix 1: the listings in Appendix 2 show *Ecclesiastical Commissioners* for both variations;
- Two variations of owner names, *Fredk. Geo. Allsopp* and *Fredk. George Allsopp* are shown in Appendix 1: the listings in Appendix 2 show *Fredk. George Allsopp* for both variations;
- Two variations of owner names, *Alfd. Thos. Loxley* and *Alfred Thos. Loxley* are shown in Appendix 1: the listings in Appendix 2 show *Alfred Thos. Loxley* for both variations;
- Two variations of occupier names, *Clarke, Geo.* and *Clarke, George* are shown in Appendix 1: the listings in Appendix 3 show *Clarke, George* for both variations.

Of the 86 assessments with owners recorded in the Valuation Summary, 26 were owned by the Ecclesiastical Commissioners: further, Table 1 shows that they owned over 1,000 acres of land in the parish (71% of the total). In terms of numbers of assessments, the other major owners were Lady Norton and Frederick George Allsopp.

Table 1 shows the acreage of land in the parish by major landowner, determined by summing the entries in the Valuation Summary.

Table 1: Acreage of land by major landowner

Name	Acreage		
	a	r	p
Ecclesiastical Commissioners	1037	3	0
Fredk. G. Allsopp	108	3	0
Alfd. Thos. Loxley	105	1	0
Fredk. Robt. Pearson	80	3	0
Rev. Thos. Davies	40	3	0
Trustees Parish Land	28	1	0
17 others with 15 acres or less each	66	3	0
TOTAL	1468	1	0

Those assessments with more than 25 acres of land are listed in Table 2.

Table 2: Assessments in excess of 25 acres

Situation (Occupier)	Acreage		
	a	r	p
Grove Farm	367	1	0
Norchard	255	2	0
Seaford Grange	235	0	0
Village (Andrew Kendrick Lewis)	122	0	0
Peopleton	78	3	0
Village (Alfred Thomas Loxley)	75	0	0
The Moat	52	3	0
Stonebow	50	2	0
Village (Edward Pugh)	48	0	0
Glebe	39	0	0
Village (Alfred Thomas Loxley)	29	0	0
Furze	28	1	0

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

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	Allsopp Fredk. George	Fredk. G. Allsopp	House		Stonebow				30	0	0	24	0	0
1		Allsopp Fredk. George	Fredk. G. Allsopp	Buildings		Stonebow				15	0	0	12	0	0
1		Allsopp Fredk. George	Fredk. G. Allsopp	Land		Stonebow	50	2	0	60	0	0	54	0	0
2		Allsopp Fredk. George	Fredk. G. Allsopp	Buildings		The Moat				5	0	0	4	0	0
2		Allsopp Fredk. George	Fredk. G. Allsopp	Land		The Moat	52	3	0	60	0	0	54	0	0
3	2	Allsopp John	Fredk. G. Allsopp	House		Ham Deans				15	0	0	12	0	0
3		Allsopp John	Fredk. G. Allsopp	Buildings		Ham Deans				5	0	0	4	0	0
3		Allsopp John	Fredk. G. Allsopp	Land		Ham Deans	5	2	0	6	0	0	5	10	0
4	3	Void	Lady C. E. Norton	House & Garden		Bowbrook				60	0	0	51	0	0
5	4	Norton Lady C. E.	Lady C. E. Norton	Land		Bowbrook	6	2	0	15	0	0	13	10	0
6	5	Clarke George	George Clarke	Land		Shutwell	13	2	0	5	5	0	4	15	0
7	6	Pearson Fredk. Robt.	Fredk. Robt Pearson	Buildings		Peopleton				2	2	0	1	15	0
7		Pearson Fredk. Robt.	Fredk. Robt Pearson	Land		Peopleton	78	3	0	90	10	0	81	10	0
8		Pearson Fredk. Robt.	Fredk. Robt Pearson	Land		Long Lane	2	0	0	2	5	0	2	0	0
9	7	Smith Henry & others	Trustees Parish Land	Buildings		Furze				2	2	0	1	15	0
9		Smith Henry & others	Trustees Parish Land	Land		Furze	28	1	0	30	0	0	27	0	0
10	8	Griffin James	Geo: Fredk. Martin	Land		Furze	2	1	0	4	0	0	3	10	0
11	9	Bomford R & B	Eccl. Commissioners	Buildings		Grove Farm				10	0	0	8	0	0
11		Bomford R & B	Eccl. Commissioners	Land		Grove Farm	367	1	0	135	0	0	121	10	0
12	10	Boucher George	Eccl. Commissioners	House		Norchard				9	0	0	7	5	0
12		Boucher George	Eccl. Commissioners	Buildings		Norchard				2	2	0	1	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
12		Boucher George	Eccl. Commissioners	Land		Norchard	3	1	0	9	0	0	8	0	0
13	11	Cross James Henry	Fredk. Geo: Allsopp	House		Varty Road				9	0	0	7	5	0
13		Cross James Henry	Fredk. Geo: Allsopp	Land		Varty Road		3	0	3	0	0	2	15	0
14	12	Jakeman James	James Jakeman	Land		Village	1	0	0	5	10	0	5	0	0
15	13	Hughes Richard	Richard Hughes	Land		Furze	9	0	0	14	0	0	12	10	0
16	14	Young Henry	Earl of Coventry	Land		Fair Bottom	1	2	0	1	12	6	1	10	0
17	15	Warner John	Churchwardens Upton Snodsbury	Land		Fair Bottom	1	2	0	2	7	6	2	5	0
18	16	James George	Eccl. Commissioners	House		Norchard				10	0	0	8	0	0
18		James George	Eccl. Commissioners	Buildings		Norchard				10	0	0	8	0	0
18		James George	Eccl. Commissioners	Land		Norchard	5	0	0	14	0	0	12	10	0
19		James George	Eccl. Commissioners	House		Norchard				20	0	0	16	0	0
19		James George	Eccl. Commissioners	Buildings		Norchard				15	0	0	12	0	0
19		James George	Eccl. Commissioners	Land		Norchard	255	2	0	72	0	0	64	15	0
20	17	Perkins Benjamin	Benjamin Perkins	Land		Norchard		2	0	1	12	6	1	10	0
21	18	Gregory Thos Edmd	Cheltenham Brewery Co Ld	House & Premises		Crown Inn				20	0	0	16	0	0
22		Gregory Thos Edmd	Cheltenham Brewery Co Ld	Workshop & Garden		nr. Crown Inn		1	0	4	0	0	3	10	0
23	19	Davies Revd Thomas	Revd. Thos Davies	House & Garden		The Rectory	1	3	0	40	0	0	34	0	0
24	20	Loxley Alfd Thomas	Alfd Thos Loxley	House		Village		1	0	12	0	0	9	10	0
24		Loxley Alfd Thomas	Alfd Thos Loxley	Buildings		Village				8	0	0	6	10	0
24		Loxley Alfd Thomas	Alfd Thos Loxley	Land		Village	29	0	0	29	0	0	26	0	0
25		Loxley Alfd Thomas	Alfd Thos Loxley	House		Village				15	0	0	12	0	0
25		Loxley Alfd Thomas	Alfd Thos Loxley	Buildings		Village				10	0	0	8	0	0
25		Loxley Alfd Thomas	Alfd Thos Loxley	Land		Village	75	0	0	42	0	0	37	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
26		Loxley Alfd Thomas	Alfd Thos Loxley	Woodland		Furze	1	0	0		10	0		10	0
27		Loxley Alfd Thomas	Lady Norton	Land		Mill Ground	9	1	0	18	0	0	16	5	0
28		Loxley Alfd Thomas	Thomas Saunders	Land		Varty Road	3	0	0	8	0	0	7	5	0
29	21	Lewis Andrew Kendrick	Revd Thos Davies	Buildings		Glebe				8	0	0	6	10	0
29		Lewis Andrew Kendrick	Revd Thos Davies	Land		Glebe	39	0	0	20	0	0	18	0	0
30		Lewis Andrew Kendrick	Eccl. Commissioners	House		Village				10	0	0	8	0	0
30		Lewis Andrew Kendrick	Eccl. Commissioners	Buildings		Village				10	0	0	8	0	0
30		Lewis Andrew Kendrick	Eccl. Commissioners	Land		Village	122	0	0	120	10	0	108	10	0
31	22	Oakes Lewis & another	Eccl. Commissioners	House		Seaford Grange				40	0	0	32	0	0
31		Oakes Lewis & another	Eccl. Commissioners	Buildings		Seaford Grange				20	0	0	16	0	0
31		Oakes Lewis & another	Eccl. Commissioners	Land		Seaford Grange	235	0	0	498	0	0	448	0	0
32	23	Pope Hannah Maria	Hannah Maria Pope	Land		Norchard	7	1	0	25	0	0	22	10	0
33		Playdon Francis	Hannah Maria Pope	Cottage & Garden		Norchard				5	0	0	3	15	0
34	24	Pugh Edward	Eccl. Commissioners	House		Village				10	0	0	8	0	0
34		Pugh Edward	Eccl. Commissioners	Buildings		Village				5	0	0	4	0	0
34		Pugh Edward	Eccl. Commissioners	Land		Village	48	0	0	22	0	0	19	15	0
35		Pugh Edward	Frances Mary Hughes	Land		Fair Bottom	6	3	0	7	0	0	6	5	0
36	25	Stephens Wm. John	Fredk. George Allsopp	House Mill &c		Village	1	2	0	20	0	0	15	0	0
37	26	Millen James	Wm. Walter Acton	House		Village				5	10	0	4	10	0
37		Millen James	Wm. Walter Acton	Land		Village	1	0	0	4	10	0	4	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
38	27	Jenkins John	Wm. Walter Acton	Cottage & Garden		Village		1	0	4	0	0	3	0	0
39		Stephens Ellen	Wm. Walter Acton	Cottage & Garden		Village				4	0	0	3	0	0
40		Hunt William	Wm. Walter Acton	Cottage & Garden		Village				4	0	0	3	0	0
41		Rawlings Fredk. John	Wm. Walter Acton	Cottage & Garden		Village				4	0	0	3	0	0
42		Hunt George	Wm. Walter Acton	Cottage & Garden		Village				4	0	0	3	0	0
43	28	Jakeman James	Fredk. Geo: Allsopp	Cottage & Garden		Near Church		1	0	5	0	0	3	15	0
44		Smith Henry	Fredk. Geo: Allsopp	Cottage & Garden		The Moat				6	0	0	4	10	0
45		Hunt James Senr	Fredk. Geo: Allsopp	Cottage & Garden		The Moat				5	0	0	3	15	0
46	29	Lowle Albert	Lady Norton	Cottage & Garden		The Lodge				4	0	0	3	0	0
47	30	Welland William	Lady Norton	Cottage & Garden		Village				5	0	0	3	15	0
48		Morris Thomas	Lady Norton	Cottage & Garden		Village				5	0	0	3	15	0
49		Franklin A. E.	Lady Norton	Cottage & Garden		Village				6	0	0	4	10	0
50		Fielding Thomas	Lady Norton	Cottage & Garden		Village				4	0	0	3	0	0
51		Deakins Barnard	Lady Norton	Cottage & Garden		Near Church				6	10	0	5	0	0
52	31	Moore George	John Drew	Cottage & Garden		Village				4	0	0	3	0	0
53		Drew William	John Drew	Cottage & Garden		Village				4	0	0	3	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
54	32	Payne Ernest	Susan F & A. B. Cull	Cottage & Garden		Norchard				3	10	0	2	15	0
55		Saunders Emma	Susan F & A. B. Cull	Cottage & Garden		Norchard				3	10	0	2	15	0
56		Perkins Benjamin	Susan F & A. B. Cull	Cottage & Garden		Norchard		1	0	5	0	0	3	15	0
57	33	Playdon James	Alfred Thos Loxley	Cottage & Garden		Village				6	0	0	4	10	0
58		Kings Frederick	Alfred Thos Loxley	Cottage & Garden		Village				3	0	0	2	5	0
59	34	Albutt Richd Bennett	Thomas Saunders	Cottage & Garden		Village				6	0	0	4	10	0
60		Powell John	Thomas Saunders	Cottage & Garden		Village				6	0	0	4	10	0
61	35	Griffin James	Geo: Fredk. Martin	Cottage & Garden		Furze		1	0	5	0	0	3	15	0
62		Griffin James	Geo: Fredk. Martin	Cottage & Garden		Furze		1	0	5	0	0	3	15	0
63	36	Kendrick William	Elizabeth Rogers	Cottage & Garden		Village				4	0	0	3	0	0
64		Willmore Jane	Elizabeth Rogers	Cottage & Garden		Village				4	0	0	3	0	0
65		Hunt James Junr	Elizabeth Rogers	Cottage & Garden		Village				5	0	0	3	15	0
66		Taylor Henry	Elizabeth Rogers	Cottage & Garden		Village				5	0	0	3	15	0
67	37	Berry Henry	Eccl. Commissioners	Cottage & Garden		Grove Farm				4	0	0	3	0	0
68		Nind William	Eccl. Commissioners	Cottage & Garden		Grove Farm				4	0	0	3	0	0
69		Perks George	Eccl. Commissioners	Cottage & Garden		Gipsys Corner				4	0	0	3	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
70	38	Willmore Edward	Eccl. Commissioners	Cottage & Garden		Norchard				5	0	0	3	15	0
71		Playdon John	Eccl. Commissioners	Cottage & Garden		Village				4	0	0	3	0	0
72		Taylor William	Eccl. Commissioners	Cottage & Garden		Village				4	0	0	3	0	0
73		Nind James	Eccl. Commissioners	Cottage & Garden		Village				5	0	0	3	15	0
74	39	Welland Thomas	Eccl. Commissioners	Cottage & Garden		Village				3	0	0	2	5	0
75		Badger George	Eccl. Commissioners	Cottage & Garden		Village				3	0	0	2	5	0
76		Moore Frederick	Eccl. Commissioners	Cottage & Garden		Village		2	0	3	0	0	2	5	0
77		Saunders Mary	Eccl. Commissioners	Cottage & Garden		Village				3	0	0	2	5	0
78	40	Knight John Henry	Eccl. Commissioners	Cottage & Garden		Norchard				5	0	0	3	15	0
79		Baylis John Wm.	Eccl. Commissioners	Cottage & Garden		Norchard				5	0	0	3	15	0
80		Playdon Joseph	Eccl. Commissioners	Cottage & Garden		Norchard				5	0	0	3	15	0
81		Glover Ann	Eccl. Commissioners	Cottage & Garden		Seaford				5	0	0	3	15	0
82		Foster George	Eccl. Commissioners	Cottage & Garden		Seaford				5	0	0	3	15	0
83		Kings Edwd. Wm.	Eccl. Commissioners	Cottage & Garden		Seaford				3	0	0	2	5	0
84		White Ralph	Eccl. Commissioners	Cottage & Garden		Seaford				3	0	0	2	5	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
⁶	41	Davies Revd Thomas	Revd Thomas Davies	Tithe Rent charge attached to the Benefice of Peopleton						180	0	0	153	0	0
85		Geo Clarke	Eccles Commissioners	Land		Peopleton	1	1	0						
86				Church & Churchyard		Peopleton									
87			Rev T. Davis The Rectory Peopleton.	Schools		Peopleton									

⁶ This entry has no assigned assessment number, and therefore does not appear in the indexes in Appendices 2, 3 and 4.

Appendix 2. Index of Owners

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Appendix 5. References to other Land Valuation resources for Peopleton

TNA – The National Archives, Kew

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

Forms 37

WAAS: 009:5 BA 8585/37 *Forms 37 – Land, Peopleton, Powick, Pinvin, Pirton, 1910-15.*

Field Books

TNA: IR58/93652, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Peopleton. Assessment No. 1-88, 1910.*

Record Maps

TNA: IR129/3/836, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 11, 1910.*

TNA: IR129/3/837, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 12, 1910.*

TNA: IR129/3/840, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIV 15, 1910.*

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